



*all planned  
6/26/06*

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 30, 2005

**Project # 1001569**  
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association(s).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the SIA extension. However this should be the last extension

Transportation Development

With progress being made, no objection to the request.

Parks & Recreation

Defer to Transportation.

Utilities Development

No objection to SIA Extension, defer to Transportation.

Planning Department

Planning has no objection but defers to the Traffic Engineer.

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

cc: Chant Family III Limited Partnership, P.O. Box 3529, 87190



**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 30, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001569**  
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17)

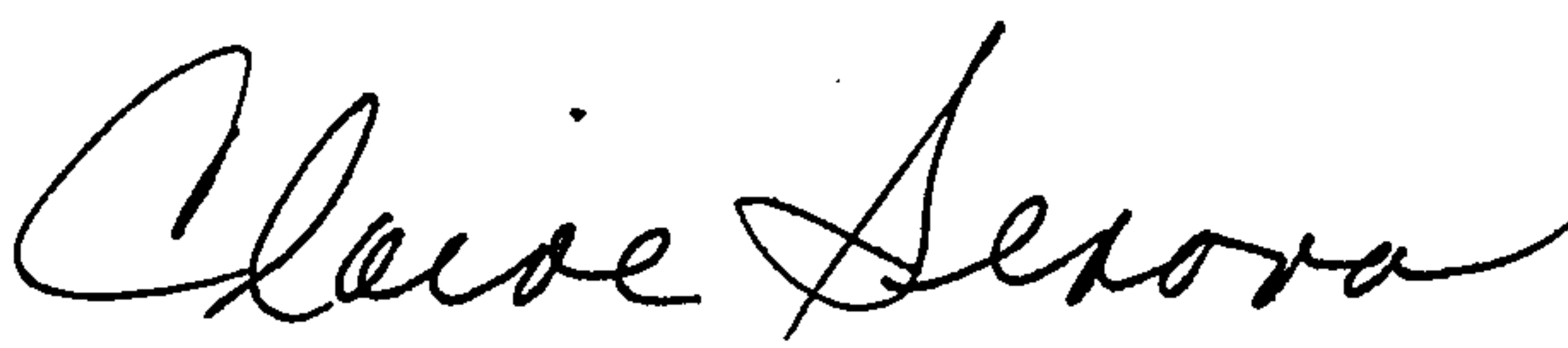
**Project # 1003790**  
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

**Project # 1003994-100 26 36**  
05DRB-00373 Major-Vacation of Public Easements  
05DRB-00372 Minor-Prelim&Final Plat Approval  
05DRB-00374 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] (H-12)

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 Claire Senova, 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.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 14, 2005.**

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001569 AGENDA#: 1 DATE: 3/30/05

1. Name: Greg Chant 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: \_\_\_\_\_



THIS HAS BEEN FILED

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001569 Subdivision Name Jefferson Commons II

Surveyor Forstbauer Company Forstbauer

Contact person Terese Phone # 268-2112 email Forstsur@aol.com

~~Robert A. Romero~~ \_\_\_\_\_ 7-18-03  
Approved \*Not Approved Date

DXF RECEIVED 6-16-03 DATE  
 HARD-COPY RECEIVED 7-18-03 DATE  
 DISCLOSURE STATEMENT

Grid Bearings NAD 27

\*Not Approved for one or more of the following reasons:

File Format and naming

- 1) \_\_\_ Format is not DXF file in ASCII format
- 2) \_\_\_ No hard copy of the final plat submitted
- 3) \_\_\_ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) \_\_\_ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) \_\_\_ Submittal does not specify if coordinates are based on ground or grid distances
- 6) \_\_\_ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) \_\_\_ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) \_\_\_ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) \_\_\_ Digital submittal does not match final plat
- 10) \_\_\_ Parcel lines are not in one separate layer
- 11) \_\_\_ Access-easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) \_\_\_ All other easement lines are not in a third separate layer

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only: Copied cov 1569 to agiscov on 7-18-03 Client Notified By phone

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

**Meeting Date:** MARCH 30, 2005  
**Zone Atlas Page:** F-17-Z  
**Notification Radius:** 100 Ft.

**Project# 1001569**  
**App# 05DRB-00376**

**Cross Reference and Location:**

**Applicant:** CHANT FAMILY III LIMITED PARTNERSHIP  
**Address:** PO BOX 3529  
ALBUQUERQUE NM 87190

**Agent:**  
**Address:**

**Special Instructions:**

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

**Date Mailed:** MARCH 11, 2005

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-17	1017061	1165-445	202-28	1017061 318-338 102 42
		119-457	01	350-352 52
		148-398	03	327-384 51
		175-372	05	355-390 55
		<sup>204</sup> <del>200</del> -394	07 -	271-502 204 02
		225-420	09	240-492 05
		1104-486	205-02	222-524 01
		084-453	201-15	1017062 225-003 404 01
		081-453	11	269-016 02
		072-392	10 -	190-001 302 47
		120-355	01	159-030 34
		139-338	03	141-030 35
		119-332	02	110-030 30
		160-274	309-29	1017061 082-520 203 03
		180-258	27	084-520 02
		210-300	204-01	
		223-322	13	
		242-341	10	
		269-318	12	

101706116546520228

LEGAL: LOT 6-A PLAT OF LOTS 1-A & 6-A JEFFERSON COMMONS II BEING A  
REPLAT OF LOT 1 & LOT 6 JEFFERSON  
PROPERTY ADDR: 3910 SINGER BLVD NE

OWNERS NAME: CHANT FAMILY III LTD PTNSHP  
OWNERS ADDR: PO BOX 3529  
ALBUQUERQUE NM 87190

101706122542020209

LEGAL: LOT 1-A PLAT OF LOTS 1-A & 6-A JEFFERSON COMMONS II BEING A  
REPLAT OF LOT 1 & LOT 6 JEFFERSON  
PROPERTY ADDR: 5401 PAN AMERICAN FRWY NE

OWNERS NAME: CHANT FAMILY III LTD PTNSHP  
OWNERS ADDR: PO BOX 3529  
ALBUQUERQUE NM 87190



<mainframe@coa1mp3.  
cabq.gov>

03/09/2005 08:51 AM

To:  
cc:  
cc:  
Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1

01017061 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101706116546520228 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101706111945720201 LEGAL: LT 5 PLA T OF LOTS 1-6 JEFFERSON COMMONS II  
BEING A LAND USE:  
PROPERTY ADDR: 00000 OFFICE  
OWNER NAME: CHANT FAMILY II LTD PTNSHP  
OWNER ADDR: PO BOX 3529  
87190

ALBUQUERQUE NM  
0101706114839820203 LEGAL: LT 4 PLA T OF LOTS 1-6 JEFFERSON COMMONS II  
BEING A LAND USE:  
PROPERTY ADDR: 00000 OFFICE  
OWNER NAME: PAPPAS RESTAURANTS INC  
OWNER ADDR: PO BOX 802206  
75380

DALLAS TX  
0101706117537220205 LEGAL: LT 3 PLA T OF LOTS 1-6 JEFFERSON COMMONS II  
BEING A LAND USE:  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: PAPPAS RESTAURANTS INC  
OWNER ADDR: PO BOX 802206  
75380

DALLAS TX  
0101706120439620207 LEGAL: LT 2 PLA T OF LOTS 1-6 JEFFERSON COMMONS II  
BEING A LAND USE:  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: PAPPAS RESTAURANTS INC  
OWNER ADDR: PO BOX 802206  
75380

DALLAS TX  
0101706122542020209 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101706106448620502 LEGAL: LT 2 2-A PLAT OF LT 22-A JEFFERSON COMMONS BEING  
A LAND USE:  
PROPERTY ADDR: 00000 SINGER  
OWNER NAME: CHANT LTD PARTNERSHIP  
OWNER ADDR: PO BOX 3529  
87190

ALBUQUERQUE NM  
0101706106445320115 LEGAL: LOT 20 P LAT OF JEFFERSON COMMONS BEING A REPL  
OF T LAND USE:  
PROPERTY ADDR: 00000 COMMONS  
OWNER NAME: CHANT LIMITED PARTNERSHIP  
OWNER ADDR: PO BOX 3529  
87190

ALBUQUERQUE NM  
0101706108145320111 LEGAL: LOT 21 P LAT OF JEFFERSON COMMONS BEING A REPL  
OF T LAND USE:  
PROPERTY ADDR: 00000 COMMONS  
OWNER NAME: DAIGH ROBERT C & JANICE R  
OWNER ADDR: PO BOX 2125  
87048

CORRALES NM 87048



PAGE 2

0101706107239220110 PROPE LAND USE: LEGAL: TRAC T A- 1-A REPLAT OF TRACT A-1 OF THE CRYER  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: B C H LAND COMPANY  
OWNER ADDR: 00150 PELICAN WAY  
94901

SAN RAFAEL CA 0101706112035520101 A-1 LAND USE: LEGAL: TRAC T A- 1B-1 PLAT OF TRACTS A-1B-1, A-1B-2 AND  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: STERLING CAPITAL DEVELOPMENT  
OWNER ADDR: 07315 4TH ST NW  
87107

ALBUQUERQUE NM 0101706113933820103 A-1 LAND USE: LEGAL: TRAC T A- 1B-3 PLAT OF TRACTS A-1B-1, A-1B-2 AND  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: TXLC N MX PROPERTIES L P  
OWNER ADDR: PO BOX 2170  
76244

KELLER TX 0101706111933220102 A-1 LAND USE: LEGAL: TRAC T A- 1B-2 PLAT OF TRACTS A-1B-1, A-1B-2 AND  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: BCAL LIMITED COMPANY  
OWNER ADDR: PO BOX 908  
87504

SANTA FE NM 0101706116627430929 3. LAND USE: LEGAL: 0001 OF NORRIS AND MARGARET PENNY ADDITION CONT  
PROPERTY ADDR: 00000 PAN AMERICAN  
OWNER NAME: PENNY NORRIS R SR ETUX  
OWNER ADDR: PO BOX 724  
87103

ALBUQUERQUE NM 0101706118025830927 LAND USE: LEGAL: 0002 OF NORRIS AND MARGARET PENNY ADD CONT 2.00  
PROPERTY ADDR: 00000 MCLEOD  
OWNER NAME: PENNY NORRIS R SR ETUX  
OWNER ADDR: PO BOX 724  
87103

ALBUQUERQUE NM 0101706121030020401 2-A) C LAND USE: LEGAL: TR 2 -A-1 MCLEOD BUSINESS PARK (REPLAT OF TR  
PROPERTY ADDR: 00000 MCLEOD  
OWNER NAME: MCLEOD REALTY  
OWNER ADDR: 04911 JEFFERSON NE  
87109

ALBUQUERQUE NM 0101706122332220413 2-A-3-C & LAND USE: LEGAL: TR 2 -A-3 -B PLAT OF TRS 2-A-3-A, 2-A-3-B,  
PROPERTY ADDR: 00000 MCLEOD  
OWNER NAME: MCLEOD REALTY  
OWNER ADDR: 04911 JEFFERSON NE  
87109

ALBUQUERQUE NM 0101706126234120410 2-A-3-C & LAND USE: LEGAL: TR 2 -A-3 -C PLAT OF TRS 2-A-3-A, 2-A-3-B,  
PROPERTY ADDR: 00000 JEFFERSON  
OWNER NAME: MCLEOD REALTY  
OWNER ADDR: 01510 W LOOP SOUTH  
77027

HOUSTON TX 77027



PAGE 4

0101706226901640402      LEGAL: TR A -1 P LAT OF TRACTS A-1 & H1-A-1 THE 25  
LAND USE:                      PROPERTY ADDR: 00000      THE 25  
                                    OWNER NAME: AGB ALBUQUERQUE LLC  
                                    OWNER ADDR: 00245      PARK AVE  
NEW YORK      NY      10167  
0101706219000130247      LEGAL: D-3      SUMM ARY PLAT LOT D ALBUQUERQUE INDUSTRIAL  
PARK      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: BORDER STATES INDUSTRIES INC  
                                    OWNER ADDR: PO BOX 2767  
FARGO      ND      58108  
0101706215903030236      LEGAL: LOT      C4B2      PLAT OF LTS C4B1 & C4B2 ALBUQUERQUE  
INDUS      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: PHILLIPS JAMES M  
                                    OWNER ADDR: 05610      SINGER                      BL NE  
ALBUQUERQUE NM      87109  
0101706214103030235      LEGAL: LOT      C4B1      PLAT OF LTS C4B1 & C4B2 ALBUQUERQUE  
INDUS      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: WESTLAND DEVELOPMENT CO INC  
                                    OWNER ADDR: 00401      COORS                      BL NW  
ALBUQUERQUE NM      87121  
0101706211003030230      LEGAL: LT C -3B      PLAT OF LTS C-2B, C-3B & C-4B  
ALBUQUERQUE      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: MABESS MANOR ASSOCIATES  
                                    OWNER ADDR: 00660      CANYON                      RD  
SANTA FE      NM      87501  
0101706108252020303      LEGAL: 6-A      REPL OF LTS 6, 7, 14, 15, 20 & 21 MIDWAY  
BUSIN      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: SANDOVAL LIMITED PARTNERSHIP  
                                    OWNER ADDR: 09101      HARWOOD                      NE  
ALBUQUERQUE NM      87111  
0101706108452020302      LEGAL: 6B-1      REP L OF LT 6-B NOW COMPR LTS 6B-1 & 6B-2  
MIDW      LAND USE:                      PROPERTY ADDR: 00000      SINGER  
                                    OWNER NAME: THE MONTESSORI SCHOOL INC  
                                    OWNER ADDR: 03821      SINGER                      BL NE  
ALBUQUERQUE NM      87109  
QUIT



Project# 1001569

CHANT FAMILY III PTNSHP  
PO BOX 3529  
ALBUQUERQUE NM 87190

101706106448620502

CHANT LTD PARTNERSHIP  
PO BOX 3529  
ALBUQUERQUE NM 87190

101706112035520101

STERLING CAPITAL DEVELOPMENT  
7315 4TH ST NW  
ALBUQUERQUE NM 87107

101706116627430929

PENNY NORRIS R SR ETUX  
PO BOX 724  
ALBUQUERQUE NM 87103

101706131833810262

JEFFERSON PARTNERS LLC  
124 10TH ST NW  
ALBUQUERQUE NM 87102

101706127150220602

HAMILTON-MANN PROPERTIES LLC  
9909 DESERT MOUNTAIN RD NE  
ALBUQUERQUE NM 87112

101706226901640402

AGB ALBUQUERQUE LLC  
245 PARK AVE  
NEW YORK NY 10167

101706214103030235

WESTLAND DEVELOPMENT CO INC  
401 COORS BL NW  
ALBUQUERQUE NM 87121

101706108452020302

THE MONTESSORI SCHOOL INC  
3821 SINGER BL NE  
ALBUQUERQUE NM 87109

101706111945720201

CHANT FAMILY II LTD PTNSHP  
PO BOX 3529  
ALBUQUERQUE NM 87190

101706108145320111

DAIGH ROBERT C & JANICE R  
PO BOX 2125  
CORRALES NM 87048

101706113933820103

TXLC,N MX PROPERTIES L P  
PO BOX 2170  
KELLER TX 76244

101706121030020401

MCLEOD REALTY  
4911 JEFFERSON NE  
ALBUQUERQUE NM 87109

101706135035210252

TKW PROPERTIES LLC  
6012 NORTH CENTRAL AV  
PHOENIX AZ 85012

101706124649220605

DRURY SOUTHWEST INC &  
101 S FARRAR DR  
CAPE GIRARDE MO 63701

101706219000130247

BORDER STATES INDUSTRIES INC  
PO BOX 2767  
FARGO ND 58108

101706211003030230

MABESS MANOR ASSOCIATES  
660 CANYON RD  
SANTA FE NM 87501

101706114839820203

PAPPAS RESTAURANTS INC  
PO BOX 802206  
DALLAS TX 75380

101706107239220110

B C H LAND COMPANY  
150 PELICAN WAY  
SAN RAFAEL CA 94901

101706111933220102

BCAL LIMITED COMPANY  
PO BOX 908  
SANTA FE NM 87504

101706126234120410

MCLEOD REALTY  
1510 W LOOP SOUTH  
HOUSTON TX 77027

101706135539010255

THE GARDNER ZEMKE CO INC  
4600 LINCOLN RD NE  
ALBUQUERQUE NM 87109

101706222500340401

FIRST FEDERAL BANK  
PO BOX 340  
ROSWELL NM 88002

101706215903030236

PHILLIPS JAMES M  
5610 SINGER BL NE  
ALBUQUERQUE NM 87109

101706108252020303

SANDOVAL LIMITED PARTNERSHIP  
9101 HARWOOD NE  
ALBUQUERQUE NM 87111

E-16-Z

E-17-Z

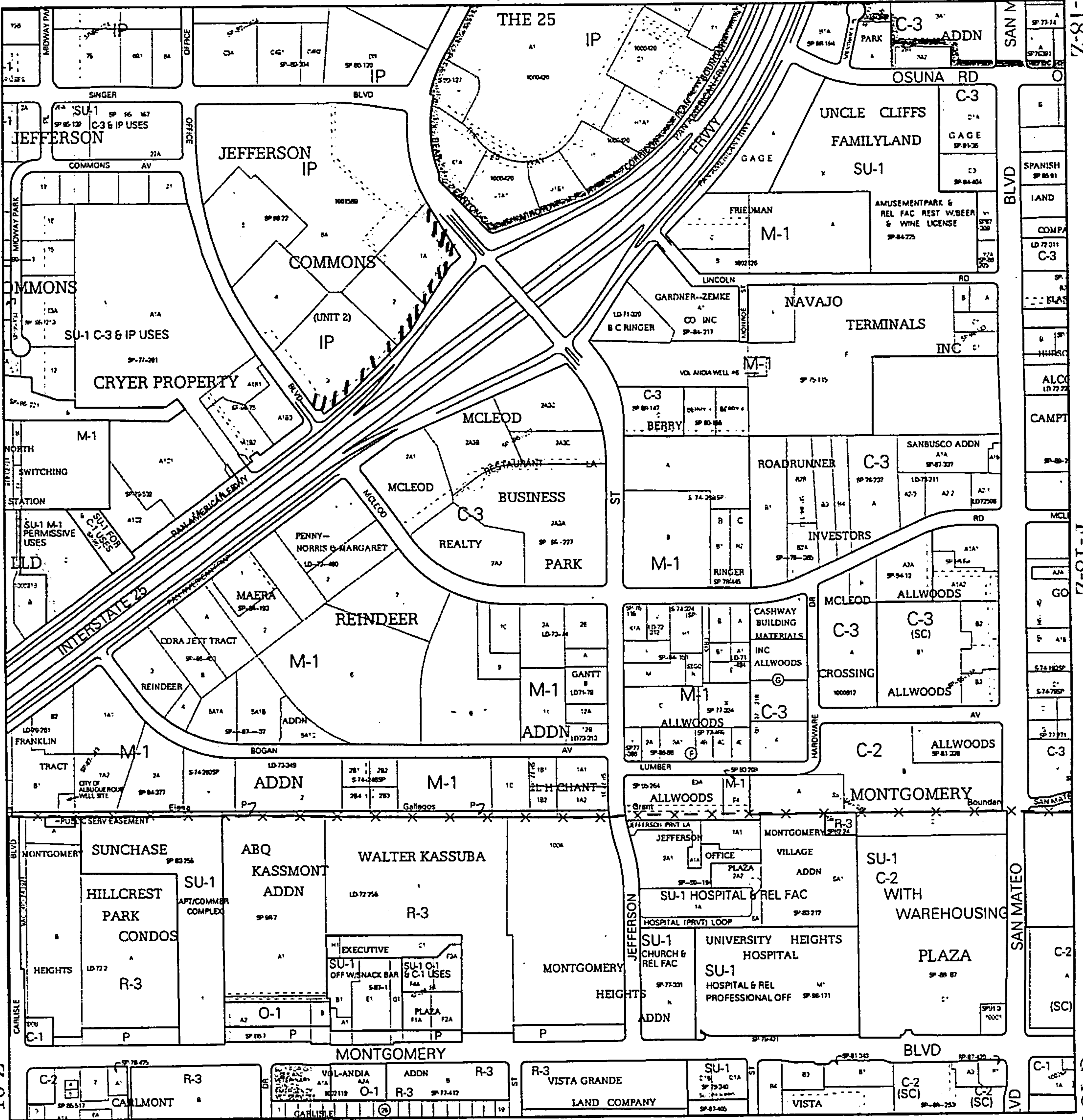
E-18-Z

F-16-Z

F-18-Z

G-16-Z

G-18-Z

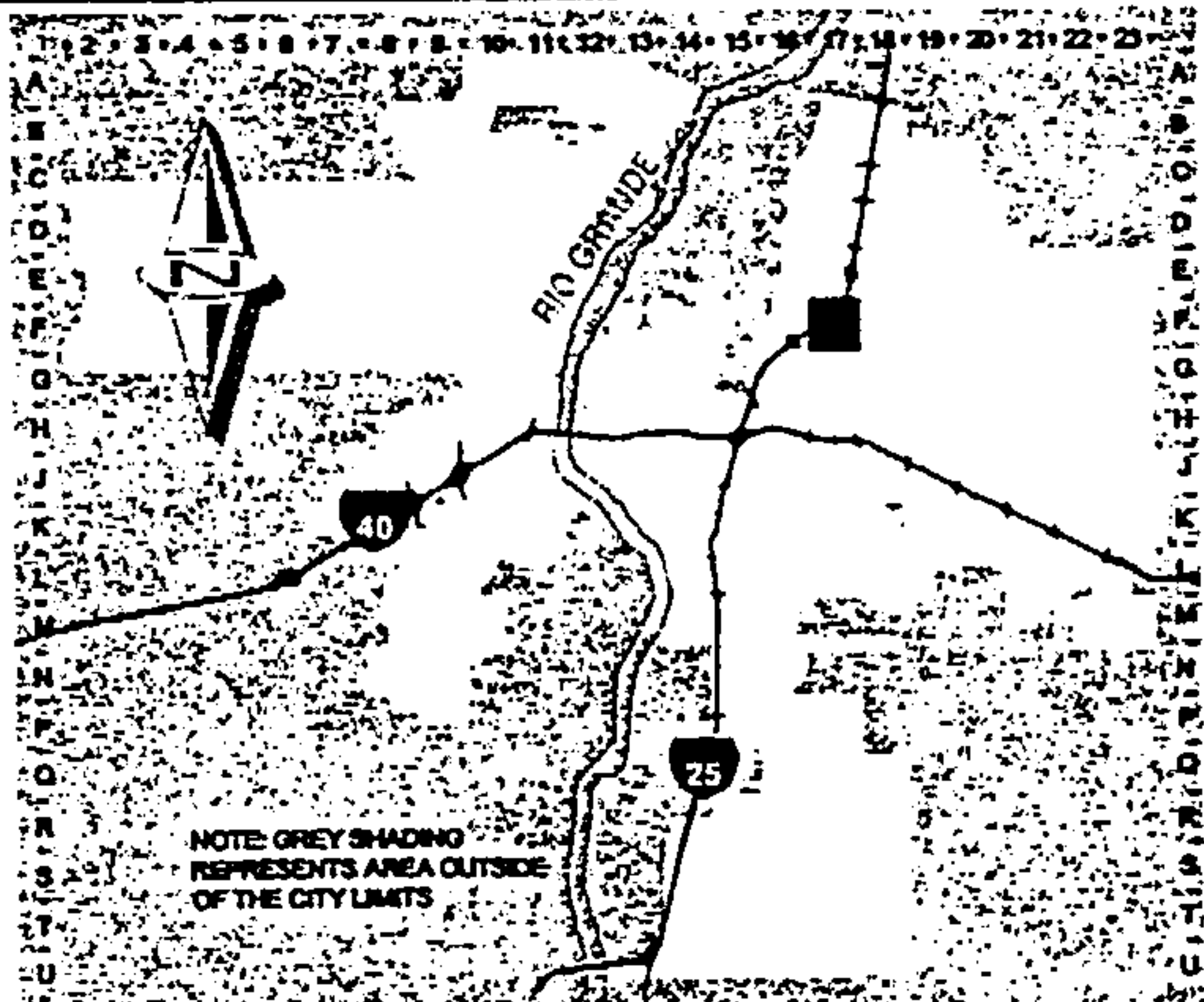
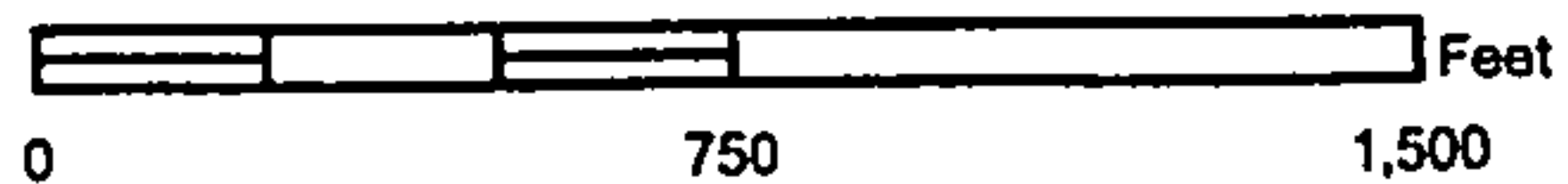


Zone Atlas Page: **F-17-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

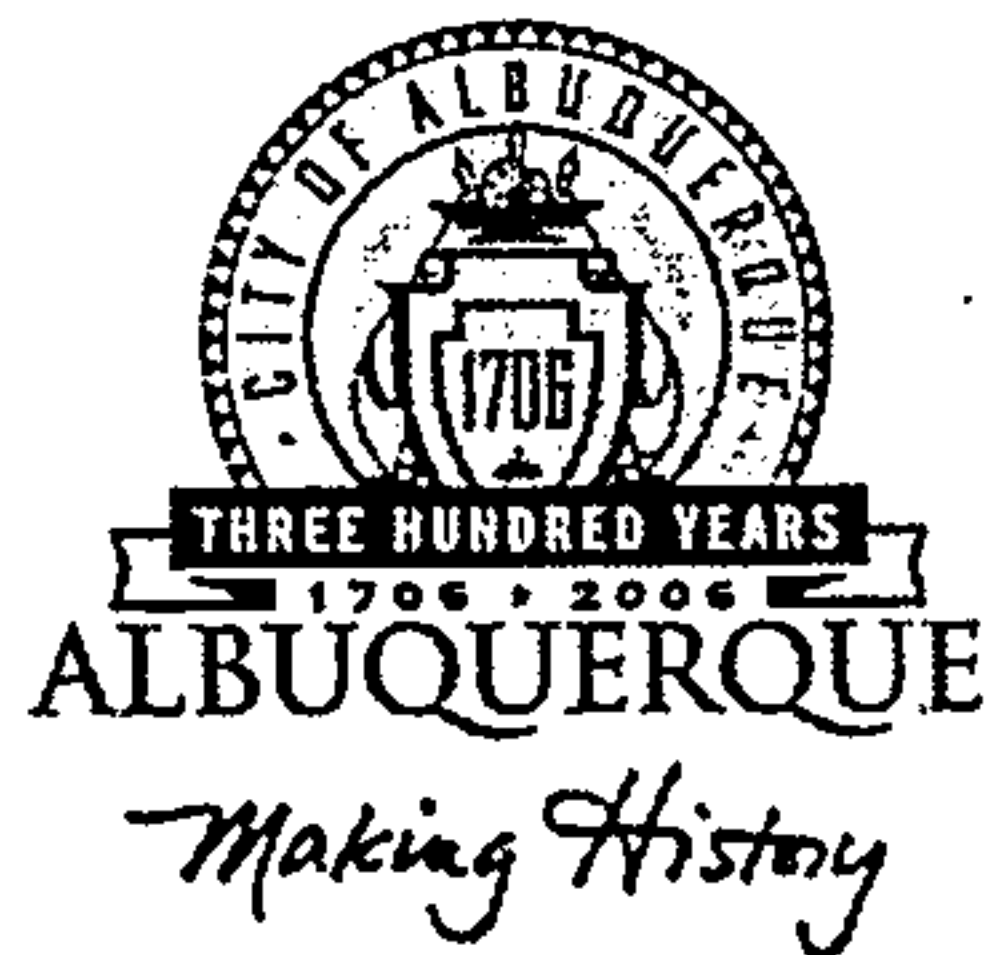


THREE HUNDRED YEARS  
1706 - 2006  
**ALBUQUERQUE**  
*Haciendo Historia*

**AGIS**  
Albuquerque Geographic Information System

© Copyright 2004





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 4, 2005

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on March 4, 2005:

Contact Name: **GREG CHANT**

Company or Agency: **CHANT ASSOCIATES**  
**P.O. BOX 3529 / 87190**  
**PHONE: 344-1633 FAX: 344-1957**

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **JEFFERSON COMMONS II, LOTS 1 THRU 6 LOCATED AT JEFFERSON AND I-25 ACROSS FROM THE CENTURY RIO THEATERS ON THE WEST SIDE OF I-25, Zone Map F-17**

*Our records indicate that as of March 4, 2005, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

Julia King  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

planningnrnaform(10/27/04)

4



Completed 7/10/03  
Raj.

### DRB CASE TRACKING LOG

REVISED 6/27/2002

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.: 02-00927  
Project Name: **JEFFERSON COMMONS II**  
Agent: Forstbauer Surveying

Project # **1001569**  
EPC Application No.: 01128-01565, Z-98-37  
Phone No.: 268-2112

Project Number

1001569

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/17/02 by the DRB with delegation of signature(s) to the following departments.

#### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

SEE Financial  
SWARRANTS  
enclosed  
Please  
do not  
enclosed

- TRANSPORTATION: Verification that SDWS, & Adequate R/W is provided for
- UTILITIES: Verify that W relocation + SAS work is completed & accepted by COA. on JEFFERSON & FRONTAGE ROAD
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- See comments dated 7/17/02 PLEASE RECORD ORIGINAL I will make mylar after recording
- EPC comments (name) \_\_\_\_\_
- Planning must record this plat. Please submit the following items:
  - The original plat and a mylar copy for the County Clerk. (PLEASE OBTAIN MYLAR COPY AFTER RECORDING FILES INCLUDED)
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.
- 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.

#### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input checked="" type="checkbox"/>	TRANSPORTATION	Dates: Routed: <u>6-16-03</u>	Disapproved: _____	Approved: <u>6-17-03</u>
<input checked="" type="checkbox"/>	UTILITIES	Dates: Routed: <u>6-18-03</u>	Disapproved: _____	Approved: <u>7-08-03</u>
<input type="checkbox"/>	CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/>	PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/>	PLANNING (Last to sign)	Dates: Routed: <u>7-09</u>	Disapproved: _____	Approved: <u>7-09</u>

#### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: Yes Signed: [Signature] Date Returned: \_\_\_\_\_ Firm: \_\_\_\_\_

Date Released: \_\_\_\_\_ Date Returned: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Firm: \_\_\_\_\_  
Signed: \_\_\_\_\_

13



# DRB CASE ACTION LOG

REVISED 1/16/2003

5-30-03  
JML

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.: 03-00205 (SBP) & 00206 (SPS)

Project # 1001569

Project Name: JEFFERSON COMMONS II

EPC Application No.: Z-97-20, 01-01565, 01-01566

Agent: Tierra West LLC

Phone No.: 858-3100

F-17

Your request for ~~(SDP for SUB)~~ (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/19/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: revise Utility Plan an Easement Callouts  
"By Plat", not by Paper easement.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

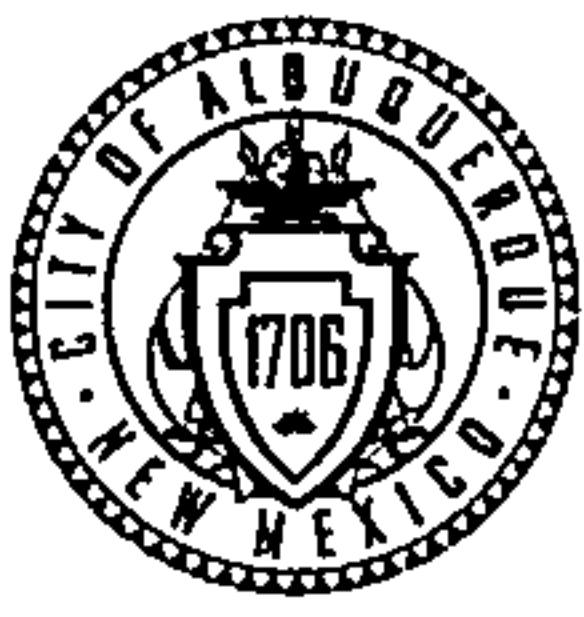
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA  
 CROSS ACCESS NOTE OK BUS  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 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.  
 Include 3 copies of the approved site plan along with the originals.  
 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.  
 Copy of recorded plat AND a DXF File for Planning.

Project Number 1001569





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 30, 2005

1. **Project # 1001569**  
05DRB-00376 Major-One Year SIA

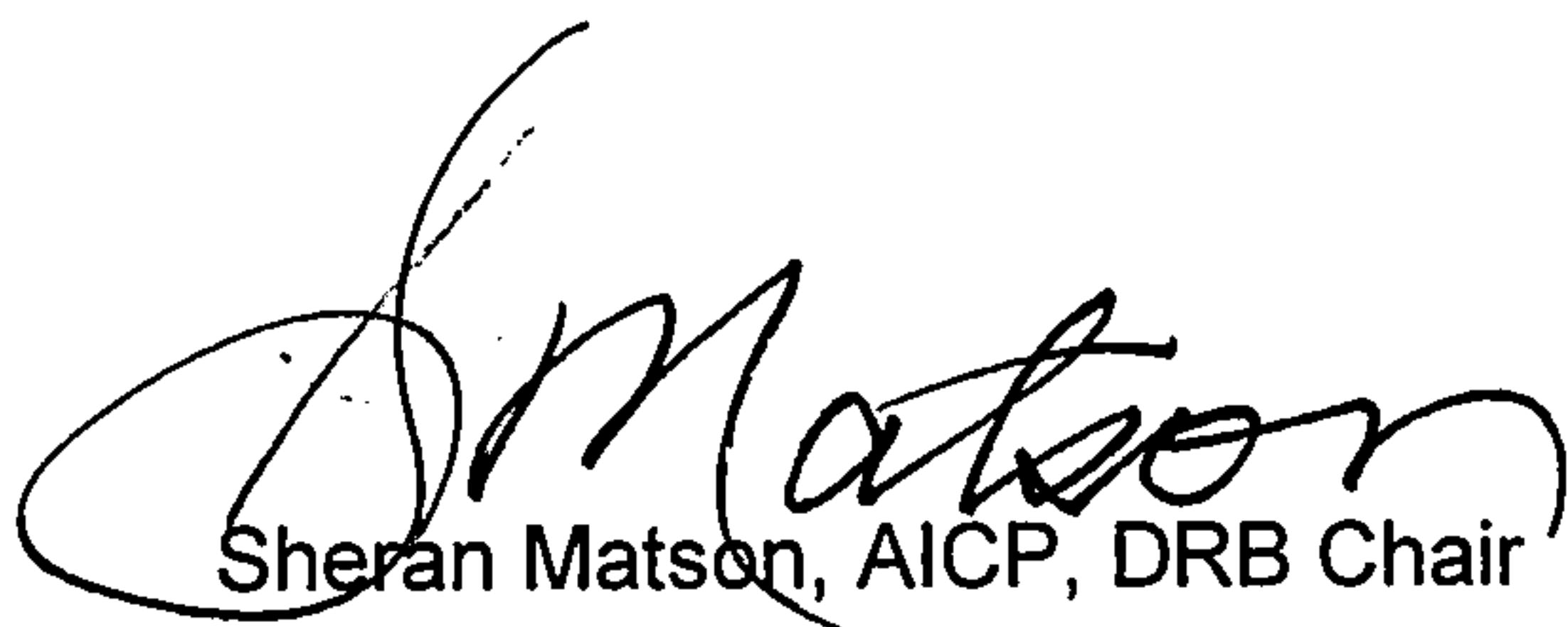
CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17)

At the March 30, 2005, Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved to June 1, 2006.

If you wish to appeal this decision, you must do so by April 14, 2005, 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.

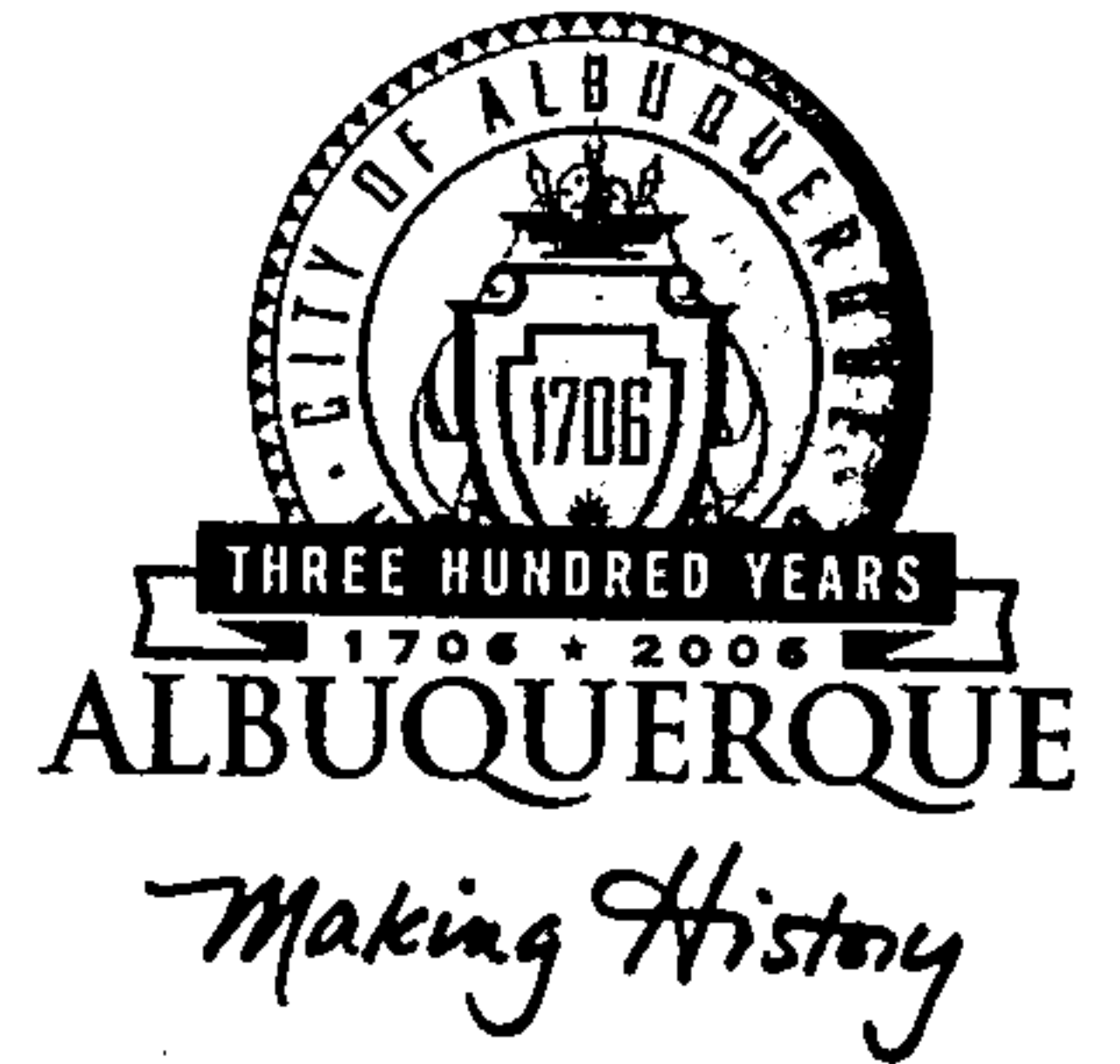
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Sheran Matson, AICP, DRB Chair

Cc: Chant Family III Limited Partnership, P.O. Box 3529, 87190  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001569

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X <sup>1 yr</sup>; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

DATE: March 30, 2005





**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001569**

**AGENDA ITEM NO: 13**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off by City Engineer.

**RESOLUTION:**

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:

SIA

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** February 19, 2003



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001569

Item No. 13

Zone Atlas F-17

DATE ON AGENDA 2-19-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT (x) SITE PLAN FOR SUBDIVISION
- (x) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	The Jefferson/Frontage road right turn lane needs to be on the infrastructure list.
<input type="checkbox"/>	How are cross access easements addressed?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

---



---



---



---

13



# DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-00205 (SBP) & 00206 (SPS)

Project # 1001569

Project Name: JEFFERSON COMMONS II

EPC Application No.: Z-97-20, 01-01565, 01-01566

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for ~~(SDP for SUB)~~, ~~(SDP for BP)~~, (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/19/03 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: Revise Utility Plan on Easement Callouts  
"By Plat", not "by Paper easement."  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 SIA  
 cross access note  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 See comments dated \_\_\_\_\_  
 EPC comments (name) \_\_\_\_\_  
 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.  
 Include 3 copies of the approved site plan along with the originals.  
 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.  
 Copy of recorded plat AND a DXF File for Planning.

Project Number 1001569



**DEVELOPMENT REVIEW BOARD  
AGENDA**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

February 19, 2003                      9:00 a.m.

**MEMBERS:**

Sheran Matson, AICP, DRB Chair  
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

**NOTE:** UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, 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.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m. Adjourned: 11:57 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1000376**  
03DRB-00113 Major-Two Year SIA

**WITHDRAWN AT AGENT'S REQUEST**

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)  
**WITHDRAWN AT AGENT'S REQUEST**



2. **Project # 1000444**  
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**  
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672 ] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**  
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



12. **Project # 1001676**  
03DRB-00208 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION**, SAN MIGUEL APARTMENTS, PHASE III, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] [**Juanita Vigil, EPC Case Planner**](C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**  
03DRB-00205 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00206 Minor-SiteDev Plan  
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] [**Debbie Stover, EPC Case Planner**] (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

10. **Project # 1002332**  
03DRB-00179 Minor-SiteDev Plan  
BldPermit/EPC
- HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**
11. **Project # 1002329**  
03DRB-00200 Minor-SiteDev Plan  
BldPermit/EPC
- R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

#### 4. **Project # 1001569**

02DRB-00927 Minor-Prelim&Final Plat Approval

02DRB-00925 Major-Vacation of Public Easements

FORSTBAUER SURVEYING, LLC agent(s) for CHANT FAMILY III LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP industrial park zone, located on the SOUTH SIDE OF SINGER BLVD NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 20 acre(s). [REF: Z-97-201, Z-98-37, 02DRB-00231, 01128-01565 &66 ] (F-17)

At the July 17, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary plat was approved with final signoff delegated to Transportation Development, Utilities Development and Planning.



**OFFICIAL NOTICE  
PAGE TWO**

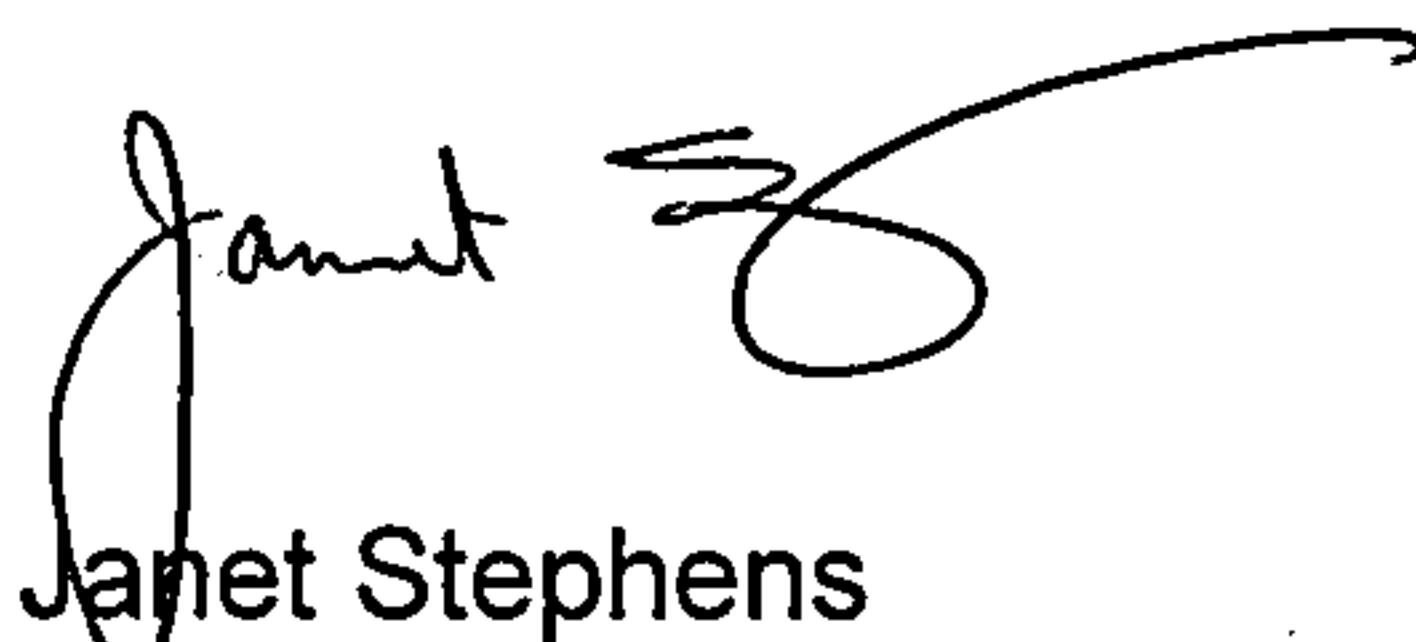
If you wish to appeal this decision, you must do so by August 1, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Janet Stephens  
DRB Chair

cc: Chant Family III Ltd., Partnership, P.O. Box 3529, 87190  
Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110  
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File





**City of Albuquerque**  
**CITY OF ALBUQUERQUE**, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001569**

**AGENDA ITEM NO: 4**

**SUBJECT:**

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan   | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance  | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral | (08) Final Plat          | (13) Master Development Plan |
| (04) Preliminary Plat   | (09) Infrastructure List | (14) Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments on plat.  
The Hydrology Section has no objection to the vacation request.

**RESOLUTION:**

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

**DATE:** July 17, 2002



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001569 AGENDA#: 4 DATE: 7.17

1. Name: Mr. Postbauer agent 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: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 17, 2002

**Project #1001569**  
**Application # 02DRB-00925, 02DRB-00927**  
**Jefferson Commons II**

---

1. No objection to the proposed vacation/s. Defer to Utilities Development.
2. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
3. Include the Project # and Application # on the plat.
4. Planning signs last. All other agencies must sign-off prior to requesting final signature by Planning.
5. Planning must record all major subdivision plats and those completing vacations. Appropriate fees (checks payable to Bernalillo County), a current tax certification and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.
6. Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1927. This information will be forwarded to AGIS.

---

Janet Cunningham-Stephens, DRB Chair  
Planning Manager, Land Development Coordination  
Tel: 505-924-3880 FAX: 505-924-3864

4



# DRB CASE TRACKING LOG

REVISED 6/27/2002

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.: 02-00927	Project # 1001569
Project Name: JEFFERSON COMMONS II	EPC Application No.: 01128-01565, Z-98-37
Agent: Forstbauer Surveying	Phone No.:

Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/17/02 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: *Verification that SDWS, & Adequate R/W is provided for*
- UTILITIES: *Verify that W relocation + SAS work is completed & accepted by COA. on JEFFERSON & Fruitage Road*
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- See comments dated 7/17/02
- EPC comments (name) \_\_\_\_\_
- 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.
- Include 3 copies of the approved site plan along with the originals.
- 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.

Project Number

1001569

### CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

<input checked="" type="checkbox"/> TRANSPORTATION	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> UTILITIES	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> CITY ENGINEER / AMAFCA	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input type="checkbox"/> PARKS / CIP	Dates: Routed: _____	Disapproved: _____	Approved: _____
<input checked="" type="checkbox"/> PLANNING (Last to sign)	Dates: Routed: _____	Disapproved: _____	Approved: _____

### PLANS RELEASED TO APPLICANT OR AGENT

Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	
Date Released: _____	Date Returned: _____
Print Name: _____	Firm: _____
Signed: _____	



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
July 17, 2002  
Project #1001569

**Project # 1001569**

02DRB-00925 Major-Vacation of Public Easements  
02DRB-00927 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING, LLC agent(s) for CHANT FAMILY III LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP industrial park zone, located on the SOUTH SIDE OF SINGER BLVD NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 20 acre(s). [REF: Z-97-201, Z-98-37, 02DRB-00231, 01128-01565 &66 ] (F-17)

AMAFCA No objection to requested actions. The City may sign for AMAFCA

COG Reviewed-No adverse comment. Informational: \*Jefferson Street is a proposed Minor Arterial at this location. \*Singer Boulevard is a proposed Collector at this location. \*Jefferson Street is a proposed Bike Lane route at this location. \*Singer Boulevard is a proposed Bike Route at this location.

Transit No comments received.

Zoning Enforcement .Reviewed, no comment.

Neighborhood Coor. No Association.

APS No adverse comments

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic problems, traffic control devices, burglaries, speeding violations, lighting issues, maintenance of landscaping, accidents in the parking lot, a higher probability of crimes during evening/weekend hours, commercial burglary, adequate security, alarm response.

Fire Department No adverse comments



PNM Gas

Approves.

PNM Electric

No objections to vacation of a 20 foot waterline easement and a portion of a 25 foot sanitary sewer and waterline easement.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments

City Engineer

No objection to the vacation request. No adverse comments on plat.

Transportation Development

Refer to the appropriate Section/Agency for comments on Vacation Request of Public Easements. Preliminary/Final Plat:

1. Is an easement needed for the corners of Jefferson and Frontage Road (proposed), Singer Blvd and Office Blvd, Singer Blvd and Jefferson Street to accommodate wheelchair ramps?
2. Is their appropriate room to accommodate six feet of sidewalk fronting Jefferson Street? Or is a sidewalk easement needed? Or ROW?
3. Provide information for Cross-Access Easement in Book 97-16, Pages 2411-2424A.

Parks & Recreation

No adverse comments

Utilities Development

What is the status of the water line relocation and sewer line work? No objection to Vacation request. Prior to Plat approval, water line relocation and sewer line work must be complete and accepted by the City.



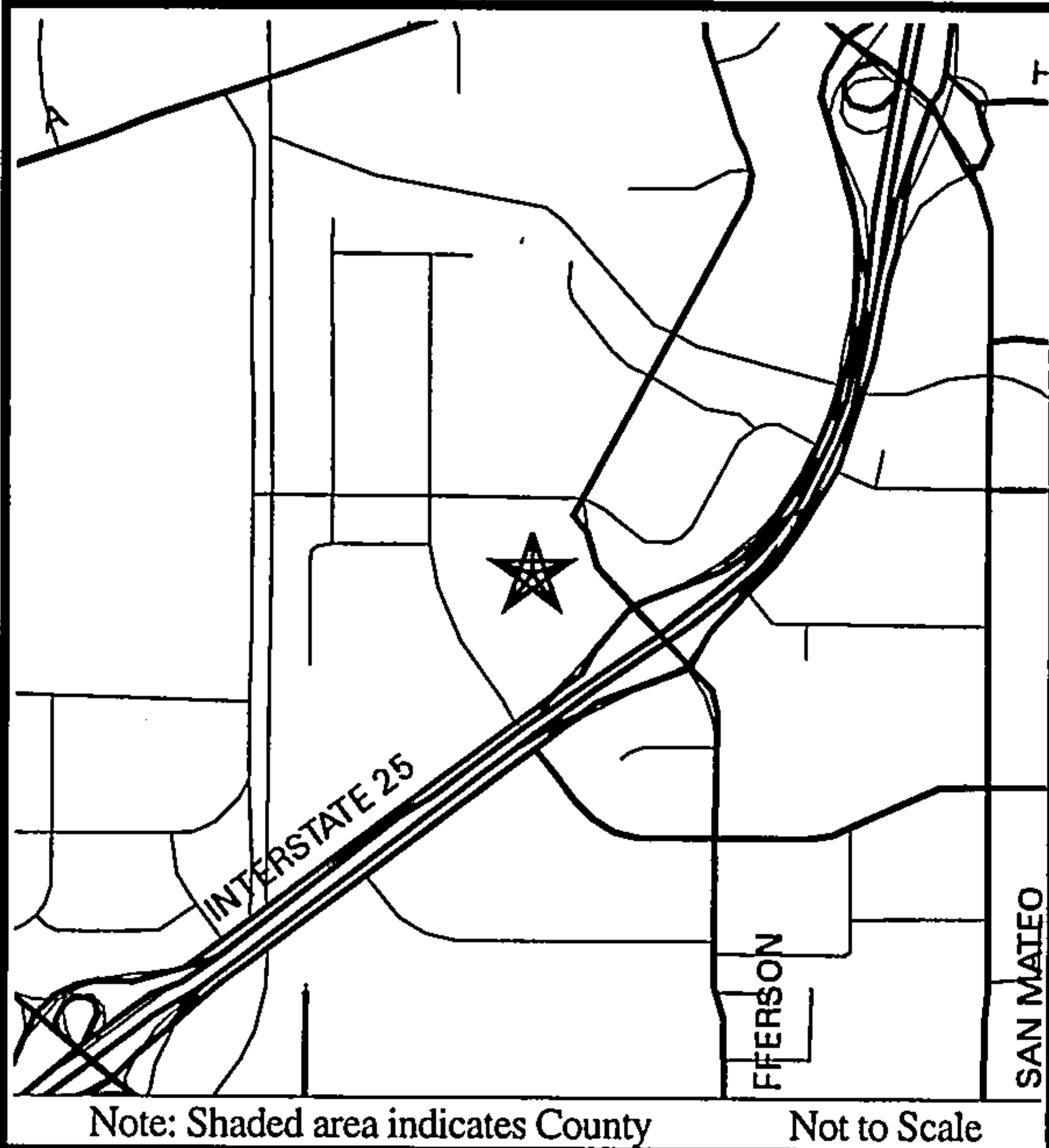
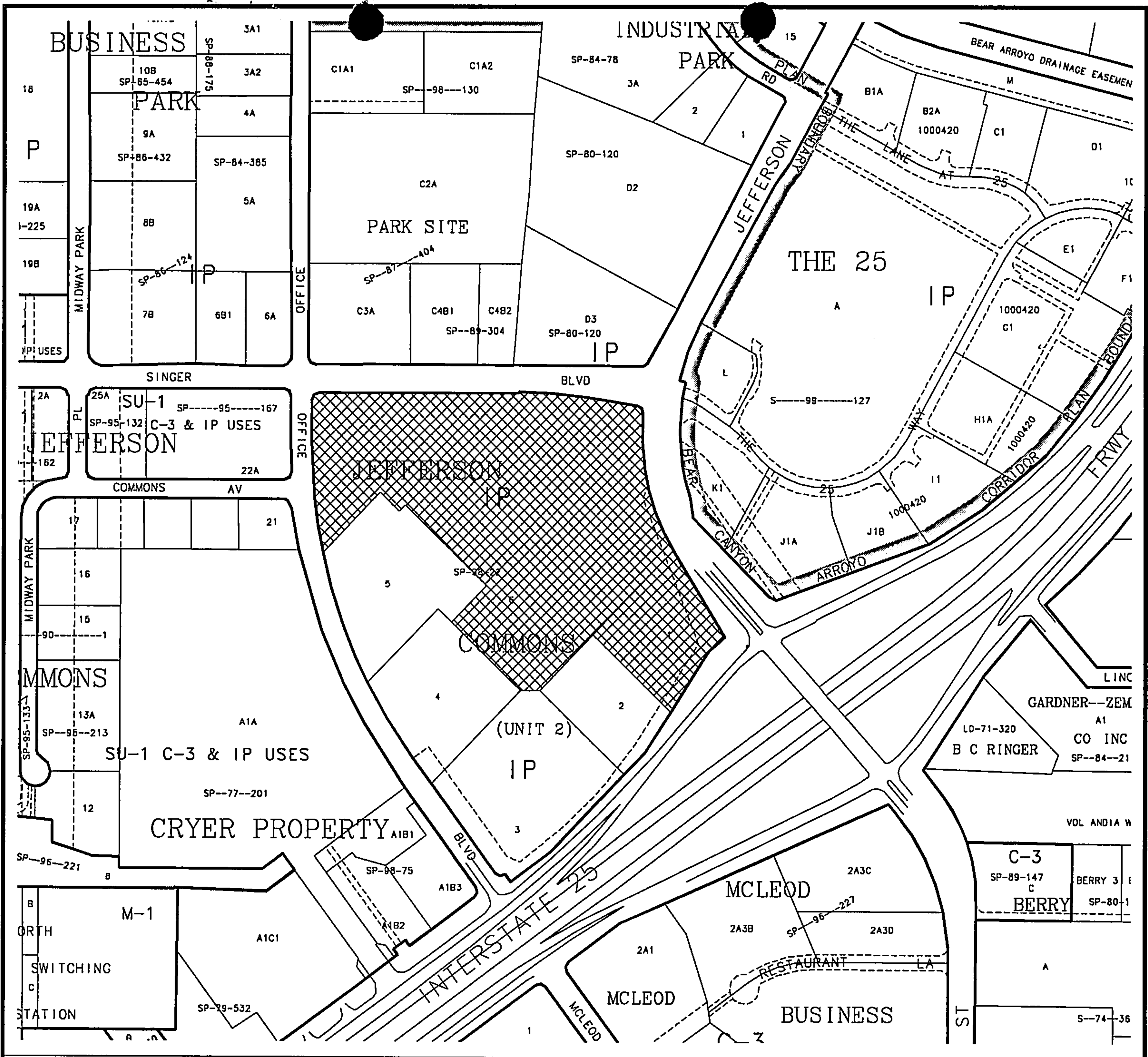
## Planning Department

1. No objection to the proposed vacation/s. Defer to Utilities Development.
2. Property Management's signature is required only on plats that vacate public right-of-way or dedicate parkland. Otherwise, the signature line may be marked "n/a".
3. Include the Project # and Application # on the plat.
4. Planning signs last. All other agencies must sign-off prior to requesting final signature by Planning.
5. Planning must record all major subdivision plats and those completing vacations. Appropriate fees (checks payable to Bernalillo County), a current tax certification and two mylars must be provided. A recorded mylar will be returned to the applicant/agent.
6. Please provide a digital dxf file of right-of-way, parcel and easement lines shown on the final plat, in New Mexico State Plane Feet, NAD 1927. This information will be forwarded to AGIS.

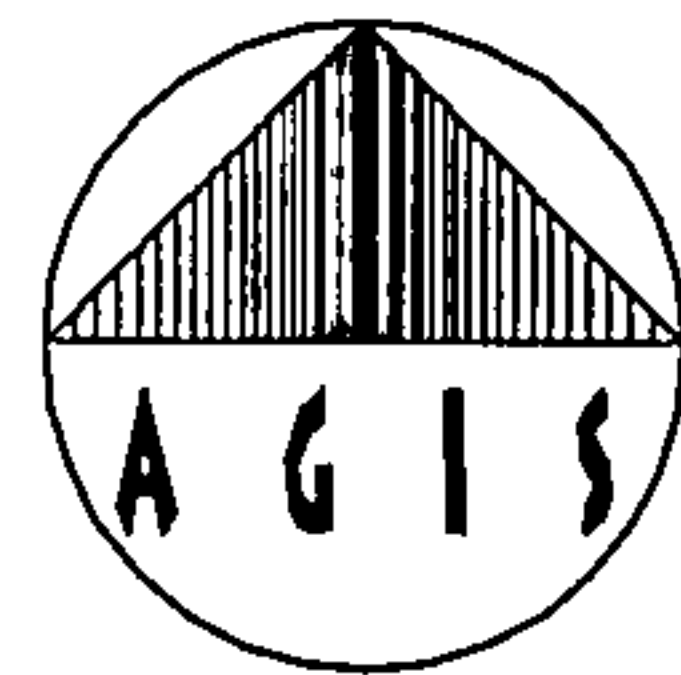
**IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING**

cc:Chant Family III Ltd., Partnership, P.O. Box 3529, 87190

Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110



### ZONING MAP



Scale 1" = 482'

PROJECT NO.  
1001569

HEARING DATE  
7-17-02

MAP NO.  
F-17

ADDITIONAL CASE NUMBER(S)  
02DRB-00925  
02DRB-00927

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION  
PROPERTY OWNERSHIP LIST

Meeting Date: 7-17-02

Zone Atlas Page: F-17-E

Notification Radius: 100 Ft.

App#	<u>02DRB-00925</u>
Proj#	<u>1001569</u>
Other#	<u>02DRB-00927</u>

Cross Reference and Location: \_\_\_\_\_

Applicant: Chant Family III Ltd Partnership ✓

Address: P.O. Box 3529, Albug, NM 87190

Agent: Forsbauer Surveying, LLC ✓

Address: 4116 Comas NE, 87110

SPECIAL INSTRUCTIONS

Notices Must be mailed from the  
City 15 days prior to the meeting.

Date Mailed: 6-<sup>25</sup>21-02

Signature: K. Tsephlikai



App# \_\_\_\_\_  
 Proj# \_\_\_\_\_

PROPERTY OWNERSHIP / LEGAL LIST

Date: \_\_\_\_\_

Page    / Of   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-17	1017061	146-443	202-28	✓ mp
		119-457	01	✓ mp
		148-398	13	✓ mp
		175-372	05	✓ mp
		204-394	07	✓ mp
		223-420	09	✓ mp
		072-392	101-10	✓
		081-453	11	✓
		064-453	15	✓ mp
		224-486	205-02	✓ mp
		084- <del>520</del>	203-02	✓
		082-520	03	✓
E-17	1017062	110-030	302-30	✓
		141-030	35	✓
		159-030	36	✓
		190-001	47	✓
		225-023	404-01	✓ mp
F-17	1017061	221-525	204-01	✓ mp
		245-491	05	✓

1017062 270-096 404 02 ✓



1017061 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101706116646320228 LEGAL: LT 6 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 3910 SINGER BLVD NE  
OWNER NAME: CHANT FAMILY II LTD PTNSHP  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101706111945720201 LEGAL: LT 5 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 5601 OFFICE BLVD NE  
OWNER NAME: CHANT FAMILY II LTD PTNSHP  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101706114839820203 LEGAL: LT 4 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 5531 OFFICE BLVD NE  
OWNER NAME: PAPPAS RESTAURANTS INC C/O N T  
OWNER ADDR: 00000 DALLAS TX 75380

101706117537220205 LEGAL: LT 3 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 5001 PAN AMERICAN HWY NE  
OWNER NAME: PAPPAS RESTAURANTS INC C/O N T  
OWNER ADDR: 00000 DALLAS TX 75380

101706120439620207 LEGAL: LT 2 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 5011 PAN AMERICAN HWY NE  
OWNER NAME: PAPPAS RESTAURANTS INC C/O N T  
OWNER ADDR: 00000 DALLAS TX 75380

101706122342020209 LEGAL: LT 1 PLA T OF LOTS 1-6 JEFFERSON COMMONS II BEING A LAND USE:  
PROPERTY ADDR: 00000 5401 PAN AMERICAN HWY NE  
OWNER NAME: CHANT FAMILY II LTD PTNSHP  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101706107239220110 LEGAL: TRAC T A- 1-A REPLAT OF TRACT A-1 OF THE CRYER PROPE LAND USE:  
PROPERTY ADDR: 00000 4901 PAN AMERICAN FWY NE  
OWNER NAME: B C H LAND COMPANY  
OWNER ADDR: 00150 PELICAN WAY SAN RAFAEL CA 94901

101706108145320111 LEGAL: LOT 21 P LAT OF JEFFERSON COMMONS BEING A REPL OF T LAND USE:  
PROPERTY ADDR: 00000 3840 COMMONS RD NE  
OWNER NAME: DAIGH ROBERT C & JANICE R TRUS  
OWNER ADDR: 00000 CORRALES NM 87048

101706106445320115 LEGAL: LOT 20 P LAT OF JEFFERSON COMMONS BEING A REPL OF T LAND USE:

PROPERTY ADDR: 00000 3830 COMMONS AVE NE  
OWNER NAME: CHANT LIMITED PARTNERSHIP  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101706106448620502 LEGAL: LT 2 2-A PLAT OF LT 22-A JEFFERSON COMMONS BEING A LAND USE:  
PROPERTY ADDR: 00000 3830 SINGER BLV NE  
OWNER NAME: CHANT LTD PARTNERSHIP  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101706108452020302 LEGAL: \*6B- 1 RE PL OF LT 6-B NOW COMPR LTS 6B-1 & 6B-2 MID LAND USE:  
PROPERTY ADDR: 00000 3821 SINGER BLV NE  
OWNER NAME: THE MONTESSORI SCHOOL INC  
OWNER ADDR: 03821 SINGER BL NE ALBUQUERQUE NM 87109

101706108252020303 LEGAL: \*6-A REP L OF LTS 6, 7, 14, 15, 20 & 21 MIDWAY BUSI LAND USE:  
 PROPERTY ADDR: 00000 3831 SINGER BLV NE  
 OWNER NAME: SANDOVAL LIMITED PARTNERSHIP  
 OWNER ADDR: 09101 HARWOOD NE ALBUQUERQUE NM 87111

101706211003030230 LEGAL: LT C -3B PLAT OF LTS C-2B, C-3B & C-4B ALBUQUERQUE LAND USE:  
 PROPERTY ADDR: 00000 3901 SINGER NE  
 OWNER NAME: MABESS MANOR ASSOCIATES C/O BR  
 OWNER ADDR: 00660 CANYON RD SANTA FE NM 87501

101706214103030235 LEGAL: LOT C4B1 PLAT OF LTS C4B1 & C4B2 ALBUQUERQUE INDUS LAND USE:  
 PROPERTY ADDR: 00000 3911 SINGER NE  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

101706215903030236 LEGAL: LOT C4B2 PLAT OF LTS C4B1 & C4B2 ALBUQUERQUE INDUS LAND USE:  
 PROPERTY ADDR: 00000 5610 SINGER BLV NE  
 OWNER NAME: PHILLIPS JAMES M  
 OWNER ADDR: 05610 SINGER BL NE ALBUQUERQUE NM 87109

101706219000130247 LEGAL: \* D- 3 SU MMARY PLAT LOT D ALBUQUERQUE INDUSTRIAL PA LAND USE:  
 PROPERTY ADDR: 00000 3931 SINGER BLV NE  
 OWNER NAME: BORDER STATES INDUSTRIES INC A  
 OWNER ADDR: 00000 FARGO ND 58108

101706222500340401 LEGAL: TRAC T L PLAT OF TRACTS A, B1, B2, C, D, E, F, G, H LAND USE:  
 PROPERTY ADDR: 00000 4301 JEFFERSON ST NE  
 OWNER NAME: AGB ALBUQUERQUE LLC  
 OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706122152520601 LEGAL: TRAC T K- 1 PLAT OF TRACTS J-1-A, J-1-B & K-1 THE 25 LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: AGB ALBUQUERQUE LLC  
 OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706124549120605 LEGAL: TRAC T J- 1-A PLAT OF TRACTS J-1-A, J-1-B & K-1 THE LAND USE:  
 PROPERTY ADDR: 00000  
 OWNER NAME: DRURY SOUTHWEST INC & DSW DEVE  
 OWNER ADDR: 00101 FARRAR DR CAPE GIRARDEAU MO 63701

101706227002640402 LEGAL: TRAC T A PLAT OF TRACTS A, B1, B2, C, D, E, F, G, H LAND USE:  
 PROPERTY ADDR: 00000 4411 THE 25 WAY NE  
 OWNER NAME: AGB ALBUQUERQUE LLC

OWNER ADDR: 00245 PARK

AV NEW YORK

NY 10167



Proj# 1001569

Chant Family III Ltd Partnership  
P. O. Box 3529  
Albuq., NM 87190

101706107239220110

B C H LAND COMPANY  
150 PELICAN WAY  
SAN RAFAEL CA 94901

101706108252020303

SANDOVAL LIMITED PARTNERSHIP  
9101 HARWOOD NE  
ALBUQUERQUE NM 87111

101706215903030236

PHILLIPS JAMES M  
5610 SINGER BL NE  
ALBUQUERQUE NM 87109

101706124549120605

DRURY SOUTHWEST INC & DSW DEV  
101 FARRAR DR  
CAPE GIRARDEAU MO 63701

Proj# 1001569

Forstbauer Surveying, LLC  
4116 lomas Blvd NE  
Albuq, NM 87110

101706108145320111

DAIGH ROBERT C & JANICE R TRU  
P O BOX 2125  
CORRALES NM 87048

101706211003030230

MABESS MANOR ASSOCIATES C/O B  
660 CANYON RD  
SANTA FE NM 87501

101706219000130247

BORDER STATES INDUSTRIES INC  
P O BOX 2767  
FARGO ND 58108

101706114839820203

PAPPAS RESTAURANTS INC  
C/O N TEXAS TEAM  
P O BOX 802206  
DALLAS TX 75380  
101706108452020302

THE MONTESSORI SCHOOL INC  
3821 SINGER BL NE  
ALBUQUERQUE NM 87109

101706214103030235

WESTLAND DEVELOPMENT CO INC  
401 COORS BL NW  
ALBUQUERQUE NM 87121

101706222500340401

AGB ALBUQUERQUE LLC  
245 PARK AV  
NEW YORK NY 10167





FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies *PLAT enclosed (24 copies)*
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement *NO NEIGHBORHOOD ASSN*
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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.

TERESE FORSTBAUER  
Applicant name (print)

TERESE FORSTBAUER 6/18/02  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
02DRB-00925

B. Berber 6/18/02  
Planner signature / date  
Project # 1001569



**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, July 17, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000267**

02DRB-00954 Major-Two Year SIA

UPWEST CORP. agent(s) for UPWEST CORP. request(s) the above action(s) for all or a portion of Block(s) 12-A, Tract(s) B, **PANORAMA HEIGHTS**, zoned R-3 residential zone, located on the NORTH SIDE OF EASTRIDGE DR NE, between CHELWOOD PARK BLVD. NE and INDIAN SCHOOL RD. NE containing approximately 3 acre(s). [REF: Z-68-39, V-86-38, 00410-00399 ] (J-22)

**Project # 1000475**

02DRB-00921 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of **TIMARRON WEST, UNIT 5**, zoned SU-1/PRD, located SOUTH OF DE VARGAS SW and WEST OF ATRISCO VILLAGE SW containing approximately 40 acre(s). [REF:1000475,01400 01825] (M-8)

**Project # 1001182**

02DRB-00956 Major-Amended Bulk Land Variance

BOKAY CONSTRUCTION agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 IP, located on BLUEWATER RD NW, between 94TH ST. NW and AVALON RD NW containing 7.6 acre(s). (K-9)

**Project # 1001569**

02DRB-00925 Major-Vacation of Public Easements

02DRB-00927 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING, LLC agent(s) for CHANT FAMILY III LTD. PARTNERSHIP. request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP industrial park zone, located on the SOUTH SIDE OF SINGER BLVD NE, between OFFICE BLVD. NE and JEFFERSON ST. NE containing approximately 20 acre(s). [REF: Z-97-201, Z-98-37, 02DRB-00231, 01128-01565 &66 ] (F-17)

**SEE PAGE 2....**





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

**PAGE 2**

**Project # 1002033**  
02DRB-00935 Major – Vacation of Public  
Easements

HARRIS SURVEYING INC. agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT. NE, between CORONADO AVE. NE and KARAK RD. NE containing approximately 1 acre(s). [REF: S-99-39, V-97-138, SD-89-2 ] (D-21)

**Project # 1002047**  
02DRB-00955 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) PARCEL 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD. NE, between JUAN TABO BLVD. NE and MALAGUENA LN NE. [REF: Z-71-10-2, ZA-83-145 ] (E-21)

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 Claire Senova, 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.

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 1, 2002.**



**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 30, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1001569**

05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17)

**Project # 1003790**

05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18)

**Project # 1003994**

05DRB-00373 Major-Vacation of Public Easements  
05DRB-00372 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] (H-12)

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 Claire Senova, 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.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 14, 2005.**





SIA	COA DRC
Sequence #	Project #
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

ORIGINITY

Type of Improvement

Location

From

To

Size	Type of Improvement	Location	From	To

2003059038  
5842645  
Page: 8 of 9  
04/10/2003 03:55P  
BK-A53 Pg-8917

Bern. Co. FIGRE R 25.00

Mary Herrera

Private Inspector	City Inspector	City Eng
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* These items are under construction with City Project No. 680481

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AUG CHANT  
NAME (print)

Sharon M. Peterson  
DDB CHAIR - date 2-19-03  
PARKS & RECREATION SERVICES - date 2/19/03  
Persephone

FRM  
FRM  
FRM

TRANSPORTATION DEVELOPMENT - date 2-19-03  
UTILITY DEVELOPMENT - date 2/19/03

AMAFCA - date

SIGNATURE - date  
2/17/03

TRANSPORTATION DEVELOPMENT - date  
UTILITY DEVELOPMENT - date  
CITY ENGINEER - date 2/19/03

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 2-19-05

DESIGN REVIEW COMMITTEE REVISIONS

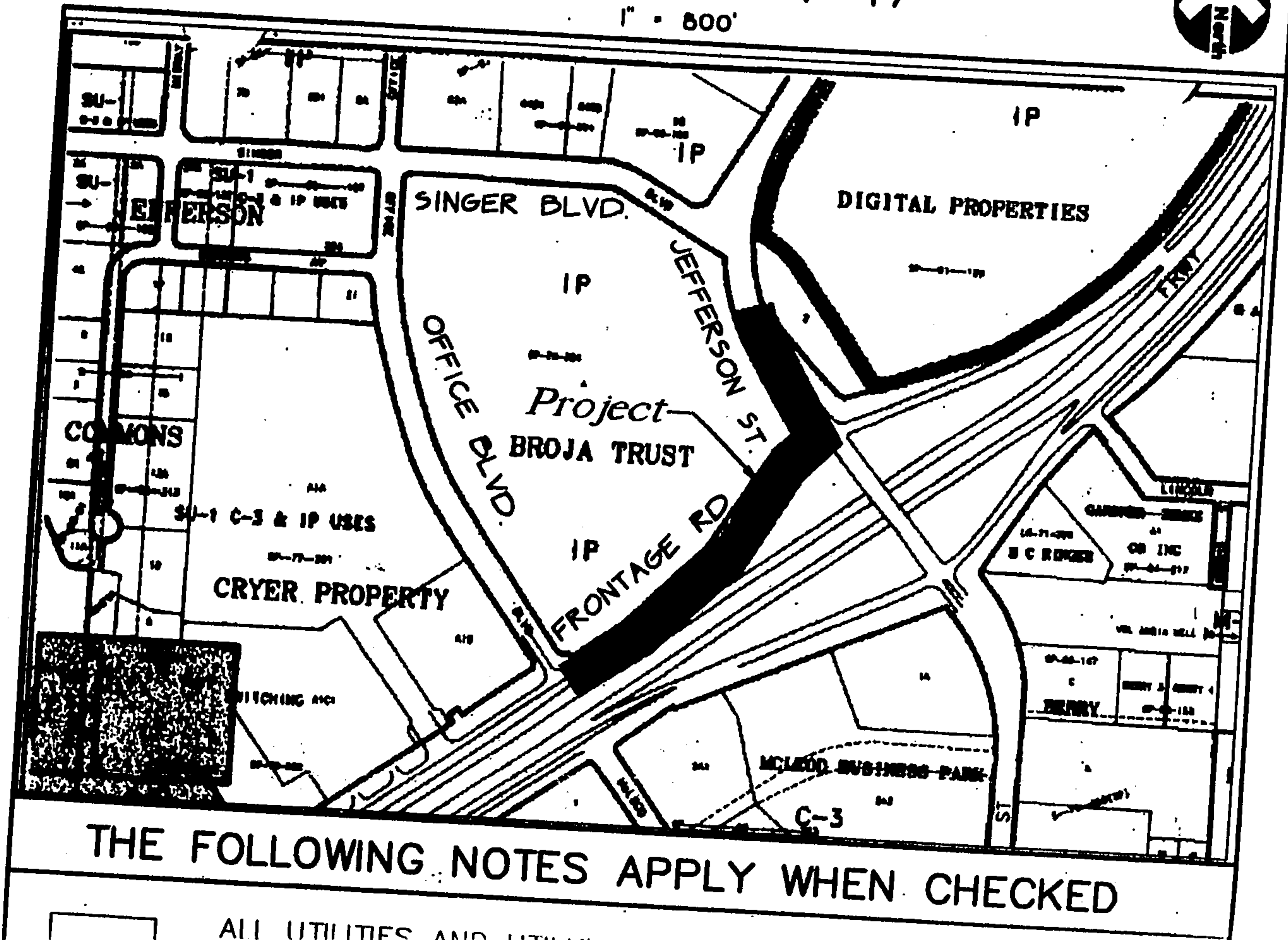
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER



CAPACITY PROVISIONING SPECIALIST  
400 TIJERAS AVE. NW, SUITE 710, ALBUQ. NM 87102  
OFFICE PHONE: 505-245-8706  
OFFICE FAX: 505-245-6733  
DMULLER@QWEST.COM

### VICINITY MAP F-17

1" = 800'



THE FOLLOWING NOTES APPLY WHEN CHECKED

ALL UTILITIES AND UTILITIES

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**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

*All reviewed  
6/26/00*

**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)

**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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Chant Family III Limited Partnership PHONE: 505-344-1633  
 ADDRESS: PO Box 3529 FAX: 505-344-1957  
 CITY: Alb STATE NM ZIP 87190 E-MAIL: greg@chantnm.com  
 Proprietary interest in site: owner List all owners: Greg, Judith, Greg, Chris, Ethan, Bryce Chant  
 AGENT (if any): Same PHONE: 000-991-5173  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Extension of completion deadline for Project No. 689781.  
Request a two year extension.

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. Lots 1-6 Jefferson Commons II Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. \_\_\_\_\_  
 Current Zoning: IP Proposed zoning: IP  
 Zone Atlas page(s): F-17 \* see attached map No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_  
 Total area of site (acres): 17.07 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? \_\_\_\_\_  
 UPC No. 101706122342020000 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson and I-25  
 Between: see attached map Singer and \_\_\_\_\_

**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 No 689781 - It's a DRB project number

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

SIGNATURE Greg Chant DATE \_\_\_\_\_  
 (Print) Greg Chant  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>05DRB - 00376</u>	<u>SIA</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>AD Fee</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3-30-05</u>			Total \$ <u>145.00</u>

Blanchard 3-4-05  
 Planner signature / date

Project # 1001569



**FORM-S(2): SUBDIVISION - D.R.B. PUBLIC HEARING**

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**  
**(Temporary sidewalk deferral uses FORM-V)**

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. \_\_\_\_\_
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. \_\_\_\_\_
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

Greg Chant  
 Applicant name (print)  
[Signature] 3/3/05  
 Applicant signature / date



Form revised 11/04

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

Application case numbers  
 05DRB - 00376

[Signature] 3-4-05  
 Planner signature / date

Project # 1001569



E-16-Z

E-17-Z

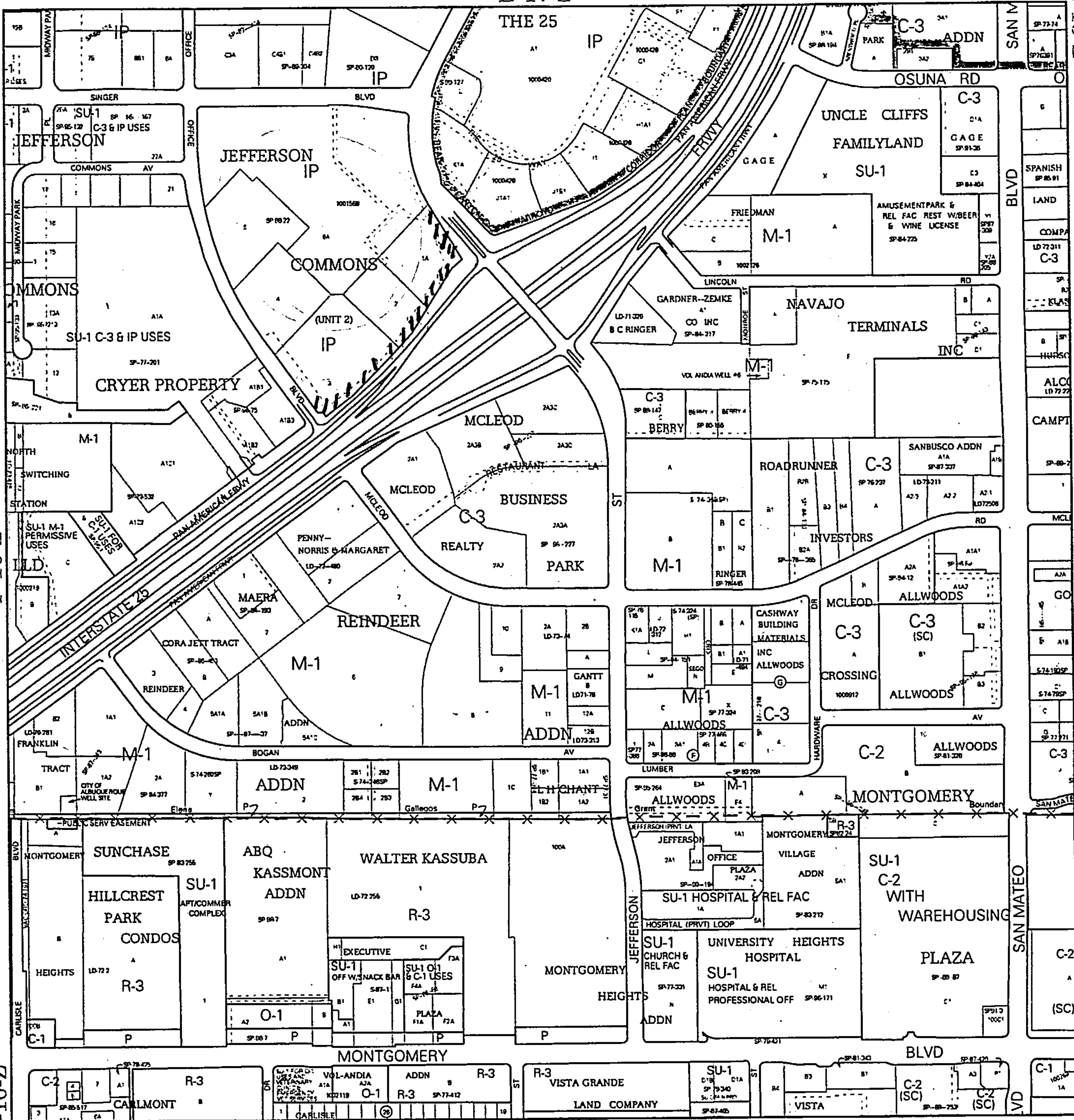
E-18-Z

F-16-Z

F-18-Z

G-16-Z

G-18-Z

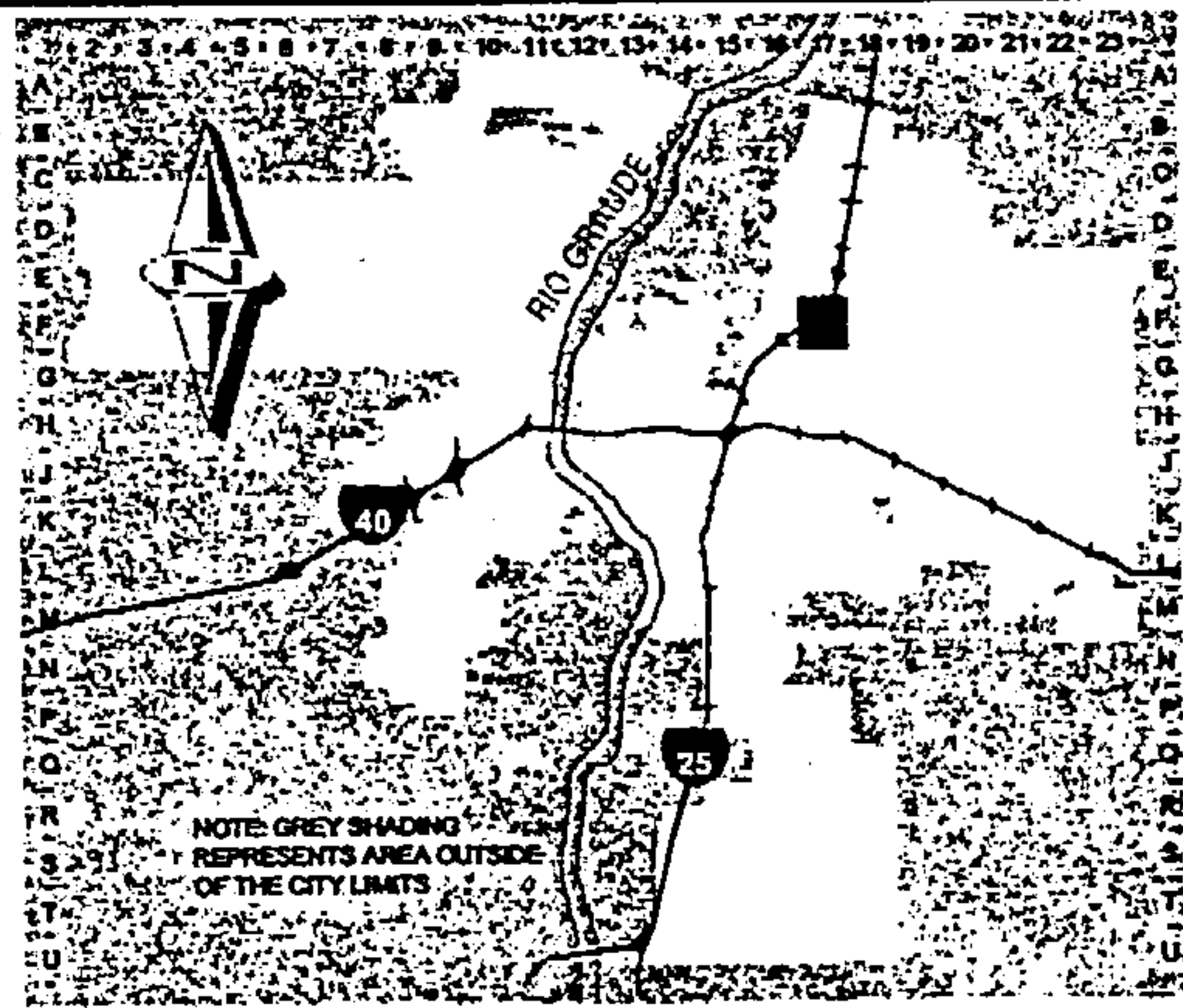
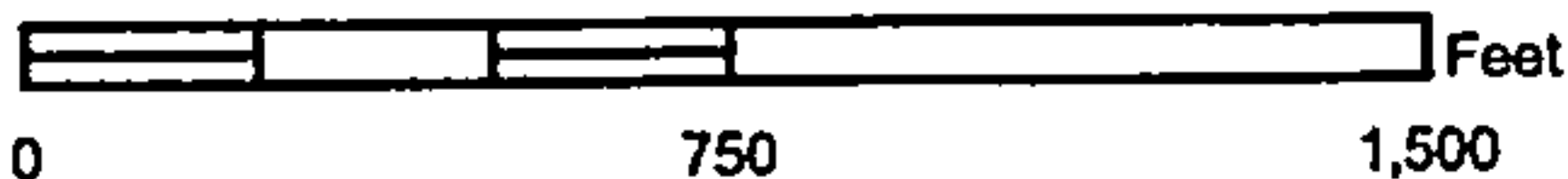


Zone Atlas Page: **F-17-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS  
1706 • 2006  
**ALBUQUERQUE**

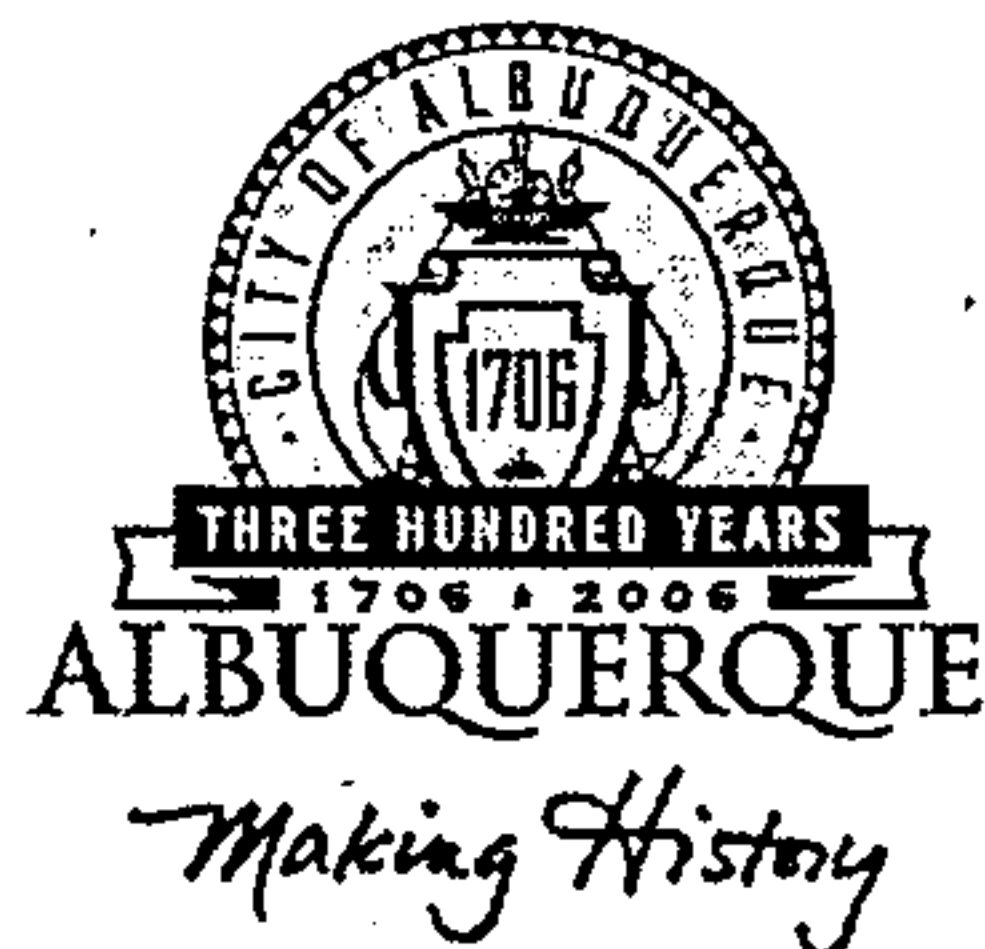
*Haciendo Historia*

**A G I S**  
Albuquerque Geographic Information System

**PLANNING DEPARTMENT**

© Copyright 2004





**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

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

March 4, 2005

Planning Department  
*One Stop Shop Division*  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on **March 4, 2005:**

Contact Name: **GREG CHANT**

Company or Agency: **CHANT ASSOCIATES**  
**P.O. BOX 3529 / 87190**  
**PHONE: 344-1633 FAX: 344-1957**

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **JEFFERSON COMMONS II, LOTS 1 THRU 6 LOCATED AT JEFFERSON AND I-25 ACROSS FROM THE CENTURY RIO THEATERS ON THE WEST SIDE OF I-25, Zone Map F-17**

*Our records indicate that as of March 4, 2005, there were no Recognized Neighborhood Associations in this area.*

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

*Julia King*  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

planningnrnaform(10/27/04)



**ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services**

**PAID RECEIPT**

APPLICANT NAME Chant Family III LP  
 AGENT Same  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 100 1569  
 PROJECT NAME Jefferson Commons II

City of Albuquerque  
Treasury Division

3/4/2005 10:25AM LOC: ANNX  
 RECEIPT# 00037412 WSH 008 TRANSH 0017  
 Account 441018 Fund 0110  
 Activity 4971000 TRSDMM  
 Trans Amt \$145.00  
 J24 Misc \$75.00  
 CK \$145.00  
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 50.00 441006/4983000 DRB Actions  
 \$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
 \$ 75.00 441018/4971000 Public Notification  
 \$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
 ( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
 ( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
 ( ) Traffic Impact Study  
 \$ 145.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

**CHANT ASSOCIATES**  
 P. O. BOX 3529  
 ALBUQUERQUE, NM 87190  
 (505) 344-1633

**BANK OF THE WEST**  
 95-681  
 1070

021493

3/3/2005

PAY TO THE ORDER OF City of Albuquerque

One Hundred Forty-Five and 00/100 \*\*\*\*\*

City of Albuquerque: 25AM LOC: ANNX  
 REAR DIVISION: 410 WSH 008 TRANSH 0017  
 PO BOX 17: 033 Fund 0110  
 At Albuquerque, NM: 87103-0017 TRSDMM  
 Trans Amt \$145.00  
 J24 Misc \$20.00

City of Albuquerque \$ 145.00  
 Treasury Division

3/4/2005 10:25AM  
 RECEIPT# 00037412 WSH 008  
 Account 441006 Fund 0110  
 Activity 4971000  
 S A \$145.00  
 J24 M

DOLLARS

AUTHORIZED SIGNATURE

MEMO

⑈021493⑈ ⑆107006813⑆ 284020518⑈



# 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 3-15-05 To 3-30-05

5. REMOVAL

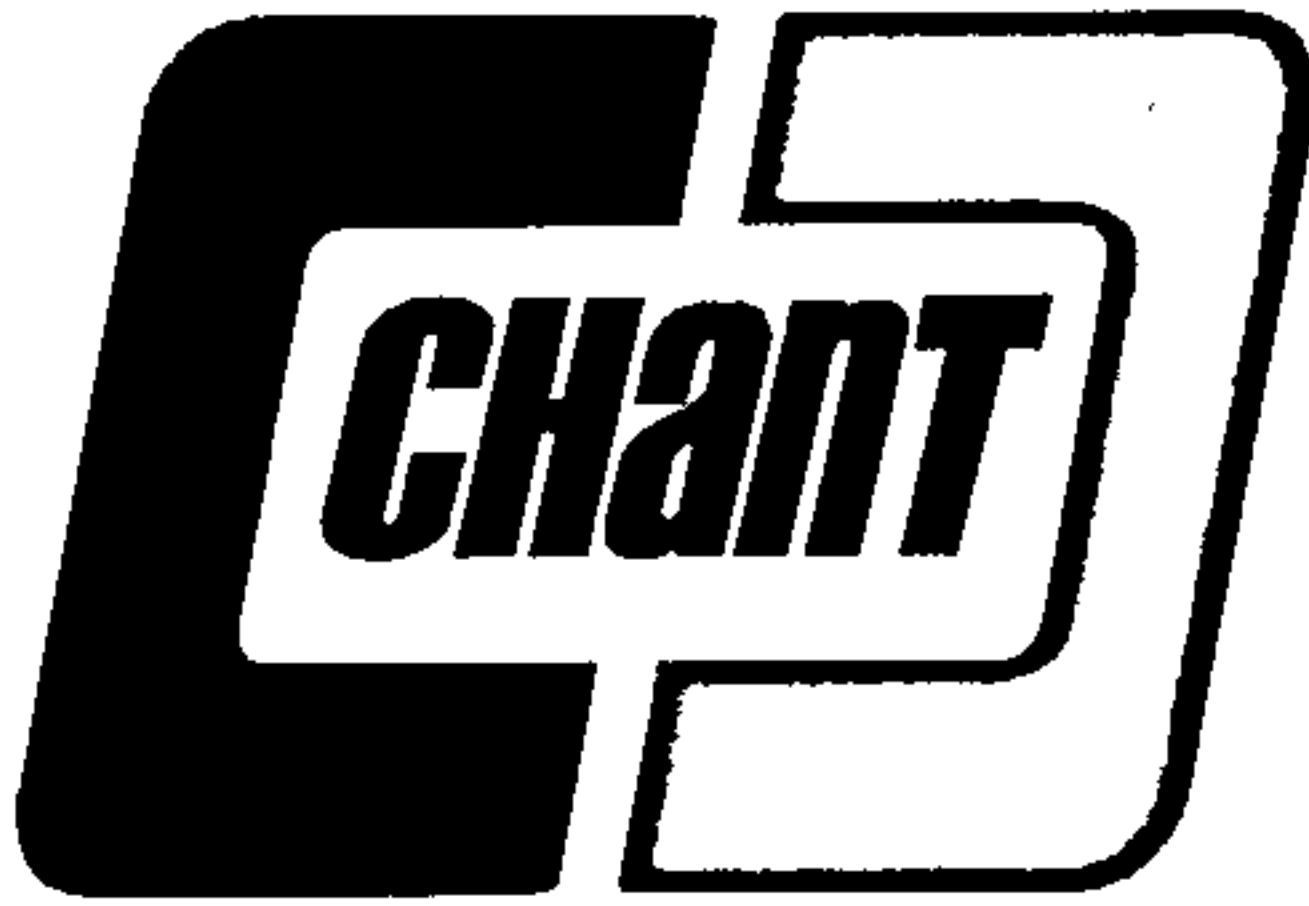
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] 3/4/05  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 3-4-05 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001569



# ASSOCIATES

Post Office Box 3529 / Albuquerque, New Mexico 87190  
(505) 344-1633 Fax: (505) 344-1957

City of Albuquerque  
Development Review Board

3/3/05

To Whom It May Concern:

This project is a DRC project (No. 689781). It consists of creating deceleration lanes on Jefferson at I-25, and on the west frontage road that parallels I-25. The attached zone atlas map explains this much more clearly.

This project was required by both the State and City as part of our approval process in developing Jefferson Commons II, which is essentially bordered by these future deceleration lanes.

We request an extension of time to finish this project. We have been focusing our energies on the building of the office park in Jefferson Commons II, and are now ready to complete this infrastructure project. Currently, we are constructing the retaining wall that will support these new deceleration lanes (as the inserted picture shows), and once this is done, Universal Constructors will begin construction on the lanes.

We feel this project will be complete by June of this year, but I was advised to ask for a two year extension anyway.

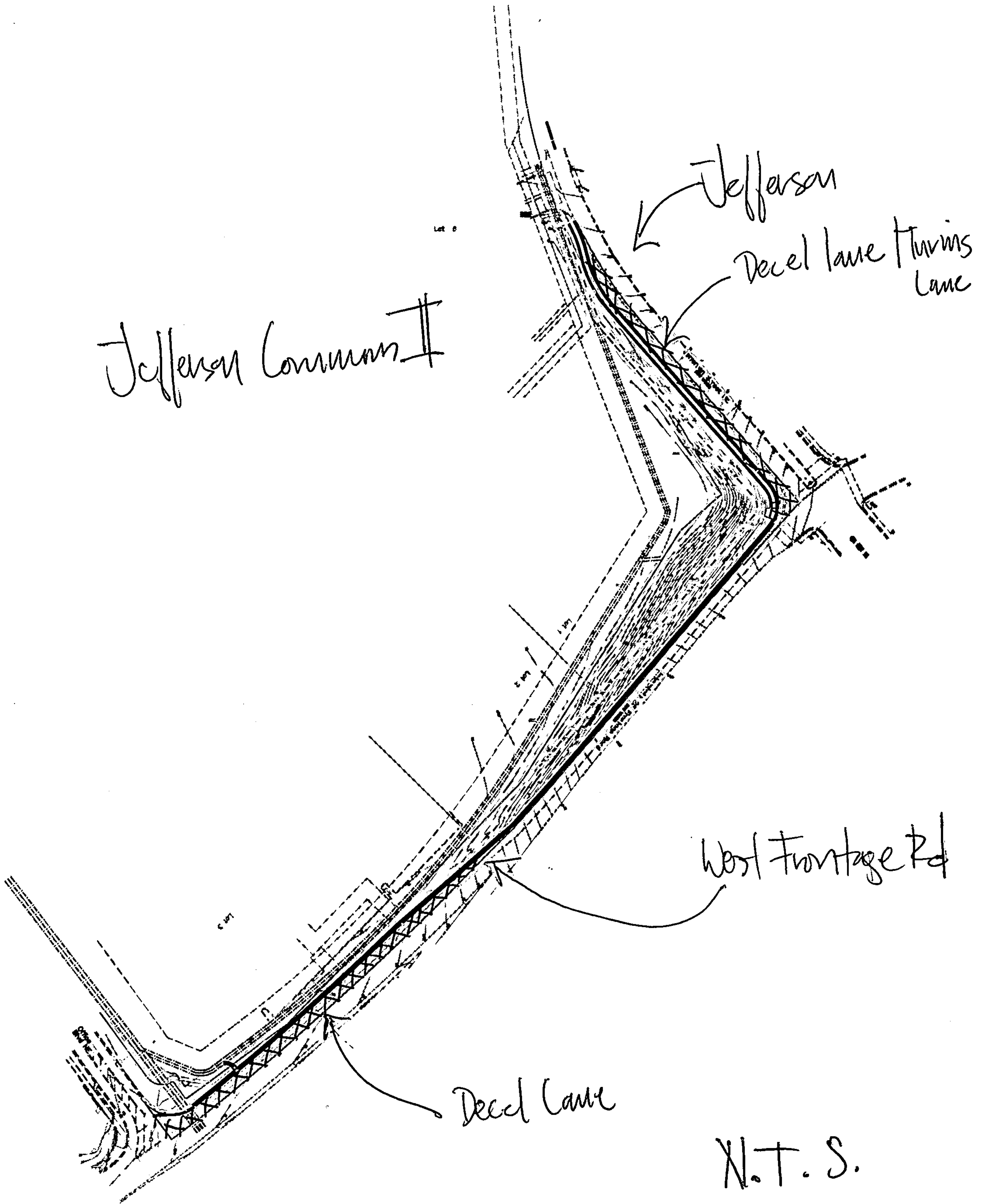


Sincerely,

  
Greg Chant



Jefferson Commons II



N.T.S.

FIGURE 18

EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 689781

This Agreement made this 12<sup>th</sup> day of March, 2004, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Chant Family III Limited Partnership by Chant Family III, Limited Liability Company ("Developer"), whose address is PO Box 3529 ABNM 87190 and whose telephone number is 505-344-1633 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

9<sup>th</sup> WHEREAS, the City and the Developer entered into an Agreement on the 9<sup>th</sup> day of 2003 April, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on April 10, 2003, at Book Misc. AS3, pages 8917 through           , ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1 day of April, 2004; and

~~WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated            recorded           , in Book Misc.           , pages            through           , records of Bernalillo County, New Mexico, extending the construction deadline to           ; and~~

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

- A. for all improvements, the 1<sup>st</sup> day of April, 2005.
- B. on portions of the improvements as follows:
 

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>

NATURE SAVER™ FAX MEMO 01616		Date <u>10/27/04</u>	# of pages <u>5</u>
To <u>Greg Chant</u>	From <u>Kathy Jaramila</u>	Co. <u>COA Planning</u>	Phone # <u>924-3946</u>
Co./Dept.		Fax # <u>344-1957</u>	



2004033987  
6847473  
Page: 1 of 3  
03/15/2004 04:07P  
Bk-A74 Pg-3886

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Loan Reserve, Bank of Okla., dated 09-02-04  
Amount: \$147,160.21 Name of Financial Institution or Surety  
providing Guaranty: Bank of Oklahoma  
Date City first able to call Guaranty (Construction Completion  
Deadline): April 1, 2005  
If Guaranty other than a Bond, last day City able to call Guaranty  
is: June 1, 2005  
Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (Signature): \_\_\_\_\_

Name: Gary C. Bennett

Title: Mayor

Dated: 3/10/04

CITY OF ALBUQUERQUE:

City Engineer

Dated: 3-12-04

3/12/04

RJE 3/12/04



2004033987  
6847473  
Page: 2 of 3  
03/15/2004 04:07P  
Bk-A74 Pg-3886

DEVELOPER'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 10<sup>th</sup> day of March,  
2004 by (name of person:) Greg Chant, (title or  
capacity, for instance, "President" or "Owner") member  
of (Developer:) Chant Family Ltd Partnership by Chant Family LLC.

Michelle Renee Jones  
Notary Public

My Commission Expires:

11-1-2006

CITY'S NOTARY

STATE OF New Mexico  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 12<sup>th</sup> day of March,  
2004 by Richard Courte, City Engineer of the City of  
Albuquerque, a municipal corporation, on behalf of said corporation.

Dloria D. Saavedra  
Notary Public

My Commission Expires:

11-25-2007





**BANK OF OKLAHOMA**

201 Third Street NW, 14<sup>th</sup> Floor  
P.O. Box 26148  
Albuquerque, New Mexico 87125-6148  
Telephone (505) 222-8459

March 02, 2004

Jay Czar  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for Chant Family III Limited Partnership  
City of Albuquerque Project No.: 689781  
Project Name: Jefferson & I-25 Decel Lane, Phase/Unit # 1

Dear Mr. Czar,

This is to advise the City Of Albuquerque ("City") that, at the request of Chant Family III Limited Partnership, Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Hundred Forty Seven Thousand One Hundred Sixty Dollars and 21/100, (\$147,160.21) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Chant Family III Limited Partnership ("Subdivider") to provide for the installation of the improvements which must be constructed at Jefferson & I-25, Phase/Unit #1, Project No. 689781 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 3/15/2004 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A74 at pages 3886 thru \_\_\_\_\_ as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by April 1, 2005 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between April 1, 2005 and June 1, 2005, inclusive, the City may demand payment from the Financial

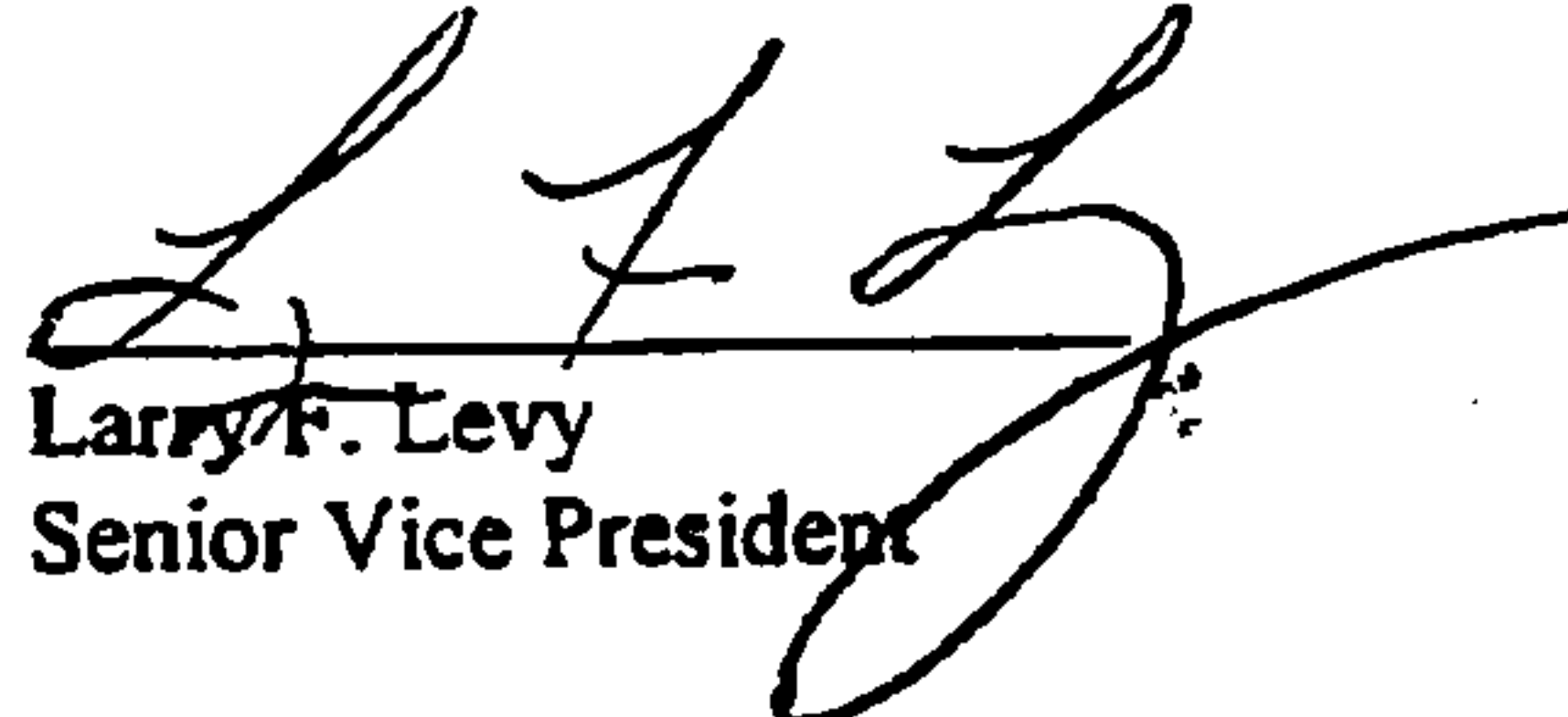
Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date June 1, 2005; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

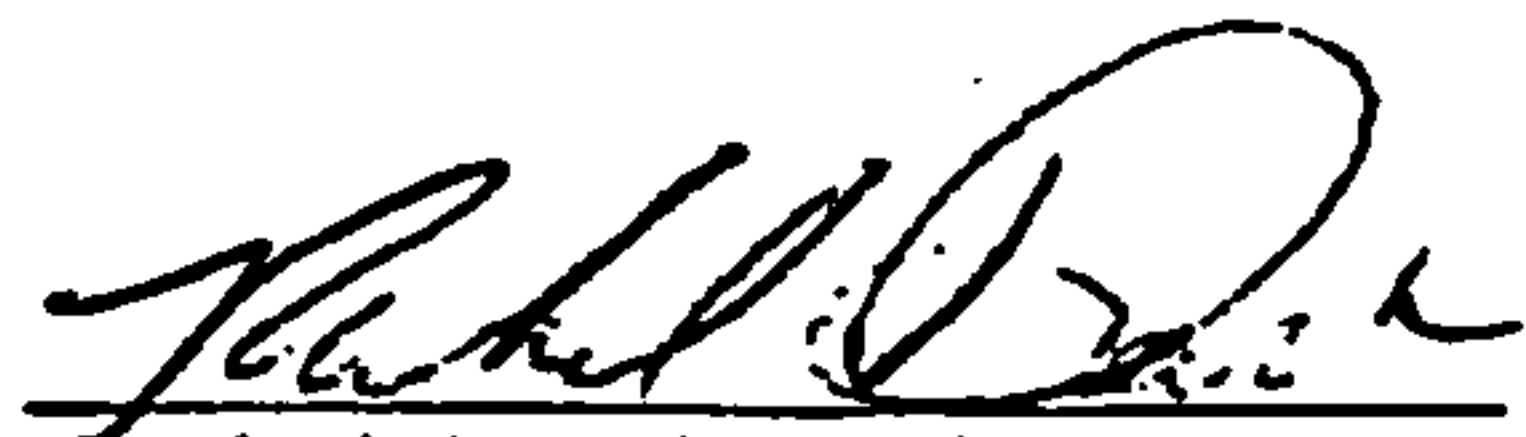
This letter is an amendment and extension to that letter dated March 22, 2003 in the amount of \$147,160.21.

Very truly yours,  
Bank of Oklahoma, N.A.

  
Larry F. Levy  
Senior Vice President

Accepted:  
City of Albuquerque

Acknowledged:  
Chant Family III Limited Partnership

By:   
Chief Administrative Officer  
or authorized designee  
Title: City Engineer *gub*  
Dated: 3-12-04

By:   
Gregory Chant, Member

By:   
Ethan Chant, Member

*RJC 3/12/04*



Arlene V. Portillo  
10/26/2004 02:30 PM

To: kjaramillo@cabq.gov  
cc:  
Subject: Fw: Figure 18 - Extension, Jefferson/I-25 Decel lane

Kathy: Would you please fax over a copy of the Extension for the subject project to Greg Chant at 344-1957.

Thanks!!

Arlene V. Portillo, Plan Checker  
Planning Department, Hydrology Section  
e-mail - [aportillo@cabq.gov](mailto:aportillo@cabq.gov)  
Office Phone 505-924-3982; Fax 505-924-3864

----- Forwarded by Arlene V. Portillo/PWD/CABQ on 10/26/2004 02:26 PM -----

"Greg Chant" <[greg@chantnm.com](mailto:greg@chantnm.com)>

To: <[aportillo@cabq.gov](mailto:aportillo@cabq.gov)>

10/26/2004 11:23 AM

cc:

Subject: RE: Figure 18 - Extension

Arlene-are you still at the city? If you are, could you give me a call at 991-5173? I have a question on project # 689781.

Thanks.

-----Original Message-----

From: [aportillo@cabq.gov](mailto:aportillo@cabq.gov) [mailto:[aportillo@cabq.gov](mailto:aportillo@cabq.gov)]  
Sent: Wednesday, February 18, 2004 2:20 PM  
To: Greg Chant  
Subject: Figure 18 - Extension

(See attached file: PROC\_B.EXT.doc)

Arlene V. Portillo, Project Administrator  
Planning Department, Design Review Section  
e-mail - [aportillo@cabq.gov](mailto:aportillo@cabq.gov)  
Office Phone 505-924-3997; Fax 505-924-3440



all processed  
6/26/06

No. of Lots:  
Nearest Major Streets

FIGURE 12

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9<sup>th</sup> day of April, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P O Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Chart Family III Limited Partnership, by Chart Family III, Limited Liability Company ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a N.M. Limited Partnership whose address is PO Box 3579, Alb. NM. 87190 and whose telephone number is 505-344-1633, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Jefferson Common II, Lots 1-6, recorded on 1/26/98 in the records of the Bernalillo County Clerk at Book Vol. 98-C, pages Folio 22 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Chart Family III Limited Partnership ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Jefferson Common II, Lots 1-6 describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1 day of April, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 689781.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (ADRB), unless





the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City- approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Forstbauer Surveying, and construction surveying of the private Improvements shall be performed by Forstbauer Surveying. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Tierra West, LLC, and inspection of the private Improvements shall be performed by Tierra West, LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by AMEC, and field testing of the private Improvements shall be performed by AMEC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty:  
Amount: \$ 147,160.21 Name of Financial Institution or Surety providing Guaranty: Bank of Oklahoma  
Date City first able to call Guaranty: April 1, 2004  
[Construction Completion Deadline]: April 1 2004  
If Guaranty other than a Bond, last day City able to call Guaranty is: June 1, 2004  
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly r

Mary Herrera Bern. Co. AGRE R 25.00 2003059038 5842045 Page: 3 of 9 04/10/2003 03:55P Bk-A53 Pg-8917



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.





11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute If the Subdivider signing below is not the Owner of the



2003059838  
5842045  
Page: 5 of 9  
04/10/2003 03:55P  
Rk-A53 Pg-8917









ORIGINALLY

Private Inspector	City Inspector	City Cns Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Type of Improvement \_\_\_\_\_ Location \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Size \_\_\_\_\_

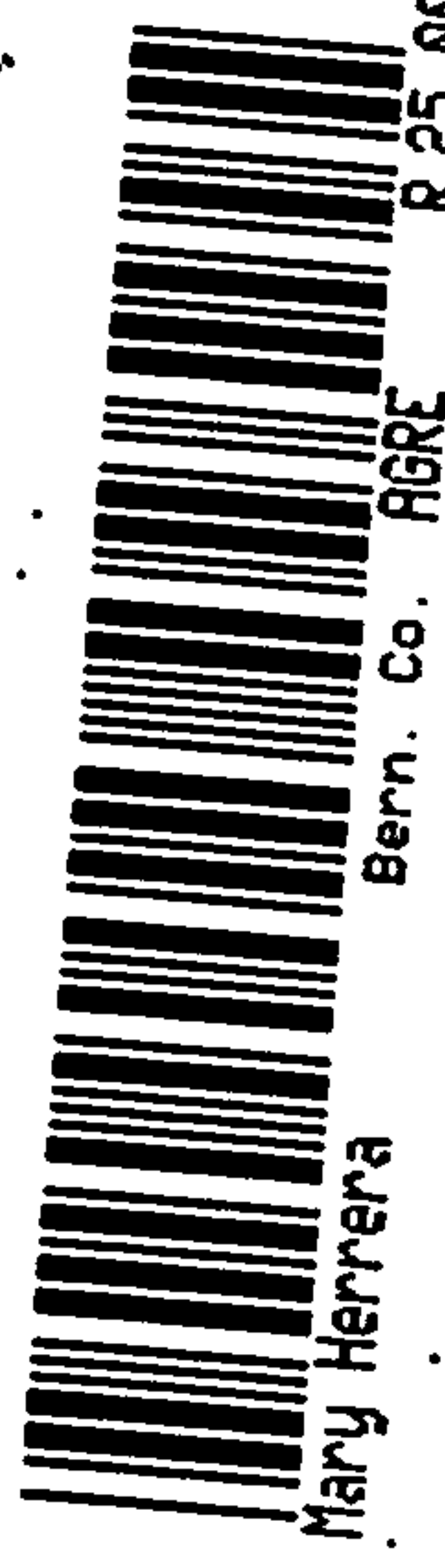
COA DRC Project # \_\_\_\_\_

Sequence # \_\_\_\_\_

Sequence # \_\_\_\_\_

Sequence # \_\_\_\_\_

Sequence # \_\_\_\_\_



NOTES: \* These items are under construction with City Project No. 680481

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER: Avg Chant  
 NAME (print): Chant Associates  
 FIRM: Chant Associates  
 SIGNATURE - date: [Signature] 2/7/03  
 DRB CHAIR - date: [Signature] 2-19-03  
 TRANSPORTATION DEVELOPMENT - date: [Signature] 2/19/03  
 UTILITY DEVELOPMENT - date: [Signature] 2/19/03  
 CITY ENGINEER - date: [Signature] 2/19/03  
 AMAFCA - date: \_\_\_\_\_  
 PARKS & GENERAL SERVICES - date: Recreation

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 2-19-05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER



# FINANCIAL GUARANTY AMOUNT

03/13/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 689781, Jefferson & I-25 Decel Lane, Phase/Unit #: 1

Requested By: Greg Chant w/ Chant Family III Limited Partnership

Approved estimate amount:		\$93,136.70
Contingency Amount:	10.00%	\$9,313.67
Subtotal:		\$102,450.37
NMGRT	5.8125%	\$5,954.93
Subtotal:		\$108,405.30
Engineering Fee	6.60%	\$7,154.75
Testing Fee	2.00%	\$2,168.11
Subtotal:		\$117,728.17
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$147,160.21</u></b>

APPROVAL:

DATE:

3-13-2003

Notes:

2003059038  
 5842045  
 Page: 9 of 9  
 04/10/2003 03:55P  
 Bk-A53 Pg-8917

Mary Herrera Bern. Co. AGRE R 25.00



## BANK OF OKLAHOMA

201 Third Street NW, 14<sup>th</sup> Floor  
P.O. Box 26148  
Albuquerque, New Mexico 87125-6148  
Telephone (505) 222-8459

March 22, 2003

Jay Czar  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Loan Reserve for Chant Family III Limited Partnership  
City of Albuquerque Project No.: 689781  
Project Name: Jefferson & I-25 Decel Lane. Phase/Unit # 1

Dear Mr. Czar,

This is to advise the City Of Albuquerque ("City") that, at the request of Chant Family III Limited Partnership, Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Hundred Forty Seven Thousand One Hundred Sixty Dollars and 21/100, (\$147,160.21) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Chant Family III Limited Partnership ("Subdivider") to provide for the installation of the improvements which must be constructed at Jefferson & I-25, Phase/Unit #1, Project No. 689781 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4/10/03 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A53 at pages 897 thru 897 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by April 1, 2004 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between April 1, 2004 and June 1, 2004, inclusive, the City may demand payment from the Financial



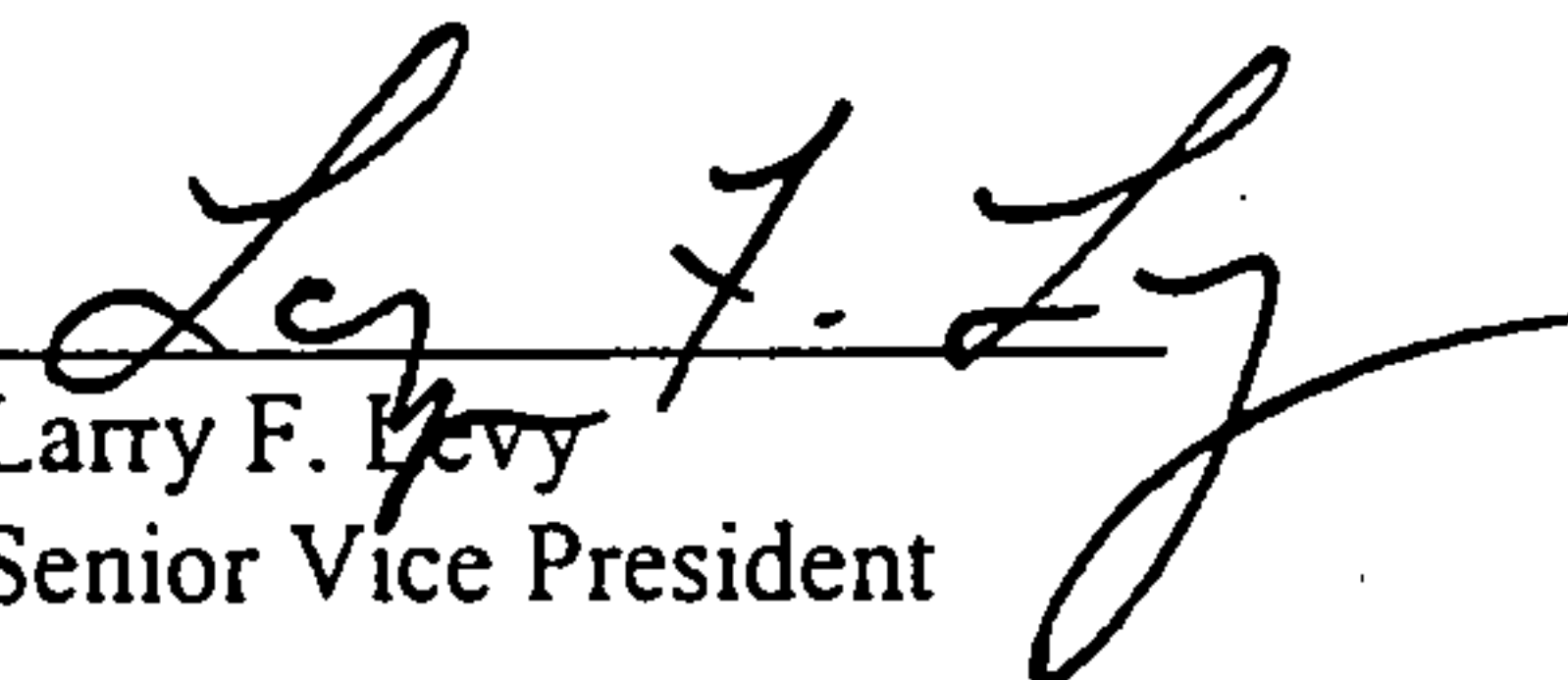


institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date June 1, 2004; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,  
Bank of Oklahoma, N.A.

  
Larry F. Levy  
Senior Vice President

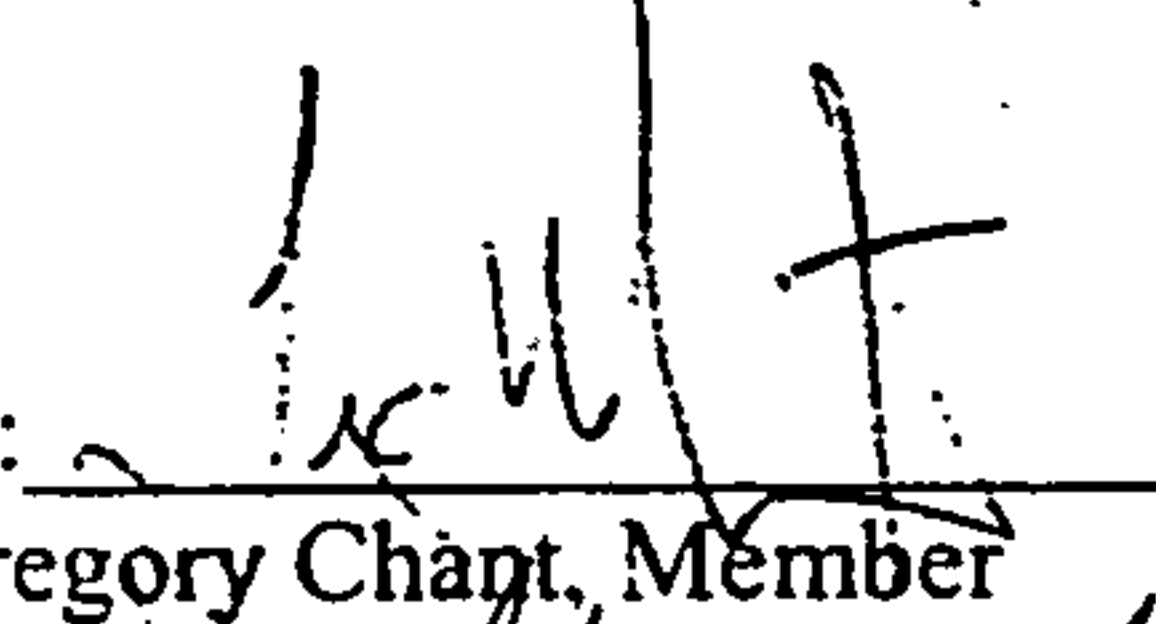
Accepted:  
City of Albuquerque


By: \_\_\_\_\_  
Chief Administrative Officer  
or authorized designee

Title:  
Dated:

11/14

Acknowledged:  
Chant Family III Limited Partnership

By:   
Gregory Chant, Member

By:   
Ethan Chant, Member

# CITY OF ALBUQUERQUE

#13

## Planning Department

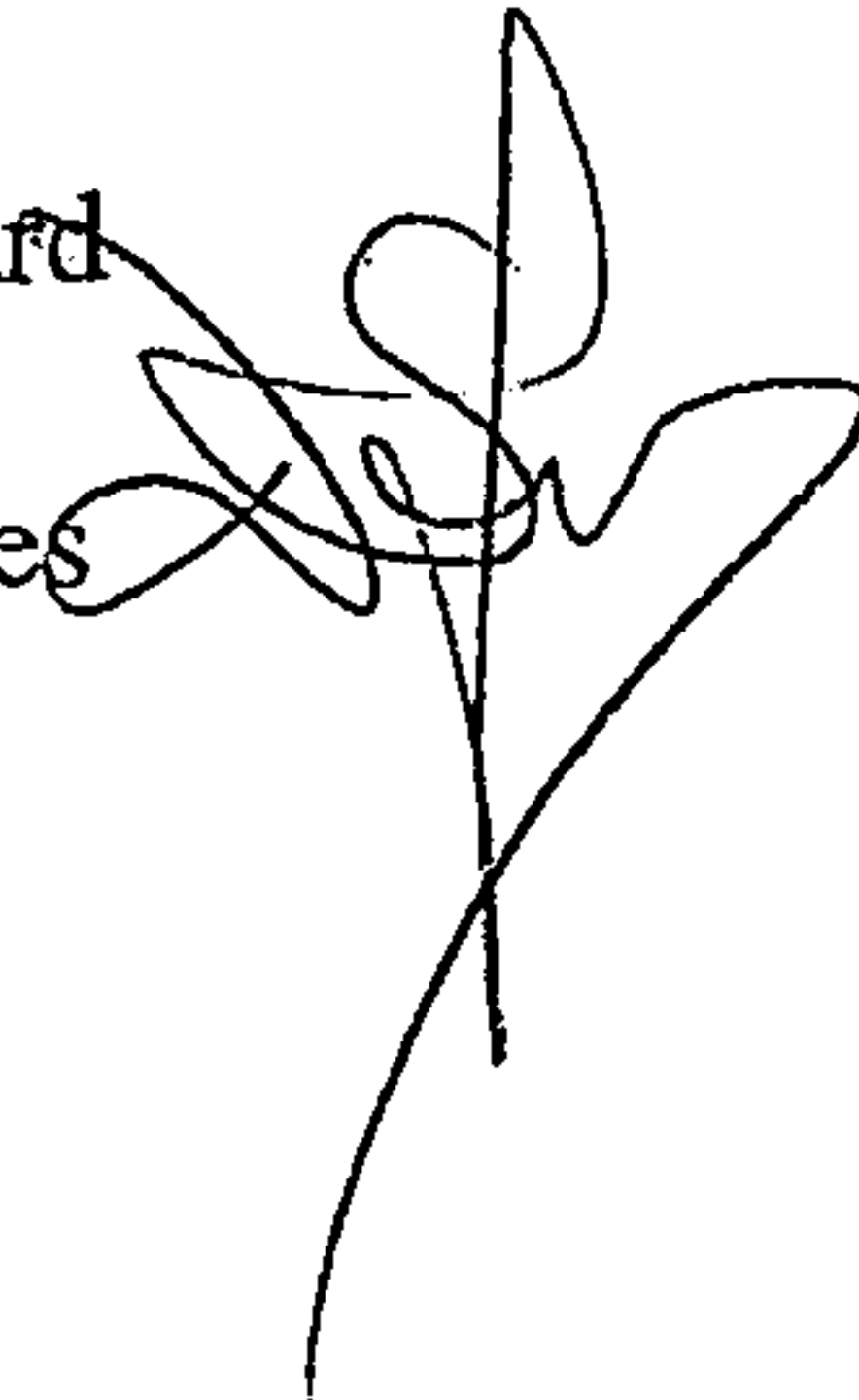
### Development Services Division

**TO:** Sheran Matson, Chair, Development Review Board

**FROM:** Deborah L. Stover, Planner, Development Services

**DATE:** 2-14-03

**SUBJECT: EPC CONDITIONS FOR PROJECT 1001569**



The purpose of this memo is to address the itemized letter from the Chant Family II Ltd. Partnership for the above referenced case:

#### **Site Development Plan for Subdivision**

All conditions of approval have been met.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

#### **Site Development Plan for Building Permit**

All conditions of approval have been met with the exception of the following:

Condition 4 states that 10% of the total parking shall be 'clearly marked for rideshare, carpools and other multi-occupancy commuter activity'. Although the plan does show 15 'preferred' parking spaces, they should be labeled 'car pool', or 'rideshare', so that the users know the preferred parking is for this purpose.

Condition 5 states that the paved bicycle and pedestrian path that connects to Lot 1 shall be 10-feet wide. The path is depicted as 10-feet wide, but is still noted as 6-foot wide. This should be corrected prior to final sign-off.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.





SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
<input type="text"/>	<input type="text"/>					
<input type="text"/>	<input type="text"/>					
<input type="text"/>	<input type="text"/>					

Private Inspector	City Inspector	City Cns Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

*Greg Chant*

NAME (print)

*Chant Associates*

FIRM

*[Signature]*

SIGNATURE - date

*2/7/03*

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

CITY ENGINEER - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER

Ms. Sheran Matson

Chair

Development Review Board

Re: Final sign off city project # 01128-01565 Jefferson Commons Lot 1

Ms. Matson,

Chant Family II Ltd. Partnership requests Site Plan for Subdivision for lots 1 and 6 of the Jefferson Commons, Unit 2 and Site Plan for Building Permit for Lot 1 of the Jefferson Commons, Unit 2, Zone Atlas F-17. All of the properties are zoned straight IP. The site is the last undeveloped portion of the Jefferson Commons Complex that is under the original developer's control. On December 21, 2001, EPC approved both Site Plan for Subdivision and Site Development Plan for Building Permit with conditions. We request the DRB signoff for these Actions.

On December 20, 2001, the Environmental Planning Commission voted to approve 01128-01565, a Site Plan for Subdivision. This letter address the conditions of that approval.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modification that have been made to the site plan since the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may results in forfeiture of approvals.

**This letter satisfies this condition.**

2. The land use of "hotel" shall be replaced with "office" on the site plan for subdivision.

**The word "office" now appears in lot 1 on the Site Plan for Subdivision (page 1 of 6).**

3. The letter submitted with the site plan states that the site plan for subdivision includes Lots 5 and 6, but Lots 5 and 6 are not shown as amended on the site plan. This shall be clarified.

**It was not originally intended to amend Lot 5. Our intention now is not to subdivide Lot 6, however, on the Site Plan for Subdivision (page 1 of 6), Lot 6 shows proposed property lines for possible future lot division.**

On December 20,2001, the Environmental Planning Commission voted to approve 01128-01566,a Site Plan for Building Permit, This letter address the conditions of that approval.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.  
**This letter satisfies this condition.**
  
2. The site plan shall conform to all conditions as set for the in the Master Plan approved by the EPC in 1997(Z-97-20).  
**To our knowledge, the site plan conforms to all conditions as set for the in the Master Plan approved by the EPC in 1997(Z-97-20).**
  
3. The square footage of the patio area shall be labeled on the site plans.  
**The square footage of the patio area is labeled on the Site Plan (page 2 of 6) on the patio area.**
  
4. Preferred parking that is 10% of the total parking area shall be clearly marked for rideshare, carpools and other multi-occupancy commuter activity. This preferred parking shall be located near entrances or in shaded areas and shall be shown on the site plan prior to final approval.  
**15 preferred parking space locations are labeled and detailed on the Site Plan (page 2 of 6).**
  
5. A minimum 10-foot wide, combined paved bicycle path and pedestrian path shall be provided to connect Lot 1 with the adjoining lots to the south and west. In addition, a path-finding system for pedestrians shall be shown on the site plan.  
**The combined bicycle and pedestrian path located south and west of the building on the Site Plan, has been increased to 10'. A detail for the path finding system is shown on the Site Plan (page 2 of 6).**
  
6. Landscape Plan:
  - a. 75% of planting bed area shall be covered with living plant materials



at maturity. The landscape plan requires more shrubs and/or ground-cover in order to meet this requirement.

**The landscape plan now shows 75% of planting bed area shall be covered with living plant materials at maturity.**

- b. Generous tree wells (6'x6') shall be provided within parking rows to provide for visual breaks and cooling. Trees (a mix of evergreen and deciduous) and tree wells shall be placed within parking area, one tree for every 10 parking spaces.

**The Site Plan now includes generous tree wells and exceeds the minimum requirement.**

- c. The landscape plan shall be adjusted to show the number and species of trees proposed for the patio area.

**The Landscape plan now shows the number and species of trees proposed for the patio area**

- d. The landscape plan shall include pinon as well as one or more of the following species in order to comply with the Master Plan: Desert Willow, Texas ash, Robinia (locust), Mountain mahogany, or shrub live oak.

**The Landscape plan now shows pinon as well as one or more of the following species in order to comply with the Master Plan: Desert Willow, Texas ash, Robinia (locust), Mountain mahogany, or shrub live oak.**

- e. Vegetation planted along the slopes next to the frontage roads and Jefferson Street shall be specified on the Landscape Plan and shall include native seed or ornamental grasses and supplemented with two or more of the following: Sand dropseed, Alkali sacation, Purple threeawn, Desert marigold and California poppies.

**The Landscape plan now shows vegetation planted along the slopes next to the frontage roads and Jefferson Street will include native seed or ornamental grasses and supplemented with two or more of the following: Sand dropseed, Alkali sacation, Purple threeawn, Desert marigold and California poppies.**

- 7. The letters on the building mounted sign shall be described as to color and material. The detail of the monument sign shall shown height and width of the sign, but monument signs are to be a maximum of 10-feet in height according to the Master Plan. A note shall state that signs will be internally lighted with individual channelized lettering or if externally lighted, they shall be downlighted.

**The second note on the Elevation sheet (page 5 of 6) details the signage on the building. The Site plan shows a monument sign detail consistent with the Master Plan.**

8. No chainlink, razor wire (concertina) or plastic vinyl fencing is permitted.  
**No chainlink, razor wire (concertina) or plastic vinyl fencing is permitted, see note 17 on the Site Plan (page 2 of 6).**
9. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.  
**The third note on the Elevation sheet (page 5 of 6) details roof top screens, and equipment locations.**
10. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.  
**The third note on the Elevation sheet (sheet 5 of 6) details any possible site antenna.**
11. Conditions from City Engineer:
  - a. All the requirements of previous action taken by the EPC and the DRB shall be completed and /or provided for. Completion of the required TIS mitigation measure, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.  
**The plans have been submitted to DRC for final approval.**
  - b. Shall meet NMSHTD requirements for offsite transportation mitigation and financially guarantee through City of Albuquerque.  
**The plans have been signed off by NMSHTD.**
  - c. If parking spaces are at grade with sidewalk, show location of parking bumper stops.  
**See Access Parking detail on Site Plan (page 2 of 6).**
  - d. Provide cross access agreements.  
**Cross access and parking is granted with this site plan as recorded on Cross Easement Agreement as shown on Document # 97060659, filed June 16, 1997 in book 97-16 pages 2411-2424A.**
  - e. All radii and widths of parking end caps to meet DPM standards.  
**All radii and widths of parking end caps meet DPM standards.**
  - f. Provide handicap sign detail and reference.  
**A handicap sign detail is provided on the Site Plan (page 2 of 6).**
  - g. Need clarification of 1:20 slopes.

**Handicap accessible sidewalk slopes shall not exceed 1:20. See note on Site Plan (page 2 of 6)**

- h. Handicap parking reference detail on sheet A2 is incorrect. Provide 8' space to the right of last van accessible space.

**The handicap parking reference detail has been updated. See Site Plan (page 2 of 6).**

- i. Identify type of 6" curb referenced on site plan and its location.  
**Curbs to be 6" extruded curbs. See Site Plan (page 2 of 6).**
- j. Existing water and sanitary sewer lines must be relocated to alignment(s) acceptable to Public Works/ Utility Development. Relocation must be completed prior to vacation of existing easements.

**This relocation is shown on the Master Utility Plan has been approved by DRC city project #680481.**

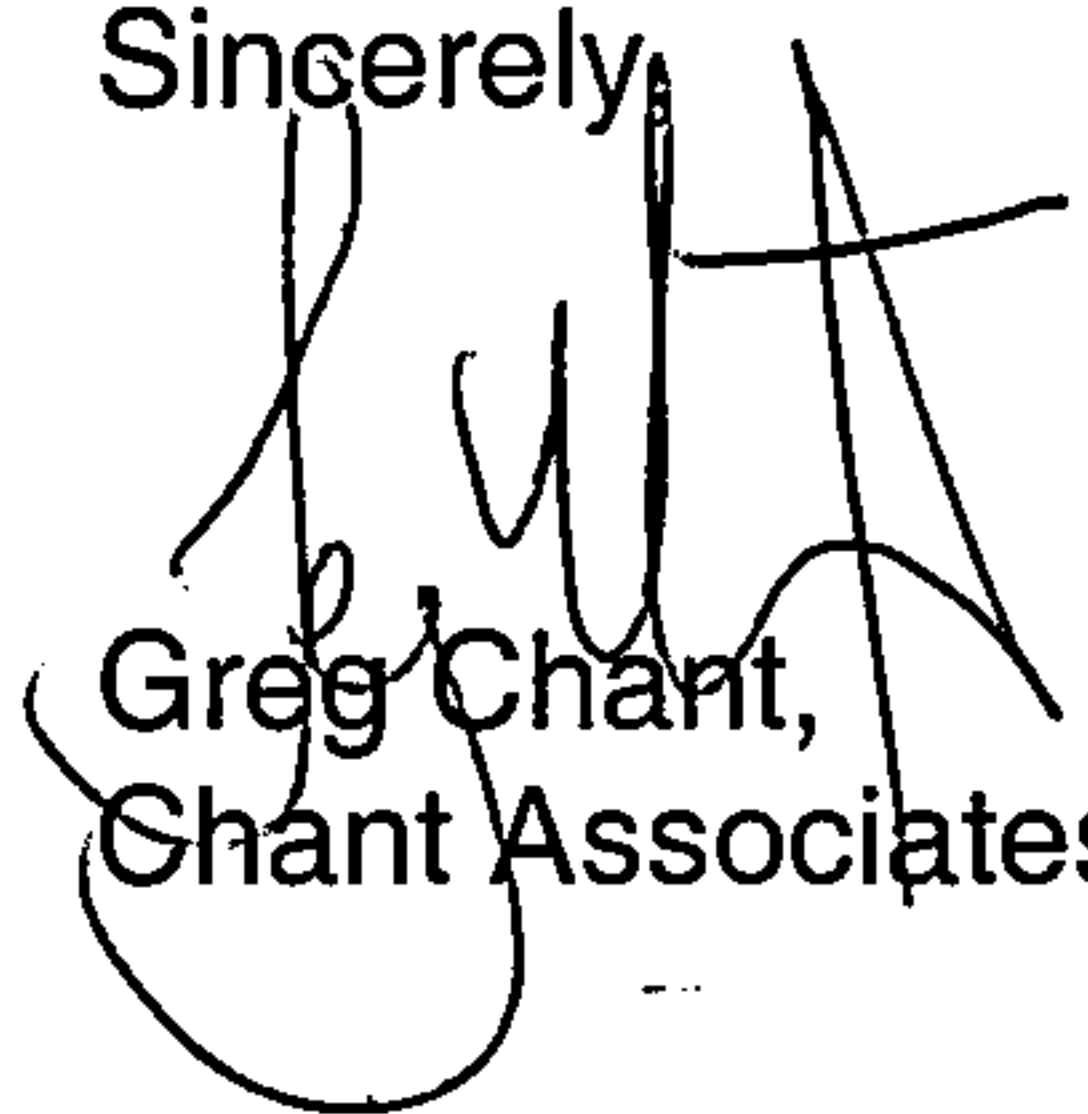
- k. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

**An approved conceptual grading and drainage plan is provided.**

**Summary:**

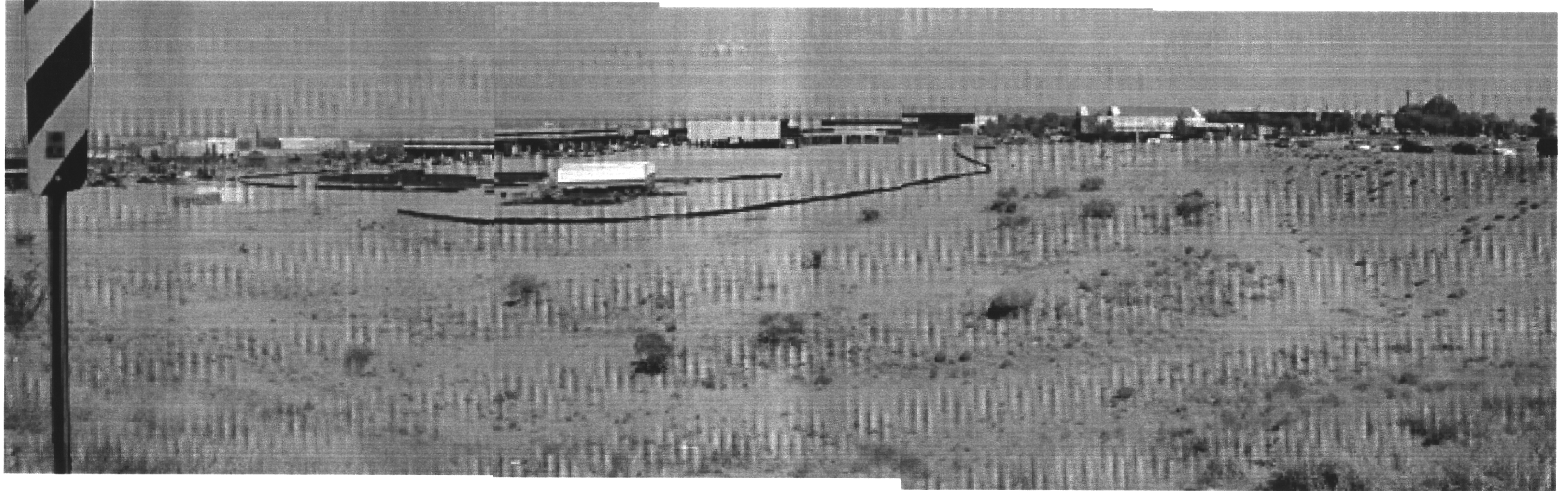
We feel the Site Plan for Subdivision and the Site Plan for Building Permit satisfy the conditions set by the EPC. We therefore request DRB final signoff of these plans.

Sincerely,



Greg Chant,  
Chant Associates





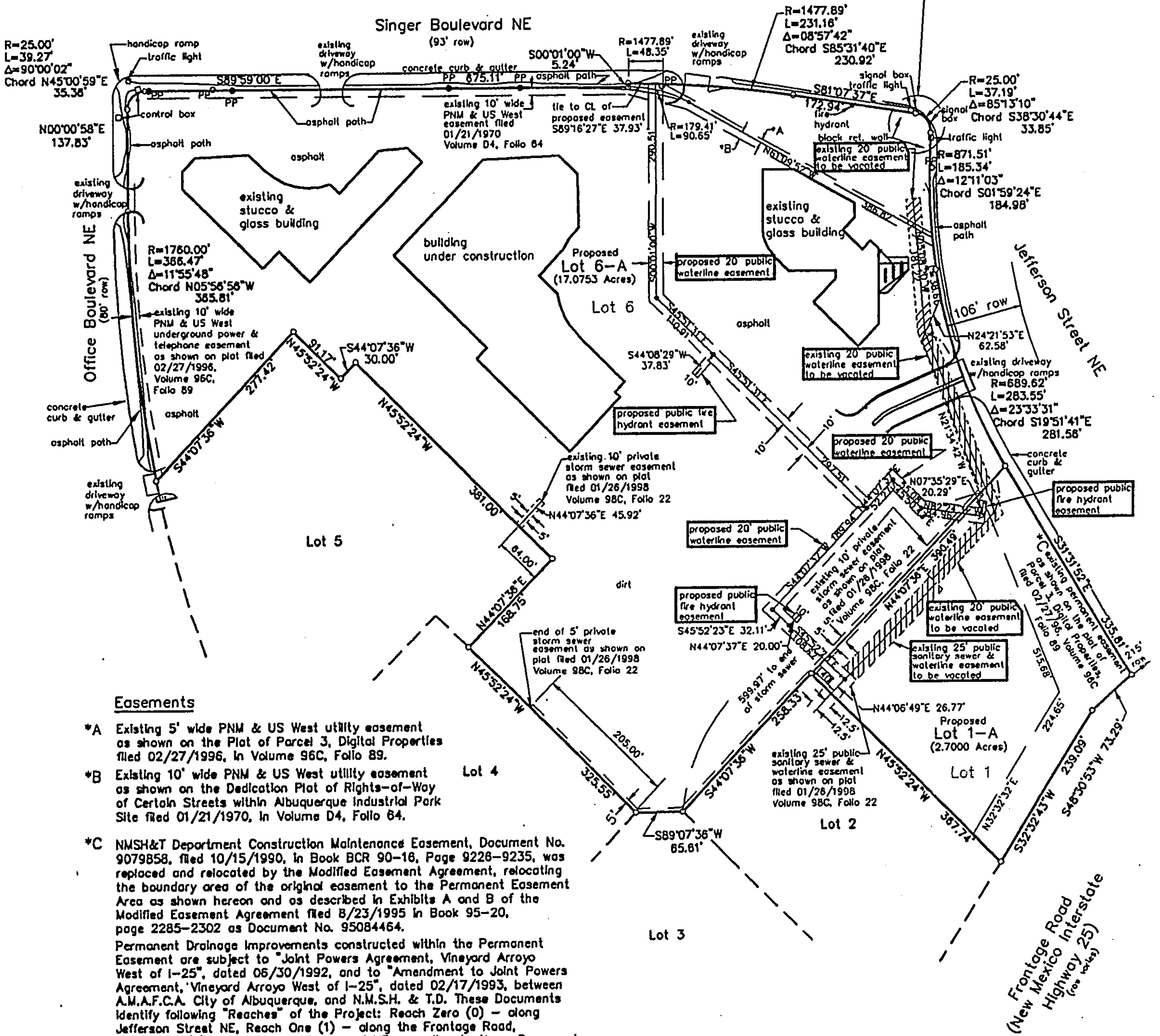
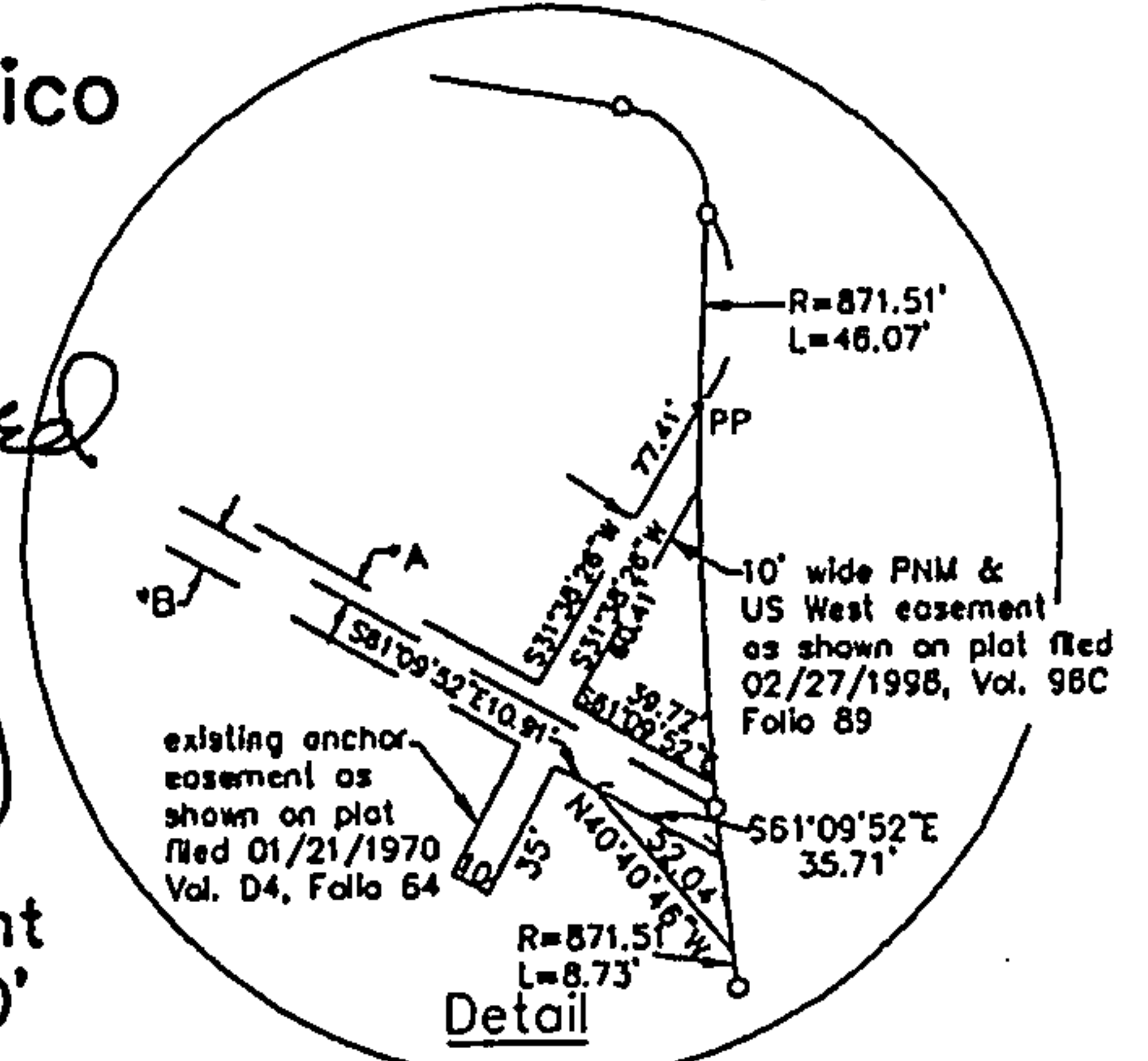
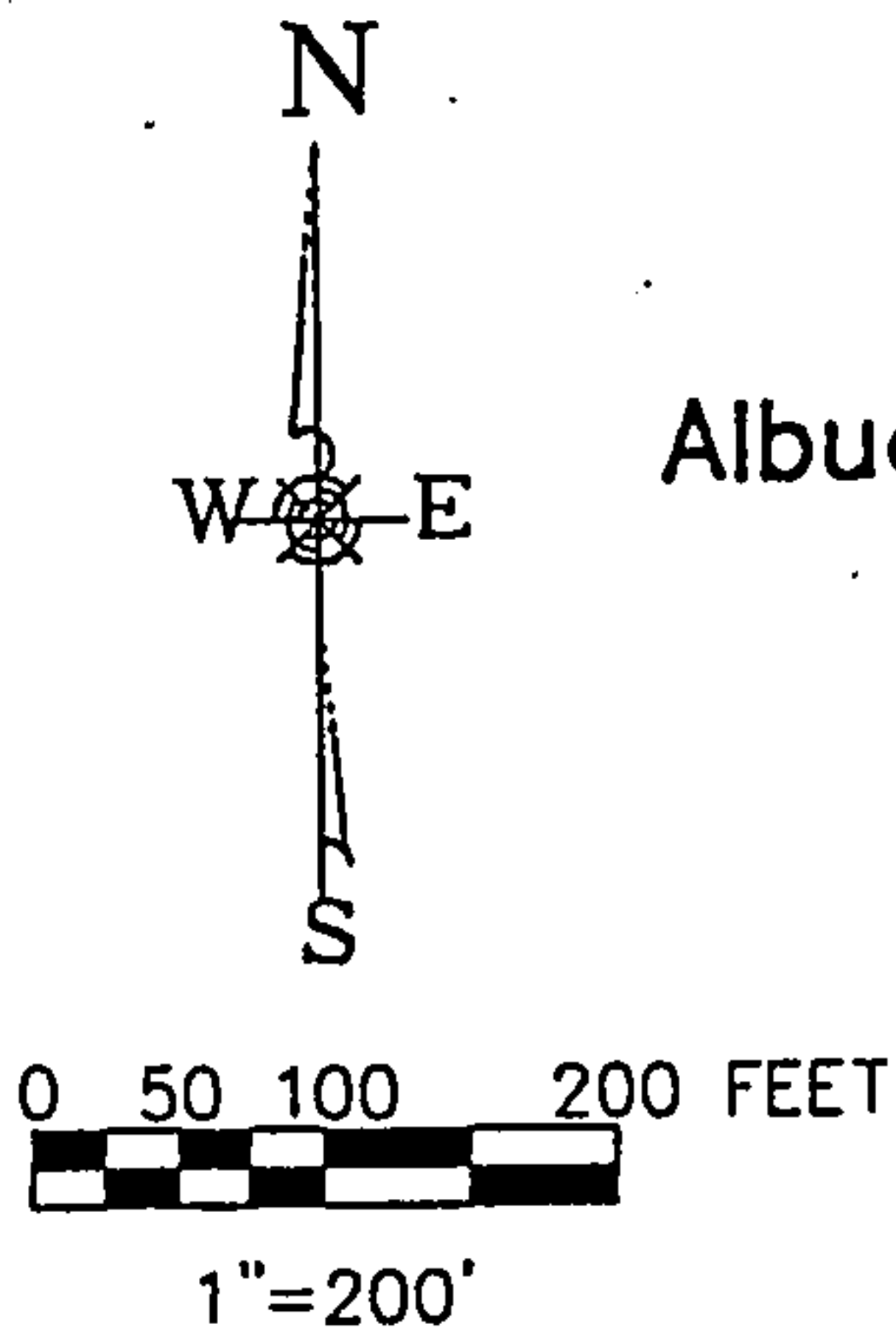
#4 DRB July 17 2002 project # 1001569 looking West.



Sketch Plat — SITE SKETCH  
 Lots 1 & 6  
 Jefferson Commons II  
 Albuquerque, Bernalillo County, New Mexico  
 February 2002

*(was distributed for sketch plat hearings - proposed easements have now been granted by documents approved by city engineer)*

The purpose of this plat is to create a new waterline easement and new fire hydrant easements, and to vacate an existing 20' waterline easement and an existing 25' public sanitary sewer and waterline easement as shown hereon.



**Easements**

- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89.
  - \*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 64.
  - \*C NMSH&T Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9226-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464.
- Permanent Drainage Improvements constructed within the Permanent Easement are subject to "Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 06/30/1992, and to "Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 02/17/1993, between A.M.A.F.C.A. City of Albuquerque, and N.M.S.H. & T.D. These Documents identify following "Reaches" of the Project: Reach Zero (0) - along Jefferson Street NE, Reach One (1) - along the Frontage Road, Reach Two (2) - along Office Boulevard NE according to these Documents, N.M.S.H. & T.D. is responsible to operate and maintain the drainage structures within Reaches Zero (0) and One (1), City of Albuquerque to maintain the concrete box culvert in Reach Two (2).

Note - The property shown hereon is subject to a Cross-Easement Agreement, as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16, Pages 2411-2424A.  
 Setback requirements per City of Albuquerque Zoning Code (1996) for IP Zoning: front-yard - not less than 20 feet; side-yard and rear-yard - not less than 10 feet.

**LEGAL DESCRIPTION**

Lot 1 & Lot 6 of Jefferson Commons II as the same are shown and designated on the plat entitled "PLAT OF LOTS 1-6 JEFFERSON COMMONS II BEING A REPLAT OF PARCEL 3, DIGITAL PROPERTIES", filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998, Volume 98C, Folio 22.

EXHIBIT "B"

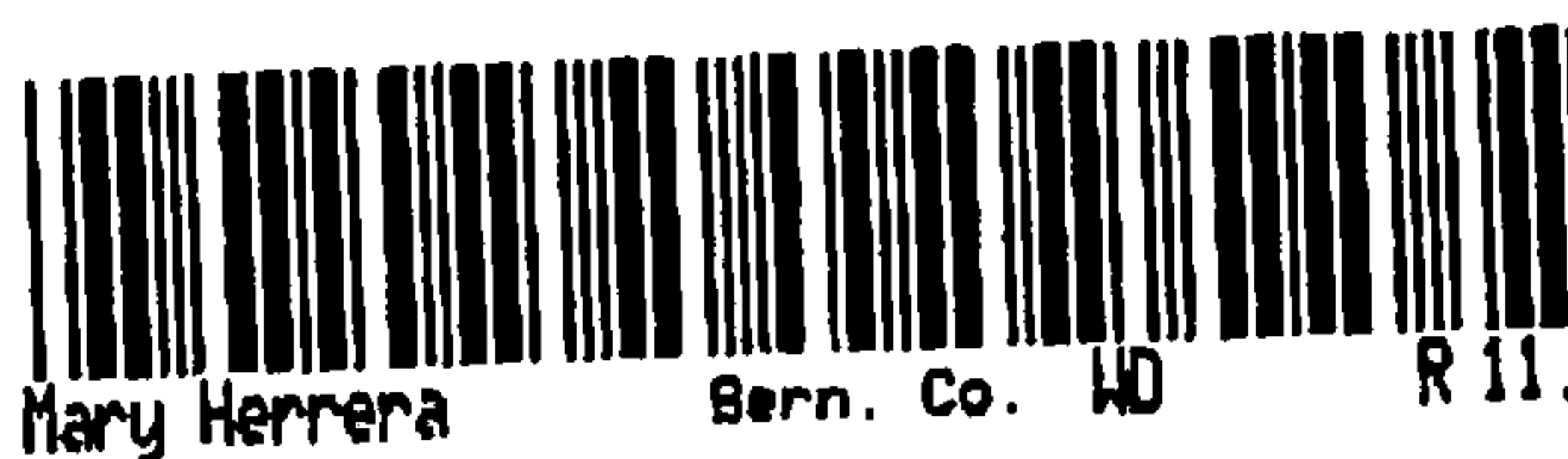
Date 7/17/02

Sheet 2 of 2

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

**EXHIBIT "A"****Description of Mortgages (4)**

- A. Construction Mortgage, Security Agreement and Financing Statement dated as of December 4, 1998, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on December 4, 1998, in Book 9819 at Page 5149 as Document No. 1998157004 securing a Promissory Note in the original principal amount of \$2,900,000.00.
- B. Construction Mortgage, Security Agreement and Financing Statement dated as of March 31, 1999, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1999, in Book 9905 at Page 3974 as Document No. 1999044105 securing a Promissory Note in the original principal amount of \$2,040,000.00.
- C. Construction Mortgage, Security Agreement and Financing Statement dated as of January 5, 2000, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on January 10, 2000, in Book A-1 at Page 2495 as Document No. 2000 002513 securing a Promissory Note in the original principal amount of \$2,974,000.00.
- D. Construction Mortgage, Security Agreement and Financing Statement dated as of July 31, 2001, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2001, in Book A-22 at Page 8142 as Document No. 2001 089830 securing a Promissory Note in the original principal amount of \$6,000,000.00.



2002044847  
5851991  
Page: 3 of 3  
04/05/2002 10:48A  
Bk-A34 Pg-4739



**REPLACEMENT WARRANTY DEED**

CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership, acting by and through its General Partner, CHANT FAMILY II LIMITED LIABILITY COMPANY, a new Mexico limited liability company, for consideration paid, grants to CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership, whose address is P. O. Box 3529, Albuquerque, New Mexico, 87190, the following described real estate in Bernalillo County:

Lot Numbered One (1) and Lot Numbered Six (6) of Jefferson Commons II, a Subdivision in the City of Albuquerque, New Mexico, as shown on a Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998, in Volume 98C at Folio 22 as Document No. 98008251.

Subject to easements, restrictions and reservations of record;

Subject to taxes for the year 1999 and subsequent years;

Subject to those mortgages described on Exhibit "A" attached hereto and incorporated herein by reference, each of which the Grantee herein assumes and agrees to pay and perform in full.

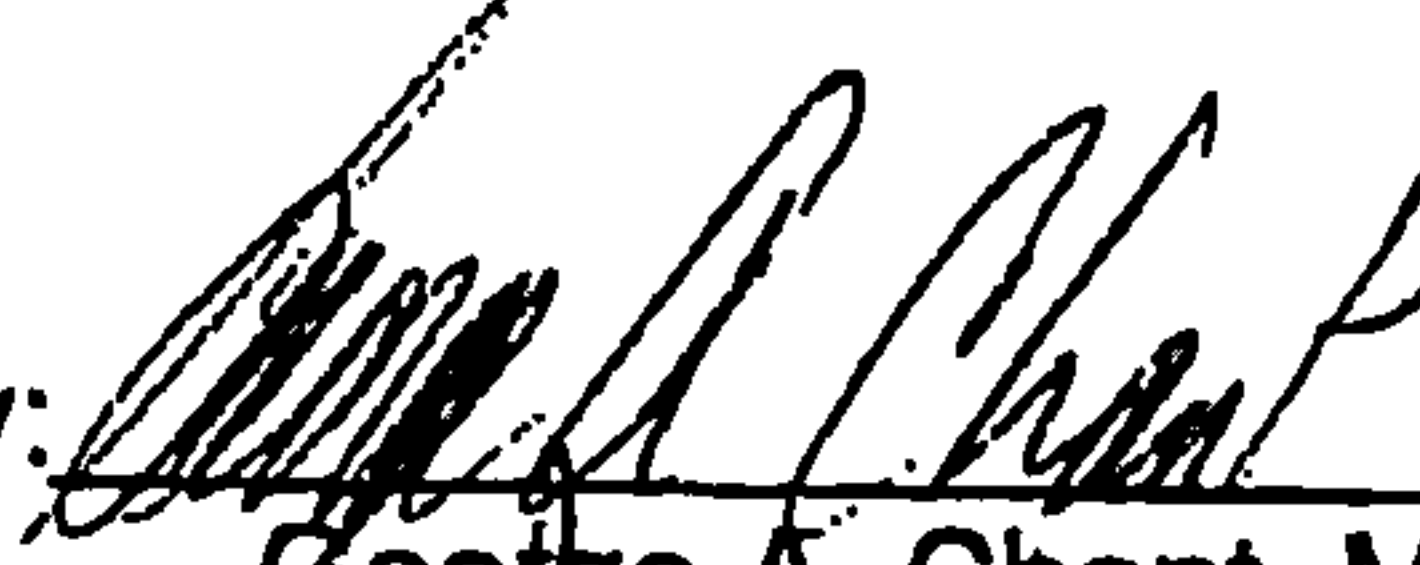
This Replacement Warranty Deed is made, executed and delivered to replace a Warranty Deed between the same parties concerning the same property dated December 1, 1999, which has apparently been lost, misplaced or otherwise inadvertently destroyed prior to having been recorded in the Office of the County Clerk of Bernalillo County. This Replacement Warranty Deed is delivered for the purpose of replacing such prior deed in order to establish on the Bernalillo County records the true ownership of such Lots.

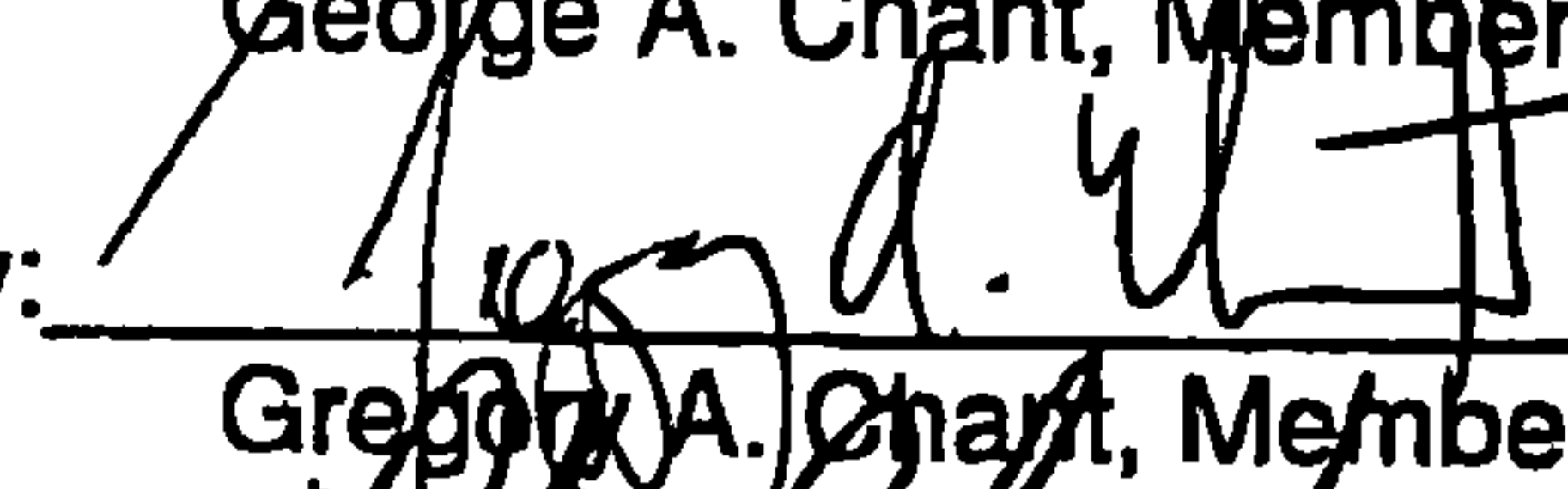
with warranty covenants.

IN WITNESS of its actions as set forth above, Chant Family II Limited Partnership has caused this Deed to be executed by its General Partner and delivered on this 5 day of April, 2002.

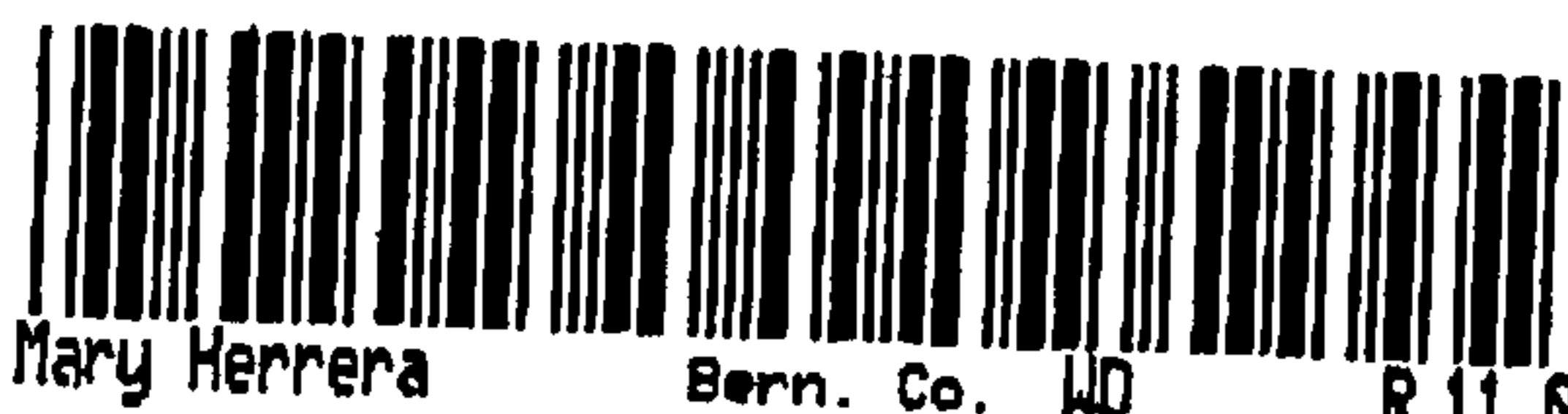
CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership

By: CHANT FAMILY II LIMITED LIABILITY, a New Mexico limited liability company

By:   
George A. Chant, Member

By:   
Gregory A. Chant, Member

By:   
Christopher H. Chant, Member



2002044847  
5851881  
Page: 1 of 3  
04/05/2002 10:48A  
Bk-R34 Pg-4739

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO       )  
  ) ss.  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me this 5<sup>th</sup> day of April, 2002, by George A. Chant, Gregory A. Chant and Christopher H. Chant, Members of CHANT FAMILY II LIMITED LIABILITY, a New Mexico limited liability company, as General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership, on behalf of said partnership.

Michelle Renee Jones  
NOTARY PUBLIC

My Commission Expires:  
10/31/2002

PWH:REPLACEMENT.WD.:CG



Mary Herrera        Bern. Co.    WD        R 11.00

2002044847  
5651901  
Page: 2 of 3  
04/05/2002 10:48A  
Bk-R34 Pg-4739

INFRASTRUCTURE LIST

**ORIGINAL**

EXHIBIT "A"

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Jefferson Street Deacceleration Lane  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1-A Jefferson Commons II, Albuquerque, Bernalillo County, NM  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION  
SITE PLAN

Date Submitted: 2/19/03  
Date Site Plan Approved: 2/19/03  
Date Preliminary Plat Approved: N/A  
Date Preliminary Plat Expires: N/A  
DRB Project No.: 1001569  
DRB Application No.: 03DRB00205

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of final acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer
		24"	Curb & gutter	Jefferson St	Existing CR	1-25 Frontage			
		12'	Deacceleration Lane	Jefferson St	Existing CR	1-25 Frontage			
		10'	concrete walk	Jefferson St	Existing CR	1-25 Frontage			
		*8"	waterline relocation / Abandonment						
		*3'	Sewer line Abandonment						
		1	Dec/Arrel/Octurbone w/ Perm c & g & Pavement on Jefferson & T-25 Frontage DRB NMSHTD @ COM STD'S To be financially guaranteed to COA						

Private Inspector	City Inspector	City Civil Engineer





# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation **V**  
 Variance (Non-Zoning)

Supplemental form  
**ZONING** **Z**  
 Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

**APPEAL / PROTEST of...** **A**  
 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: CHANT ASSOCIATES PHONE: 344-1633  
 ADDRESS: PO BOX 3529 FAX: 344-1957  
 CITY: ABQ STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100  
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118  
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

*all scanned 6/26/00*

**DESCRIPTION OF REQUEST:** APPROVAL OF SITE PLAN FOR SUBDIVISION FOR LOTS 1 & 6; & SITE PLAN FOR BUILDING PERMIT FOR LOT 1

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. LOTS 1 & 6 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. JEFFERSON COMMONS II  
 Current Zoning: IP Proposed zoning: SAME  
 Zone Atlas page(s): F-17 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 2.7 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101706122342020000 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: JEFFERSON STREET NE  
 Between: SINGER BLVD NE and I-25 FRONTAGE ROAD

**CASE HISTORY:** Debbie Storer, EPC  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
Z-97-20/01128-01565/01128-01566

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

SIGNATURE GREG CHANT DATE 2-11-03  
 (Print) GREG CHANT  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept. 2001

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>750BP</u>	<u>2(3)</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>03DRB</u>	<u>750S</u>	<u>2(3)</u>	\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Feb 19, 2003</u>			Total \$ <u>0</u>

Paul Carder 2-11-03 Project # 1001569  
 Planner signature / date



**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

**SKETCH PLAN REVIEW AND COMMENT**

- \_\_\_ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- \_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - \_\_\_ Solid Waste Management Department signature on Site Plan
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Copy of the document delegating approval authority to the DRB
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist
  - \_\_\_ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - \_\_\_ Blue-line copy of Site Plan with Fire Marshal's stamp
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- \_\_\_ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - \_\_\_ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the request
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Infrastructure List, if relevant to the site plan
  - \_\_\_ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - \_\_\_ Fee (see schedule)
  - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

**D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

GREG CHANT

*Greg Chant*

Applicant name (print)

2-11-03

Applicant signature / date



Form revised September 2001

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

Application case numbers

030103 - 00205

030103 - 00206

*Paul Carter* 2-11-03

Planner signature / date

Project # 1001569





# ASSOCIATES

*Post Office Box 3529 / Albuquerque, New Mexico 87190  
(505) 344-1633 Fax: (505) 344-1957*

To Whom it May Concern:

2/6/03

Tierra West is authorized to act as our agent.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Chant". The signature is stylized and overlaps the printed name below it.

Greg Chant, Chant Associates



JN 2/085  
11/21/01  
cc: [Signature]

City of Albuquerque  
Planning Department  
Development Services Division  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: December 21, 2001

### OFFICIAL NOTIFICATION OF DECISION

Chant Family II Ltd. Partnership  
P.O. Box 3529  
Albuq., NM 87190

FILE: 01128-01565 / 01128-01566 (Project #1001569)

LEGAL DESCRIPTION: Request a approval of a Site Plan for Subdivision plus approval of a Site Development Plan for Building Permit for Lots 1, 5 and 6, Jefferson Commons Unit 2, zoned IP and located on I-25 North Frontage Road between Jefferson Street NE and Office Boulevard NE, containing approximately 2.7 acres. (F-17) Deborah Stover, Staff Planner

On December 20, 2001, the Environmental Planning Commission voted to approve 01128-01565, a Site Plan for Subdivision, based on the following Findings and subject to the following Conditions:

#### FINDINGS:

1. This is a request for site development plan for subdivision to change the use for Lot 1, Jefferson Commons, located on Jefferson Street and the I-25 frontage road from hotel use to office use.
2. The request meets the requirements of the Master Plan approved for this area in 1997.
3. The request complies with applicable adopted goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan by locating new commercial development in existing commercially zoned areas.
4. The request complies with the North Valley Area Plan by locating quality commercial/industrial development in already developed/established commercial and industrial zones and areas.
5. The request meets the Zoning Code requirements for a site development plan for subdivision by providing all the information required of such a plan.

#### CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**OFFICIAL NOTIFICATION OF DECISION**  
**01128-01565 / 01128-01566 (Project #1001569)**  
December 20, 2001  
Page 2

2. The land use of "hotel" shall be replaced with "office: on the site plan for subdivision.
  3. The letter submitted with the site plan states that the site plan for subdivision includes Lots 5 and 6, but Lots 5 and 6 are not shown as amended on the site plan. This shall be clarified.
- 

On December 20, 2001, the Environmental Planning Commission voted to approve 01128-01566, a Site Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a 30,000 square foot office building on Lot 1, Jefferson Commons, located on Jefferson Street and the Interstate 25 frontage road.
2. The request will meet the requirements of the Master Plan approved for this area in 1997 with some modifications to the submittal.
3. The request complies with applicable adopted goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan by locating new commercial development in existing commercially zoned areas.
4. The request complies with the North Valley Area Plan by locating quality commercial/industrial development in already developed/established commercial and industrial zones and areas.
5. The request meets the Zoning Code requirements for a site development plan for building permit by providing all the information required of such a plan.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shall conform to all conditions as set for the in the Master Plan approved by the EPC in 1997 (Z-97-20).
3. The square footage of the patio area shall be labeled on the site plans.
4. Preferred parking that is 10% of the total parking area shall be clearly marked for rideshare, car pools and other multi-occupancy commuter activity. This preferred parking shall be located near entrances or in shaded areas and shall be shown on the site plan prior to final approval.



December 20, 2001

Page 3

5. A minimum 10-foot wide, combined paved bicycle path and pedestrian path shall be provided to connect Lot 1 with the adjoining lots to the south and west. In addition, a path-finding system for pedestrians shall be shown on the site plan.
6. Landscape Plan:
  - a. 75% of planting bed areas shall be covered with living plant materials at maturity. The landscape plan requires more shrubs and/or groundcover in order to meet this requirement.
  - b. Generous tree wells (6' x 6') shall be provided within parking rows to provide for visual breaks and cooling. Trees (a mix of evergreen and deciduous) and tree wells shall be placed within parking areas, one tree for every 10 parking spaces.
  - c. The landscape plan shall be adjusted to show the number and species of trees proposed for the patio area.
  - d. The landscape plan shall include piñon as well as one or more of the following species in order to comply with the Master Plan: Desert willow, Texas ash, Robinia (locust), Mountain mahogany, or shrub live oak.
  - e. Vegetation planted along the slopes next to the frontage road and Jefferson Street shall be specified on the Landscape Plan and shall include native seed or ornamental grasses and supplemented with two or more of the following: Sand dropseed, Alkali sacation, Purple threeawn, Desert marigold and California poppies.
7. The letters on the building mounted sign shall be described as to color and material. The detail of the monument sign shall shown height and width of the sign, but monument signs are to be a maximum of 10-feet in height according to the Master Plan. A note shall state that signs will be internally lighted with individual channelized lettering or if externally lighted, they shall be downlighted.
8. No chainlink, razor wire (concertina) or plastic vinyl fencing is permitted.
9. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
10. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
11. Conditions from City Engineer:
  - a. All the requirements of previous actions taken by the EPC and the DRB shall be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
  - b. Shall meet NMSHTD requirements for offsite transportation mitigation and financially guarantee through City of Albuquerque.
  - c. If parking spaces are at grade with sidewalk, show location of parking bumper stops.
  - d. Provide cross access agreements.
  - e. All radii and widths of parking end caps to meet DPM standards.
  - f. Provide handicap sign detail and reference.
  - g. Need clarification of 1:20 slopes.

OFFICIAL NOTIFICATION OF DECISION

01128-01565 / 01128-01566 (Project #1001569)

December 20, 2001

Page 4

- h. Handicap parking reference detail on sheet A2 is incorrect. Provide 8' space to the right of last van accessible space.
- i. Identify type of 6" curb referenced on site plan and its location.
- j. Existing water and sanitary sewer lines must be relocated to alignment(s) acceptable to Public Works / Utility Development. Relocation must be completed prior to vacation of existing easements.
- k. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

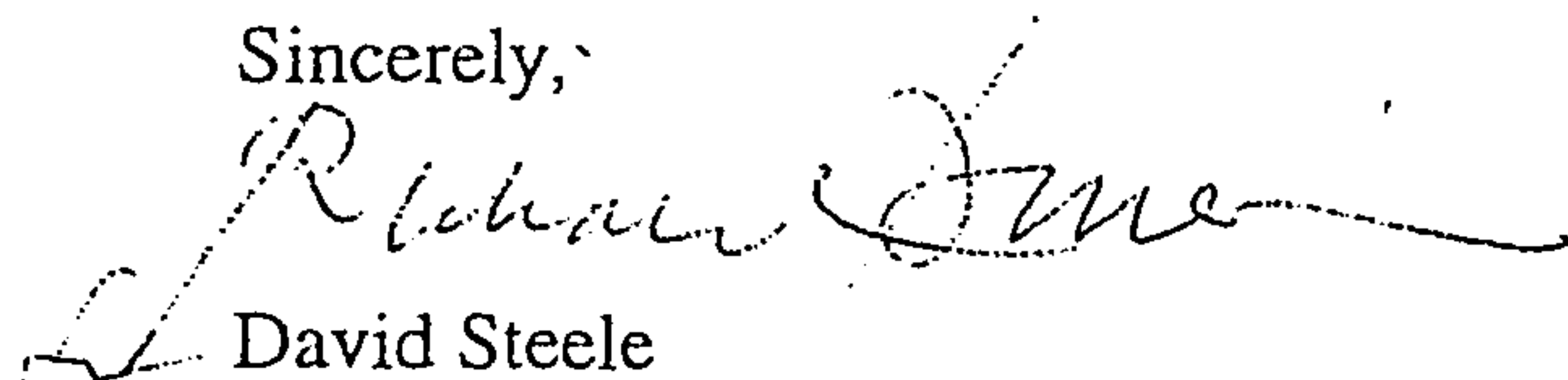
IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JANUARY 4, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,



David Steele  
Acting Planning Director

DS/DS/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113





11/11/01

Ms. Sheran Matson  
Chair  
Development Review Board  
Re: Final sign off city project # 01128-01565 Jefferson Commons Lot 1

Ms. Matson,  
Chant Family II Ltd. Partnership requests Site Plan for Subdivision for lots 1 and 6 of the Jefferson Commons, Unit 2 and Site Plan for Building Permit for Lot 1 of the Jefferson Commons, Unit 2, Zone Atlas F-17. All of the properties are zoned straight IP. The site is the last undeveloped portion of the Jefferson Commons Complex that is under the original developer's control. On December 21, 2001, EPC approved both Site Plan for Subdivision and Site Development Plan for Building Permit with conditions. We request the DRB signoff for these Actions.

On December 20, 2001, the Environmental Planning Commission voted to approve 01128-01565, a Site Plan for Subdivision. This letter address the conditions of that approval.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modification that have been made to the site plan since the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may results in forfeiture of approvals.  
**This letter satisfies this condition.**
2. The land use of "hotel" shall be replaced with "office" on the site plan for subdivision.  
**The word "office" now appears in lot 1 on the Site Plan for Subdivision (page 1 of 6).**
3. The letter submitted with the site plan states that the site plan for subdivision includes Lots 5 and 6, but Lots 5 and 6 are not shown as amended on the site plan. This shall be clarified.  
**It was not originally intended to amend Lot 5. Our intention now is not to subdivide Lot 6, however, on the Site Plan for Subdivision (page 1 of 6), Lot 6 shows proposed property lines for possible future lot division.**



On December 20,2001, the Environmental Planning Commission voted to approve 01128-01566,a Site Plan for Building Permit, This letter address the conditions of that approval.

**Conditions:**

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off may result in forfeiture of approvals.

**This letter satisfies this condition.**

2. The site plan shall conform to all conditions as set for the in the Master Plan approved by the EPC in 1997(Z-97-20).

**To our knowledge, the site plan conforms to all conditions as set for the in the Master Plan approved by the EPC in 1997(Z-97-20).**

3. The square footage of the patio area shall be labeled on the site plans.

**The square footage of the patio area is labeled on the Site Plan (page 2 of 6) on the patio area.**

4. Preferred parking that is 10% of the total parking area shall be clearly marked for rideshare, carpools and other multi-occupancy commuter activity. This preferred parking shall be located near entrances or in shaded areas and shall be shown on the site plan prior to final approval.

**15 preferred parking space locations are labeled and detailed on the Site Plan (page 2 of 6).**

5. A minimum 10-foot wide, combined paved bicycle path and pedestrian path shall be provided to connect Lot 1 with the adjoining lots to the south and west. In addition, a path-finding system for pedestrians shall be shown on the site plan.

**The combined bicycle and pedestrian path located south and west of the building on the Site Plan, has been increased to 10'. A detail for the path finding system is shown on the Site Plan (page 2 of 6).**

6. Landscape Plan:

- a. 75% of planting bed area shall be covered with living plant materials

at maturity. The landscape plan requires more shrubs and/or ground-cover in order to meet this requirement.

**The landscape plan now shows 75% of planting bed area shall be covered with living plant materials at maturity.**

- b. Generous tree wells (6'x6') shall be provided within parking rows to provide for visual breaks and cooling. Trees (a mix of evergreen and deciduous) and tree wells shall be placed within parking area, one tree for every 10 parking spaces.

**The Site Plan now includes generous tree wells and exceeds the minimum requirement.**

- c. The landscape plan shall be adjusted to show the number and species of trees proposed for the patio area.

**The Landscape plan now shows the number and species of trees proposed for the patio area**

- d. The landscape plan shall include pinon as well as one or more of the following species in order to comply with the Master Plan: Desert Willow, Texas ash, Robinia (locust), Mountain mahogany, or shrub live oak.

**The Landscape plan now shows pinon as well as one or more of the following species in order to comply with the Master Plan: Desert Willow, Texas ash, Robinia (locust), Mountain mahogany, or shrub live oak.**

- e. Vegetation planted along the slopes next to the frontage roads and Jefferson Street shall be specified on the Landscape Plan and shall include native seed or ornamental grasses and supplemented with two or more of the following: Sand dropseed, Alkali sacation, Purple threeawn, Desert marigold and California poppies.

**The Landscape plan now shows vegetation planted along the slopes next to the frontage roads and Jefferson Street will include native seed or ornamental grasses and supplemented with two or more of the following: Sand dropseed, Alkali sacation, Purple threeawn, Desert marigold and California poppies.**

- 7. The letters on the building mounted sign shall be described as to color and material. The detail of the monument sign shall shown height and width of the sign, but monument signs are to be a maximum of 10-feet in height according to the Master Plan. A note shall state that signs will be internally lighted with individual channelized lettering or if externally lighted, they shall be downlighted.

**The second note on the Elevation sheet (page 5 of 6) details the signage on the building. The Site plan shows a monument sign detail consistent with the Master Plan.**

8. No chainlink, razor wire (concertina) or plastic vinyl fencing is permitted.  
**No chainlink, razor wire (concertina) or plastic vinyl fencing is permitted, see note 17 on the Site Plan (page 2 of 6).**
9. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.  
**The third note on the Elevation sheet (page 5 of 6) details roof top screens, and equipment locations.**
10. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.  
**The third note on the Elevation sheet (sheet 5 of 6) details any possible site antenna.**
11. Conditions from City Engineer:
- a. All the requirements of previous action taken by the EPC and the DRB shall be completed and /or provided for. Completion of the required TIS mitigation measure, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.  
**The plans have been submitted to DRC for final approval.**
  - b. Shall meet NMSHTD requirements for offsite transportation mitigation and financially guarantee through City of Albuquerque.  
**The plans have been signed off by NMSHTD.**
  - c. If parking spaces are at grade with sidewalk, show location of parking bumper stops.  
**See Access Parking detail on Site Plan (page 2 of 6).**
  - d. Provide cross access agreements.  
**Cross access and parking is granted with this site plan as recorded on Cross Easement Agreement as shown on Document # 97060659, filed June 16, 1997 in book 97-16 pages 2411-2424A.**
  - e. All radii and widths of parking end caps to meet DPM standards.  
**All radii and widths of parking end caps meet DPM standards.**
  - f. Provide handicap sign detail and reference.  
**A handicap sign detail is provided on the Site Plan (page 2 of 6).**
  - g. Need clarification of 1:20 slopes.



**Handicap accessible sidewalk slopes shall not exceed 1:20. See note on Site Plan (page 2 of 6)**

- h. Handicap parking reference detail on sheet A2 is incorrect. Provide 8' space to the right of last van accessible space.

**The handicap parking reference detail has been updated. See Site Plan (page 2 of 6).**

- i. Identify type of 6" curb referenced on site plan and its location.  
**Curbs to be 6" extruded curbs. See Site Plan (page 2 of 6).**

- j. Existing water and sanitary sewer lines must be relocated to alignment(s) acceptable to Public Works/ Utility Development. Relocation must be completed prior to vacation of existing easements.

**This relocation is shown on the Master Utility Plan has been approved by DRC city project #680481.**

- k. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

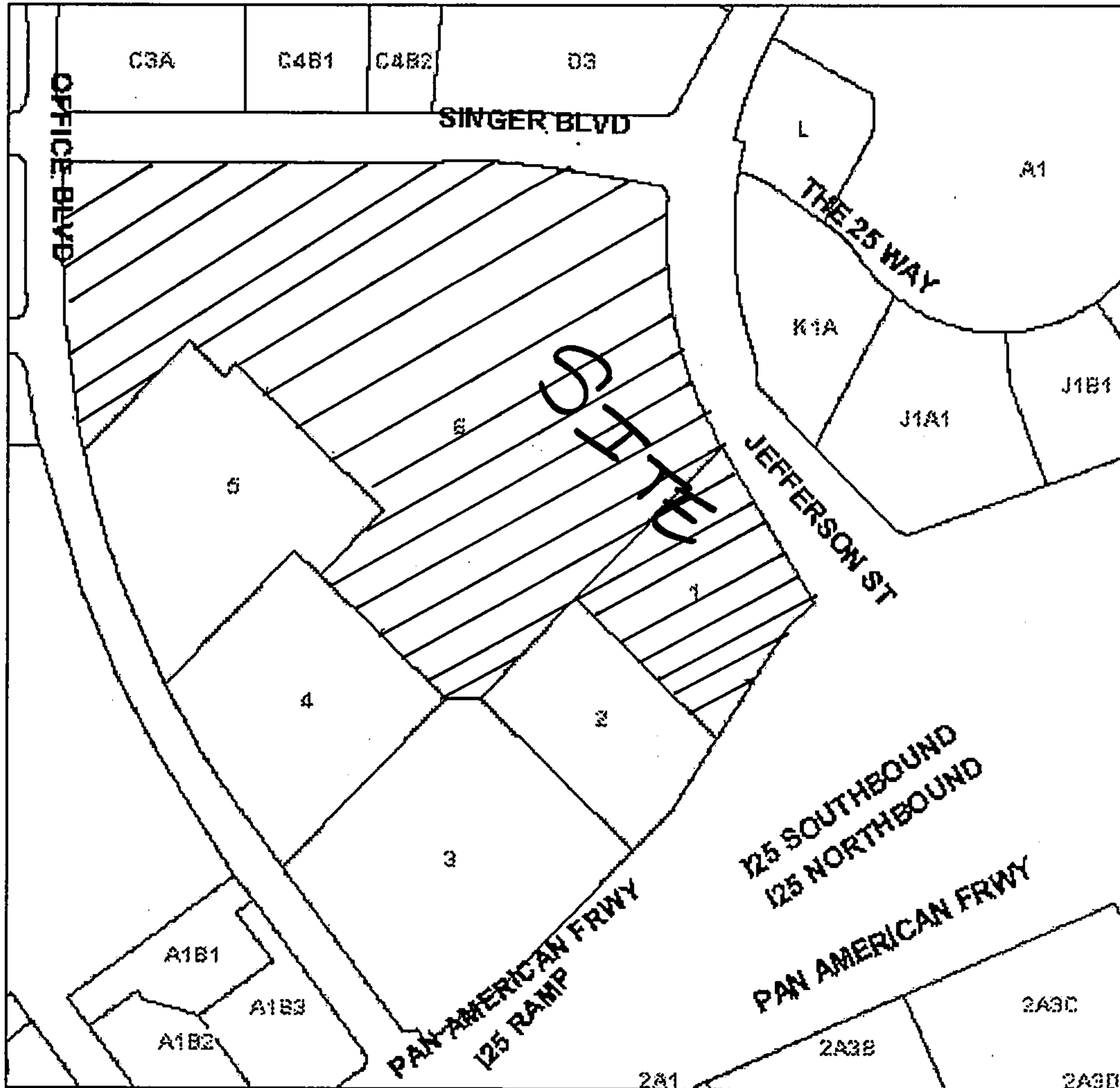
**An approved conceptual grading and drainage plan is provided.**

**Summary:**

We feel the Site Plan for Subdivision and the Site Plan for Building Permit satisfy the conditions set by the EPC. We therefore request DRB final signoff of these plans.

Sincerely,

  
Greg Chant  
Chant Associates



**Selected Address: 5401 JEFFERSON ST NE**

**Zoning: IP**

**Lot/Block/Subd: 1 , 0000 , JEFFERSON COMMONS UNIT 2**

**ZoneMap Page: F17**

**Jurisdiction: CITY**

**UPC #: 101706122342020209**

**Selected Address: 5501 JEFFERSON ST NE**

**Zoning: IP**

**Lot/Block/Subd: 6 , 0000 , JEFFERSON COMMONS UNIT 2**

**ZoneMap Page: F17**

**Jurisdiction: CITY**

**UPC #: 101706116646320228**

4116 Lomas Boulevard NE  
Albuquerque, NM 87110  
Phone: 505-268-2112

Fax: 505-268-2032



*RD -  
See map!  
Please!  
Sheran*

# Fax

**To:** City of Albuquerque Planning  
Attn: Sheran Matson

**From:** Terese Forstbauer

---

**Fax:** 924-3864

**Pages:** 1, including this one

---

**Phone:**

**Date:** 5/30/03 4:23 PM

---

**Re:** DRB Case # 1001569

**CC:**

---

Lots 1-A & 6-A, Jefferson Commons II

Urgent     For Review     Please Comment     Please Reply     Please Recycle

● **Comments:**

Forstbauer Surveying is making this inquiry on behalf of the owner, Chant Family III Limited Partnership. The purpose of the plat for the above DRB Case # is to vacate an existing 20' public waterline easement and a portion of a 25' public sanitary sewer and waterline easement. New easements, reflecting current development plans, have been granted by paper documents and are shown on the submitted plat.

The DRB hearing was held July 17, 2002. Final plat approval was deferred until Transportation could be satisfied that sidewalks and right-of-way concerns have been met and Utilities could verify and approve that the utilities had been installed.

The Project Engineer stated in 2002 that there were no outstanding sidewalk/right-of-way concerns and an as-built survey was recently performed and the Project Engineer has approved the utility installation. However, his paperwork may extend past the one-year deadline if that is in effect for this project.

Please let me know if we may now return our plat and tracking log for final plat approval or if we must wait until all paperwork is complete. If waiting is necessary, please let us know whether it will be necessary to file for an extension for filing of final plat for the above DRB Case. Thank you for your assistance.

*6/2/03 Terese  
I told Sheran  
we needed  
proof that  
outstanding  
issues  
are resolved  
Shm*



# City of Albuquerque

*all planned 6/26/02*



## DEVELOPMENT REVIEW APPLICATION

**SUBDIVISION** Supplemental form **S**

Major Subdivision action

Minor Subdivision action

Vacation

Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** Supplemental form **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

**ZONING** Supplemental form **Z**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**APPEAL / PROTEST of...** Supplemental form **A**

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: CHANT FAMILY III LTD. PARTNERSHIP PHONE: 344-1633

ADDRESS: PO Box 3529 FAX: 344-1957

CITY: ALBU STATE: NM ZIP: 87190 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 COMPS BL NE FAX: 268-2032

CITY: ALBU STATE: NM ZIP: 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: VARIATION / REQUEST TO Vacate public easements (Water & sanitary sewer)

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. lots 1 & 6 Block: \_\_\_\_\_ Unit: 2

Subdiv. / Addn. JEFFERSON COMMONS II

Current Zoning: IP Proposed zoning: NO CHANGE

Zone Atlas page(s): F-17 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 19.77 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 10170616646320228 / 1017061223420209 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: SINGER / JEFFERSON

Between: SINGER BL NE and I-25 FRONTAGE RD

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX\_Z\_, V\_, S\_, etc.): SKETCH 297-201

PLAT 1001569, DAC 680481, EPC 01128-01565 (P.M. 1001569)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 6/18/02

SIGNATURE TERESE C FORSTBAUER DATE 6/18/02

(Print) TERESE C FORSTBAUER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

- 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
- E.H.D.P. density bonus
- E.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
02DRB - 00925	VPE	V	\$ 40
02DRB - 00927	Adventig. cost		\$ 75
	PEFAA	S(3)	\$ 260
			\$
			\$
Hearing date <u>JULY 17th 2002</u>			Total \$ <u>375.00</u>

Borbert 6/18/02  
Planner signature / date

Project # 1001569



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

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Scaled site plan showing existing land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extension of preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.  
Internal routing usually takes 2 to 7 working days.

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing. *(24 copies provided)*
  - Site sketch showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 3 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of CDRA comments, if a County case
  - Copy of County application, if a County case
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.  
Internal routing usually takes 2 to 7 working days.

**AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)**

**AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)**

**AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)**

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.  
Internal routing usually takes 2 to 7 working days.

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

TERESE FORSTBAUER  
Applicant name (print)  
TERESE FORSTBAUER 6/18/02  
Applicant signature / date



Form revised September 2000

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

Application case numbers  
02DRB - 00927

Boberk 6-18-02  
Planner signature / date  
**Project #** 1001569



FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any 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) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies *PLAT ENCLOSED (24 COPIES)*
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement *NO NEIGHBORHOOD ASSN.*
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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 ONE MONTH after the filing deadline. Your attendance is required.

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the variance or waiver
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the deferral or extension
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed 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.

TERESE FORSTBAUER

Applicant name (print)

TERESE FORSTBAUER

Applicant signature / date

6/18/02



Form revised September 2001

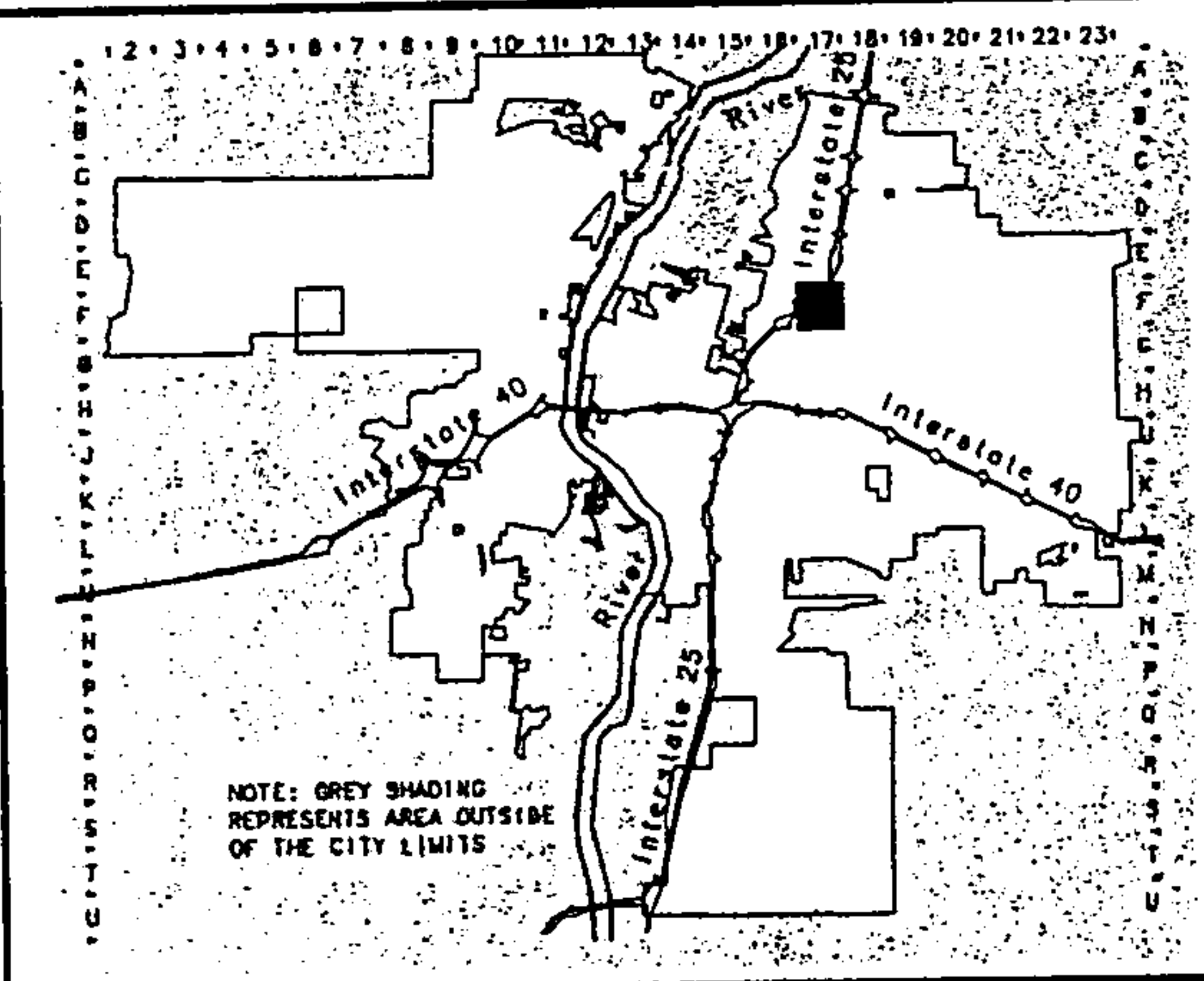
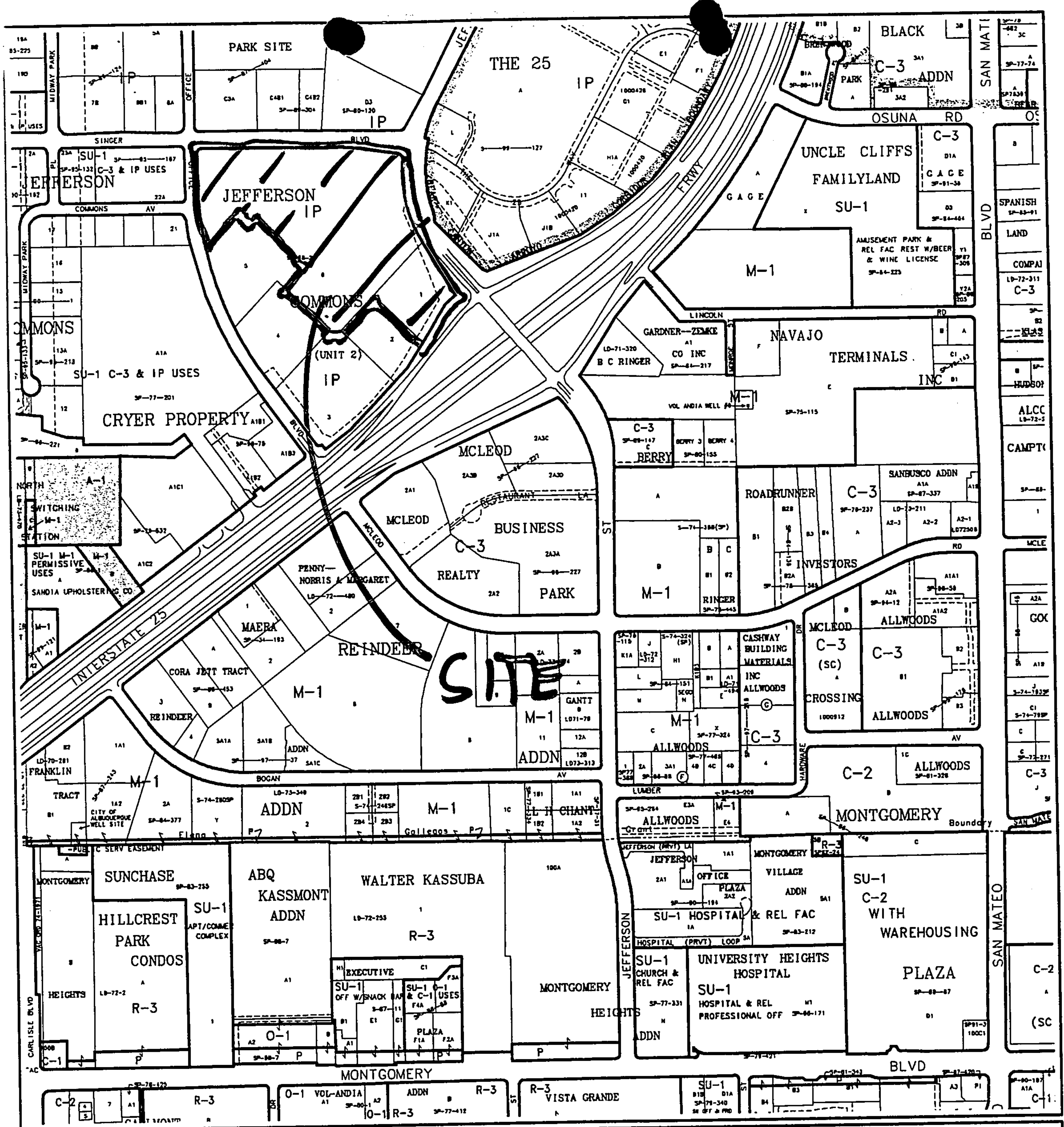
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
02DRB - 00925

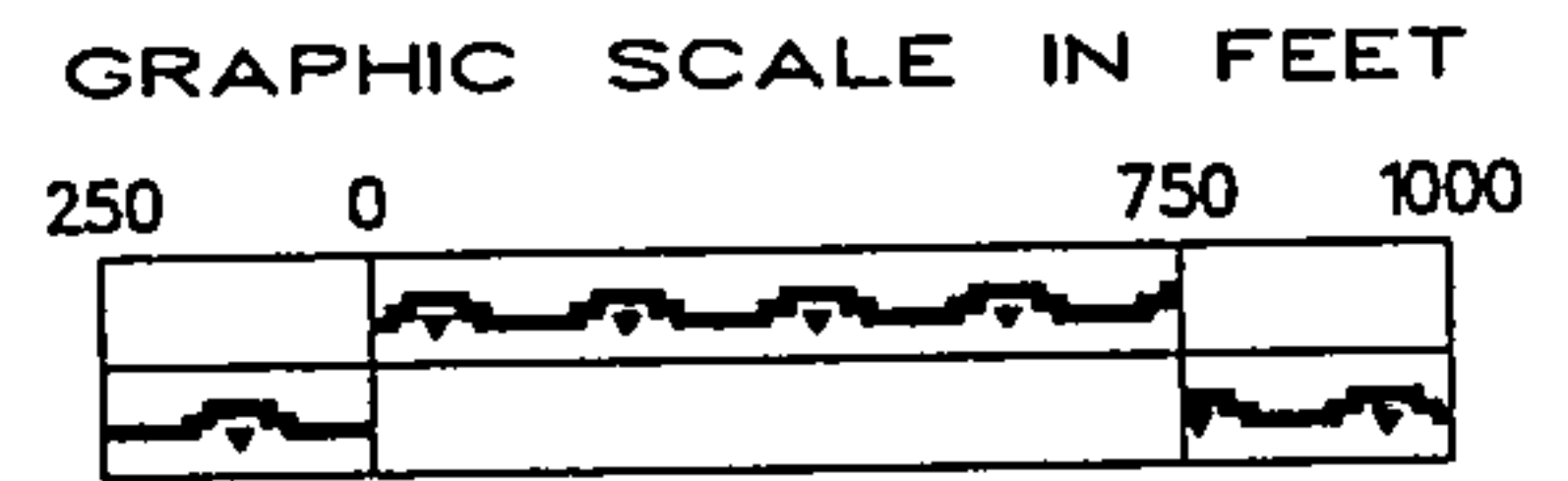
B. Berbert 6/18/02  
 Planner signature / date

Project # 1001569



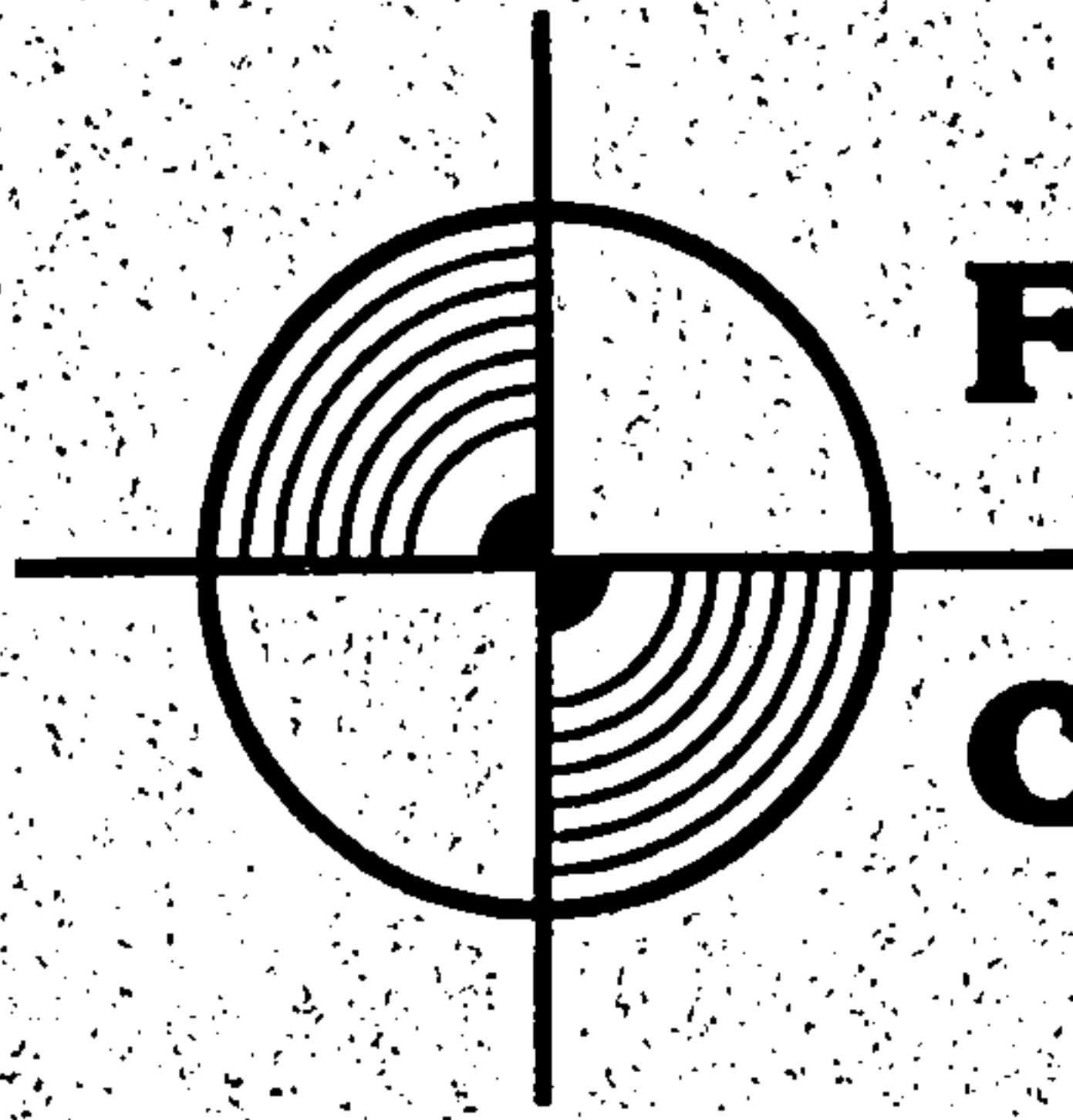


CITY OF  
**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2002



**Zone Atlas Page**  
**F-17-Z**  
 Map Amended through April 03, 2002





**Forstbauer  
Surveying  
Company**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

June 18, 2002

To: Development Review Board

Re: Jefferson Commons II (Lots 1 and 6 replat)

On behalf of the owner, Chant Family III Limited Partnership, Forstbauer Surveying LLC requests vacation of public easements shown on the attached plat. The owner states that the request is necessitated by a change in development plans for Lot 1 and to better serve the existing and future needs of Lot 6, including fire protection.



# 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 19, 2002

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on February 19, 2002  
(date)

TO CONTACT NAME: Deese Jorstbauer  
COMPANY/AGENCY: Jorstbauer Surveying Co, LLC  
ADDRESS/ZIP: 4116 Roman Blvd NE 87110  
PHONE/FAX #: 268-2112 / 268-2032

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lot 1 & 6, Jefferson Commons II  
zone map page(s) F-17

Our records indicate that as of 2-19-02  
(date) there were no Recognized  
Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina J. Carmena  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



**COPY**

FOR JANET STEPHENS

REPLACEMENT WARRANTY DEED

CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership, acting by and through its General Partner, CHANT FAMILY II LIMITED LIABILITY COMPANY, a new Mexico limited liability company, for consideration paid, grants to CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership, whose address is P. O. Box 3529, Albuquerque, New Mexico, 87190, the following described real estate in Bernalillo County:

Lot Numbered One (1) and Lot Numbered Six (6) of Jefferson Commons II, a Subdivision in the City of Albuquerque, New Mexico, as shown on a Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998, in Volume 98C at Folio 22 as Document No. 98008251.

Subject to easements, restrictions and reservations of record;

Subject to taxes for the year 1999 and subsequent years;

Subject to those mortgages described on Exhibit "A" attached hereto and incorporated herein by reference, each of which the Grantee herein assumes and agrees to pay and perform in full.

This Replacement Warranty Deed is made, executed and delivered to replace a Warranty Deed between the same parties concerning the same property dated December 1, 1999, which has apparently been lost, misplaced or otherwise inadvertently destroyed prior to having been recorded in the Office of the County Clerk of Bernalillo County. This Replacement Warranty Deed is delivered for the purpose of replacing such prior deed in order to establish on the Bernalillo County records the true ownership of such Lots.

with warranty covenants.

IN WITNESS of its actions as set forth above, Chant Family II Limited Partnership has caused this Deed to be executed by its General Partner and delivered on this 5 day of April, 2002.

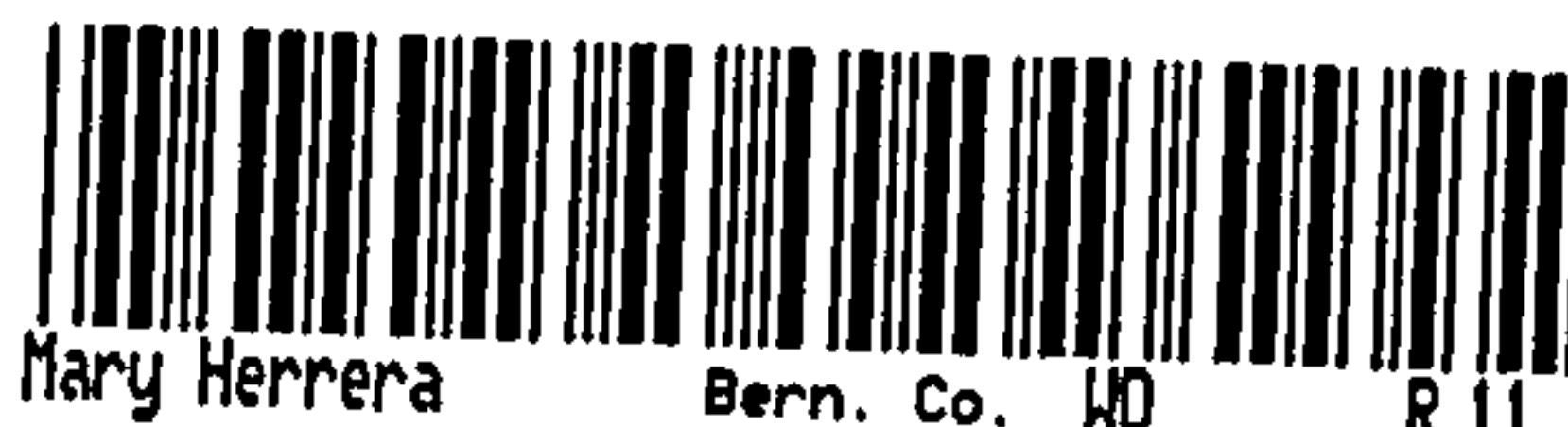
CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership

By: CHANT FAMILY II LIMITED LIABILITY, a New Mexico limited liability company

By: [Signature]  
George A. Chant, Member

By: [Signature]  
Gregory A. Chant, Member

By: [Signature]  
Christopher H. Chant, Member



2002044847  
5651991  
Page: 1 of 3  
04/05/2002 10:48A  
8k-R34 Pg-4739

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO     )  
  ) ss.  
COUNTY OF BERNALILLO    )

This instrument was acknowledged before me this 5<sup>th</sup> day of April, 2002, by George A. Chant, Gregory A. Chant and Christopher H. Chant, Members of CHANT FAMILY II LIMITED LIABILITY, a New Mexico limited liability company, as General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership, on behalf of said partnership.

Michelle Renee Jones  
NOTARY PUBLIC

My Commission Expires:  
10/31/2002

PWH:REPLACEMENT.WD.:CG

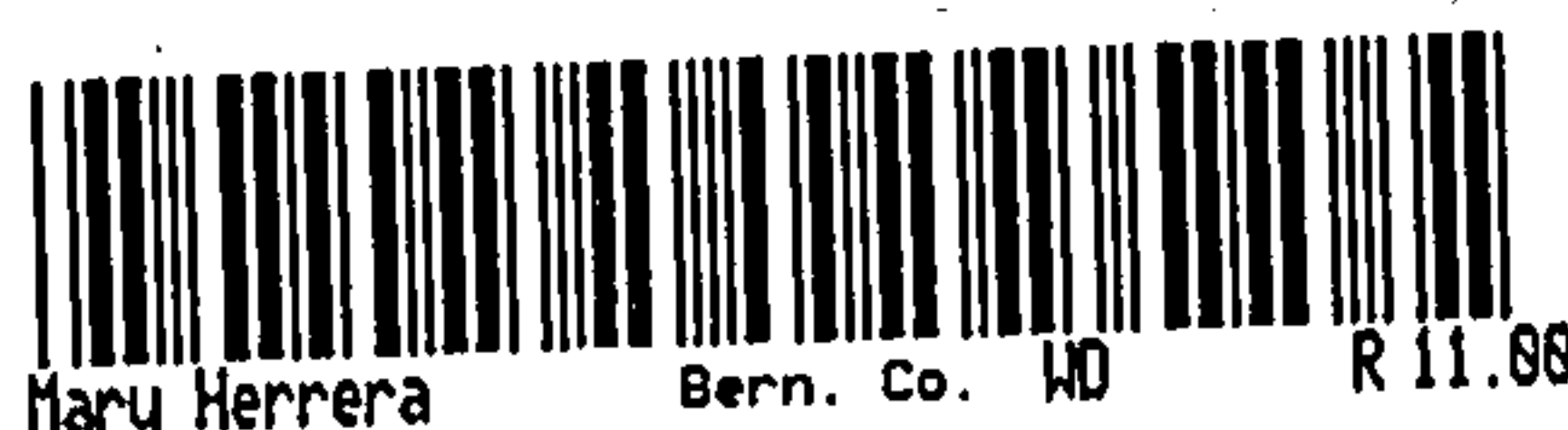


Mary Herrera    Bern. Co.    WD    R 11.00    2002044847  
5851991  
Page: 2 of 3  
04/05/2002 10:48A  
Bx-R34 Pg-4739

EXHIBIT "A"

Description of Mortgages (4)

- A. Construction Mortgage, Security Agreement and Financing Statement dated as of December 4, 1998, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on December 4, 1998, in Book 9819 at Page 5149 as Document No. 1998157004 securing a Promissory Note in the original principal amount of \$2,900,000.00.
- B. Construction Mortgage, Security Agreement and Financing Statement dated as of March 31, 1999, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1999, in Book 9905 at Page 3974 as Document No. 1999044105 securing a Promissory Note in the original principal amount of \$2,040,000.00.
- C. Construction Mortgage, Security Agreement and Financing Statement dated as of January 5, 2000, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on January 10, 2000, in Book A-1 at Page 2495 as Document No. 2000 002513 securing a Promissory Note in the original principal amount of \$2,974,000.00.
- D. Construction Mortgage, Security Agreement and Financing Statement dated as of July 31, 2001, which was recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2001, in Book A-22 at Page 8142 as Document No. 2001 089830 securing a Promissory Note in the original principal amount of \$6,000,000.00.



2002044847  
5851981  
Page: 3 of 3  
04/05/2002 10:48A  
Bk-A34 Pg-4739



ONE STOP SHOP . . . FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING  
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS  
Plaza Del Sol -2nd Floor West - 600 2nd St NW  
Land Development / Planning - Main Fax (505) 924-3685  
Development Services / Public Works - Main Fax (505) 924-3864

City Of Albuquerque  
Treasury Division

06/18/2002 12:24PM LOC: ANE  
X RECEIPT# 00023130 WSH 006 TRANSH 0060  
Account 441018 Fund 0110 TRSKDM  
Activity 4981000 \$375.00  
Trans Amt \$75.00  
J24 Misc \$375.00  
CK \$0.00  
CHANGE

**PAID RECEIPT**

**APPLICANT NAME** Chant Family IA LTD, PARTNERSHIP.  
**AGENT** FORSTBAYER SURVEYING, L.L.C.  
**ADDRESS (w/zipCode)** 4116 LOMAS BLVD NE.  
**PROJECT NO.** 1001569  
**APPLICATION NO.** 02DRB-00925 & 02DRB-00927

\$ 300<sup>00</sup> / 441006 / 4981000 (City Cases)  
~~\$            / 441018 / 7000110 (LUCC)~~  
\$            / 441011 / 7000110 (LUCC)  
\$ 75<sup>00</sup> / 441018 / 4981000 (Notification)  
  
\$ 375<sup>00</sup> **Total amount due**

013019

**CHANT ASSOCIATES**

P. O. BOX 3529  
ALBUQUERQUE, NM 87190  
(505) 344-1633

BANK OF THE WEST

95-681  
1070

6/13/2002

\$ \*\*375.00

PAY TO THE  
ORDER OF

City of Albuquerque

DOLLARS

Three Hundred Seventy-Five and 00/100\*\*\*\*\*

City of Albuquerque  
AR Department  
P.O. Box 17  
Albuquerque, NM 87103-0017

City Of Albuquerque  
Treasury Division

06/18/2002 12:23PM LOC: ANE

X AUTHORIZED SIGNATURE  
RECEIPT# 00023129 WSH 006 TRANSH 0060

Account 441006 Fund 0110  
Activity 4981000 TRSKDM  
Trans Amt \$375.00  
J24 Misc \$300.00

MEMO

⑈013019⑈ ⑆107006813⑆ 284020518⑈



ForstSurv@aol.com

To: jstephens@cabq.gov

03/15/2002 03:59 PM

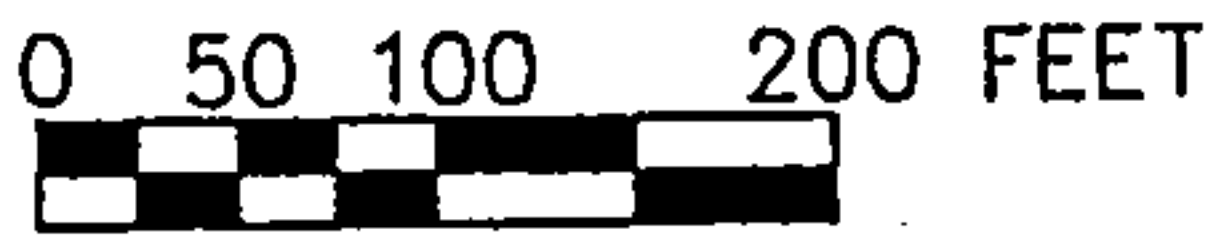
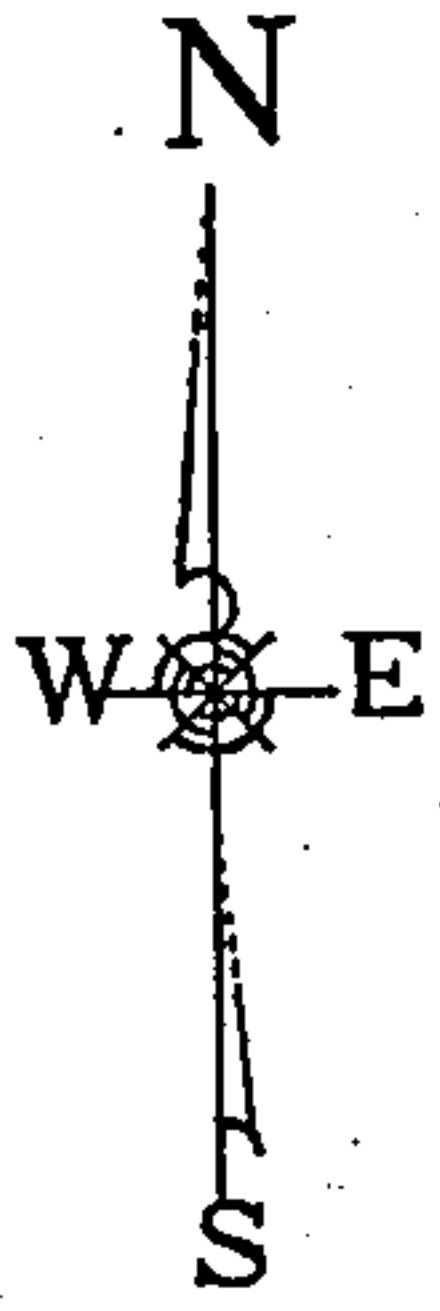
CC:

Subject: Jefferson Commons II Project #1001569

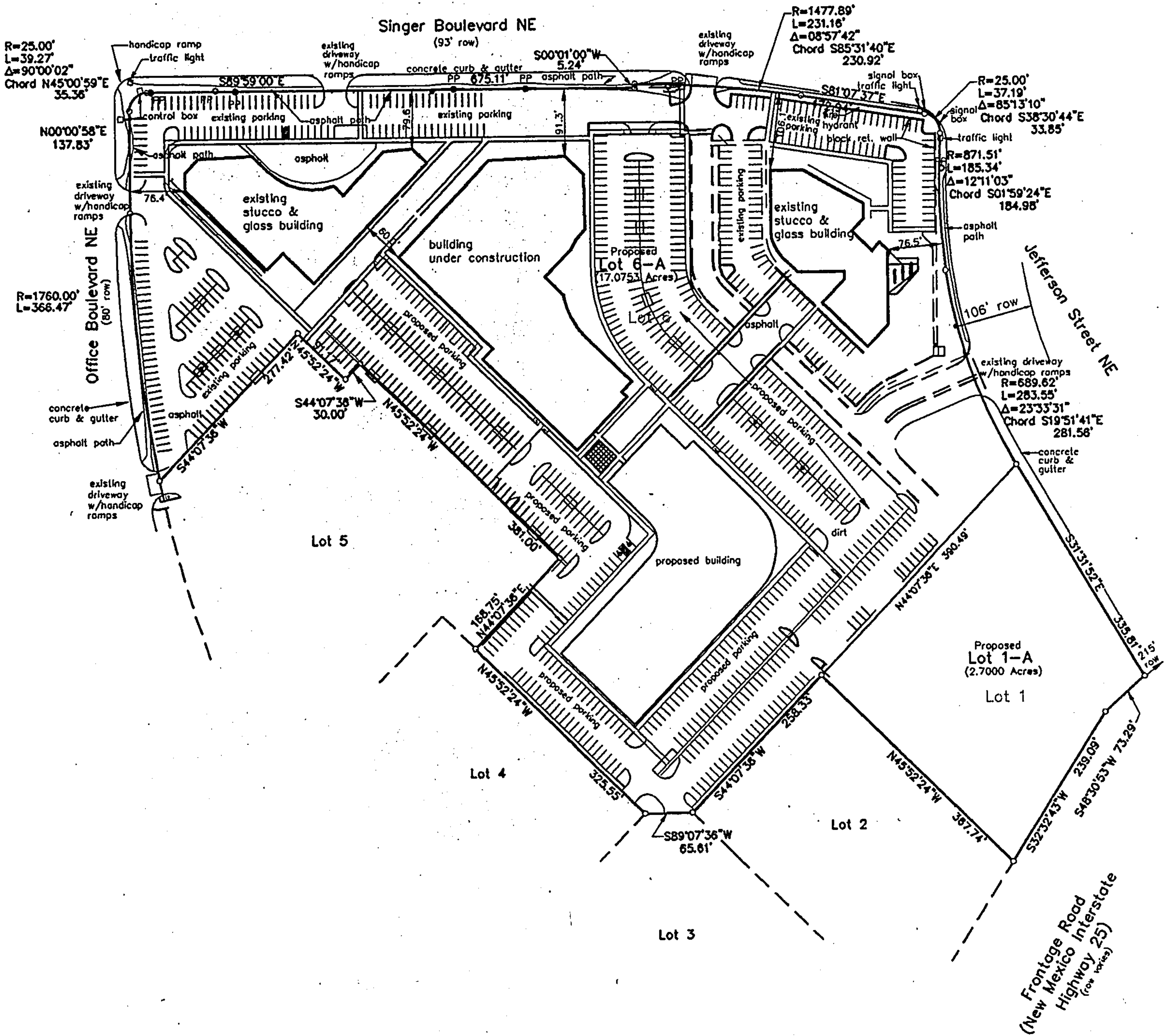
To: Janet Stephens  
From: Terese Forstbauer

Ron attended DRB for this case and said that infrastructure is significant enough to warrant following major subdivision requirements. The plat is solely to vacate two existing easements and to grant new easements which better serve the needs of the two lots. Please let me know if we will need to comply with all the requirements for Preliminary Plat listed in the DPM. I am most concerned with needing to provide location and size of all utilities and with the topographic requirements under B. Existing Conditions (3) contour lines. Thank you for any help you can provide. Hope all is going well for you.

Sketch Plat  
Improvements  
(existing and proposed)  
Lots 1 & 6  
Jefferson Commons II  
Albuquerque, Bernalillo County, New Mexico  
February 2002



1"=200'



Setback requirements per City of Albuquerque Zoning Code (1998) for IP Zoning:  
front-yard - not less than 20 feet; side-yard and rear-yard - not less than 10 feet.

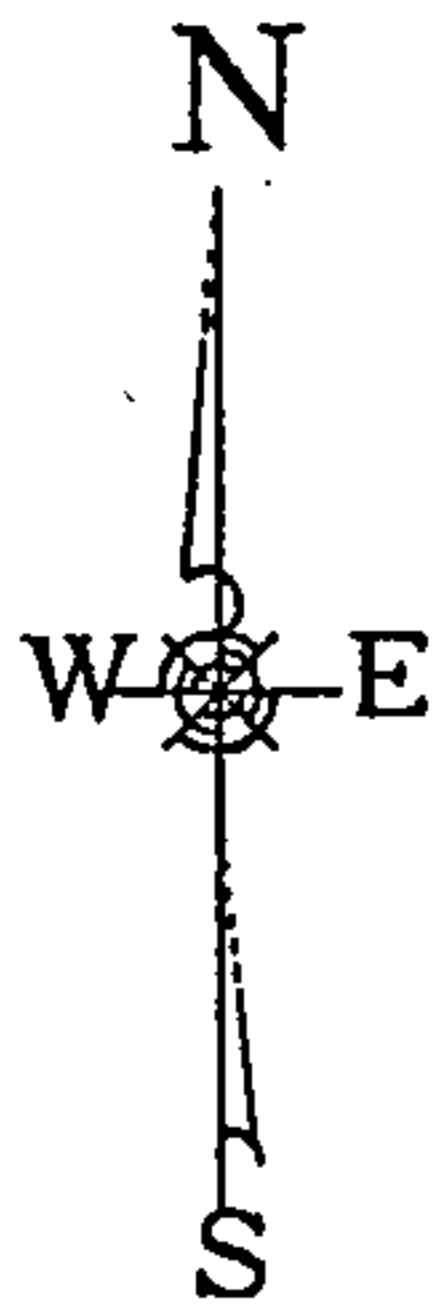
**LEGAL DESCRIPTION**

Lot 1 & Lot 6 of Jefferson Commons II as the same are shown and designated on the plat entitled "PLAT OF LOTS 1-6 JEFFERSON COMMONS II BEING A REPLAT OF PARCEL 3, DIGITAL PROPERTIES", filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998, Volume 98C, Folio 22.

Sheet 1 of 2  
Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

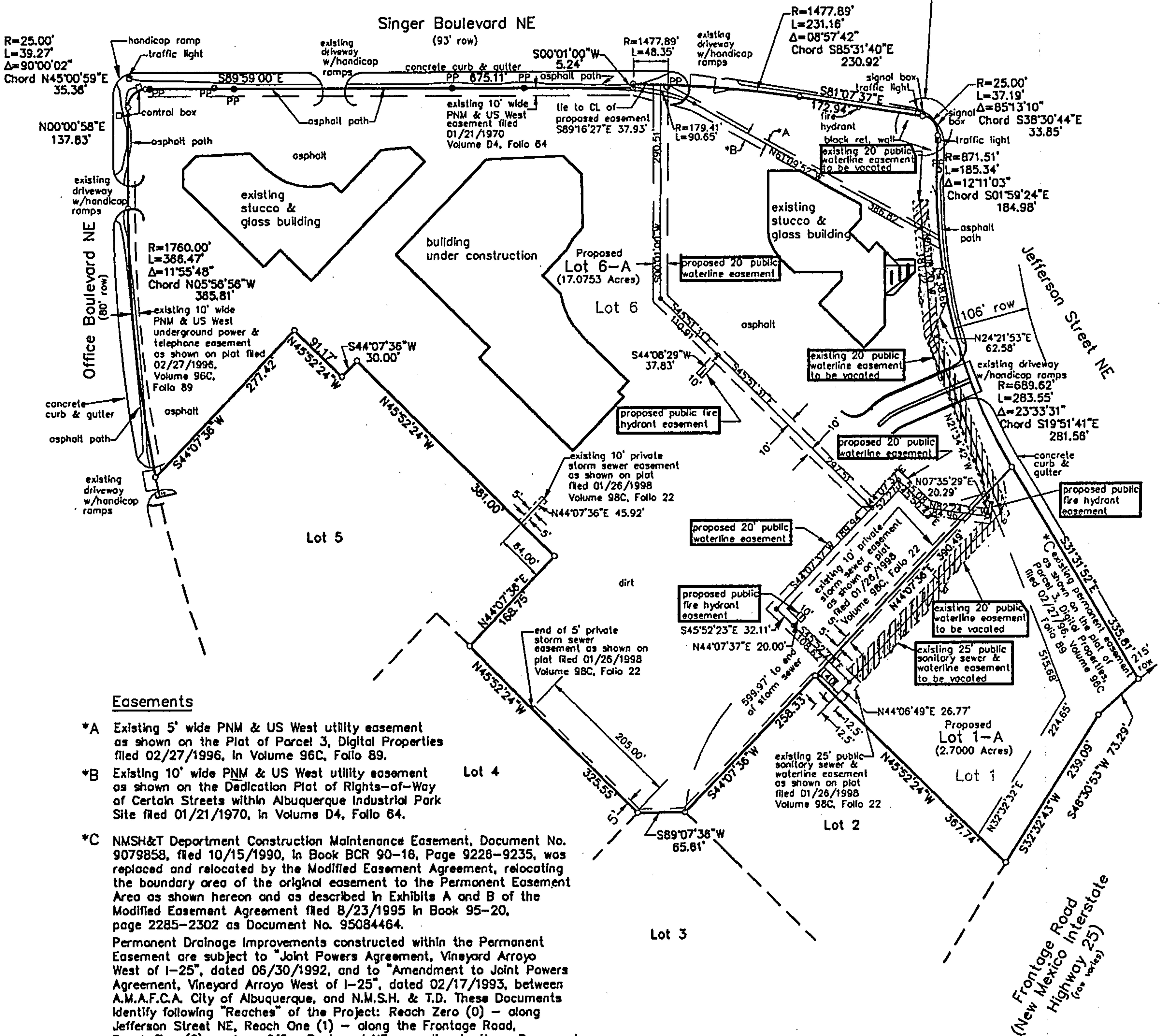
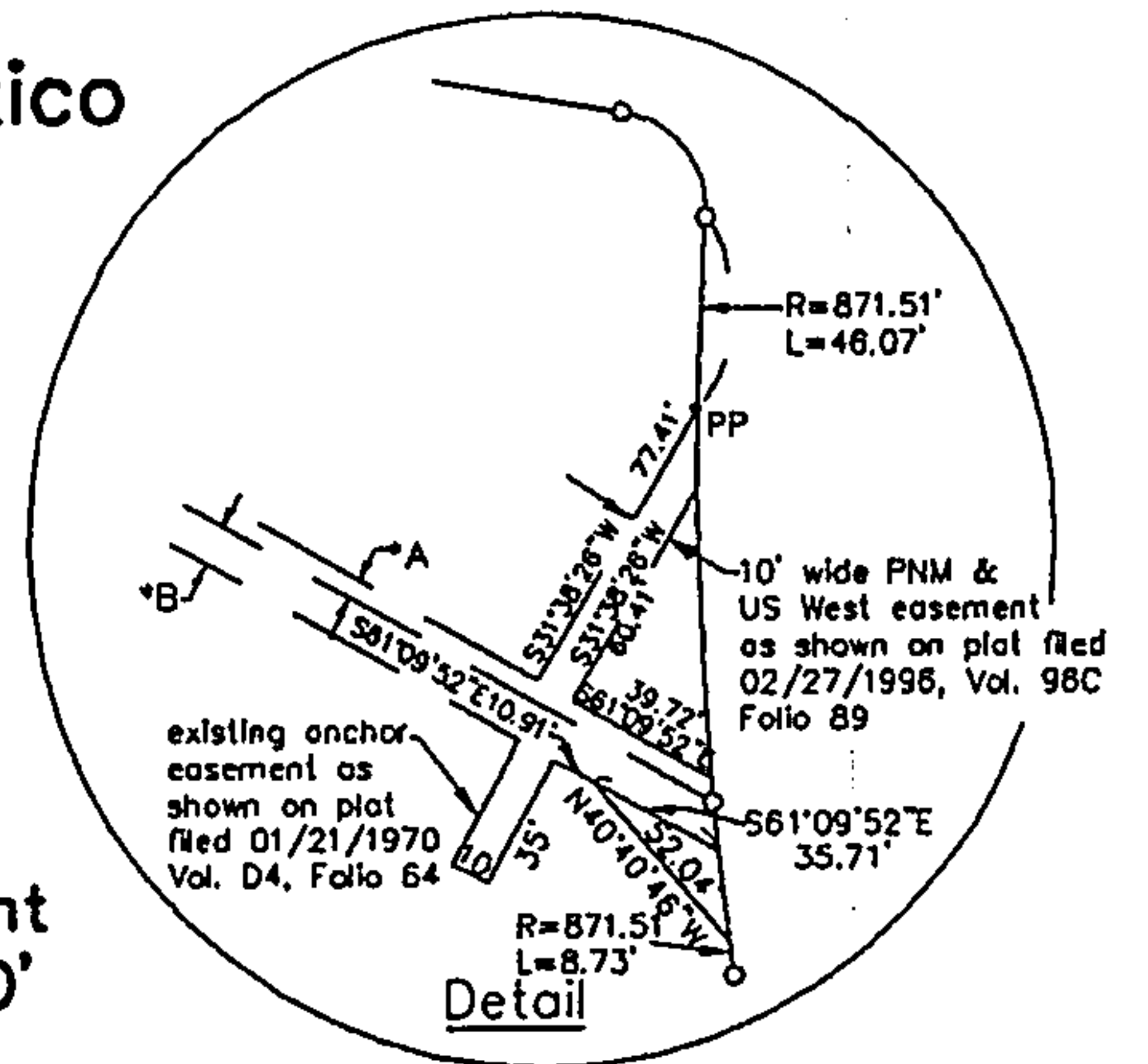


Sketch Plat  
Lots 1 & 6  
Jefferson Commons II  
Albuquerque, Bernalillo County, New Mexico  
February 2002



1"=200'

The purpose of this plat is to create a new waterline easement and new fire hydrant easements, and to vacate an existing 20' waterline easement and an existing 25' public sanitary sewer and waterline easement as shown hereon.



**Easements**

- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89.
- \*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 64.
- \*C NMSH&T Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9228-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464.

Permanent Drainage Improvements constructed within the Permanent Easement are subject to "Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 06/30/1992, and to "Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 02/17/1993, between A.M.A.F.C.A. City of Albuquerque, and N.M.S.H. & T.D. These Documents identify following "Reaches" of the Project: Reach Zero (0) - along Jefferson Street NE, Reach One (1) - along the Frontage Road, Reach Two (2) - along Office Boulevard NE according to these Documents, N.M.S.H. & T.D. is responsible to operate and maintain the drainage structures within Reaches Zero (0) and One (1), City of Albuquerque to maintain the concrete box culvert in Reach Two (2).

Note - The property shown hereon is subject to a Cross-Easement Agreement, as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16, Pages 2411-2424A.

Setback requirements per City of Albuquerque Zoning Code (1998) for IP Zoning: front-yard - not less than 20 feet; side-yard and rear-yard - not less than 10 feet.

**LEGAL DESCRIPTION**

Lot 1 & Lot 6 of Jefferson Commons II as the same are shown and designated on the plat entitled "PLAT OF LOTS 1-6 JEFFERSON COMMONS II BEING A REPLAT OF PARCEL 3, DIGITAL PROPERTIES", filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998, Volume 98C, Folio 22.

Sheet 2 of 2

Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

# SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from JULY 2<sup>nd</sup> 2002 To JULY 17<sup>th</sup> 2002

### 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

TERESA C. FORTBOWER 6/18/02  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 6/18/02 Bodenberg  
(Date) (Staff Member)





**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

*Approved  
6/26/02*

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001569**

**AGENDA ITEM NO: 23**

**SUBJECT:**

- |                                |                                 |                                     |
|--------------------------------|---------------------------------|-------------------------------------|
| <b>(01)</b> Sketch Plat/Plan   | <b>(05)</b> Site Plan for Subd  | <b>(10)</b> Sector Dev Plan         |
| <b>(02)</b> Bulk Land Variance | <b>(06)</b> Site Plan for BP    | <b>(11)</b> Grading Plan            |
| <b>(03)</b> Sidewalk Variance  | <b>(07)</b> Vacation            | <b>(12)</b> SIA Extension           |
| <b>(03a)</b> Sidewalk Deferral | <b>(08)</b> Final Plat          | <b>(13)</b> Master Development Plan |
| <b>(04)</b> Preliminary Plat   | <b>(09)</b> Infrastructure List | <b>(14)</b> Other                   |

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED **X**; 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

**DATE:** February 27, 2002





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001569

Item No. 23

Zone Atlas F-17

DATE ON AGENDA 2-27-02

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- (x) SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	Refer to Utility development for comments on the waterline and fire hydrant issues.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_




CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 27, 2002

**23. Project #1001569  
Application # 02DRB-00231  
Jefferson Commons II**

---

1. The vacation of public easements requires a public hearing before the DRB. The deadline for submittal is every Friday at noon. Cases are heard approximately 3 weeks later.
2. A plat completing the vacation action must be reviewed and approved by the DRB within one year of the vacation approval or the vacation will expire. If the vacation expires, the action must be re-applied for and all fees paid.

  
-----  
Janet Cunningham-Stephens, DRB Chair  
Manager, Land Development Coordination Division  
Tel: 924-3880 FAX: 924-3864

# City of Albuquerque

*See me 6/26/06*



## DEVELOPMENT REVIEW APPLICATION

<b>SUBDIVISION</b>	Supplemental form <b>S</b>	<b>ZONING</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision Plat		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision Plat <i>SK</i>		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
		<input type="checkbox"/> Special Exception	<b>E</b>
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>	<b>A</b>
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: Planning Director	
<input type="checkbox"/> ...for Building Permit		or Staff, DRB, EPC, Zoning Board of	
<input type="checkbox"/> IP Master Development Plan		Appeals, LUCG	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<b>L</b>		

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: CHANT FAMILY II LTD - PARTNERSHIP PHONE: 344-1633  
 ADDRESS: PO BOX 3529 FAX: 344-1957  
 CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTBAU@aol.com

DESCRIPTION OF REQUEST: VARIATE / GRANT EASEMENTS (PUBLIC WATERLINE & FIRE HYDRANT) AS SHOWN - SKETCH

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

Lot or Tract No. 126 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. JEFFERSON COMMONS II  
 Current Zoning: IP Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): F-17 No. of existing lots: 2 No. of proposed lots: 2  
 Total area of site (acres): 19.77 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO  
 UPC No. 101706116646320228, 1017061223420209 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SINGER | JEFFERSON  
 Between: SINGER BL NE and 1-25 FRONTAGE ROAD

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-97-20-1  
DRC 680481, EPC 01128-01565 (Proj. # 1001569) Z-98-37

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

SIGNATURE TERESE C. FORSTBAUER DATE 2-19-02  
 (Print) TERESE C. FORSTBAUER \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised August 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02500-0-00231</u>	<u>SK</u>	<u>53</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>FEB 27 2002</u>			Total \$ <u>0</u>

M 2/19/02  
 Planner signature / date

Project # 1001569



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

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

**Extensions are not reviewed through internal routing.**

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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 for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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.

FORSTBAUER SURVEYING LLC FOR  
CHART FARM II LTD PARTNERSHIP Applicant name (print)  
Isaac C. Forstbauer 2/19/02  
 Applicant signature / date

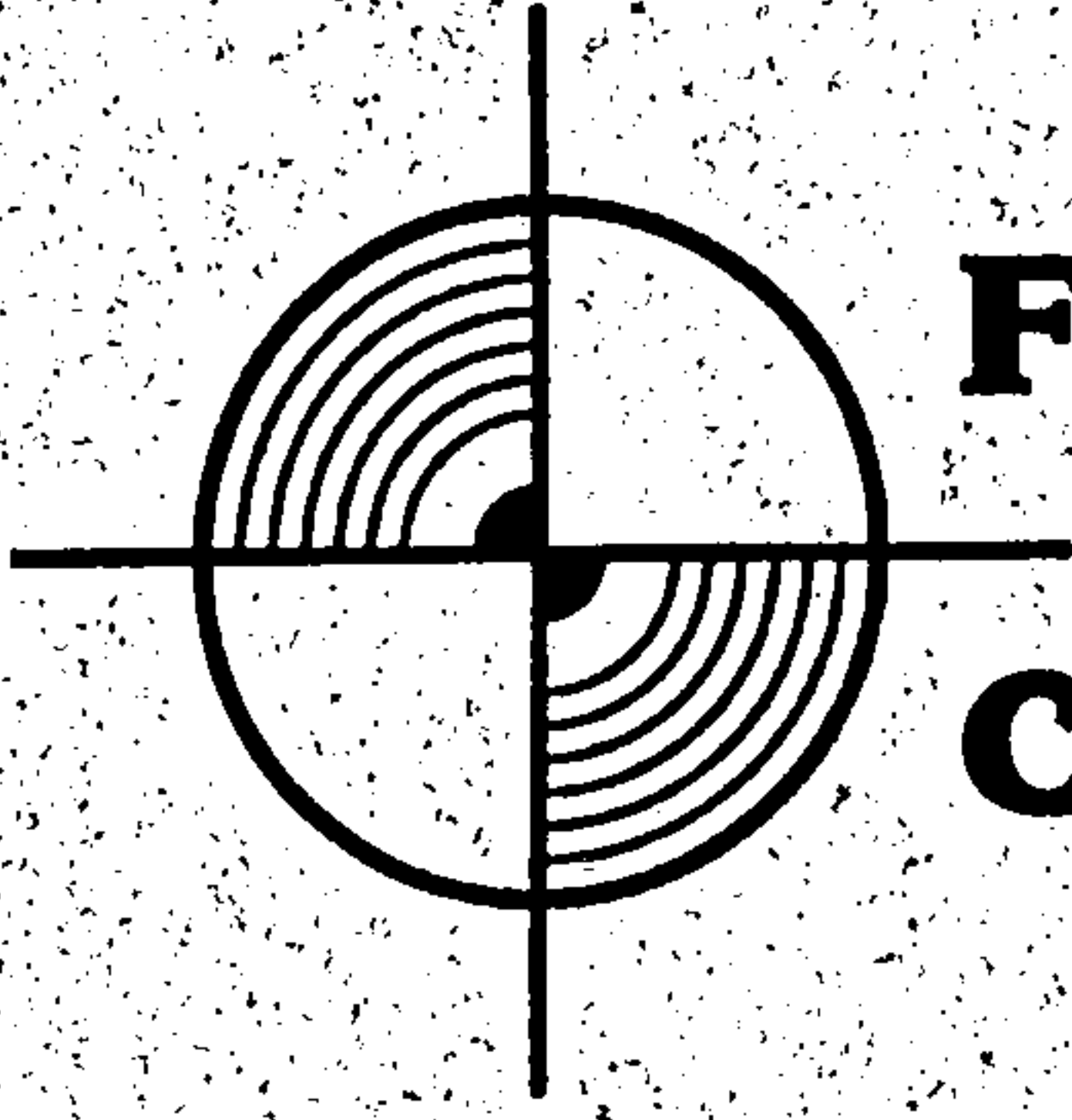


Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02500 - 0 - 00231

JMA 2/19/02  
 Planner signature / date  
**Project #** 7 1001569





**Forstbauer  
Surveying  
Company**

*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

February 19, 2002

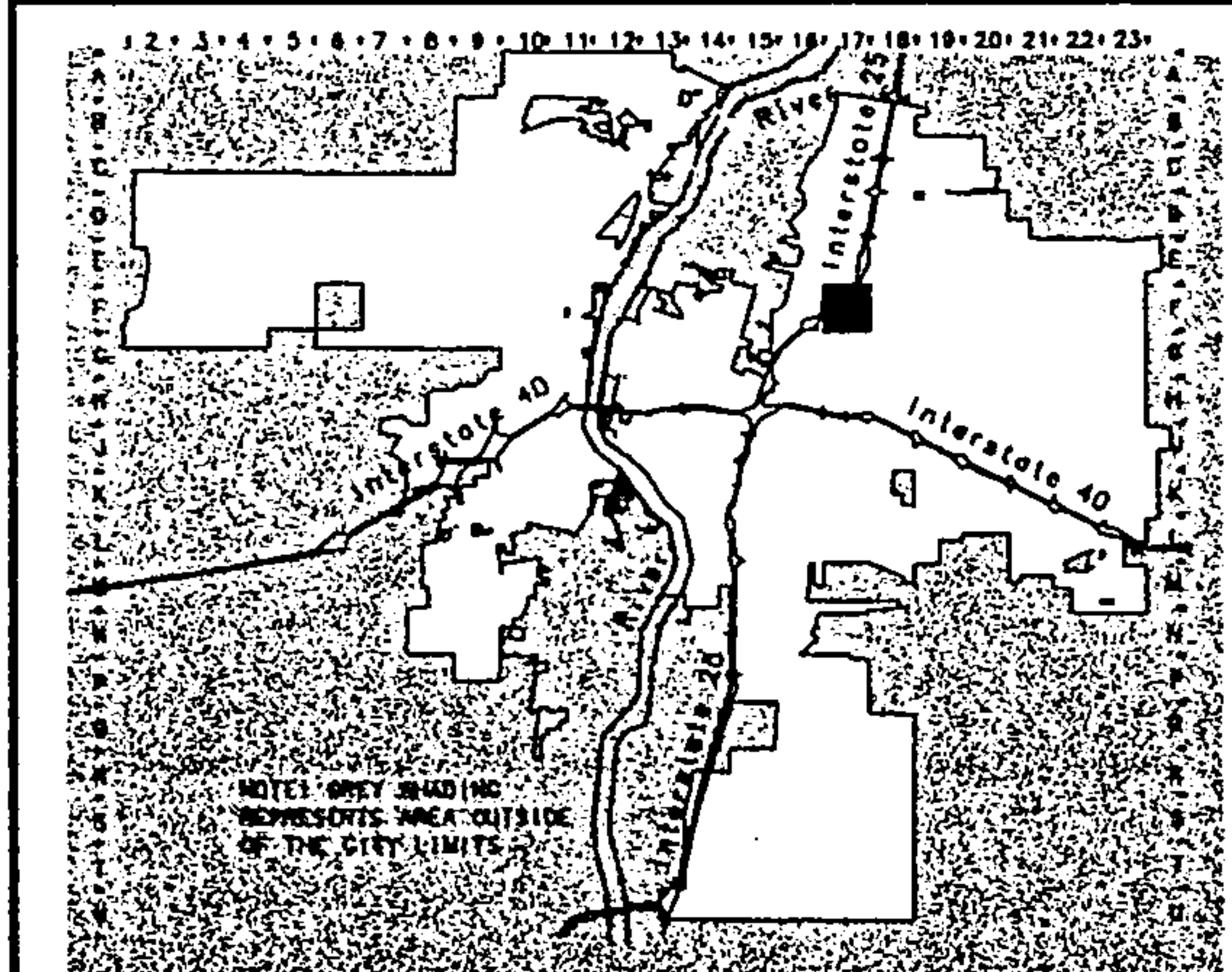
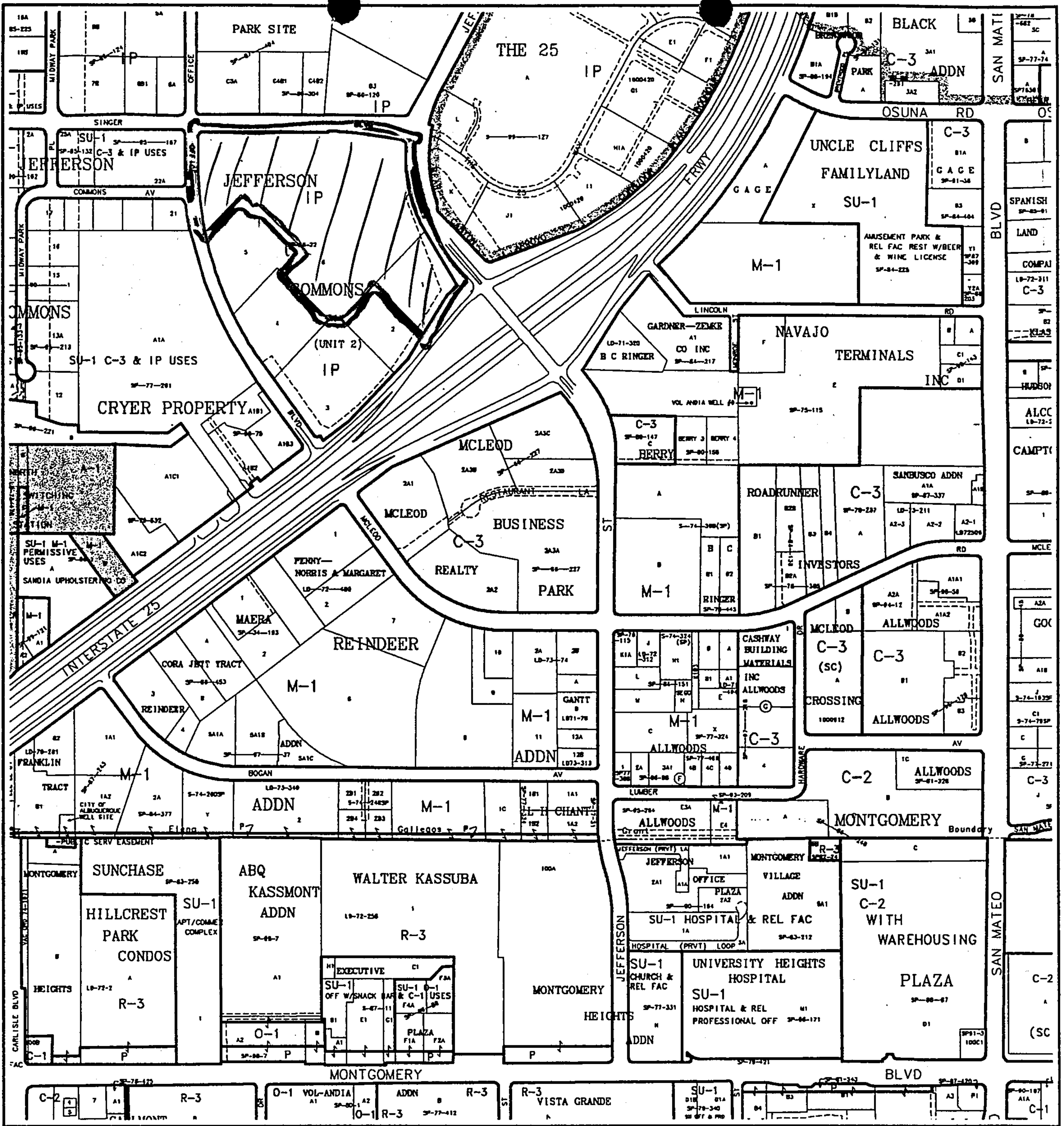
To: Development Review Board

Re: Jefferson Commons II (Lots 1 and 6 replat)

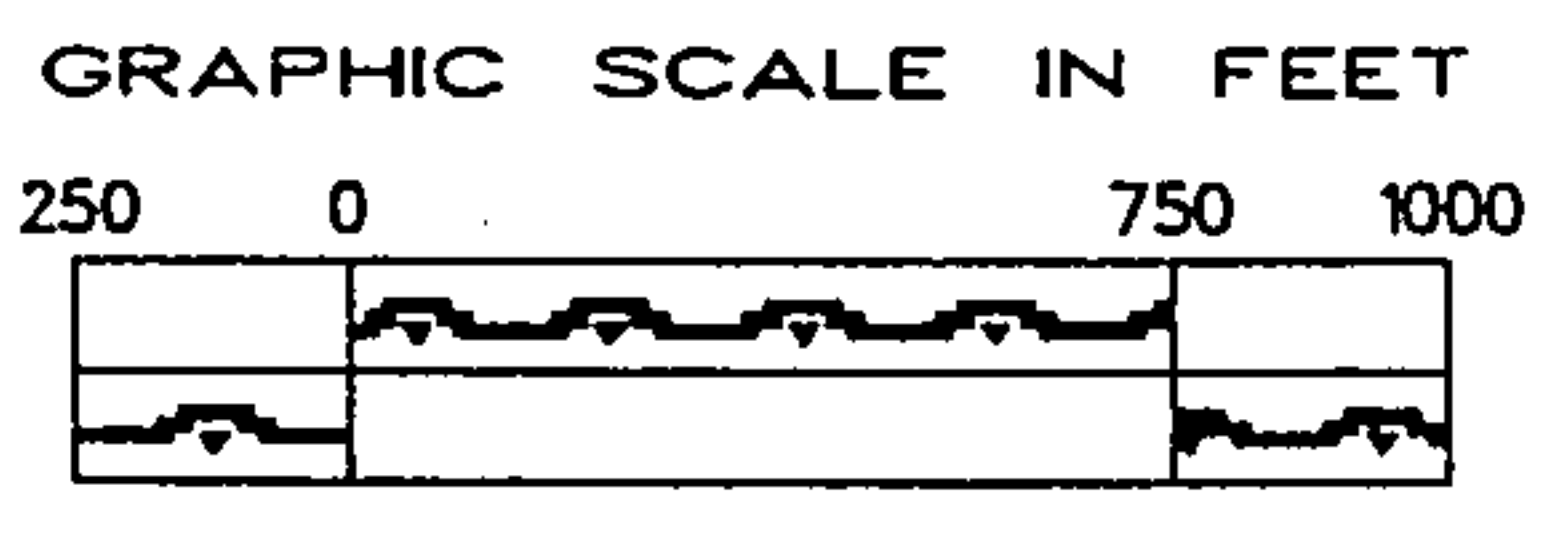
Forstbauer Surveying LLC requests preliminary comments regarding the granting and vacation of public waterline and fire hydrant easements shown on the attached sketch. The owner states that the request is necessitated by a change in development plans for Lot 1 and the desire to provide additional fire protection for Lot 6.

A handwritten signature in black ink, appearing to be 'R. Forstbauer'.





**CITY OF ALBUQUERQUE**  
**ALBUQUERQUE Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2001



**Zone Atlas Page**

**F-17-Z**

Map Amended through July 19, 2001