



DRB CASE ACTION LOG

REVISED 10/08/07

(Preliminary - Final)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 09DRB-70104 Project # 1007068
 Project Name: Alvarado Gardens Unit Z
 Agent: Community Sciences Corp. Phone No.:

Your request was approved on 3-18-09 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- UTILITIES: _____
- CITY ENGINEER / AMAFCA: _____
- PARKS / CIP: _____
- PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
 - Tax printout from the County Assessor.
 - 3 copies of the approved site plan. Include all pages.**
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
 - Property Management's signature must be obtained prior to Planning Department's signature.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

Created On:

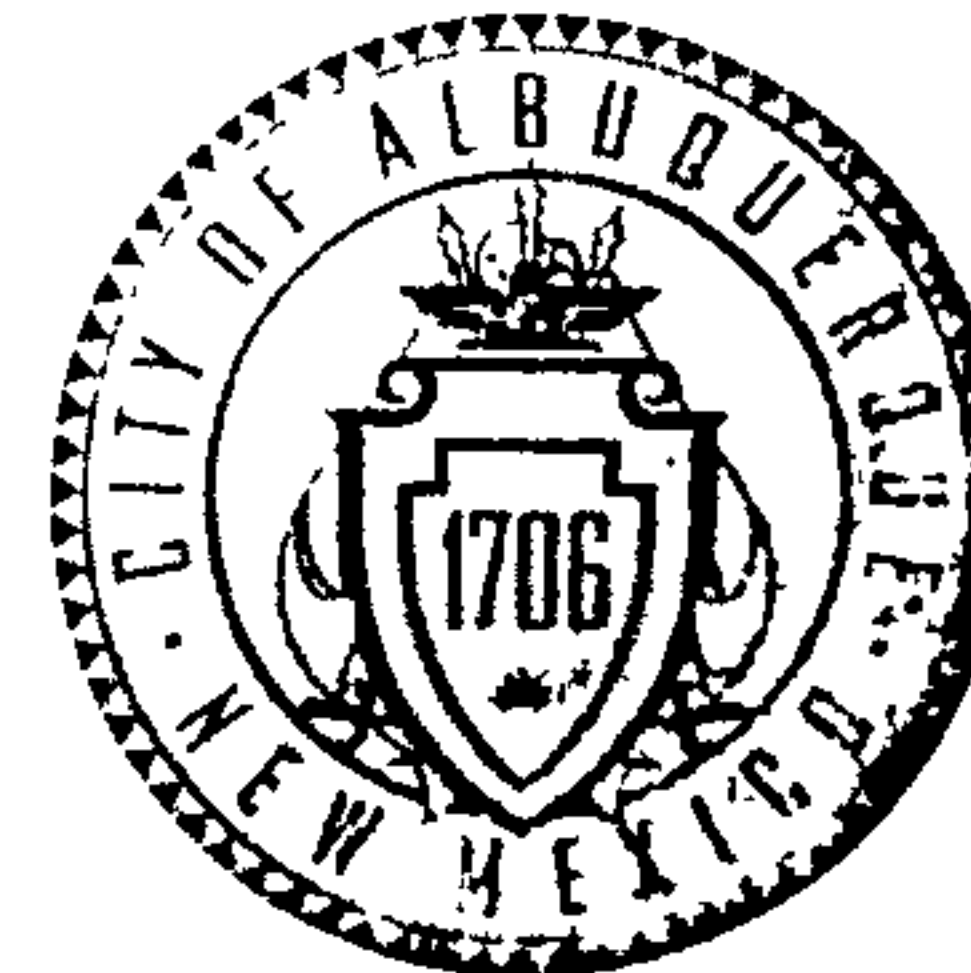
7. **Project#-1007068**
09DRB-70104 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
COMMUNITY SCIENCES CORP agent(s) for JAMES SAUNDERS request(s) the above action(s) for all or a portion of Lot(s) K, **ALVARADO GARDENS Unit 2**, zoned RA-2, located on TRELIS NW BETWEEN CASTANEDA NW AND ORO VISTA NW containing approximately 0.3192 acre(s). (G-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF FILE.**
8. **Project# 1007681**
09DRB-70103 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
COMMUNITY SCIENCES CORP agent(s) for JANE E REYES request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **POMERENK ADDITION**, zoned RA-2, located on ORO VISTA NW BETWEEN TRELIS NW AND GLENWOOD NW containing approximately 0.3199 acre(s). (G-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF FILE.**
9. **Project# 1007613**
09DRB-70105 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
TERRA LAND SURVEYS, LLC agent(s) for KGE PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **REINDEER ADDITION**, zoned M-1, located on MCLEOD RD NE BETWEEN JEFFERSON NE AND PAN AMERICAN containing approximately 2 acre(s). (F-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

10. **Project# 1002819**
09DRB-70102 SKETCH PLAT REVIEW
AND COMMENT
G.P.S. LLC agent(s) for 98TH ST LLC request(s) the above action(s) for all or a portion of Lot(s) E-5-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned C-2, located on GIBSON BLVD SW AND 98TH ST SW containing approximately 3.9385 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
11. Other Matters: None.

ADJOURNED: 9:55

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007068

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 18, 2009

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007068

AGENDA ITEM NO: 9

SUBJECT:

SKETCH PLAT

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Kristal D. Metro
Transportation Development

505-924-3991

DATE: MARCH 4, 2009



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2008

Project# 1007068

08DRB-70090 VACATION OF PUBLIC RIGHT-OF-WAY

08DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S. SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequia together with Lot K, **ALVARADO GARDENS Unit 2**, zoned RA-2, located on the east side of TRELIS DR NW BETWEEN ORO VISTA RD NW AND CASTANEDA RD NW containing approximately 0.3441 acre(s). (G-12)

At the March 19, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

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

(B)(1) The public welfare is in no way served by retaining the public utility easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property 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.

The preliminary/final plat was approved with final sign-off delegated to Planning for property management sign-off, MRGCD sign-off, and to record.

If you wish to appeal this decision, you must do so by April 3, 2008 in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jack Cloud, AICP, DRB Chair

Cc: James S. Sanders – 2914 Trellis Dr. NW – Albuquerque, NM 87107

Cc: Community Sciences/Tom Patrick NMPS – P.O. Box 1328 – Corrales, NM 87048



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70091

Project # 1007068

Project Name: ALVARADO GARDENS UNIT 2

Agent: COMMUNITY SCIENCES CORP.

Phone No.: 897-0000 X118

Your request was approved on 3/19/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - Property Mgt sign. off
- MRCCD sign. off

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007068

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP: SIGN-OFF:0 EXTN:0 AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.
MRCGD must sign

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: March 19, 2008





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 19, 2008

Project# 1007068

08DRB-70090 VACATION OF PUBLIC RIGHT-OF-WAY

08DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequi together with Lot K, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on the east side of TRELIS DR NW BETWEEN ORO VISTA RD NW AMD CASTANEDA RD NW containing approximately 0.3441 acre(s). (G-12)

AMAFCA No comment.
COG MRCOG staff have no comment on this proposal.
TRANSIT No comments received.
ZONING ENFORCEMENT No comments received.
NEIGHBORHOOD COORDINATION Letters sent to: Alvarado Gardens NA (R) Thomas Village NA (R)
APS Alvarado Gardens Unit 2, Lot K, is located on the east side of Trellis Dr NW between Oro Vista Rd NW and Castneda Rd NW. The owner of the above property requests approval for the Vacation of Public right-of-way, and the consolidation with adjoining lot. This will have no adverse impacts to the APS district.
POLICE DEPARTMENT No comments received.
FIRE DEPARTMENT No adverse comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments received.
QWEST No comments received.
ENVIRONMENTAL HEALTH No comments received.
M.R.G.C.D

<p>1. MRGCD Signature Block & Approval Note required. (Coordinate with Mapping Dept.) 2. Final Plat approval required by the MRGCD. (Coordinate with Mapping Dept.)</p>
<p>OPEN SPACE DIVISION Open Space has no adverse comments</p>
<p>CITY ENGINEER The Hydrology section has no objection to the vacation request.</p>
<p>TRANSPORTATION DEVELOPMENT No adverse comments</p>
<p>PARKS AND RECREATION Defer to MRGCD regarding the vacation request. No objection to the platting action.</p>
<p>ABCWUA No objection to Vacation request. No objection to Plat approval.</p>
<p>PLANNING DEPARTMENT Refer to any public hearing comments regarding proposed vacation. For future reference, please revise solar note (No. 4) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the words "THIS PLAT" at the beginning of the note, and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.</p>

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: James S. Sanders – 2914 Trellis Dr. NW –Albuquerque, NM 87107

Cc: Community Sciences/Tom Patrick NMPS – P.O. Box 1328 – Corrales NM 87048

A-1

AREA

SU-1

SU-1

SU-1 NATURE STUDY CNTR & NATURE PRESERVE

A-1



ZONING MAP

Note: Grey shading indicates County



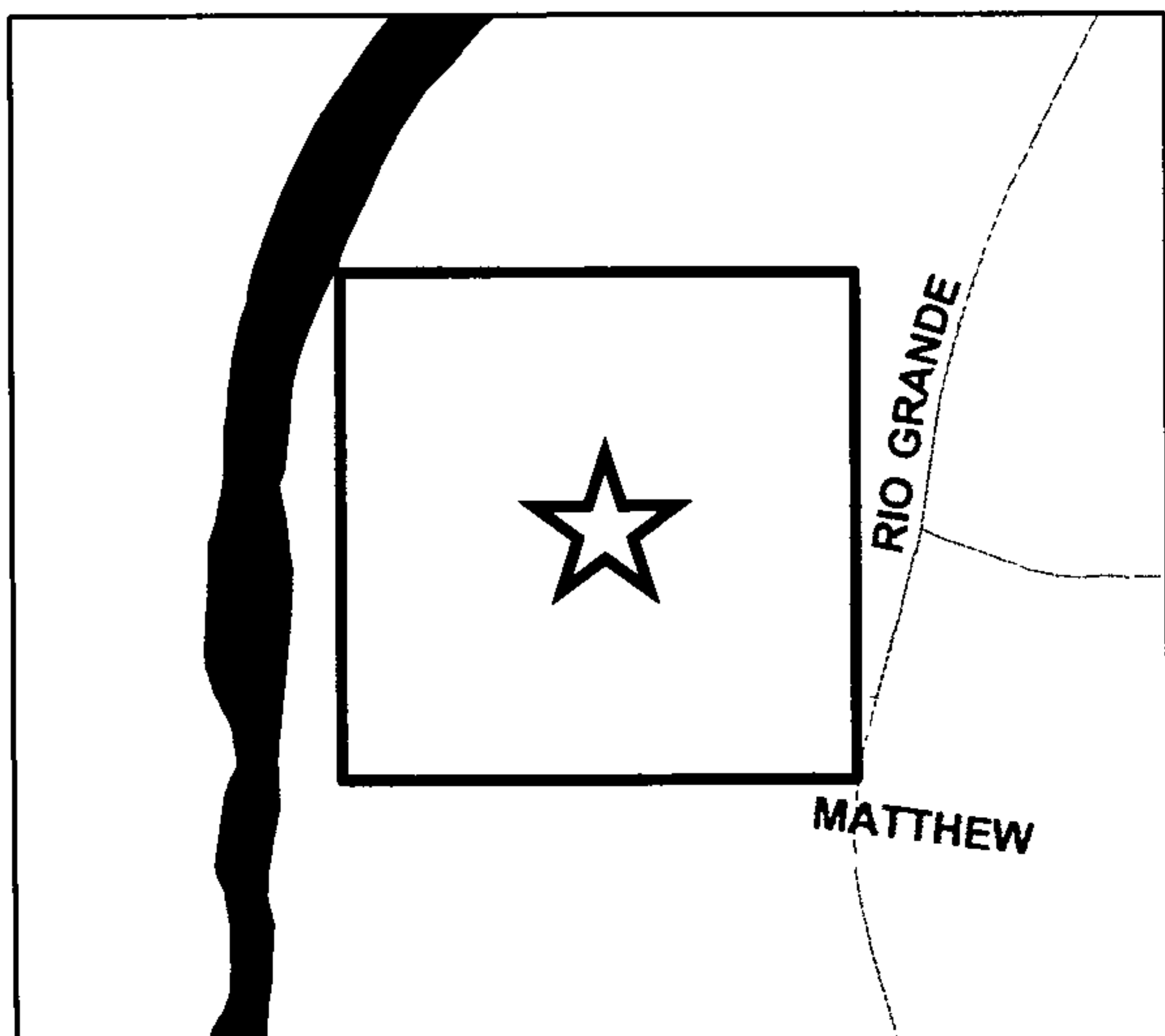
1 inch equals 500 feet

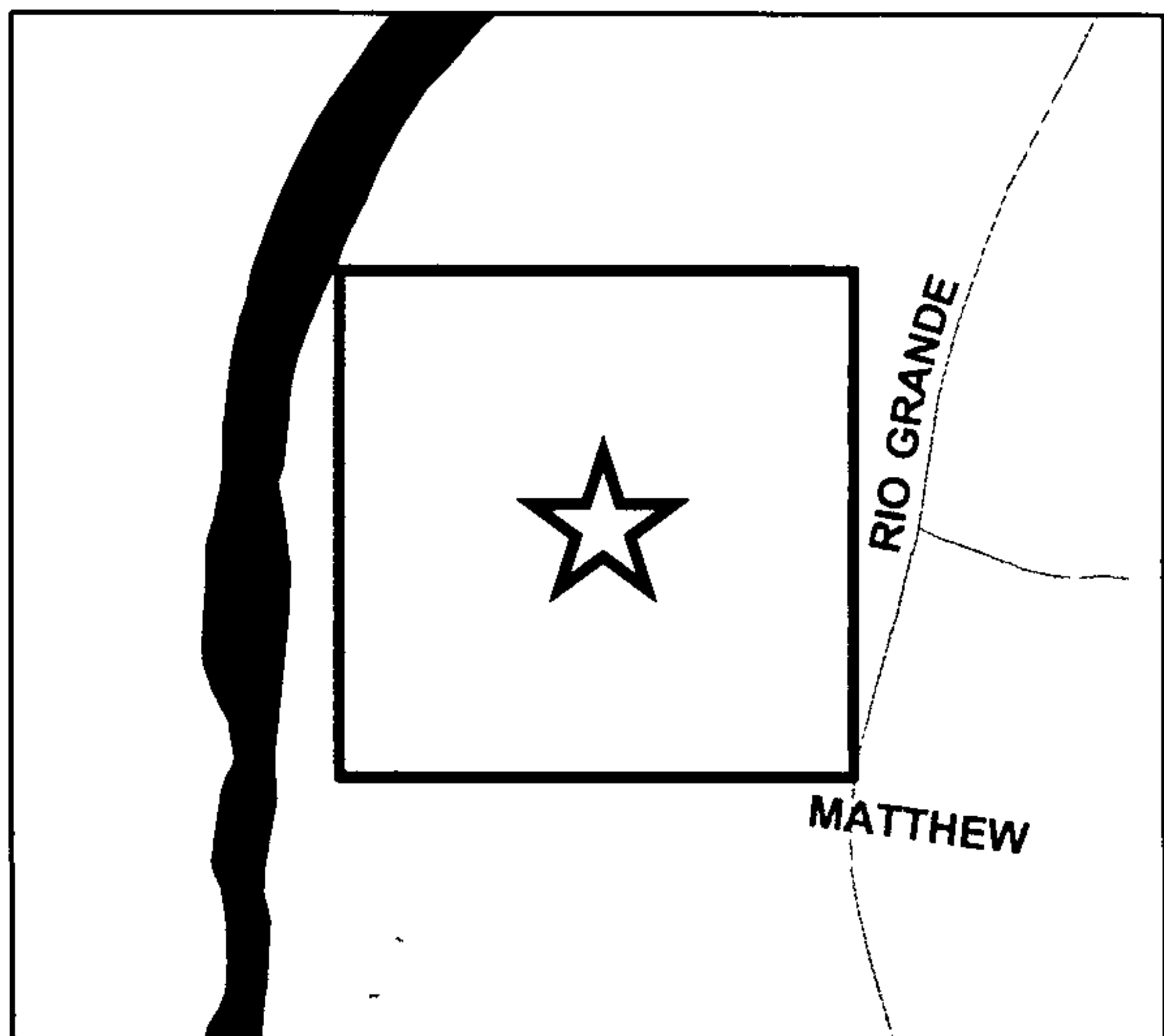
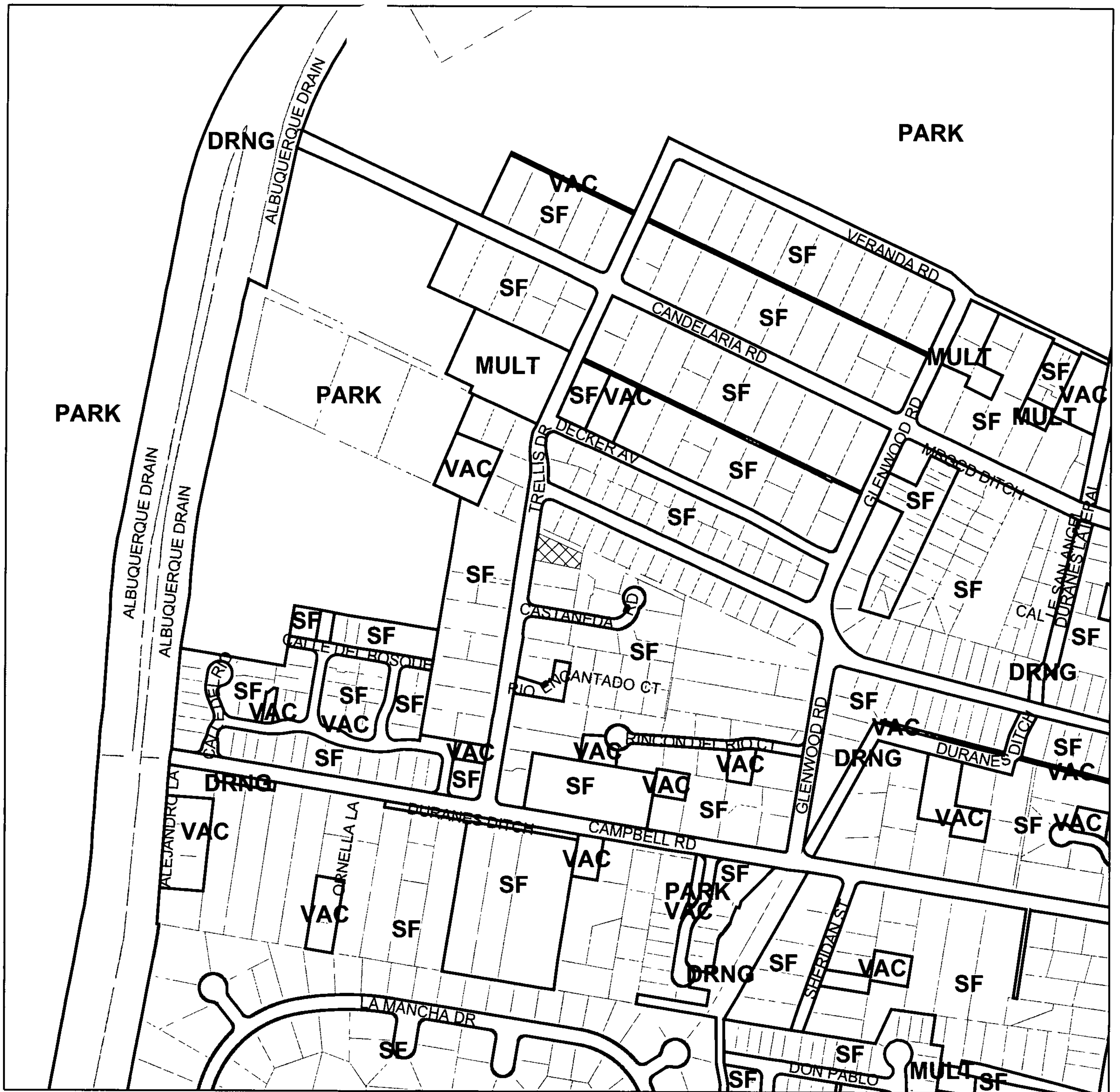
Project Number:
1007068

Hearing Date:
March 19, 2008

Zone Map Page:
G-12

Additional Case Numbers:
08DRB-70090
08DRB-70091





LAND USE MAP

Note. Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



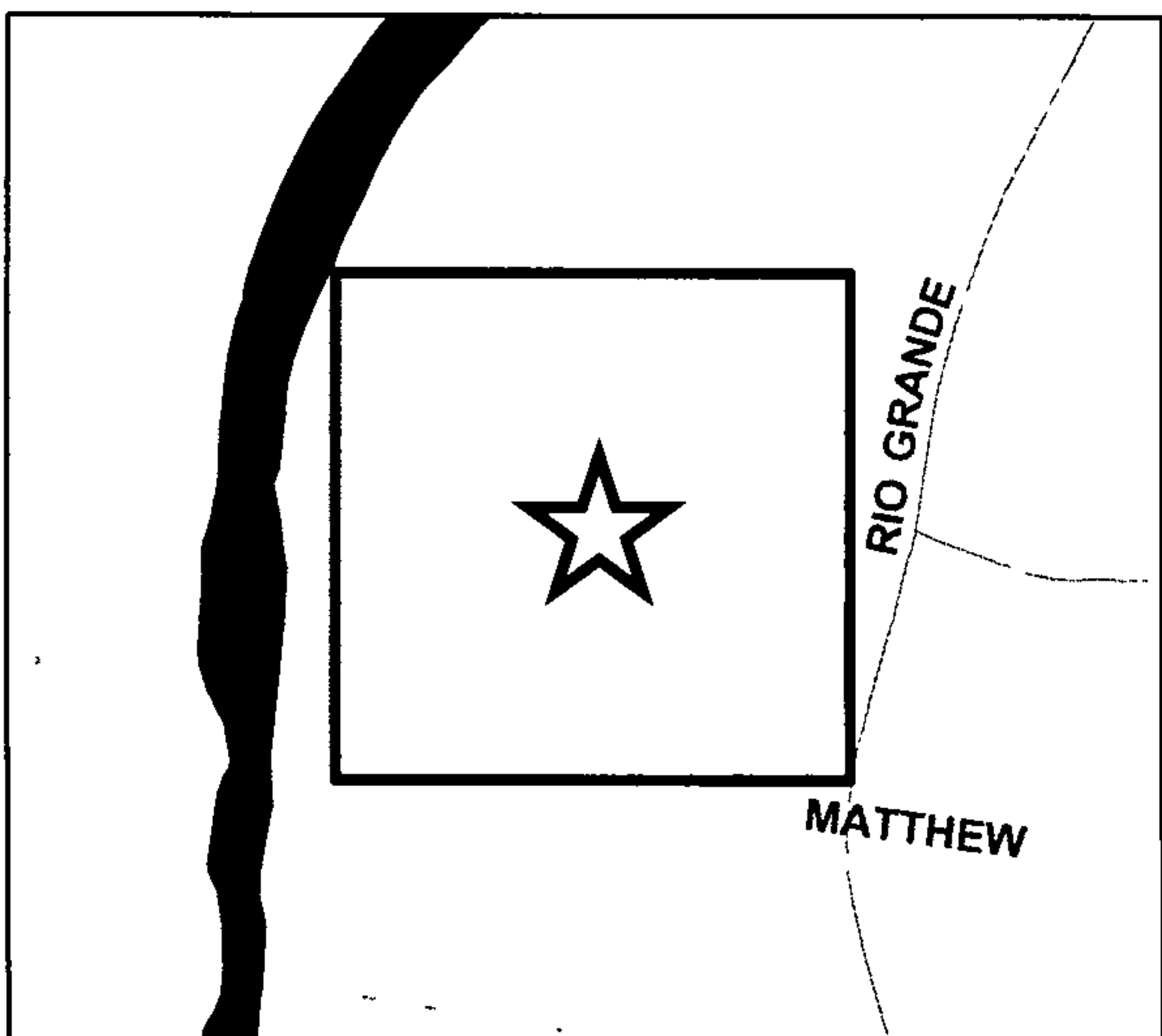
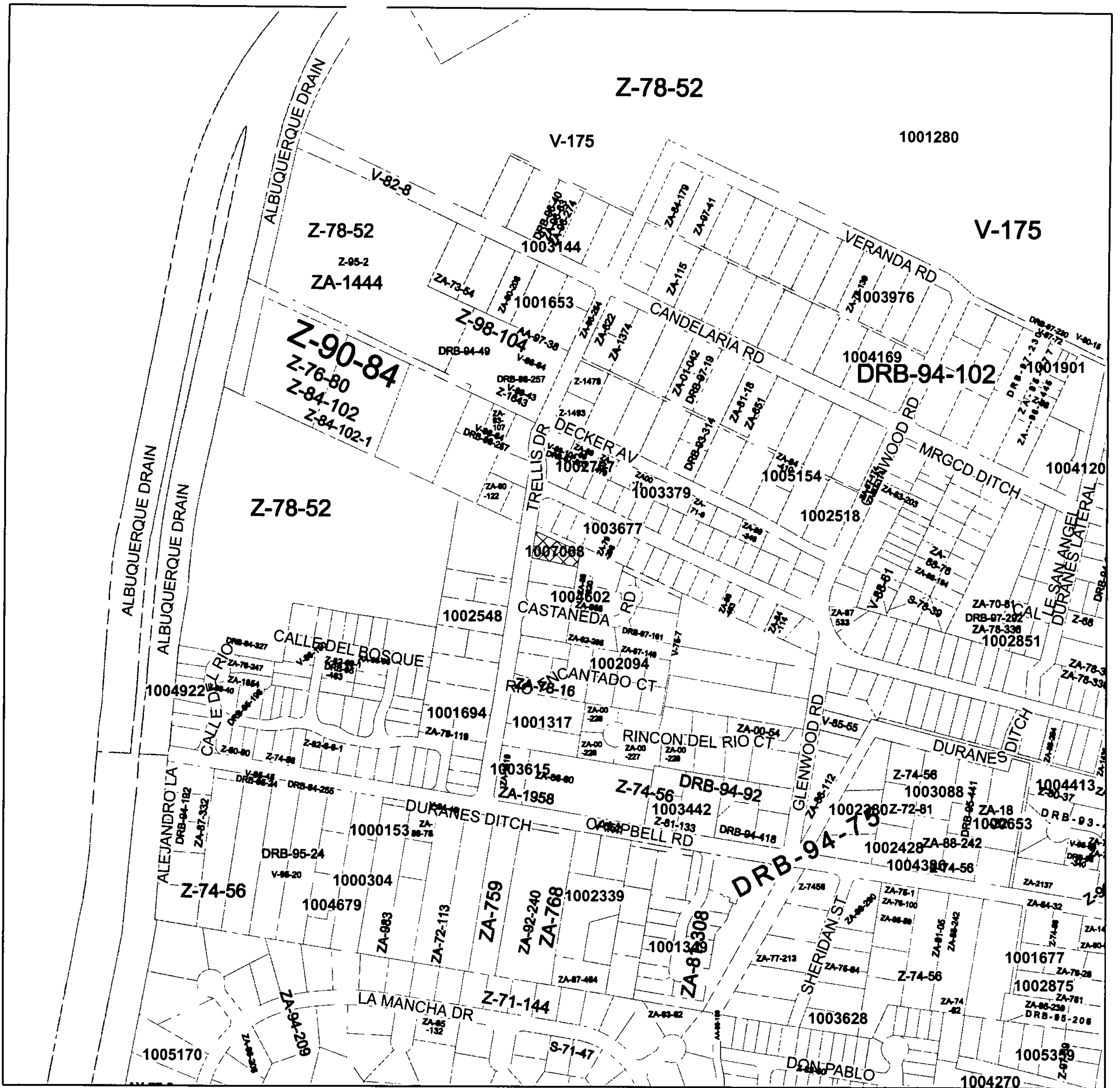
1 inch equals 500 feet

Project Number:
1007068

Hearing Date:
March 19, 2008

Zone Map Page:
G-12

Additional Case Numbers:
08DRB-70090
08DRB-70091



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1007068

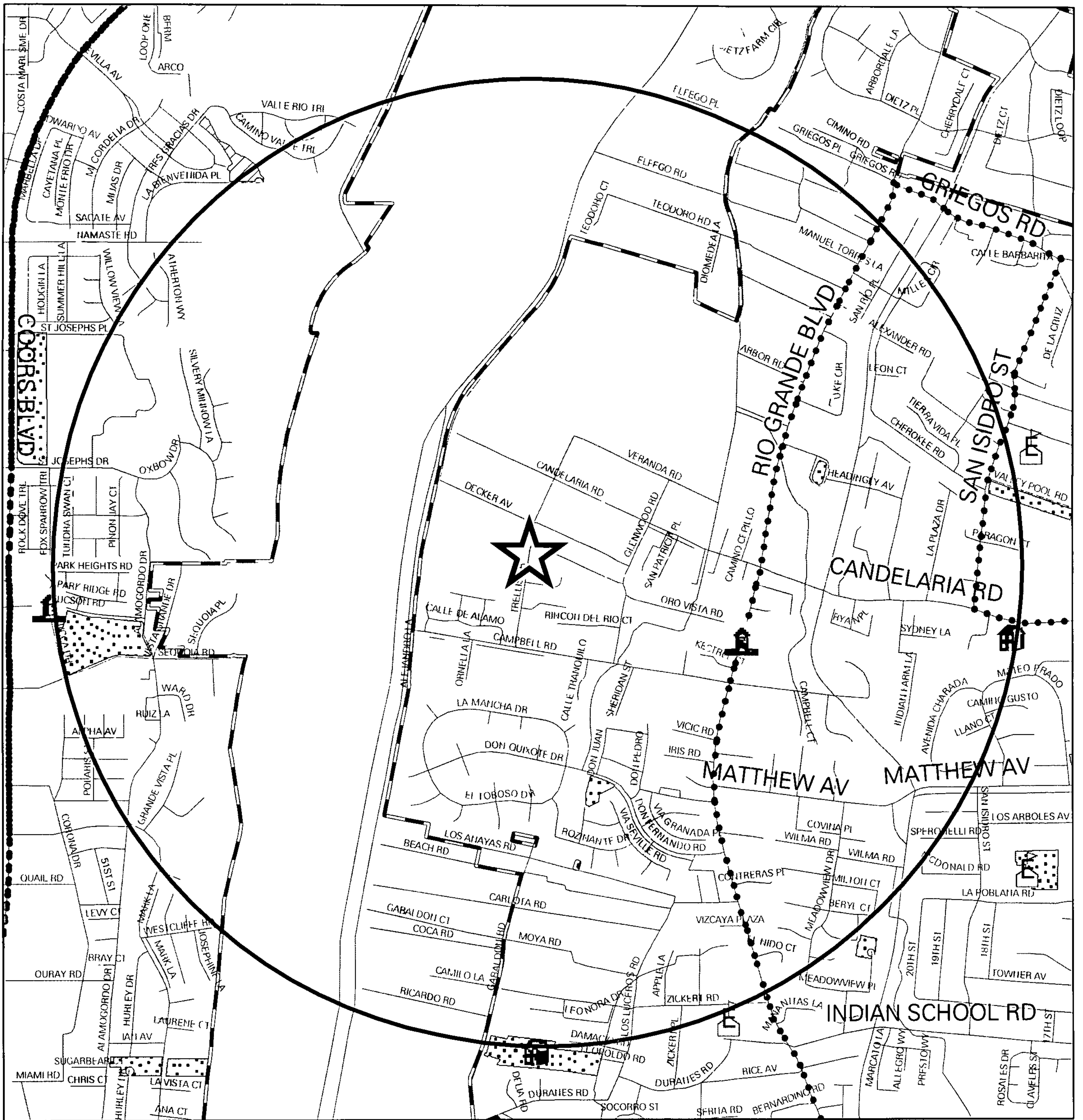
Hearing Date:
March 19, 2008

Zone Map Page:
G-12



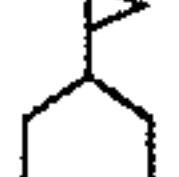











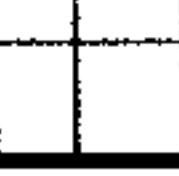


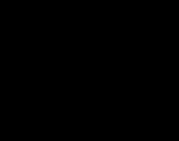
Additional Case Numbers:

08DRB-70090

08DRB-70091



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|---|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  AGIS Jurisdiction |  Developed City Park |
|  LIBRARY |  SOLID WASTE |  Landfill Buffer (1000 feet) |  Undeveloped City Park |
|  MUSEUM | |  Landfills designated by EHD | |



City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/21/2008 Issued By: PLNSDH

Permit Number: 2008 070 091 **Category Code 910**

Application Number: 08DRB-70091, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TRELIS DR NW BETWEEN ORO VISTA RD NW AND CASTANEDA NW

Project Number: 1007068

Applicant

James S Sanders

2914 Trellis Dr Nw
Albuquerque NM 87107

Agent / Contact

Community Sciences Corp
Cliff Spirock
P.O. Box 1328
Albuquerque NM 87048

sciencenm@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$215.00

City Of Albuquerque
Treasury Division

2/21/2008 1:02PM LOC: ANNX
WS# 007 TRANS# 0057
RECEIPT# 00094606-00094607
PERMIT# 2008070091 TRSMSP
Trans Amt \$355.00
DRB Actions \$215.00
CK \$355.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

02/21/2008 Issued By: PLNSDH

00000000

Permit Number: 2008 070 090

Category Code 910

Application Number: 08DRB-70090, Vacation Of Public Right-Of-Way

Address:

Location Description: TRELLIS DR NW BETWEEN ORO VISTA RD NW AND CASTANEDA NW

Project Number: 1007068

Applicant

James S Sanders

2914 Trellis Dr Nw
Albuquerque NM 87107

Agent / Contact

Community Sciences Corp

Cliff Spirock

P.O. Box 1328

Albuquerque NM 87048

sciencenm@aol.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

2/21/2008 1:02PM LOC: AMNX
WSH 007 TRANSH 0057
RECEIPT# 00094606-00094606
PERMIT# 2008070090 TRSMSP
Trans Amt \$355.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

03/10/2009 Issued By: E08375

Permit Number: 2009 070 104

Category Code 910

Application Number: 09DRB-70104, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TRELIS NW BETWEEN CASTANEDA NW AND ORO VISTA NW

Project Number: 1007068

Applicant

James Saunders

2953 Trellis Rd Nw
Albuquerque NM 87107
301-1261

Agent / Contact

Community Sciences Corp

Cliff Spirock

P.O. Box 1328

Albuquerque NM 87048

sciencenm@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

3/10/2009 11:42AM LOC: ANNX
WS# 006 TRANS# 0036
RECEIPT# 00103986-00103986
PERMIT# 2009070104 TRSDMG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK \$235.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Community Sciences Corporation PHONE: 897-0000 x118
 ADDRESS: PO Box 1328 FAX: 898-5195
 CITY: Corralles STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

APPLICANT: James Sanders PHONE: 301-1261 343-0794
 ADDRESS: 2993 Trellis Rd. NW FAX: -
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: -
 Proprietary interest in site: owner List all owners: ~~87107~~

DESCRIPTION OF REQUEST: prelim/ final plat review of residential lot K with vacated portion of Acquia R/W

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 K Block: - Unit: 2
 Subdiv/Addn/TBKA: Alvarado Gardens
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No 34
 Zone Atlas page(s): 6-12-7 UPC Code: 1012060 304 316 10127

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1007068 ; 08 DRB - 70090 ; 08 DRB - 70091

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 + vacation No. of proposed lots: 1 Total area of site (acres): 0.3192
 LOCATION OF PROPERTY BY STREETS: On or Near: Trellis NW
 Between: Castaneda NW and Oro Vista NW
 Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 2.25.09

SIGNATURE Thomas W. Patrick DATE 3.10.2009
 (Print) THOMAS W. PATRICK Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
09DRB - 70104	DJF		\$ 215.00
	CMF		\$ 20.00
			\$
			\$
			\$
			\$
			\$
			Total
			\$ 235.00

Hearing date March 18, 2009

Tom 3.10.09
 Planner signature / date

Project # 1007068

Form revised 4/07

SANDERS

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.**

in file

- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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
- ~~NA~~ 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 W. PATRICK
 Applicant name (print)
Thomas W. Patrick
 Applicant signature / date
3.10.2009



Form revised October 2007

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

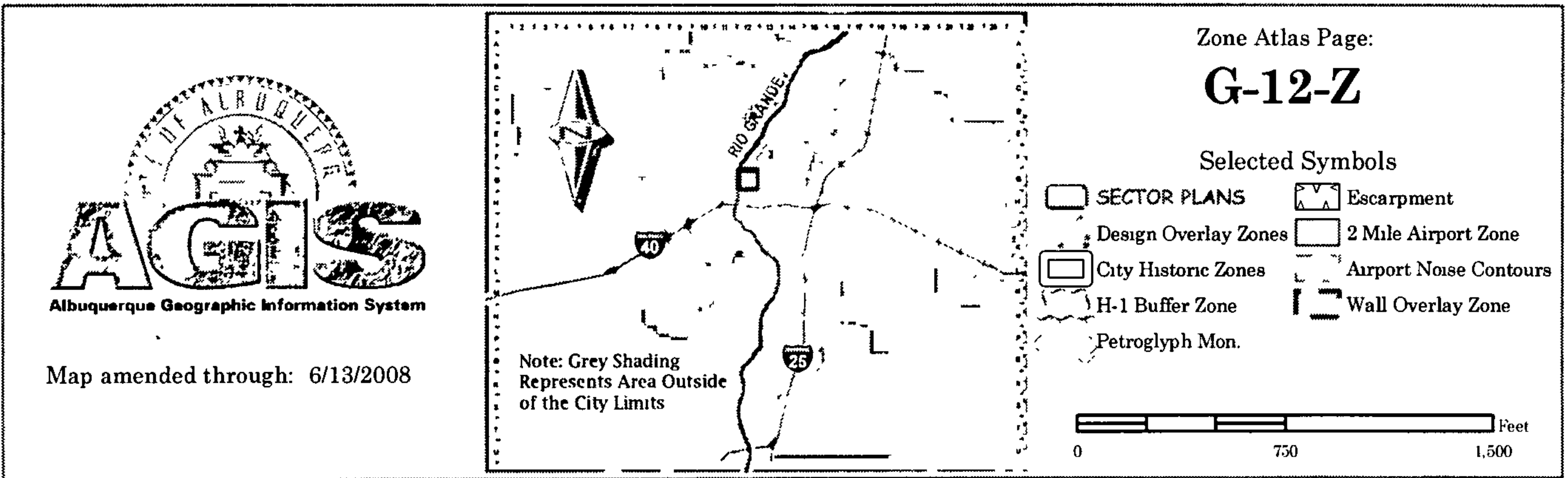
Application case numbers
05DRR - 20104
 - - -
 - - -

Van 3.10.09
 Planner signature / date
 Project # 1007068

SANDERS



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



P.O. Box 1328
Corrales, NM 87048

March 10, 2009

City of Albuquerque
Development Review Board
Mr. Jack Cloud, Chairman
PO Box 1293
Albuquerque, NM 87103

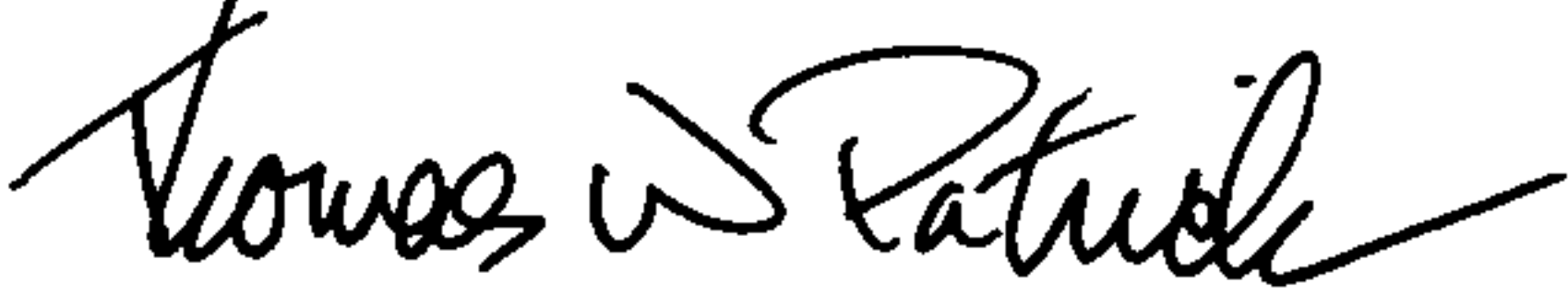
RE: Project #1007068
Consolidation of Lot K, Alvarado Gardens, Unit 2 with vacated Acequia RW
(See 08DRB-70090 and 08DRB-70091)

Dear Mr. Cloud and Board Members,

Community Sciences Corporation, as agent for Mr. Jim Sanders, requests a Preliminary/Final Plat Review for the above referenced project. The vacation of the Acequia right-of-way (08DRB-70900) was approved March 19, 2008. Subsequent to that approval, the neighbors on the north side of this property expressed their desire to acquire that half of the vacated right-of-way adjoining their property. Our original lot consolidation proposal has been modified to accommodate that request and to consolidate said Lot K with the remainder of the vacated right-of-way.

Thank you for your consideration.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

TCY/bjc

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Community Sciences Corporation PHONE: 897-0006 X118
 ADDRESS: PO Box 1329 FAX: 898-5195
 CITY: Corralles STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

APPLICANT: James S. Saunders PHONE: 321-1261
 ADDRESS: 2993 Trelis Rd. NW FAX: -
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: owner List all owners: -

DESCRIPTION OF REQUEST: sketch plot review of consolidating lot K with vacated portion of Acquia right-of-way

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 K Block: - Unit: 2
 Subdiv/Addn/TBKA: Alvarado Gardens, Unit 2
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No 34
 Zone Atlas page(s): G-12-2 UPC Code: 101206030431610127

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project # 1007068 ; 08DRB-70090 ; 08DRB-70091

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 + vacation No. of proposed lots: 1 Total area of site (acres): 0.3192
 LOCATION OF PROPERTY BY STREETS: On or Near: Trelis NW
 Between: Costaneda and Oro Vista

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Thomas W. Patrick DATE 2-24-2009
 (Print) THOMAS W. PATRICK NRPS # 12651 Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>09DRB - 70078</u>	<u>SK</u>		\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>March 4, 2009</u>			Total \$ <u>0</u>

Form revised 4/07

[Signature] 2.24.09
 Planner signature / date

Project # 1007068

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**
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 - 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.

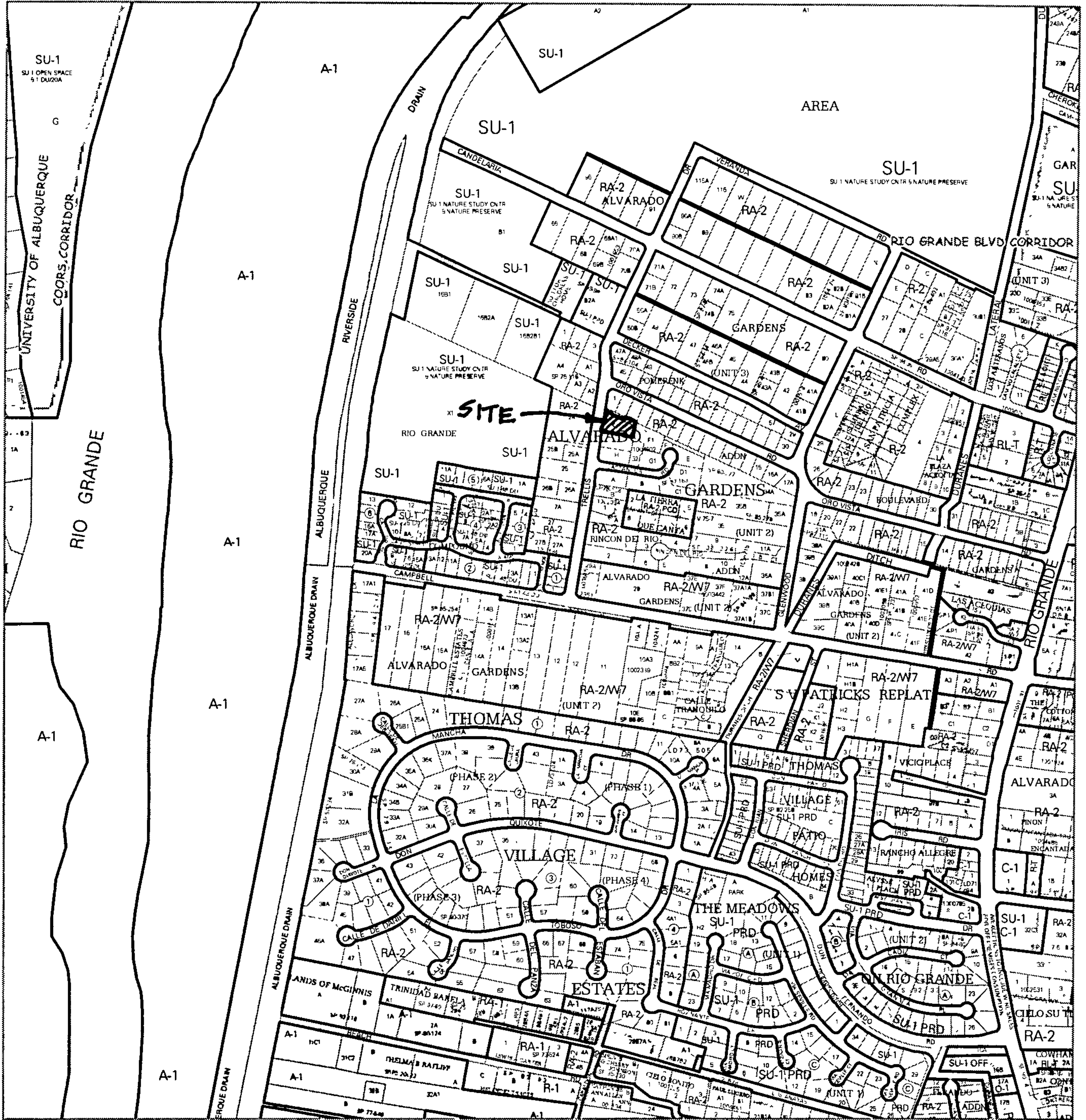
THOMAS W. PATRICK
 Applicant name (print)
Thomas W. Patrick 2-24-09
 Applicant signature / date



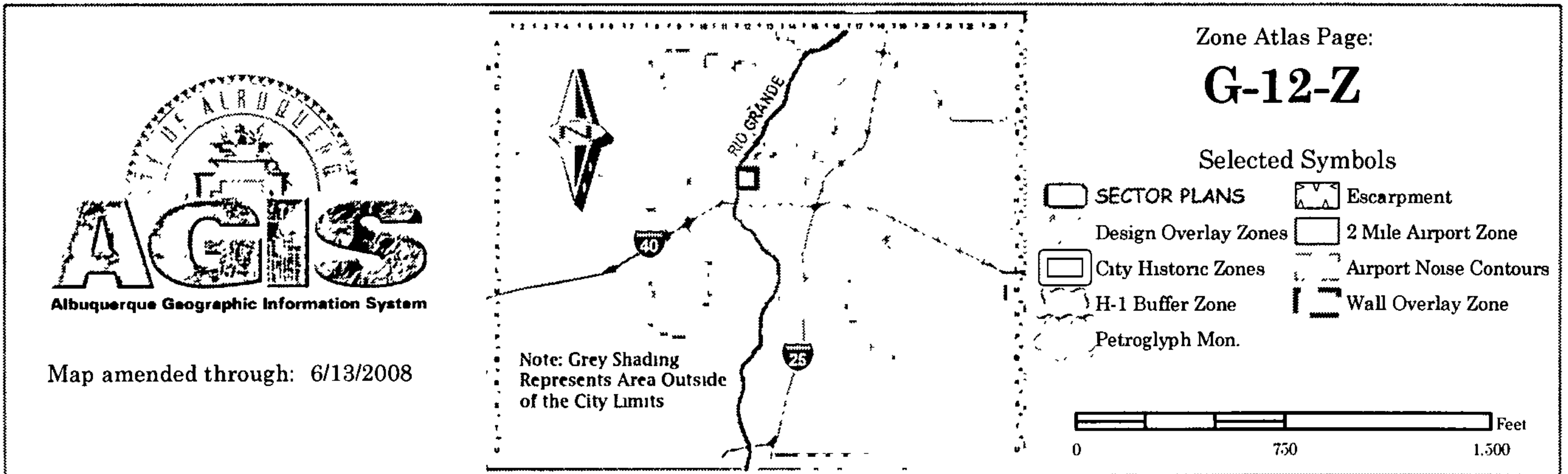
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 09DRB - _____ - 70078
 _____ - _____ - _____
 _____ - _____ - _____

Valje 2-24-09
 Planner signature / date
 Project # 1007068



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



P.O. Box 1328
Corrales, NM 87048

24 February, 2009

City of Albuquerque
Development Review Board
Mr. Jack Cloud, Chairman
PO Box 1293
Albuquerque, NM 87103

RE: Project #1007068
Consolidation of Lot K, Alvarado Gardens, Unit 2 with vacated Acequia RW
(See 08DRB-70090 and 08DRB-70091)

Dear Mr. Cloud and Board Members,

Community Sciences Corporation, as agent for Mr. Jim Sanders, requests a Sketch Plat Review for the above referenced project. The vacation of the Acequia right-of-way (08DRB-70900) was approved March 19, 2008. Subsequent to that approval, the neighbors on the north side of this property expressed their desire to acquire that half of the vacated right-of-way adjoining their property. Our original lot consolidation proposal has been modified to accommodate that request and to consolidate said Lot K with the remainder of the vacated right-of-way.

Thank you for your consideration.

Respectfully,



Thomas W. Patrick

New Mexico Professional Surveyor No.12651

TCY/bjc

67 East Weldon Ave. Suite 210
Phoenix, Arizona 85012
Tel: (602) 955-7097 Fax: (602) 955-7169

P.O. Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195

DEVELOPMENT CONSULTING
ENGINEERING AND SURVEYING
LOCAL GOVERNMENT SERVICES
COMPREHENSIVE LAND PLANNING
LAND DEVELOPMENT IMPLEMENTATION

Cloud, Jack W.

From: Howell, Scott M.
Sent: Monday, September 22, 2008 4:00 PM
To: Cloud, Jack W.; Curran, Kevin J.
Subject: RE: Sander's Acequia Vacation in Alvarado Gardens

I think that one of the big motivators to the northern adjoiners to acquire the acequia was that the City isn't claiming ownership, therefore no compensation was required.

Jack, I'm not sure I'm understanding your "awkward property boundary" argument as a justification for denying the adjoiner their right to acquire vacated right of way. I agree with you that there is a need for a reasonable deadline to replat/acquire the vacated right of way, we just haven't been able to defend it within the ordinance in my experience.

I don't know about the legal risks of trying to rescind this notification at this point. I believe that we've crossed the point of no return on this one, but I'm open to a legal argument.

I think that Ted Pearson previously used a deadline of 30 days after significant platting delays that were affecting an adjoiner such as Sanders in this case. I wouldn't be opposed to sending a followup letter in this case, with Jack and Kevin's written concurrence and Bob White's approval.

Is two months a reasonable amount of time to pull a plat together for this particular r/w vacation?

From: Cloud, Jack W.
Sent: Monday, September 22, 2008 2:22 PM
To: Howell, Scott M.; Curran, Kevin J.
Subject: RE: Sander's Acequia Vacation in Alvarado Gardens

My opinion is that the DRB needs to be more specific at the time a vacation is approved - in this case it did not seem there would be any reason for adjoiners on the north to want to acquire the acequia - in the future, that should be explicit in the Notice of approval, i.e. have a Finding that speaks to Item (4) (a)

Likewise, I believe the DRB could be specific in terms of deadline for platting when it *IS* appropriate for acquisition by an adjoiner - generally an applicant is ready to go with their plat when applying for vacation, so I don't see a problem giving an adjoiner just 3-4 months

In this Sander's case, I would want to know if the City can rescind its offer, based on the explanation(s) below.

From: Howell, Scott M.
Sent: Monday, September 22, 2008 1:35 PM
To: Curran, Kevin J.; Cloud, Jack W.
Subject: RE: Sander's Acequia Vacation in Alvarado Gardens

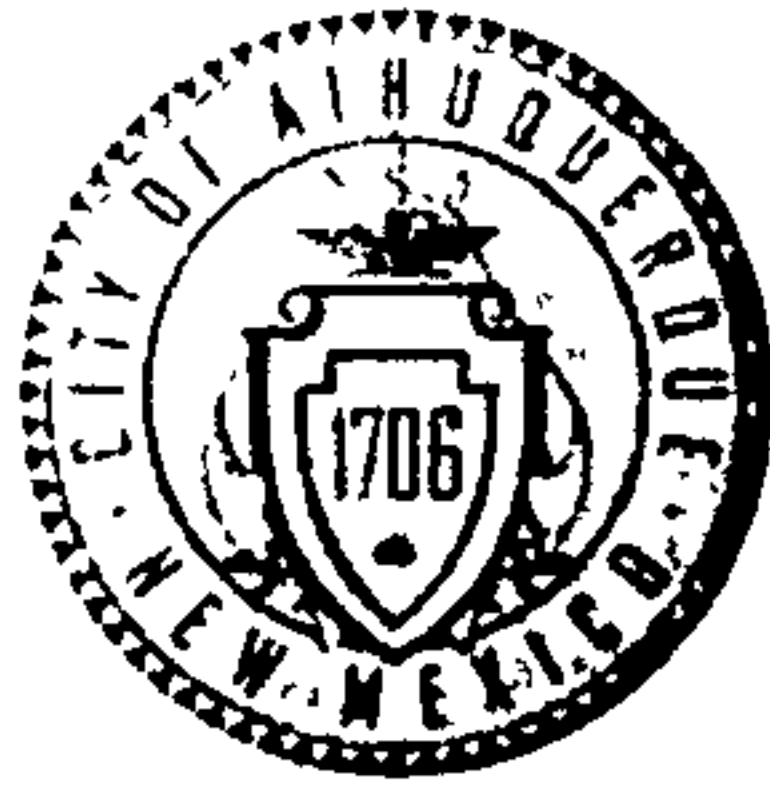
Kevin and Jack,

The vacated acequia was offered to, and accepted by the adjoiners north of the Sanders tract, subject to the replat condition. Do you see a way to put a shorter deadline on action than the vacation expiration?

Scott

12/29/2008

owners agree to defend and indemnify
the city in the event title to the vacated
property is challenged or any action is instituted
claiming title to the vacated property



**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, March 19, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000029
08DRB- 70094 VACATON OF PUBLIC
EASEMENT
08DRB-70095 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for ARBOLERA DE VIDA request(s) vacation of certain roadway and turn around easments, and platting of Tract(s) 2-A 2-D & 2-E, **ARBOLERA DE VIDA** zoned S-M1, located on the north side of BELLAMAH AVE NW BETWEEN 19TH ST NW AND MILL POND RD NW containing approximately 15.5243 acre(s). (H-13)

Project# 1007068
08DRB-70090 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70091 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) vacation of the abandoned acequia right-of-way adjoining Lot K, and platting of the abandoned acequia together with Lot K, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on the east side of TRELIS DR NW BETWEEN ORO VISTA RD NW AND CASTANEDA RD NW containing approximately 0.3441 acre(s). (G-12)

② In the event title to the vacant project

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.

is challenged or any action is initiated against

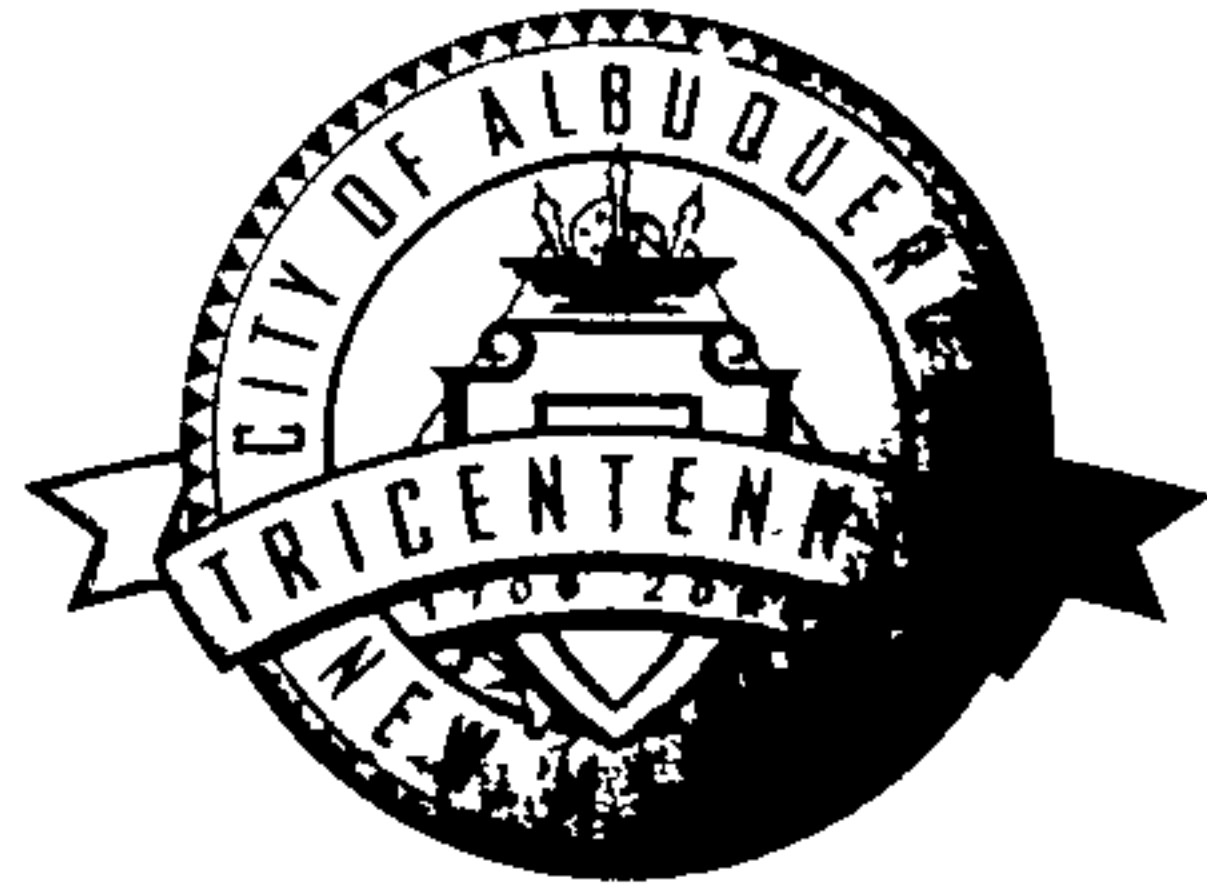
the C.A

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 4, 2008.

By signing this plat the C.A. does not
claim any interest

→ One year to identify the C.A.



Planning Department

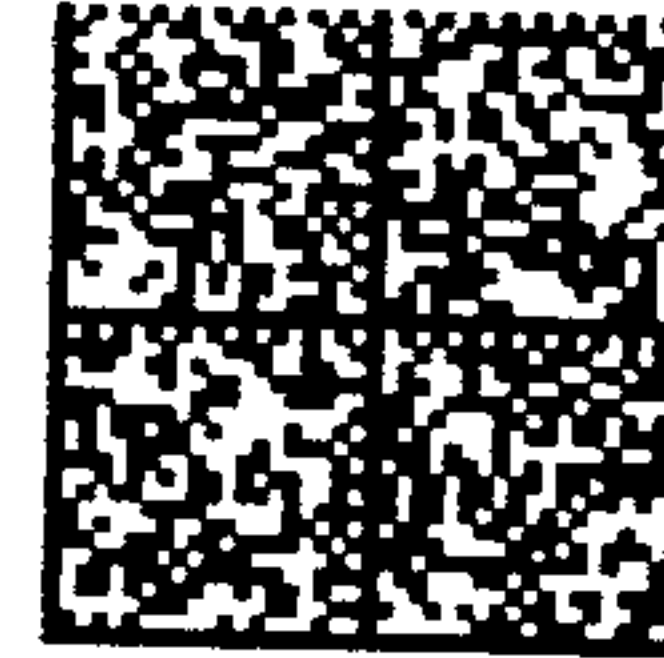
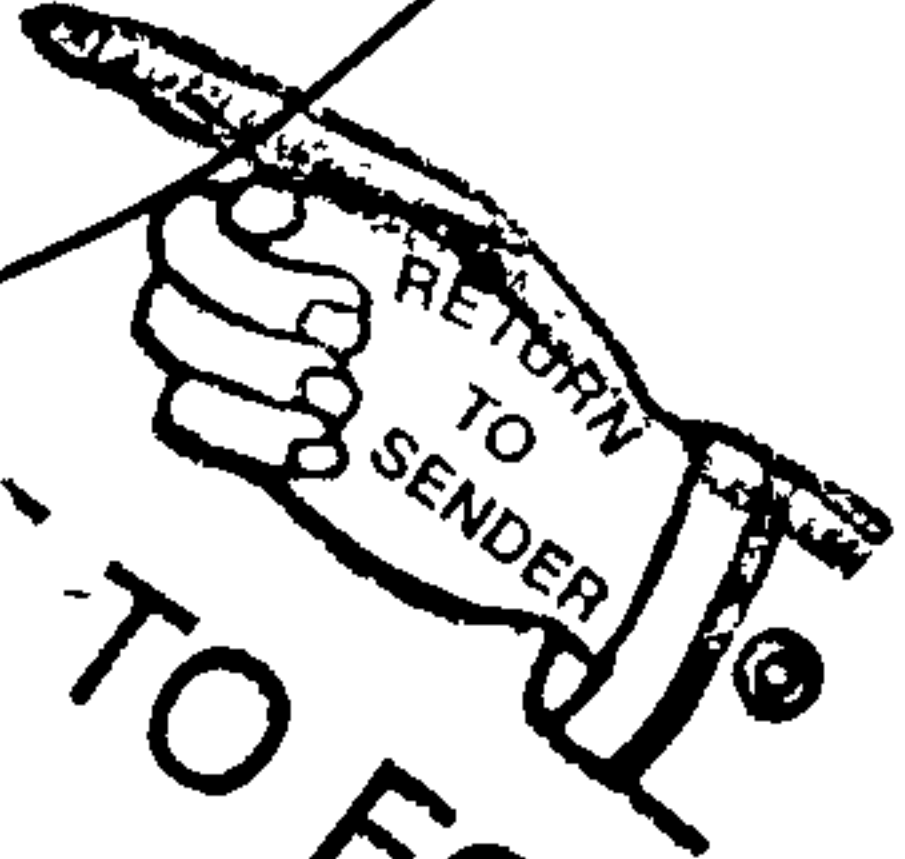
DRB

CITY OF ALBUQUERQUE

OR CURRENT RESIDENT
101206031929910131
JENKINS ROBERT D & JENKINS
MADELEINE E HUBBELL
2717 CASTANEDA RD NW
ALBUQUERQUE, NM 87107 2916

Vacant

UNABLE TO FORWARD



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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: March 19, 2008
Zone Atlas Page: G-12
Notification Radius: 100 Ft.

Project# 1007068
App#08DRB-70090
08DRB-70091

Cross Reference and Location: TRELIS DR NW BETWEEN ORO VISTA RD
NW AND CASTANEDA NW

Applicant: JAMES S SANDERS
2914 TRELIS DR NW
ALBUQUERQUE, NM 87107

Agent: TOM PATRICK NMPS
COMMUNITY SCIENCES
PO BOX 1328
CORRALES, NM 87048

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: FEBRUARY 29, 2008
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by. DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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.

APPLICANT INFORMATION:

NAME: JAMES S. SANDERS PHONE: _____
 ADDRESS: 2914 TRELIS DR. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): COMMUNITY SCIENCES/TOM PATRICK NMAPS PHONE: 897-0000 X118
 ADDRESS: PO BOX 1328 FAX: 898-5195
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

DESCRIPTION OF REQUEST: vacate public acquia +/- and consolidate with adjoining lot

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

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

Lot or Tract No. LOT K Block: - Unit: 2
 Subdiv. / Adn. ALVARADO GARDENS
 Current Zoning: RA-2 Proposed zoning: no change
 Zone Atlas page(s): G-12-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 0.3441 Density if applicable: dwellings per gross acre: - dwellings per net acre: -
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-012-060-304316-10127 MRGCD Map No. 3A

LOCATION OF PROPERTY BY STREETS: On or Near: TRELIS DR. NW
 Between: ORO VISTA RD. NW and CASTAÑEDA NW

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____

SIGNATURE Thomas W. Patrick DATE 2-18-2008
 (Print) THOMAS W. PATRICK Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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
08DRB 70090
08DRB 70091

Action	S.F.	Fees
<u>YRW</u>	<u>Y</u>	<u>\$ 45.00</u>
<u>P&F</u>		<u>\$ 215.00</u>
<u>ADV</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		<u>\$</u>

Hearing date 03/19/08

Total \$ 355.00

Sandy Handley 02/21/08

Project # 1007068

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) **8 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.
- ~~NA~~ 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
 - ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ~~NA~~ 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
 - ~~NA~~ 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
 - ~~NA~~ 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 W. PATRICK
Applicant name (print)
Thomas Patrick
Applicant signature/ date



Form revised October 2007

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

Application case numbers
08DRB - 70091

Sandy Handley
Planner signature/ date
Project # 1007068

REC	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	OWN ER STATE	OWN ER ZIP CODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	10120 60304 31610 127	SANDERS JAMES S	2953 T RELLIS NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	LT K (NEW MEXICO CREDIT CORP) REPLAT OF LTS 32 & 33 UNIT 2 A LVARADO GARDENS CONT 11,651 SQ FT +-
2	10120 60270 30220 113	MULLANE TIMOTHY P & HELEN H REV TRUST	2901 T RELLIS NW	ALB UQU ERQ UE	N M	871 07 293 5	R	A1 AM	LTS 25A & 25B REPLAT OF LAND COMPRISING THE EAST 244 FT OF THE NORTH 1/2 OF LOT 25 OF ALVARADO GARDENS UNIT 2 CONT .5601 AC
3	10120 60286 33320 117	GREENWALT ROBERT L ETUX	2949 T RELLIS NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	*A2 REPLAT OF TRACT A OF PLAT OF LANDS OF MICHAEL J SNOW & E LIZABETH T SNOW TR
4	10120 60319 29910 131	JENKINS ROBERT D & JENKINS MADELEINE E HUBBELL	2717 C ASTANE DA RD N W	ALB UQU ERQ UE	N M	871 07 291 6	R	A1 AM	* G NEW MEX CREDIT CORP REPL
5	10120 60328 31710 122	PIZARRO CLARA	2646 O RO VIST A RD NW	ALB UQU ERQ UE	N M	871 07 294 8	R	A1 AM	LOT 6 POMERENK ADD
6	10120 60322 32010 123	NARVAEZ JOE E & PAULA M	2650 O RO VIST A RD NW	ALB UQU ERQ UE	N M	871 07 294 8	R	A1 AM	LOT 5 POMERENK ADD
7	10120 60314 32410 125	MONTANO TITO ETUX	2656 O RO VIST A RD NW	ALB UQU ERQ UE	N M	871 07 294 8	R	A1 AM	LOT 3 & 4 POMERENK ADD
8	10120 60350 30610 130	JENKINS ROBERT D ETUX	2717 C ASTANE DA RD N W	ALB UQU ERQ UE	N M	871 07 291 6	R	A1 AM	LT F EXC THE ELY POR & A CERTAIN PARCEL OF LAND BEING A VACATED POR OF THE ADJ DITCH RW ALVARADO GARDENS SUBD UNIT 2 CONT 17,694 SQ FT +-
9	10120 60275 31220 120	SKRAK PAUL J & ELLEN T	2923 T RELLIS ST NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	SLY PORTION OF E 244 FT OF LT 24 ALVARADO GARDENS UNIT 2 SUB D CONT 0.61 AC M/L
10	10120 60304 32610 126	REYES NICHOLAS JR & JANE E	2660 O RO VIST A RD NW	ALB UQU ERQ UE	N M	871 07 294 8	R	A1 AM	* 001 POMERNK ADD & L2
11	10120 60277 32420 111	HOMANN YOLANDA	2629 C ANDELA RIA RD NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	NORTH EASTERLY PORTION OF LOT 24 ALVARADO GARDENS #2 CONT 0.63 AC
12	10120 60303 30910 128	SILVERSTEIN ALICE & JUDY BOLES	2908 T RELLIS DR NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	* J NM CREDIT CORP REPL LTS 32 X 33 OF ALV GDNS 2 PLAT FILED 3 12 46
13	10120 60302 30110 129	JUE FRANCES JEAN	2902 T RELLIS NW	ALB UQU ERQ UE	N M	871 07	R	A1 AM	* H NEW MEX CREDIT CORP REPL

OR CURRENT RESIDENT
101206028633320117
GREENWALT ROBERT L ETUX
2949 TRELIS NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206027732420111
HOMANN YOLANDA
2629 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206031929910131
JENKINS ROBERT D & JENKINS
MADELEINE E HUBBELL
2717 CASTANEDA RD NW
ALBUQUERQUE, NM 87107 2916

OR CURRENT RESIDENT
101206030230110129
JUE FRANCES JEAN
2902 TRELIS NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206031432410125
MONTANO TITO ETUX
2656 ORO VISTA RD NW
ALBUQUERQUE, NM 87107 2948

OR CURRENT RESIDENT
101206027030220113
MULLANE TIMOTHY P & HELEN H
REV TRUST
2901 TRELIS NW
ALBUQUERQUE, NM 87107 2935

OR CURRENT RESIDENT
101206032232010123
NARVAEZ JOE E & PAULA M
2650 ORO VISTA RD NW
ALBUQUERQUE, NM 87107 2948

OR CURRENT RESIDENT
101206032831710122
PIZARRO CLARA
2646 ORO VISTA RD NW
ALBUQUERQUE, NM 87107 2948

OR CURRENT RESIDENT
101206030432610126
REYES NICHOLAS JR & JANE E
2660 ORO VISTA RD NW
ALBUQUERQUE, NM 87107 2948

OR CURRENT RESIDENT
101206030431610127
SANDERS JAMES S
2953 TRELIS NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206030330910128
SILVERSTEIN ALICE & JUDY BOLES
2908 TRELIS DR NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101206027531220120
SKRAK PAUL J & ELLEN T
2923 TRELIS ST NW
ALBUQUERQUE, NM 87107

Project# 1007068
JAMES S SANDERS
2914 TRELIS DR NW
ALBUQUERQUE, NM 87107

Project# 1007068
TOM PATRICK NMPS
COMMUNITY SCIENCES
PO BOX 1328
CORRALES, NM 87048

Project# 1007068
BARBIE BRENNAN
Alvarado Gardens NA
2700 CALLE TRAMQUILO NW
ALBUQUERQUE, NM 87104

Project# 1007068
TALIA SLEDGE
Alvarado Gardens NA
2930 TRELIS DR NW
ALBUQUERQUE, NM 87107

Project# 1007068
DEBORAH RIDLEY
Thomas Village NA
3247 CALLE DE DEBORAH NW
ALBUQUERQUE, NM 87104

Project# 1007068
RICHARD MEYNNERS
Thomas Village NA
3316 CALLE DE DANIEL NW
ALBUQUERQUE, NM 87104



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case

Date: February 15, 2008

TO CONTACT NAME: Tom Patrick
 COMPANY/AGENCY: Community Science Corporation
 ADDRESS/ZIP: P.O. Box 1328 Corrales 87048
 PHONE/FAX #: 897-0000 x118 / 898-5195

Thank you for your inquiry of February 15, 2008 requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot K Alvarado Gardens Unit #2 located on Trellis Dr. NW between Oro Vista Rd NW and Castaneda Rd. NW zone map page(s) G-12.

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

Alvarado Gardens N.A.
 Neighborhood or Homeowner Association
 Contact: Barbie Brennan
2700 Calle Tranquilo NW 87104
345-2876(h) 228-2876(w)
Talia Sledge
2930 Trellis Dr. NW 87107
344-9484(h)

Thomas Village N.A.
 Neighborhood or Homeowner Association
 Contact: Deborah Ridley
3247 Calle de Deborah NW 87104
243-5554(h)
Richard Meyners
3314 Calle de Daniel NW 87104
242-7319(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO {X}

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephen D. [Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

community
sciences
corporation

PO Box 1328
Corrales, NM 87048

February 15, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Acequia Right-of-Way and Consolidation with Lot K, Alvarado Gardens Unit No. 2

Dear Ladies and Gentlemen of the Development Review Board:

Community Sciences Corporation has been retained by Mr. James F. Sanders, owner of Lot K, Alvarado Gardens Unit 2, to prepare a plat taking his existing lot and consolidating it with an adjoining City of Albuquerque public acequia right-of-way vacated by this plat.

We would appreciate any review and comment that you can provide.

Respectfully Submitted,



Thomas W. Patrick
Surveyor
NMPS No. 12651

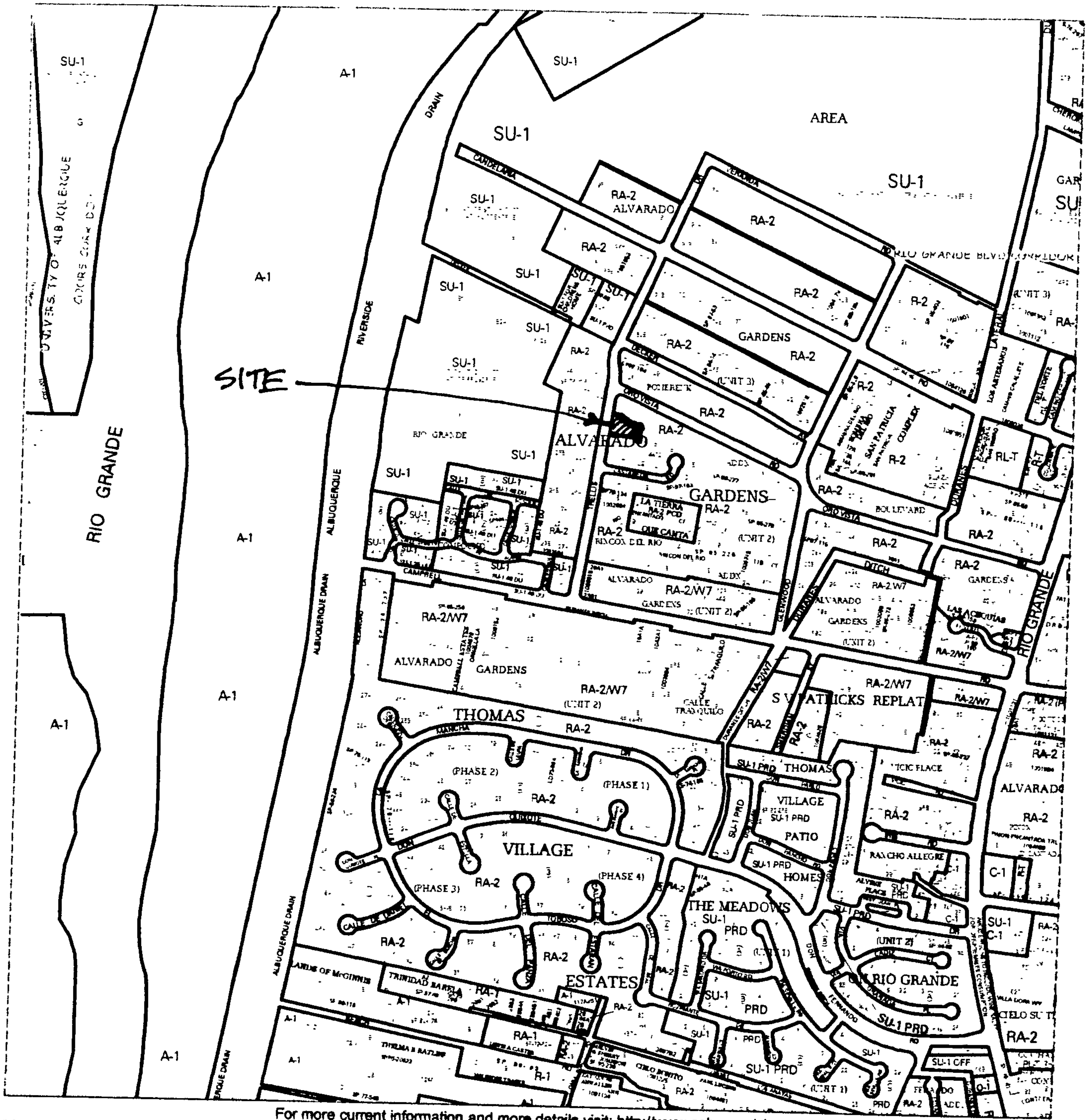
TWP/crh

cc: Mr. James S. Sanders

3900 East Camelback Road, Suite 403
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

PO Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195


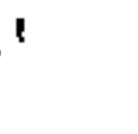





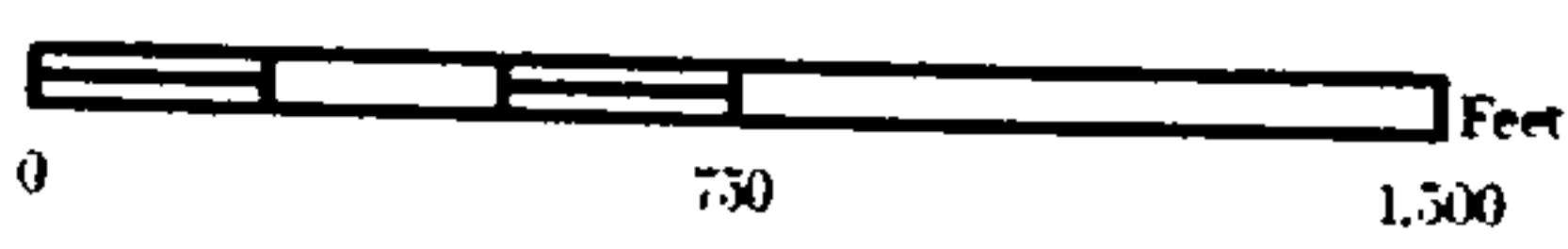


For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:
G-12-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. 



Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

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.

THOMAS W. PATRICK
Applicant name (print)
Thomas Patrick
Applicant signature / date



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

Application case numbers
08DRB-70090

Form revised 4/07
Sandy Handley 02/21/08
Planner signature / date
Project # 100-7068

From: Curran, Kevin J.
Sent: Friday, September 19, 2008 3:24 PM
To: Howell, Scott M.
Subject: FW: Sander's Acequia Vacation in Alvarado Gardens

Scott,

I believe this may be an instance where the right of way should not be offered to all adjoiners.

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440

kcurran@cabq.gov

After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

From: Curran, Kevin J.
Sent: Thursday, September 18, 2008 12:19 PM
To: Cloud, Jack W.
Subject: RE: Sander's Acequia Vacation in Alvarado Gardens

Jack,

My reading of this section of the Subdivision Ordinance allows discretion to the City to determine when and to whom the City is willing to convey vacated property. My only caveat is that if we decide to do something out of the ordinary, we should provide an explanation as to why the circumstances warrant a practice out of the norm. It sounds like the resulting incongruent geometry of the property probably provides such an explanation.

Kevin J. Curran
Assistant City Attorney
t 505-924-3995
f 505-924-3440

kcurran@cabq.gov

After all the jacks are in their boxes, and the clowns have all gone to bed, you can hear happiness staggering on down the street, footsteps dressed in red.... and the wind cries Mary. Jimi Hendrix (1967)

From: Cloud, Jack W.
Sent: Wednesday, September 17, 2008 4:45 PM
To: Curran, Kevin J.
Subject: FW: Sander's Acequia Vacation in Alvarado Gardens

Kevin –

I believe this situation is one where it would not be ‘appropriate’ to dispose of the referenced acequia to the land adjacent to the north – this property has been subdivided, resulting in multiple ownerships (lots) with a uniform rear property line. To have just a few of the owners obtain title would not be good land

12/29/2008

use planning, resulting in very awkward property boundaries.

Following is the section of the Subdivision Ordinance providing for the discretion of the City in determining disposition for such vacations. I would appreciate your review and assistance in directing this vacation towards the platting as proposed by the applicant. Please let me know if you need any additional information.

- Jack

§ 14-14-7-2 VACATION OF PUBLIC RIGHTS OF WAY, PRIVATE WAYS AND EASEMENTS.

(4) Disposition of Right-of-Way.

(a) Normally the owners of land adjacent to the vacated public right of way have an opportunity to obtain title to the land, for some consideration, from the owner (normally the city).

(b) Immediately after a city decision to vacate platted public right of way becomes final, if such land is proposed to be disposed of by the city, the City Property Manager shall notify each owner of adjacent property by certified letter. The certified letter shall notify each adjacent landowner of the opportunity to purchase from the city one-half of the width of the vacated right of way contiguous to the landowner's property, subject to any conditions or requirements stated in the decision to vacate. If an adjacent landowner fails to notify the city Property Manager in writing, within 30 days of the date of the receipt slip of the certified letter, that he or she intends to purchase the adjacent public right of way, the city may dispose of the vacated right of way in any manner which the city, in its discretion, deems appropriate.

From: Tom Patrick [mailto:TomPatrick@communitysciences.com]

Sent: Thursday, August 07, 2008 9:09 AM

To: Cloud, Jack W.

Subject: Sander's Acequia Vacation in Alvarado Gardens

Hi Jack... the DRB Project # is 1007068 (08DRB-70090 and 08DRB-70091). I still think that my client should not be prevented from filing his plat due to inaction on the part of his neighbors. He has met every statutory requirement and we have already requested acquiring the adjoining vacation if the neighbors don't act. So you know we would plat that too if it became available. Mr. Sanders wants to build as soon as possible and continuing delay only pushes his construction costs higher and higher! We seem to be in a bind because we have no way to appeal this delay. I hope you can find an expedient solution to Mr. Sanders' problem.

Tom Patrick
Surveyor
Community Sciences Corporation
PO Box 1328
4481 Corrales Rd.
Corrales, NM 87048

505 897-0000 X118 office
505 898-5195 fax
505 259-0883 cell
tompatrick@communitysciences.com

12/29/2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1007068 AGENDA# 2 DATE: 3/19/08

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input checked="" type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements

APPLICANT INFORMATION:

NAME: JAMES S. SANDERS PHONE: _____
 ADDRESS: 2914 TELLIS DR. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): COMMUNITY SCIENCES / TOM PATRICK NMAPS PHONE: 897-0000 X118
 ADDRESS: PO BOX 1328 FAX: 898-5195
 CITY: COORALES STATE NM ZIP 87048 E-MAIL: tompatrick@communitysciences.com

DESCRIPTION OF REQUEST: vacate public acquia r/w and consolidate with adjoining lot

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

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

Lot or Tract No LOT K Block: - Unit: 2
 Subdiv / Addn. ALVARADO GARDENS
 Current Zoning: RA-2 Proposed zoning: no change
 Zone Atlas page(s): G-12-2 No of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 0.3441 Density if applicable: dwellings per gross acre: - dwellings per net acre: -
 Within city limits? Yes No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No 1-012-060-304316-10127 MRGCD Map No. 3A
 LOCATION OF PROPERTY BY STREETS: On or Near: TELLIS DR. NW
 Between: ORO VISTA RD. NW and CASTAÑETA NW

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ? Date of review _____
 SIGNATURE Thomas W. Patrick DATE 2-18-2008
 (Print) THOMAS W. PATRICK _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AOS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S F	Fees
<u>08DRB 70090</u>	<u>YRW</u>	<u>Y</u>	<u>\$ 45.00</u>
<u>08DRB 70091</u>	<u>P & F</u>		<u>\$ 215.00</u>
	<u>ADV</u>		<u>\$ 75.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 355.00</u>

Hearing date 03/19/08
Sandy Handley 02/21/08 Project # 1007068

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
 - 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.

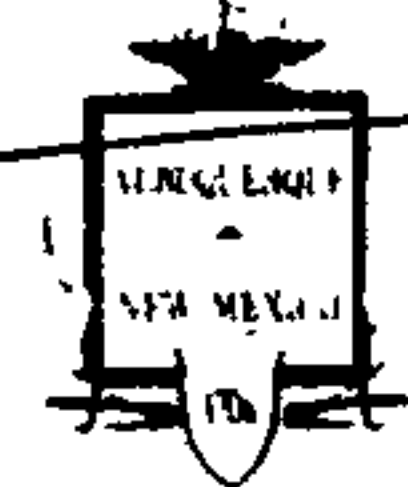
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - ___ 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.

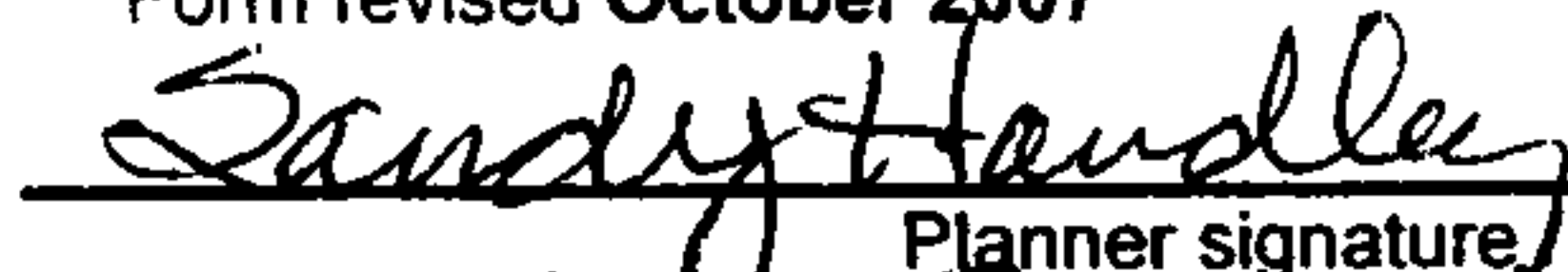

 Applicant name (print)

 Applicant signature / date



Form revised October 2007

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

Application case numbers
 08DRB - 70091


 Planner signature / date
 Project # 1007068

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - 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)** **6 copies**
- 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 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)** **6 copies**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
 - 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.

THOMAS W. PATRICK
Applicant name (print)

Thomas W. Patrick
Applicant signature / date



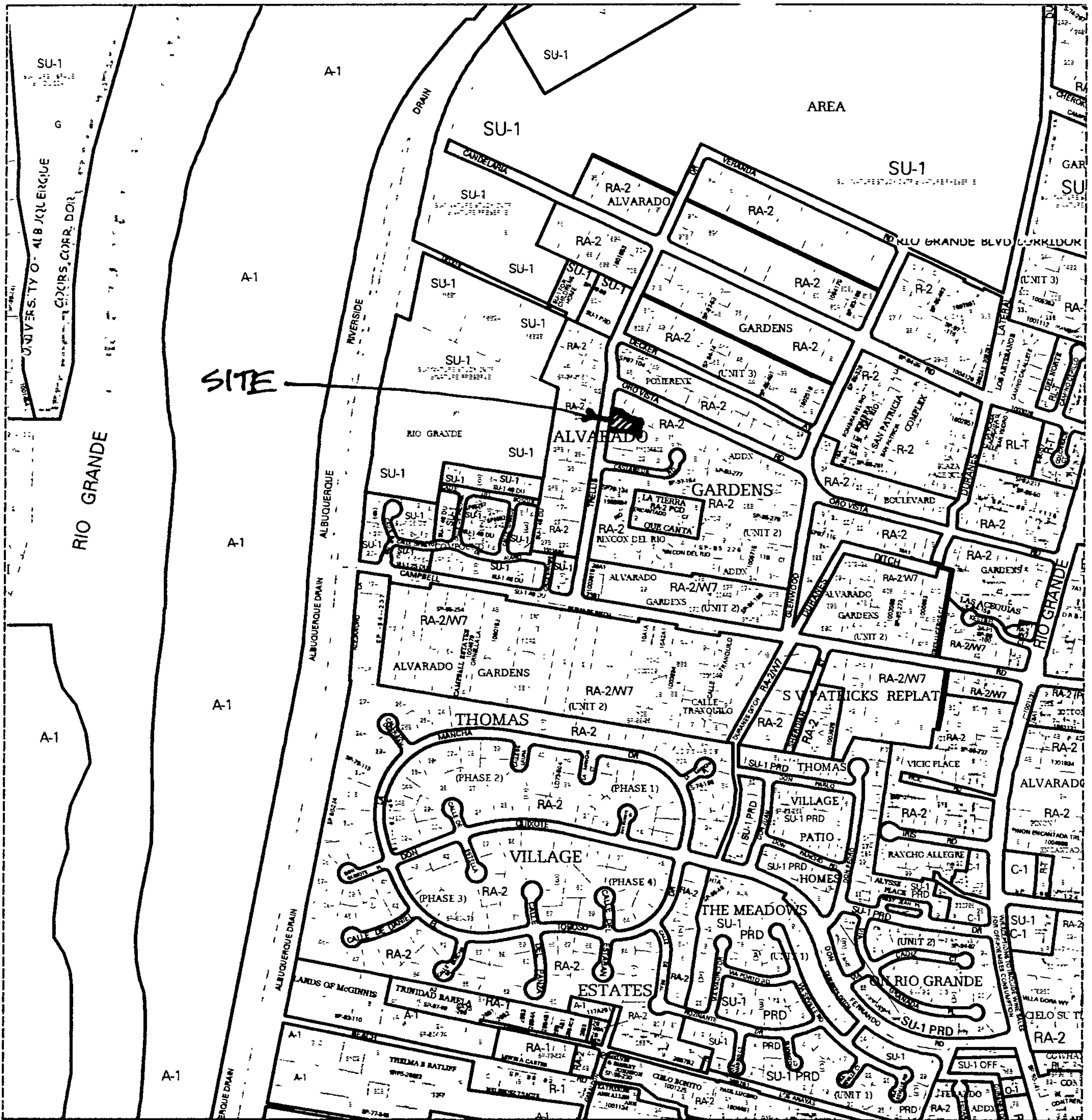
Form revised 4/07

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

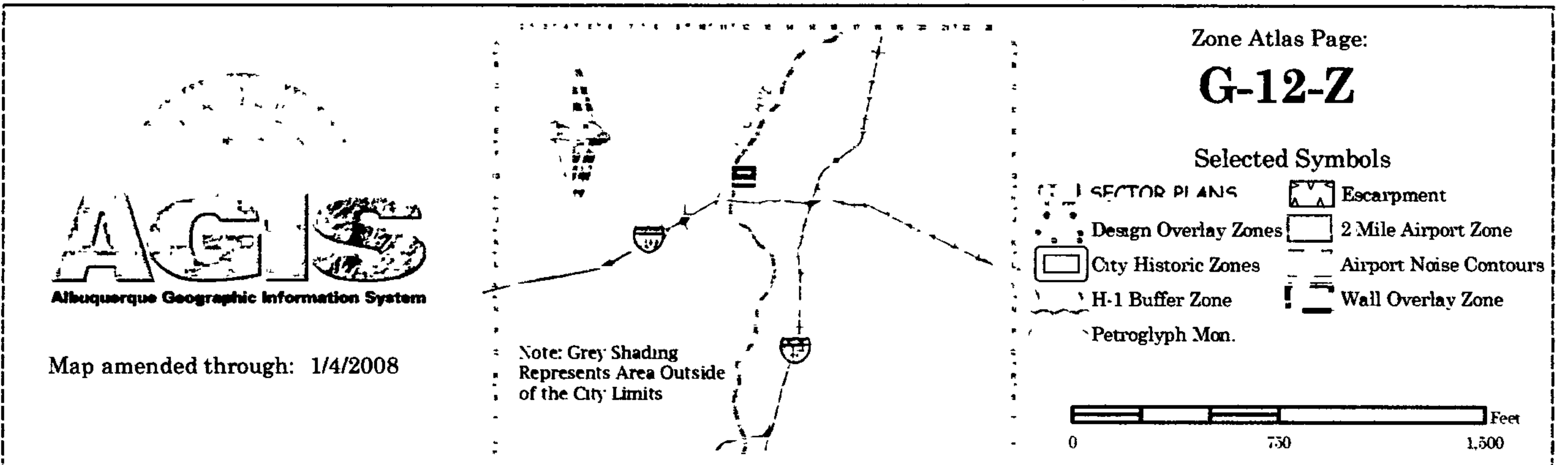
Application case numbers
08DRB-70090

Sandy Handley 02/21/08
 Planner signature / date

Project # 1007068



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



PO Box 1328
Corrales, NM 87048

February 15, 2008

City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Acequia Right-of-Way and Consolidation with Lot K, Alvarado Gardens Unit No. 2

Dear Ladies and Gentlemen of the Development Review Board:

Community Sciences Corporation has been retained by Mr. James F. Sanders, owner of Lot K, Alvarado Gardens Unit 2, to prepare a plat taking his existing lot and consolidating it with an adjoining City of Albuquerque public acequia right-of-way vacated by this plat.

We would appreciate any review and comment that you can provide.

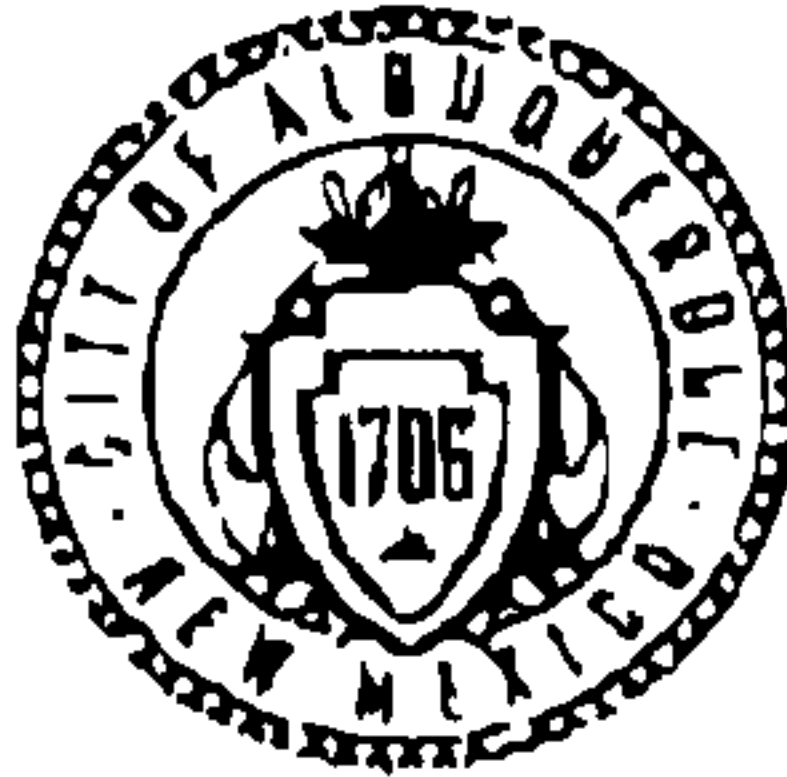
Respectfully Submitted,



Thomas W. Patrick
Surveyor
NMPS No. 12651

TWP/crh

cc: Mr. James S. Sanders



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: February 15, 2008

TO CONTACT NAME: Tom Patrick
 COMPANY/AGENCY: Community Science Corporation
 ADDRESS/ZIP: P.O. Box 1328 Corrales 87048
 PHONE/FAX #: 897-0000 x118 / 898-5195

Thank you for your inquiry of February 15, 2008 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Lot K Alvarado Gardens Unit #2 located on Trellis Dr. NW between Oro Vista Rd NW and Castaneda Rd. NW zone map page(s) G-12.

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

Alvarado Gardens N.A.
 Neighborhood or Homeowner Association
 Contact: Barbie Brennan
2700 Calle Tranquilo NW 87104
345-2876(h) 228-2876(w)
Talia Sledge
2930 Trellis Dr. NW 87107
344-9484(h)

Thomas Village N.A.
 Neighborhood or Homeowner Association
 Contact: Deborah Ridley
3247 Calle de Deborah NW 87104
243-5554(h)
Richard Meyners
3314 Calle de Daniel NW 87104
242-7319(h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO {X}

Please note that according to O-92 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 FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan D. [Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

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.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. 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 amendments describe 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.
5. 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 and/or homeowner 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 Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner 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.

(Below this line for ONC use only)

Date of Inquiry: 2.15.08 Time Entered: 4:04 PM ONC Rep. Initials: 



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) _____

Please check one:

- Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)
- Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)
- Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Alvarado Gardens Unit 2

Legal Description Lot K-1 Alvarado Gardens Unit 2

Location of Project (address or major cross streets) Trellis Dr NW between Campbell NW and Oro Vista NW

Proposed Number of Units: 1 Single-Family _____ Multi-Family 1 Total Units

Note: A single-family unit is a single-family, detached dwelling unit.

Comments _____

Waiver Information

Property Owner James S. Sanders Legal Description Lot K-1 Alvarado Gardens Unit 2 Zoning RA-2

Reason for Waiver/Deferral The property owner is vacating a 20' wide acequia right-of-way and consolidating it with existing lot K.

Contact Information

Name Tom Patrick

Company Community Surveys Corp.

Phone 259-0883 or 897-0000 x118

E-mail _____

Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot (**for final plat only**)
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster Valley

Date Submitted 2/21/2008

Date Completed 2/21/2008

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot K-1 Alvarado Gardens Unit 2, which is zoned as RA-2, on February 21, 2008 submitted by James S. Sanders, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner is vacating a 20' wide acequia right-of-way and consolidating it with existing lot K.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Betty King, Planner, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

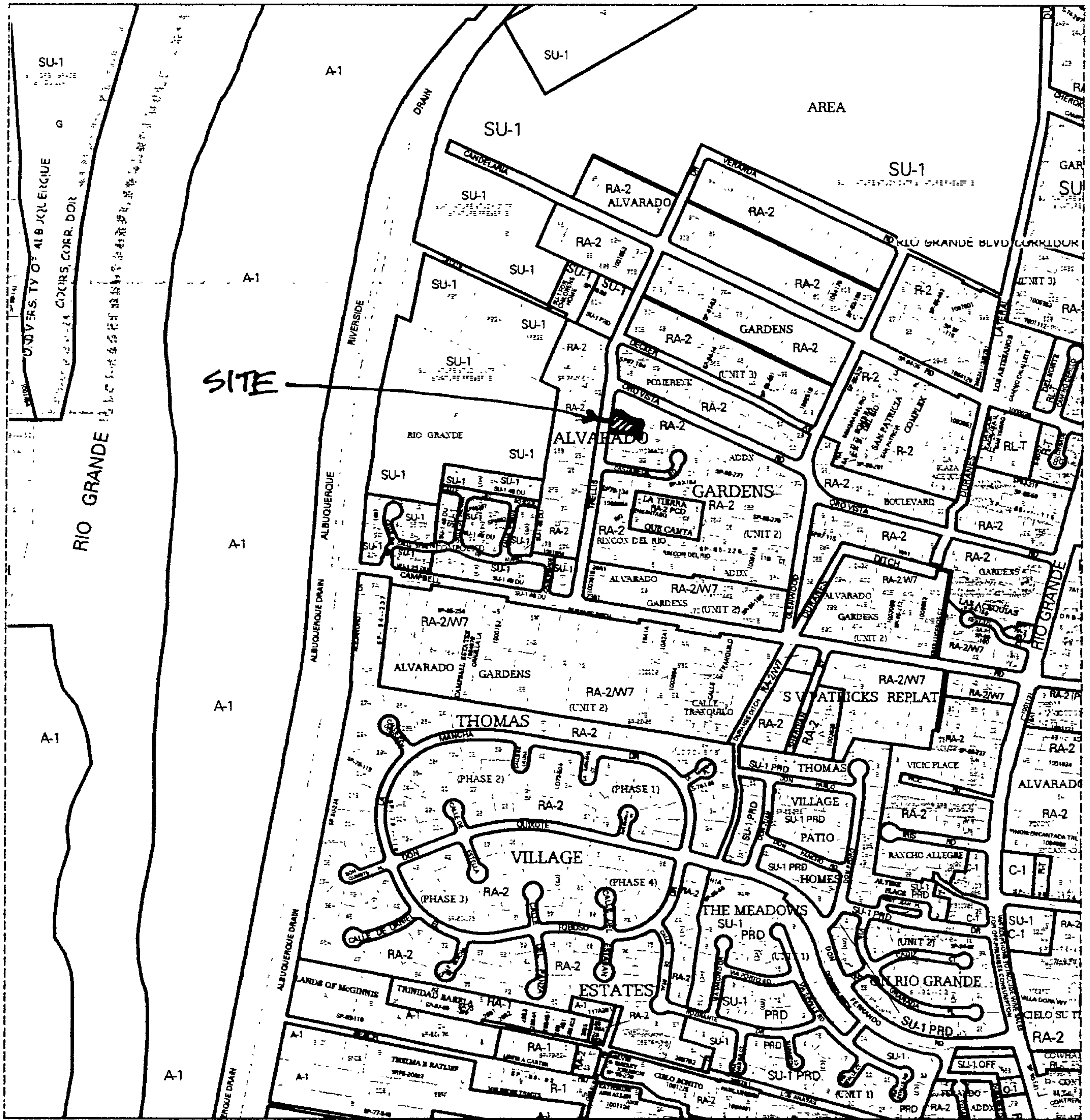
This instrument was acknowledged before me on 2-21-08, by Betty King as Planner, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

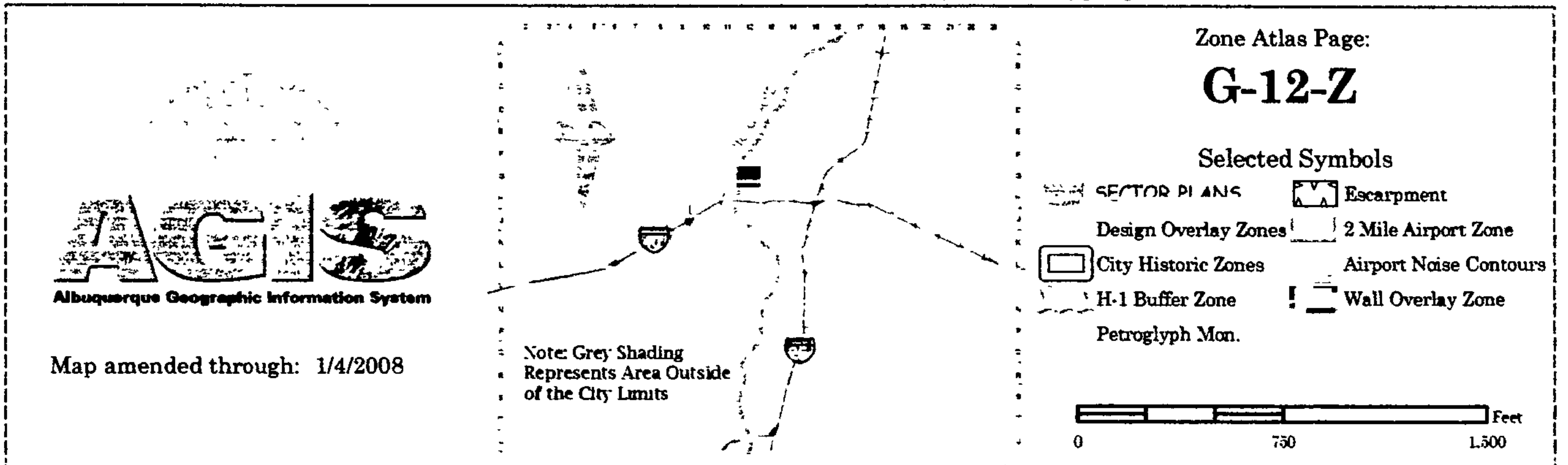
April L. Whites

Notary Public

My commission expires: May 18, 2011



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



February 18, 2008

NEIGHBORHOOD NOTIFICATION LETTER

ALVARADO GARDENS NEIGHBORHOOD ASSOCIATION

Attention: Barbie Brennan
Talia Sledge

Community Sciences Corporation is acting as the agent for Mr. James S. Sanders of 2914 Trellis Drive NW. We are proposing to vacate an existing public right-of-way for Acequia and to consolidate that parcel with Mr. Sander's lot adjoining it on the south.

Address: 2914 Trellis Drive NW

Legal: Lot K, Alvarado Gardens Unit No. 2 (Vol. C, Folio 24).

Physical Description:

Lot K is a residential lot on the east side of Trellis Dr. NW, between Oro Vista Road NW and Castaneda Road NW. The Acequia right-of-way is vacant and apparently never been used as a ditch or for irrigation. The Acequia has been vacated immediately to the east by a previous court action.

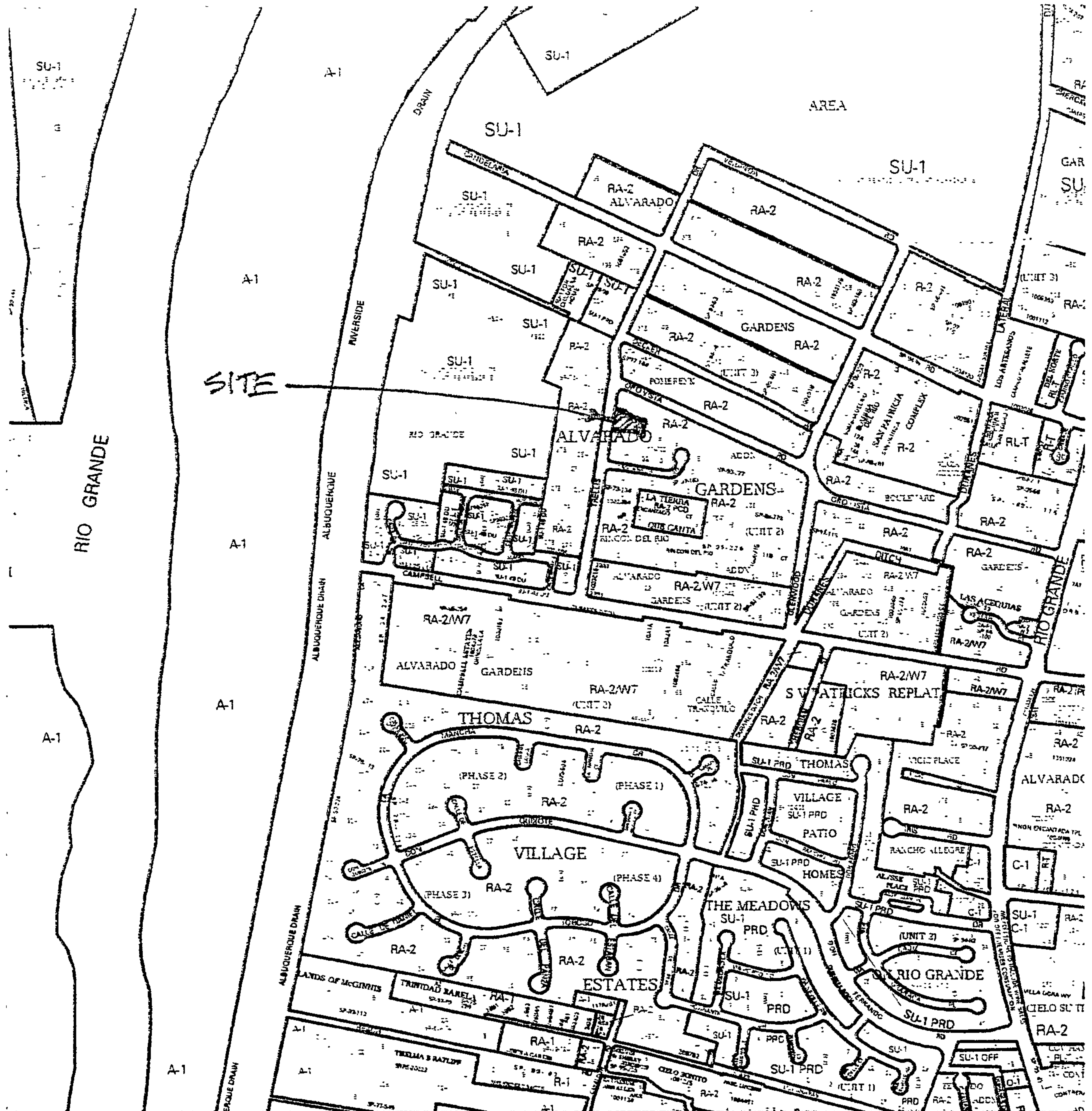
Should you have any questions, please contact me at 897-0000 ext. 118.



Thomas W. Patrick
Surveyor
NMPS No. 12651

TWP/crh

PO Box 1328, Coonales, New Mexico 87048
3900 East Camelback Road, Suite 403, Phoenix, Arizona 85018
Tel: (505) 897-0000 Fax: (505) 898-5195
Tel: (602) 955-7097 Fax: (602) 956-7169



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

Zone Atlas Page:

G-12-Z

Selected Symbols

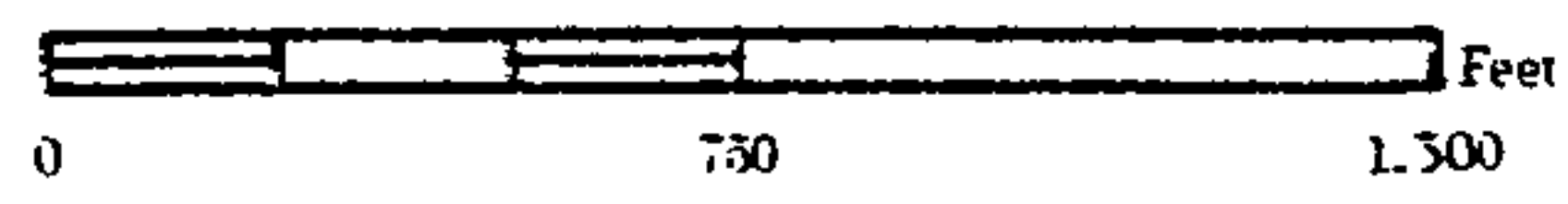
- Escarpment
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Albuquerque Geographic Information System

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits



February 18, 2008

NEIGHBORHOOD NOTIFICATION LETTER

ALVARADO GARDENS NEIGHBORHOOD ASSOCIATION

Attention: Barbie Brennan
Talia Sledge

Community Sciences Corporation is acting as the agent for Mr. James S. Sanders of 2914 Trellis Drive NW. We are proposing to vacate an existing public right-of-way for Acequia and to consolidate that parcel with Mr. Sander's lot adjoining it on the south.

Address: 2914 Trellis Drive NW

Legal: Lot K, Alvarado Gardens Unit No. 2 (Vol. C, Folio 24).

Physical Description:

Lot K is a residential lot on the east side of Trellis Dr. NW, between Oro Vista Road NW and Castaneda Road NW. The Acequia right-of-way is vacant and apparently never been used as a ditch or for irrigation. The Acequia has been vacated immediately to the east by a previous court action.

Should you have any questions, please contact me at 897-0000 ext. 118.

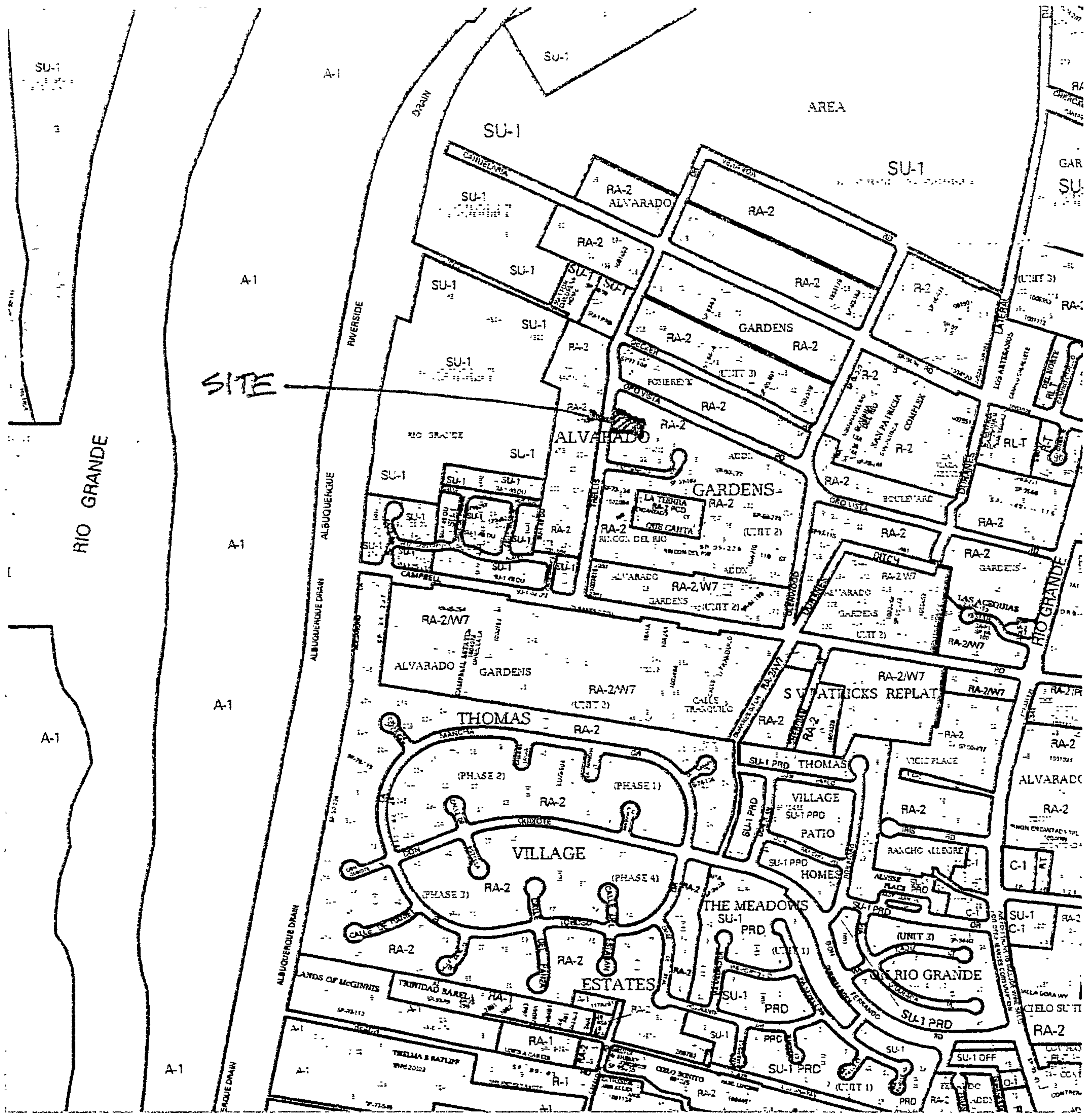


Thomas W. Patrick
Surveyor
NMPS No. 12651

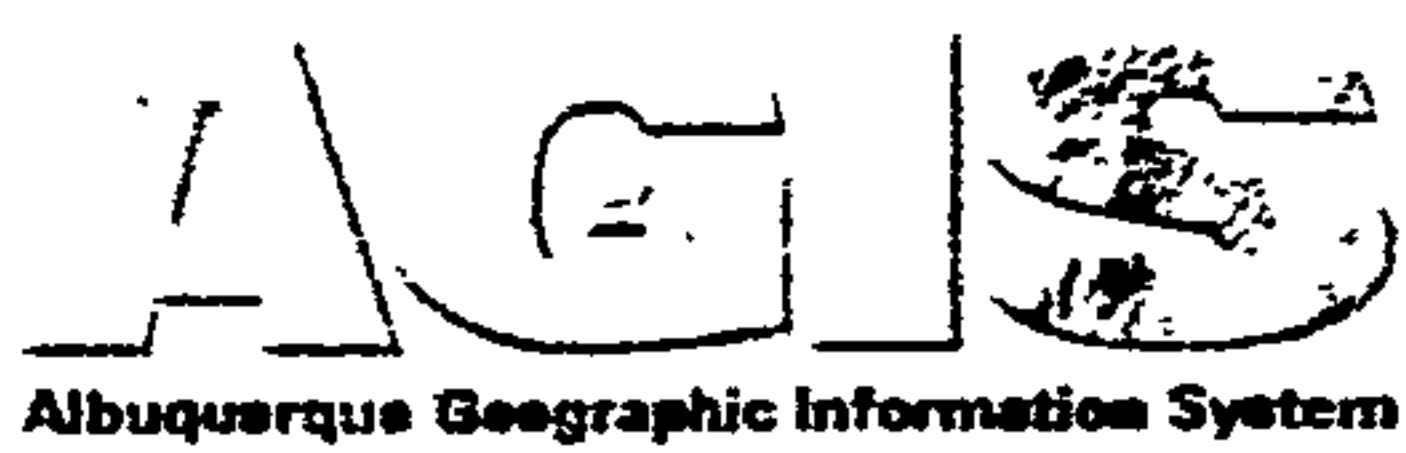
TWP/crh

3900 East Camelback Road, Suite 403
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169

PO Box 1328
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195



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



Map amended through: 1/4/2008

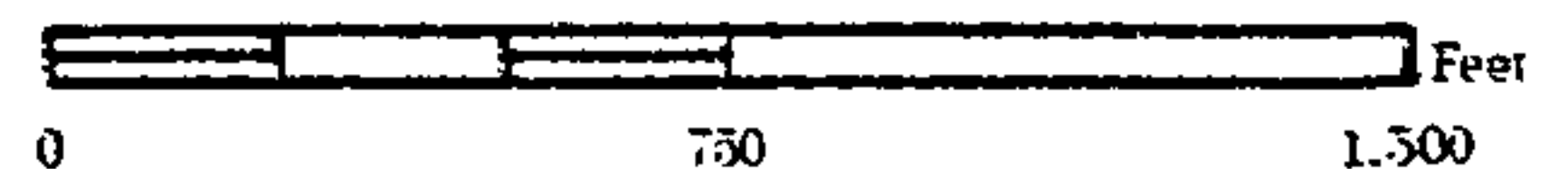
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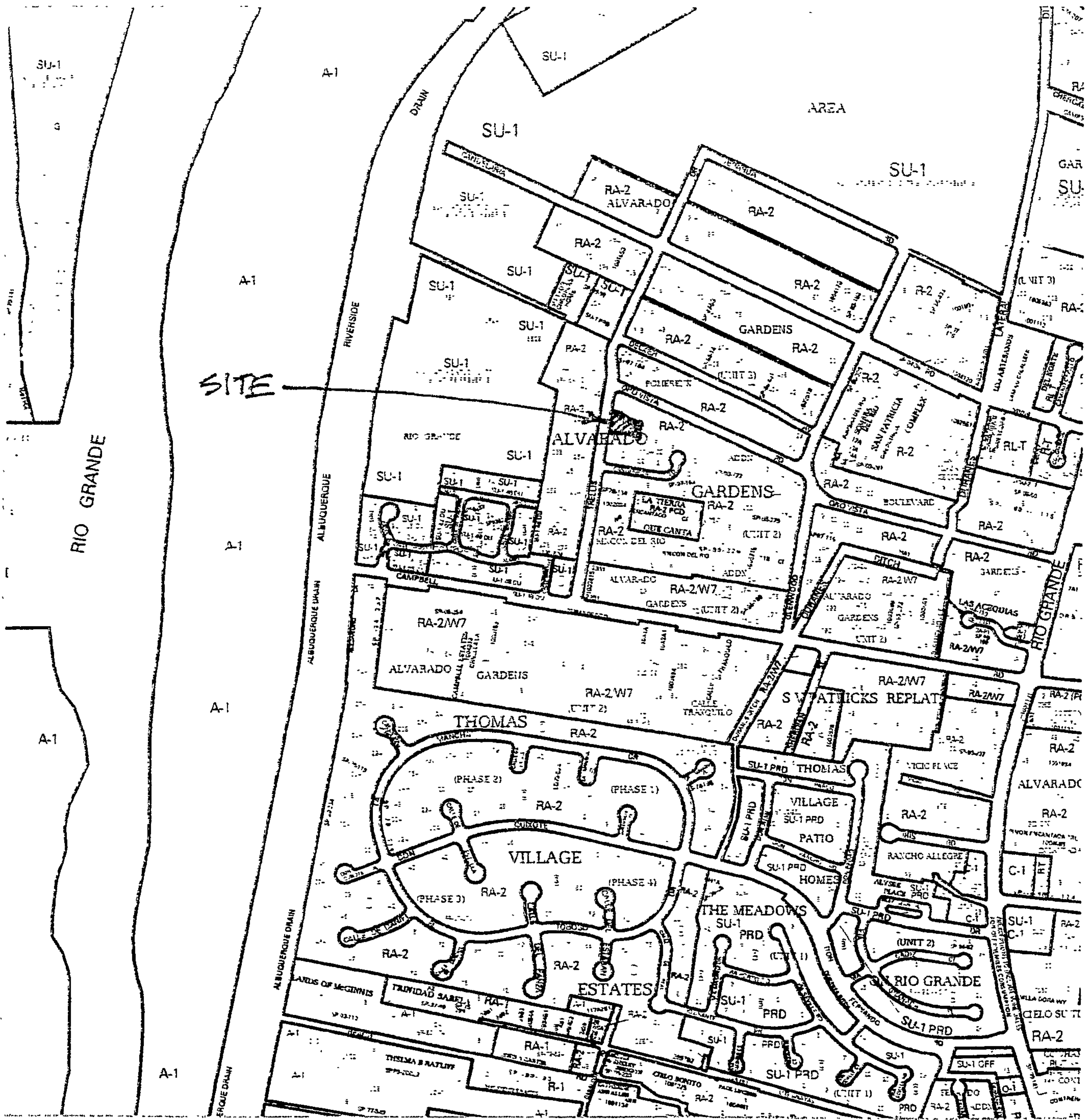
Zone Atlas Page:

G-12-Z

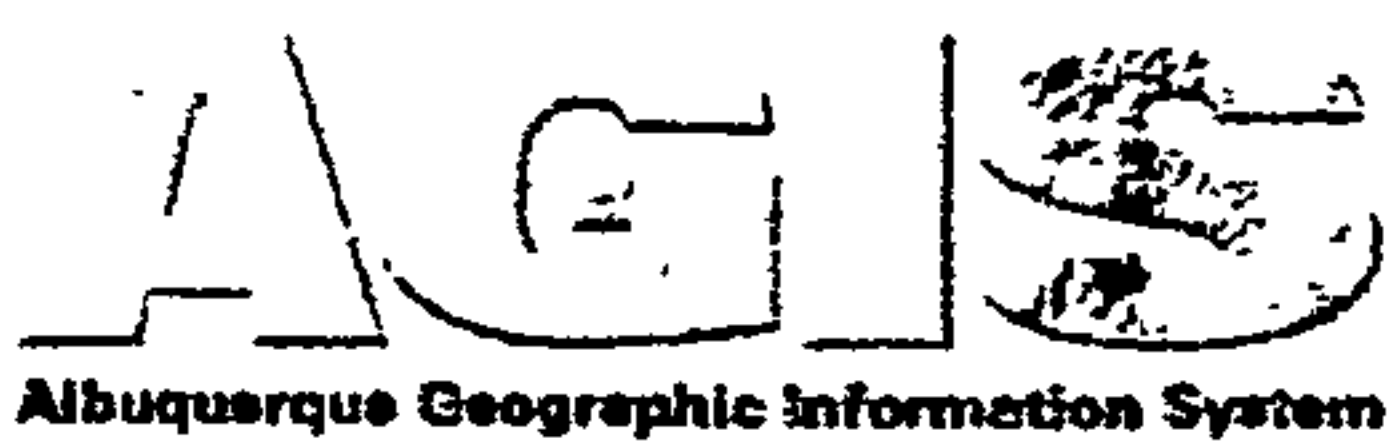
Selected Symbols

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





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



Albuquerque Geographic Information System

Map amended through: 1/4/2008

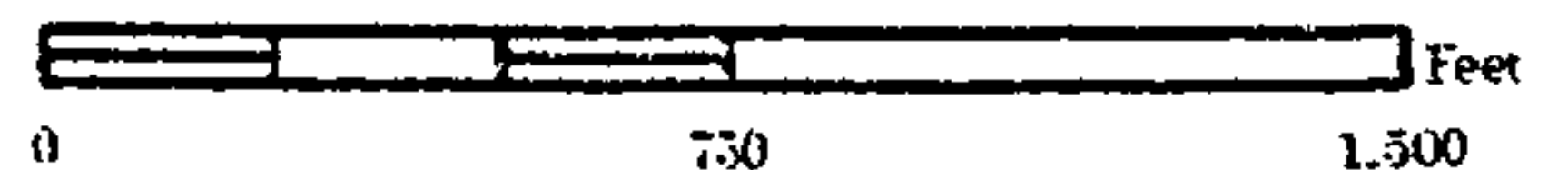
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

G-12-Z

Selected Symbols

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



February 18, 2008

NEIGHBORHOOD NOTIFICATION LETTER

THOMAS VILLAGE NEIGHBORHOOD ASSOCIATION

Attention: Deborah Ridley
Richard Meyners

Community Sciences Corporation is acting as the agent for Mr. James S. Sanders of 2914 Trellis Drive NW. We are proposing to vacate an existing public right-of-way for Acequia and to consolidate that parcel with Mr. Sander's lot adjoining it on the south.

Address: 2914 Trellis Drive NW

Legal: Lot K, Alvarado Gardens Unit No. 2 (Vol. C, Folio 24).

Physical Description:

Lot K is a residential lot on the east side of Trellis Dr. NW, between Oro Vista Road NW and Castaneda Road NW. The Acequia right-of-way is vacant and apparently never been used as a ditch or for irrigation. The Acequia has been vacated immediately to the east by a previous court action.

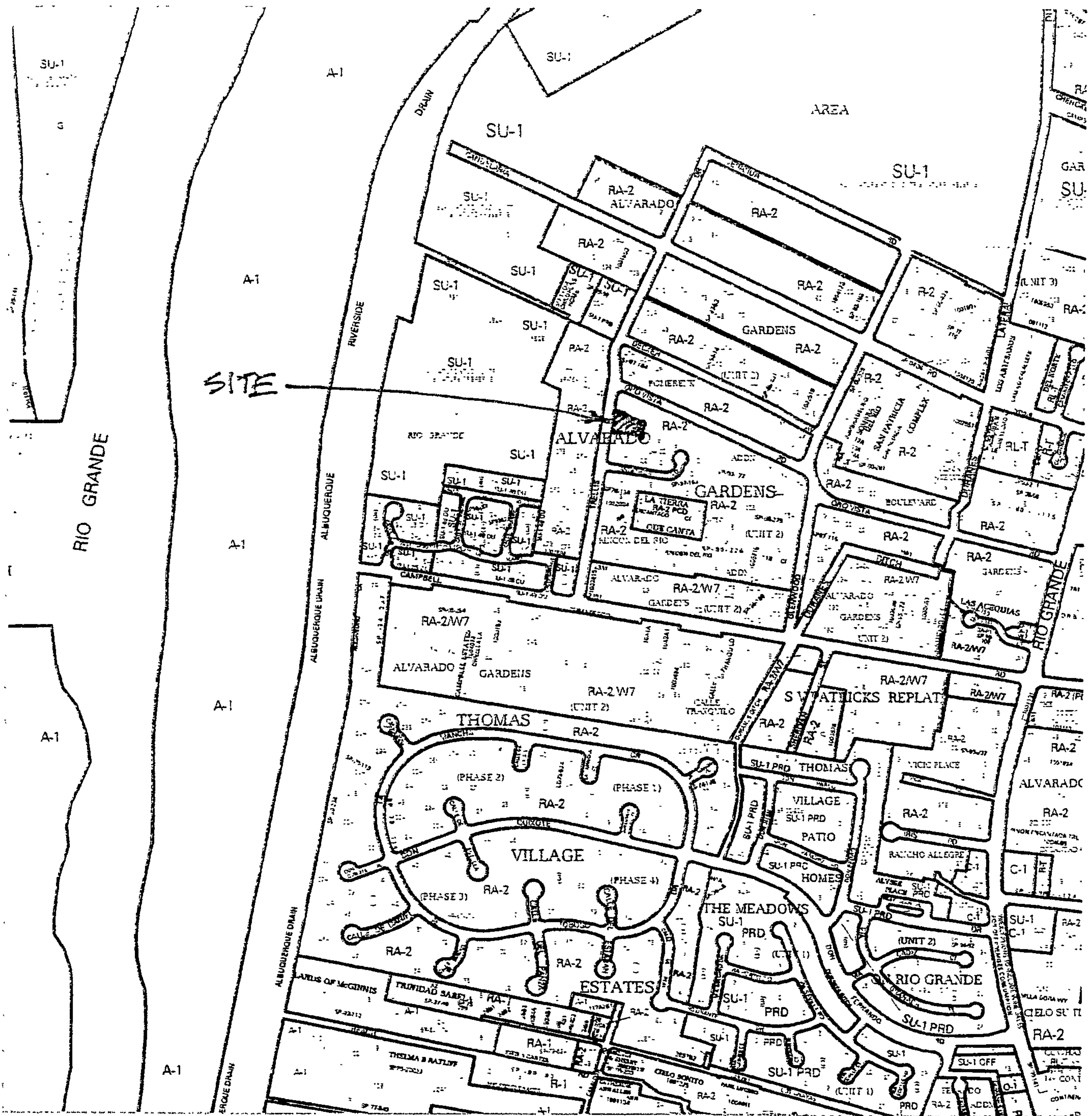
Should you have any questions, please contact me at 897-0000 ext. 118.



Thomas W. Patrick
Surveyor
NMPS No. 12651

TWP/crh

PO Box 1828
Corrales, New Mexico 87048
Tel: (505) 897-0000 Fax: (505) 898-5195
3900 East Camelback Road, Suite 403
Phoenix, Arizona 85018
Tel: (602) 955-7097 Fax: (602) 955-7169



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



Map amended through: 1/4/2008

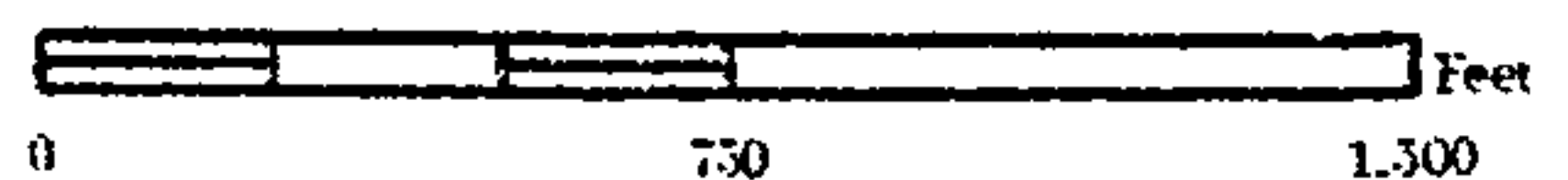
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

G-12-Z

Selected Symbols

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



7004 1160 0005 8601 6986

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	\$.41	Postmark Here
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)	2.15	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.21	

Sent To **DEBORAH RIDLEY**
THOMAS VILLAGE N.A.
 Street, Apt. No., or PO Box No. **3247 CALLE DE DEBORAH NW**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0005 8601 6962

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	\$.41	Postmark Here
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)	2.15	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.21	

Sent To **Terbie Brennan N9895**
 Street, Apt. No., or PO Box No. **2700 Calle Tranquilo NW**
 City, State, ZIP+4 **ABO NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0005 8601 6979

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	\$.41	Postmark Here
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)	2.15	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.21	

Sent To **RICHARD MEYERS**
THOMAS VILLAGE N.A.
 Street, Apt. No., or PO Box No. **3316 CALLE DE DANIEL NW**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0005 8601 6979

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Postage	\$.41	Postmark Here
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)	2.15	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.21	

Sent To **TALIA SLEDGE**
ALVARADO GARDENS N.A.
 Street, Apt. No., or PO Box No. **2930 TRELIS DRIVE NW**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions

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 MARCH 4, 2008 To MARCH 19, 2008

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.

Thomas W. Patrick / as
(Applicant or Agent)

2-21-2008
(Date)

I issued 1 signs for this application, 02/21/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007068

VACATION PLAT AND SUBDIVISION PLAT OF LOT K-1 OF ALVARADO GARDENS UNIT No.2

BEING A REPLAT OF LOT K, ALVARADO GARDENS UNIT No.2
AND A VACATED ACEQUIA RIGHT-OF-WAY ADJACENT TO LOT K

SITUATED WITHIN PROJECTED SECTION 1, T10N R2E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2008

