

*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 It is your responsibility to provide current information – outdated information may result in a deferral of your case.

November 17, 2005

Jennifer Whitey  
Wilson and Company  
4900 Lang Ave. NE /87109  
Phone: 348-4132 Fax: 348-4055

Dear Sean:

Thank you for your inquiry of November 17, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 29A, LANDS OF SALAZAR FAMILY TRUST, JSJ INVESTMENTS AND FALBA HANNETT, LOCATED ON AMOLE MESA AVENUE SW, BETWEEN MESA ARENOSA DRIVE SW AND COLOBEL AVENUE SW** zone map N-09.

**OUR RECORDS INDICATE THAT AS OF NOVEMBER 17, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.**

**See reverse side for additional Neighborhood Association Information: YES {} NO {X}**

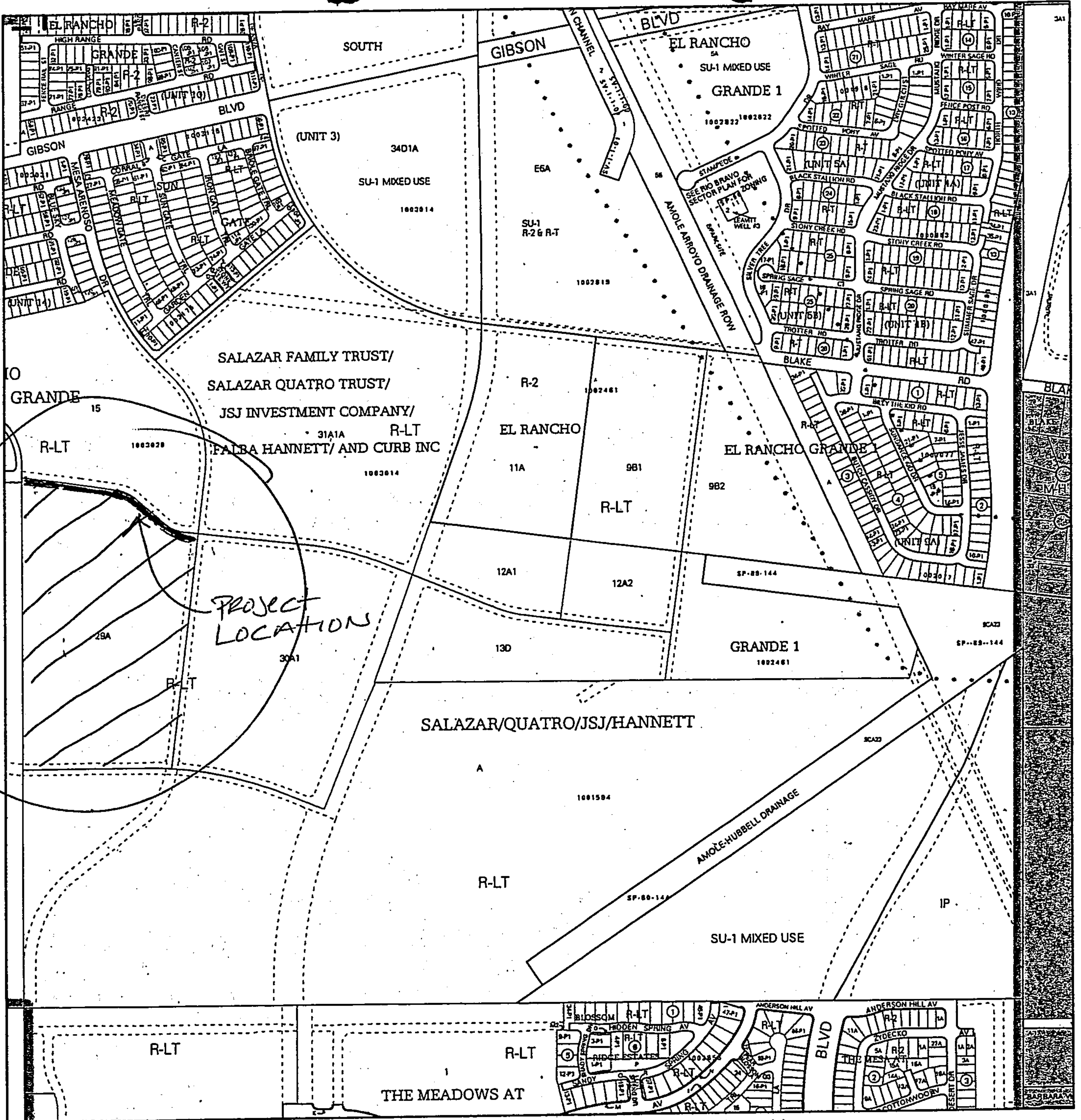
Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

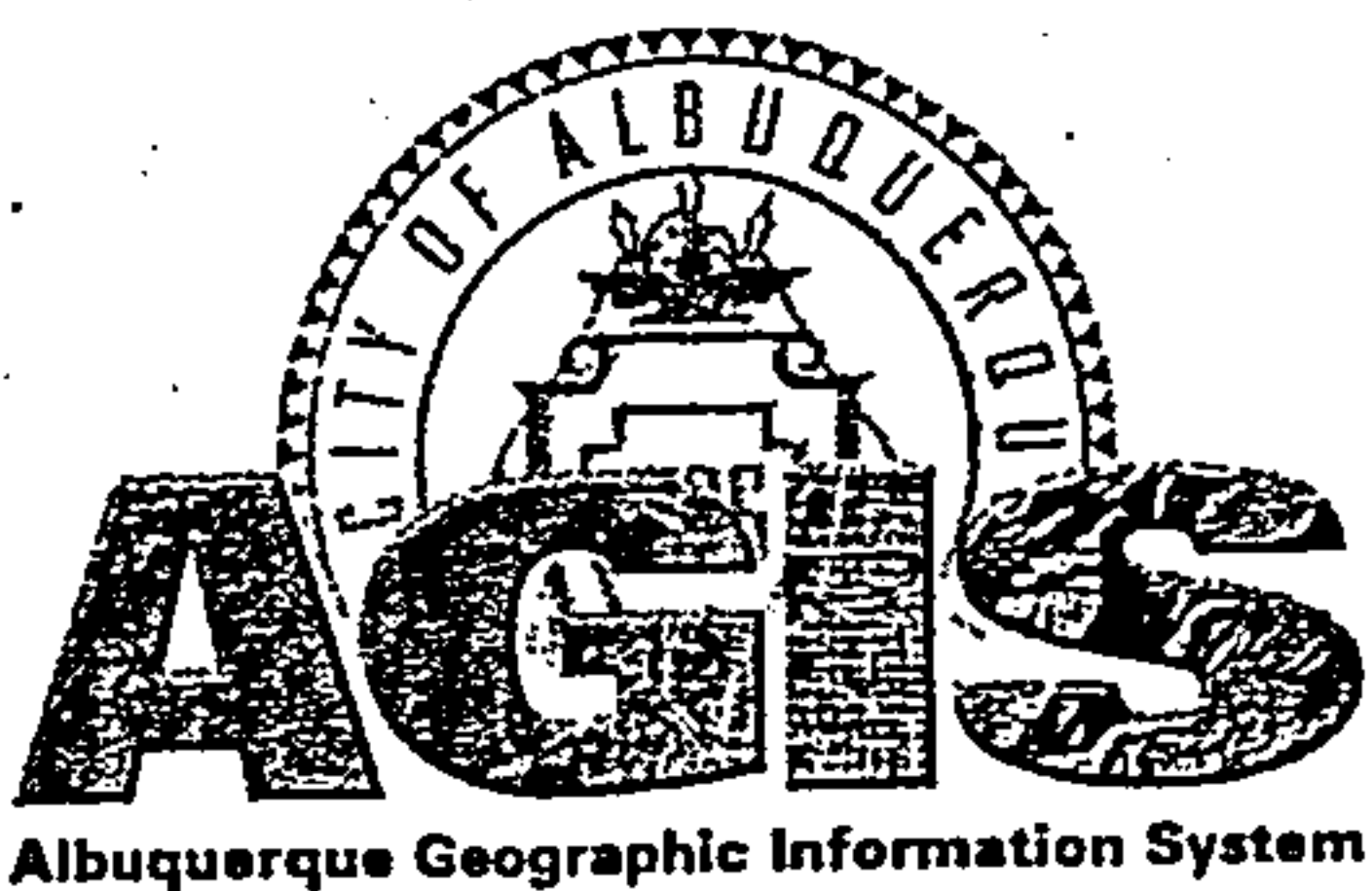
*Stephani Winklepleck*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

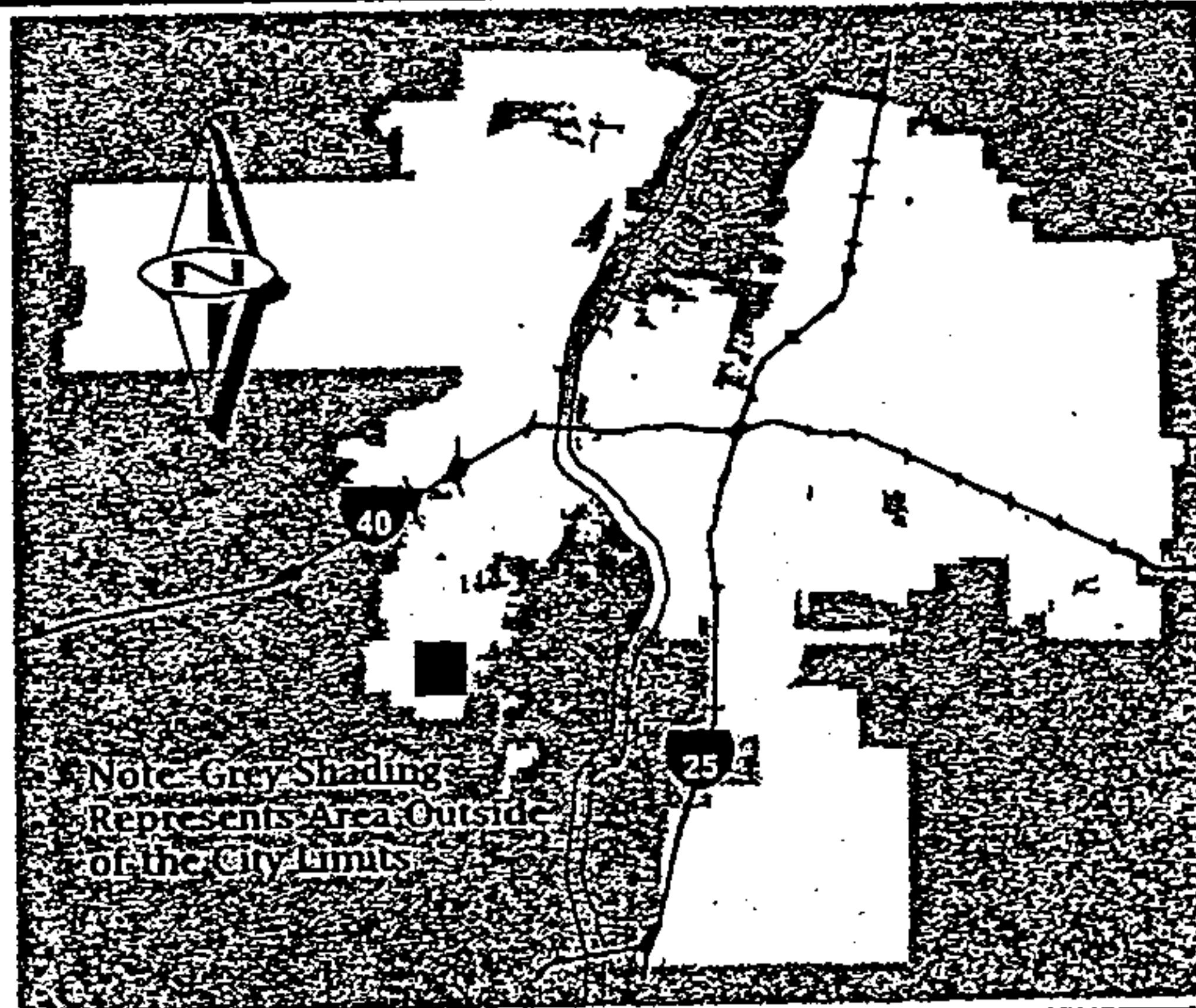
**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**



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



Map amended through: Apr 07, 2005

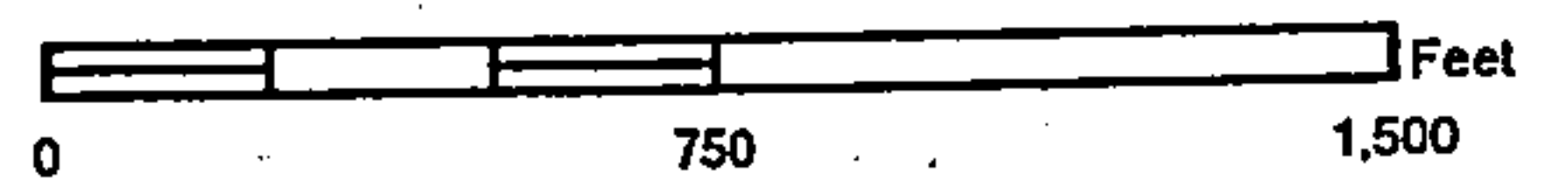


Zone Atlas Page:

**N-9-Z**

Selected Symbols

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



Project # 1001594

CURB INC  
5160 SAN FRANCISCO NE  
ALBUQUERQUE, NM 87109

100905418633520106

D R HORTON INC  
4400 ALAMEDA BL NE  
ALBUQUERQUE NM 87113

100905428011040201

SALAZAR FAMILY TRUST & JSJ IN  
PO BOX 1849  
ALBUQUERQUE, NM 87103

Project # 1001594

WILSON & COMPANY-JENNIFER WHITEY  
4900 LANG AVE NE  
ALBUQUERQUE, NM 87109

100905416020030102

LONGFORD AT ARROWWOOD LLC  
3077 EAST WARM SPRINGS RD  
LAS VEGAS NV 89120

100905406021530101

CURB INC  
5160 SAN FRANCISCO RD NE  
ALBUQUERQUE NM 87109

100805449520040130

KB HOME NM INC  
4921 ALEXANDER BL NE  
ALBUQUERQUE NM 87107

100905428011040201

LEGAL: TRACT A CORRECTION PLAT VACATION & BULK LAND PL A, 30A-1,  
31A-1, 32H  
PROPERTY ADDR: N/A

OWNERS NAME: SALAZAR FAMILY TRUST & JST INV  
OWNERS ADDR: PO BOX 1849  
ALBUQUERQUE, NM 87103

PAGE 2

0100905428011040201    LEGAL: TR A   COR RECTION PLAT VACATION & BULK LAND PLAT  
TRA   LAND USE:

PROPERTY ADDR: 00000

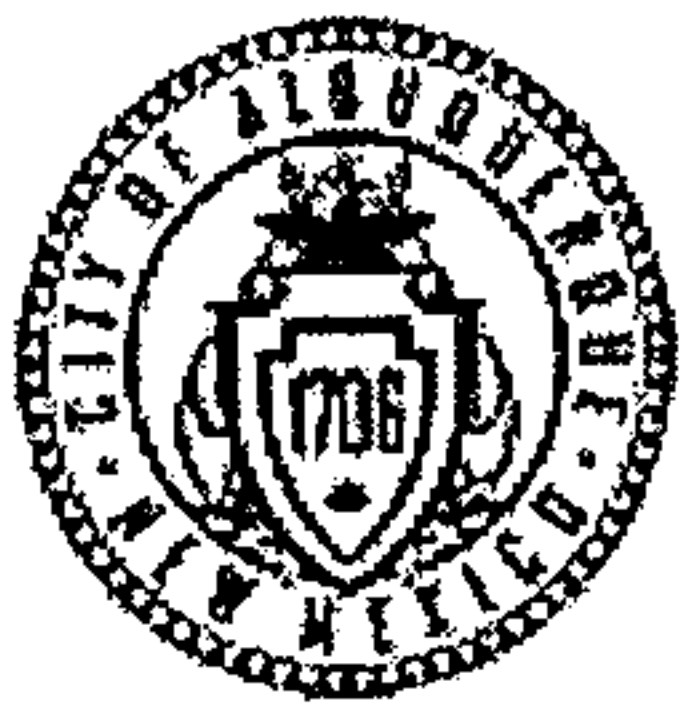
OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV

OWNER ADDR: PO BOX 1849

ALBUQUERQUE NM

87103

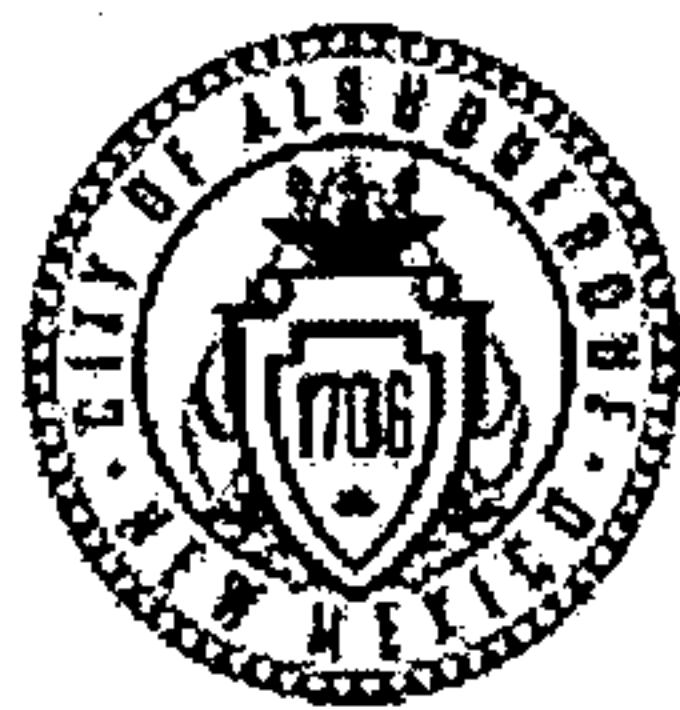
QUIT



Yvonne C.  
Saavedra/APD/CABQ  
11/22/2005 11:59 AM

To Yvonne C. Saavedra/APD/CABQ@COA  
cc  
bcc  
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/22/2005 11:58 AM -----



mainframe@coa1mp3.ca  
bq.gov  
11/22/2005 11:57 AM

To  
cc  
Subject

1	R E C O R D S   W I T H   L A B E L S	PAGE
1		
01009054	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0100905406021530101	LEGAL: TR 2 9A C ORRECTION PLAT VACATION & BULK LAND	
PLAT T LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: CURB INC	
	OWNER ADDR: 05160 SAN FRANCISCO	RD NE
ALBUQUERQUE NM	87109	
0100905403833120103	LEGAL: TR 1 5 CO RRECTION BULK LAND PLAT FOR TRACTS 14,	
15 LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: CURB INC	
	OWNER ADDR: 05160 SAN FRANCISCO	NE
ALBUQUERQUE NM	87109	
0100805450534910101	LEGAL: TR 1 6 CO RRECTION BULK LAND PLAT FOR TRACTS 14,	
15 LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: CURB INC	
	OWNER ADDR: 05160 SAN FRANCISCO	NE
ALBUQUERQUE NM	87109	
0100905418633520106	LEGAL: TR 3 1A1A BULK LAND PLAT TRACT 31A-1-A LANDS OF	
SAL LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: D R HORTON INC	
	OWNER ADDR: 04400 ALAMEDA	BL NE
ALBUQUERQUE NM	87113	
0100905416020030102	LEGAL: TR 3 0A-1 CORRECTION PLAT VACATION & BULK LAND	
PLAT LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: LONGFORD AT ARROWWOOD LLC	
	OWNER ADDR: 03077 EAST WARM SPRINGS	RD
LAS VEGAS NV	89120	
0100805449520040130	LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1	
RO LAND USE:		
	PROPERTY ADDR: 00000	
	OWNER NAME: KB HOME NM INC	
	OWNER ADDR: 04921 ALEXANDER	BL NE
ALBUQUERQUE NM	87107	



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

**Meeting Date:** DECEMBER 14, 2005  
**Zone Atlas Page:** N-8 & N-9  
**Notification Radius:** 100 Ft.

**Project# 1001594**  
**App#05DRB-01761**

**Cross Reference and Location:** AMOLE MESA / MESA ARENOSO DR SW AND  
MESSINA DR SW

**Applicant:** CURB INC  
**Address:** 5160 SAN FRANCISCO NE  
ALBUQUERQUE, NM 87109

**Agent:** WILSON & COMPANY-JENNIFER WHITEY  
4900 LANG AVE NE  
ALBUQUERQUE, NM 87109

**Special Instructions:**

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

**Date Mailed:** NOVEMBER 23, 2005  
**Signature:** YVONNE SAAVEDRA





**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, December 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1004360**

05DRB-01736 Major-SiteDev Plan Subd  
05DRB-01737 Major-Preliminary Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] (J-12)

**Project # 1003132**

05DRB-01754 Major- Vacation of Public Easements  
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 - HM located on KARSTEN COURT NE, between SAN JOSE NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14)

~~**Project # 1001594**~~

~~05DRB-01761 Major-Vacation of Public Easements~~

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

**Project # 1003921**

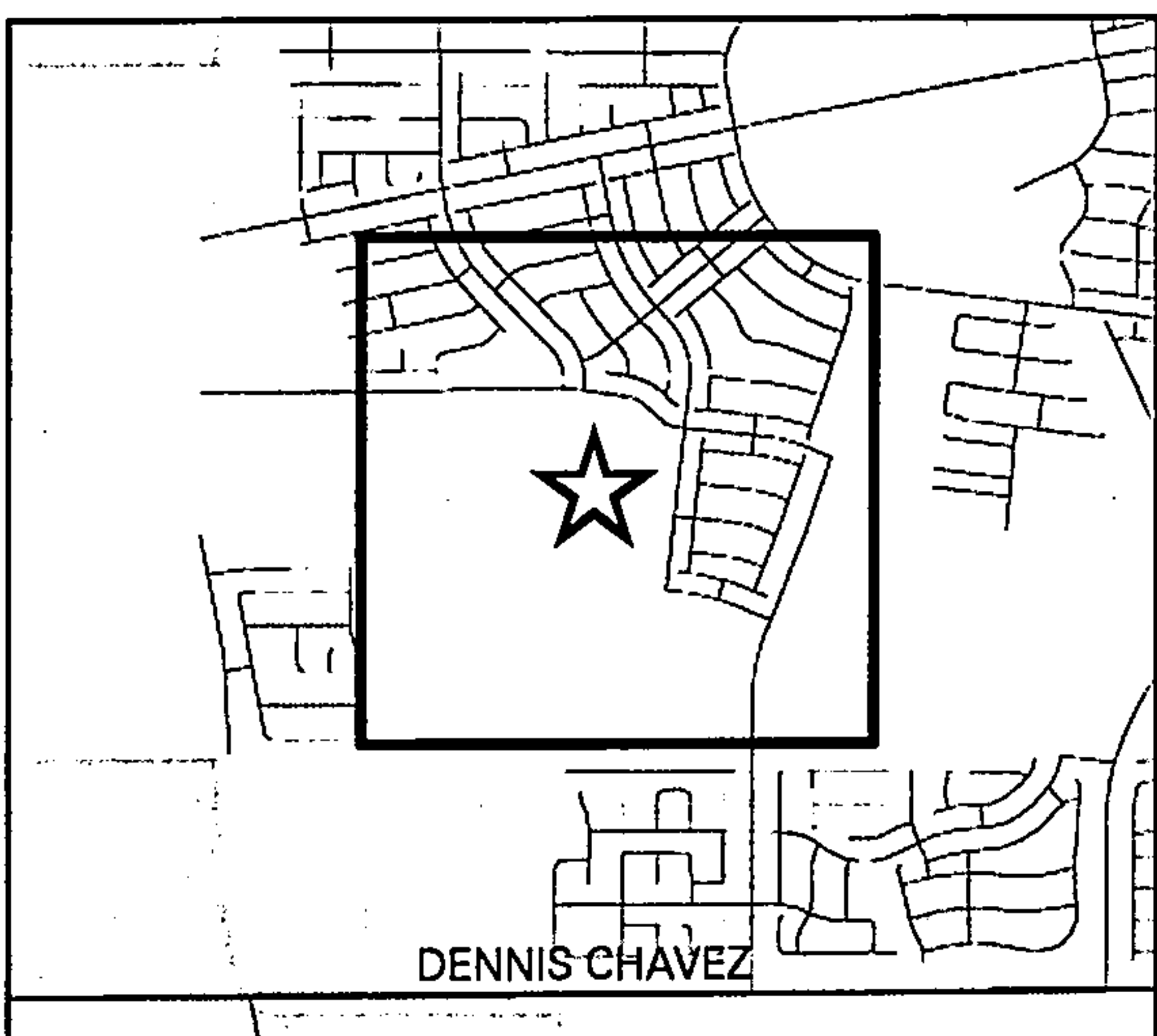
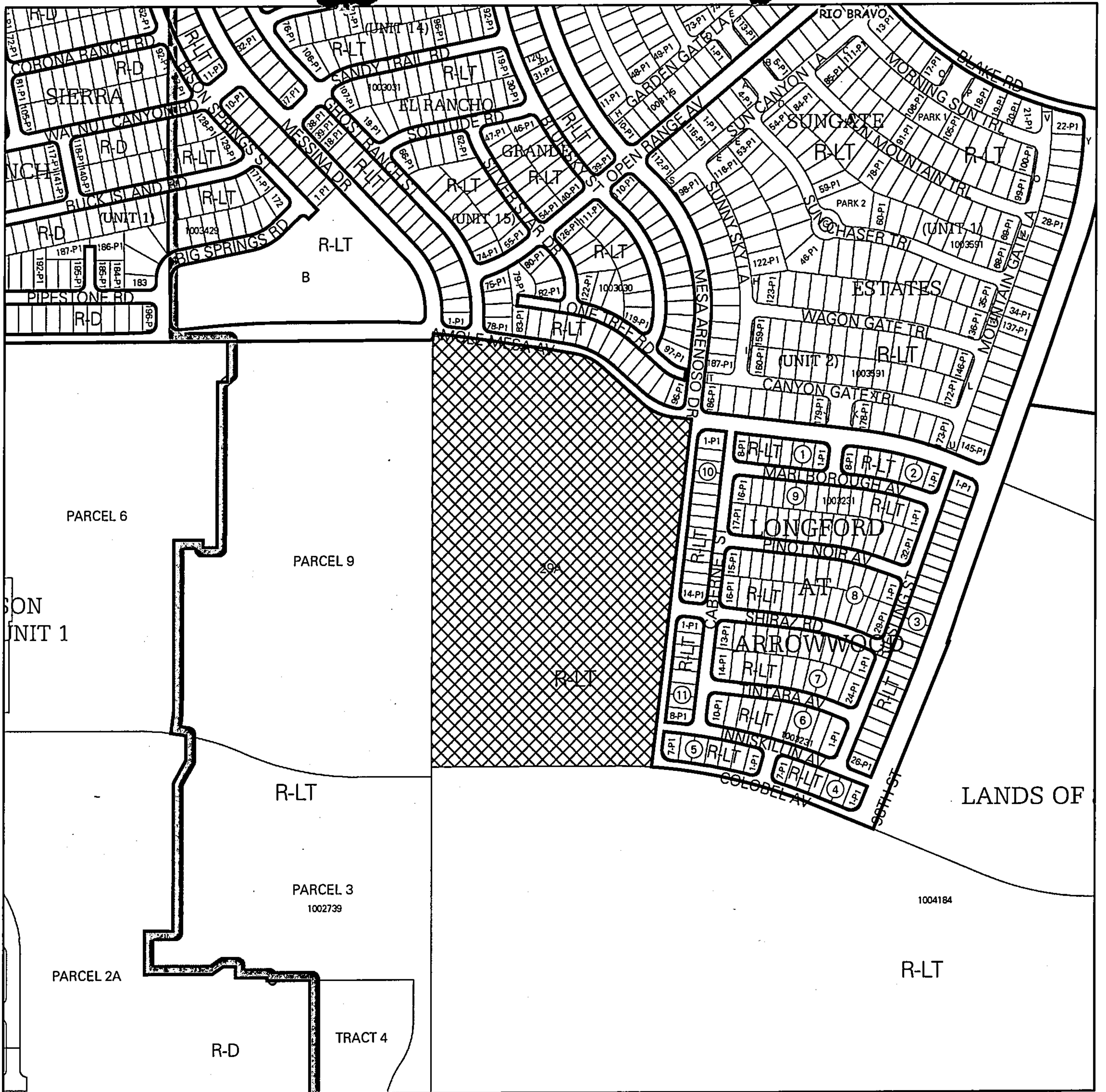
05DRB-01758 Major-Vacation of Pub Right-of-Way  
05DRB-01759 Major-Vacation of Public Easements  
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19)

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.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 28, 2005.**



# ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1001594

Hearing Date:

12/14/05

Zone Map Page:

N8 & N9

Additional Case Numbers:

02DRB-01621 02DRB-01622

1003231 04DRB-00137

04DRB-00261 04DRB-00262

04DRB-00263

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to vacation request. Will defer to Transportation on R/W to be granted.

Transportation Development

Why are we vacating the entire 34' of the public access easement? Wasn't the majority of this dedicated as public right-of-way? Only the portion not dedicated should be vacated.

Parks & Recreation

Defer to affected agencies.

Utilities Development

No objection to Vacation request with the **condition that it is replaced with ROW dedicated to the City.**

Planning Department

No objection to the requested vacations. Defer to the affected agencies.

If the vacations are approved, applicant has one year to complete the vacation action by filing the plat.

Impact Fee Administrator

Impact Fees are not applicable to the proposed vacation of the Public Access Easements and Public Utility Easements in Arrowwood Hills Unit 1.

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

cc: Curb Inc., 5160 San Francisco NE, 87109

Wilson & Company, Jennifer Whitey, 4900 Lang Ave NE, 87109



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 14, 2005

**Project # 1001594**  
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association(s).

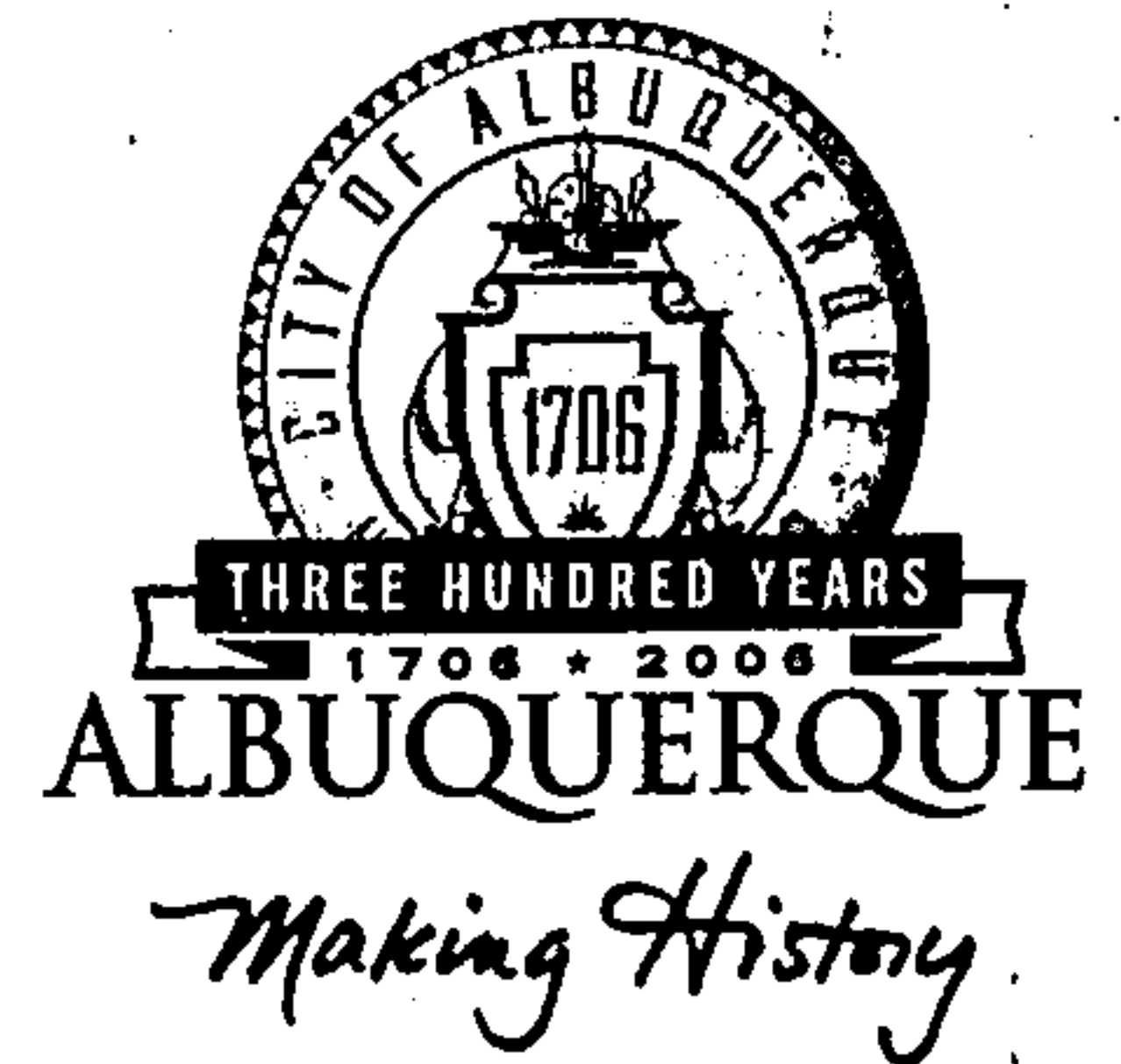
APS The request for a vacation of public easements in **Arrowwood Hills, Unit 1**, will have no adverse impacts to the APS district at this time. However, the owner intends to submit a preliminary and final plat approval for a residential subdivision, which will have a significant impact to the Albuquerque Public Schools. The proposed development is located in the southwestern part of Albuquerque, which has grown and continues to grow at a rapid rate. Further details regarding the impact to APS will be provided upon submission of the preliminary plat.

Police Department No CPTED or crime prevention comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas

This request is not approved. Please contact PNM's new Service Delivery for approval.



**PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001594**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Vacation

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request but must be replaced with adequate R/W.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**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:** December 14, 2005

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001594 AGENDA#: 3 DATE: 12.14.05

1. Name: Jennifer White Address: 4900 Lang Zip: \_\_\_\_\_

2. Name: Gene Salazar Address: Wilson & Co 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: \_\_\_\_\_



## OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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

A handwritten signature in black ink, appearing to read "S. Matson".

Sheran Matson, AICP, DRB Chair

Cc:Curb Inc., 5160 San Francisco NE, 87109  
Wilson & Co., Attn: Jennifer Whitey, 4900 Lang Ave NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 14, 2005

*all  
planned  
6/26/05*

**3. Project # 1001594**  
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9)

At the December 14, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

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. 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.

If you wish to appeal this decision, you must do so by December 29, 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.



# City of Albuquerque

*all planned 6/24/05*



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
<b>SUBDIVISION</b>	<b>S</b>	<b>ZONING &amp; PLANNING</b>	<b>Z</b>
___ Major Subdivision action		___ Annexation	
___ Minor Subdivision action		___ County Submittal	
<input checked="" type="checkbox"/> Vacation	<b>V</b>	___ EPC Submittal	
___ Variance (Non-Zoning)		___ Zone Map Amendment (Establish or Change Zoning)	
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	___ Sector Plan (Phase I, II, III)	
___ ... for Subdivision Purposes		___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ ... for Building Permit		___ Text Amendment (Zoning Code/Sub Regs)	
___ IP Master Development Plan			
___ Cert. of Appropriateness (LUCC)	<b>L</b>		
		<b>APPEAL / PROTEST of...</b>	<b>A</b>
		___ 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: Curb Inc PHONE: 899 9654  
 ADDRESS: 5160 San Francisco NE FAX: 875-1723  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: bo@bokayconst.com  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): Wilson Company - Jennifer Whitey PHONE: 3484132  
 ADDRESS: 4900 Lang Av. NE FAX: 3484055  
 CITY: Alb STATE NM ZIP 87109 E-MAIL: Jennifer.Whitey@wilsonco.com

DESCRIPTION OF REQUEST: Vacation of 34' Public Access and Utility Easement

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. Tract 29A TBK Arrowwood Hills Unit 1 Block: N/A Unit: N/A  
 Subdiv. / Addn. Lands of Salazar / Quatro / JSU / Hannett  
 Current Zoning: RLT Proposed zoning: No change  
 Zone Atlas page(s): N9 - #8 No. of existing lots: 1 No. of proposed lots: 1  
 Total area of site (acres) 0.7903 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No \_\_\_ , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1009054:06021530:101 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: Amole Mesa  
 Between: MESA ARENOSO DR SW and MESSINA DR SW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1001594  
02-DRB 01621, 01622, 1003231, C4DRB-00137, 00261, 00262, 00263

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

SIGNATURE Jennifer Whitey DATE 11/17/05  
 (Print) Jennifer Whitey \_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01761</u>	<u>VPE</u>	<u>Y</u>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input 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>12/14/05</u>			Total \$ <u>395.00</u>

Sandy Handley 11/18/05  
 Planner signature / date

Project # 1001594

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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**
- 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
- 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.**

**SUBDIVISION DESIGN VARIANCE (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.

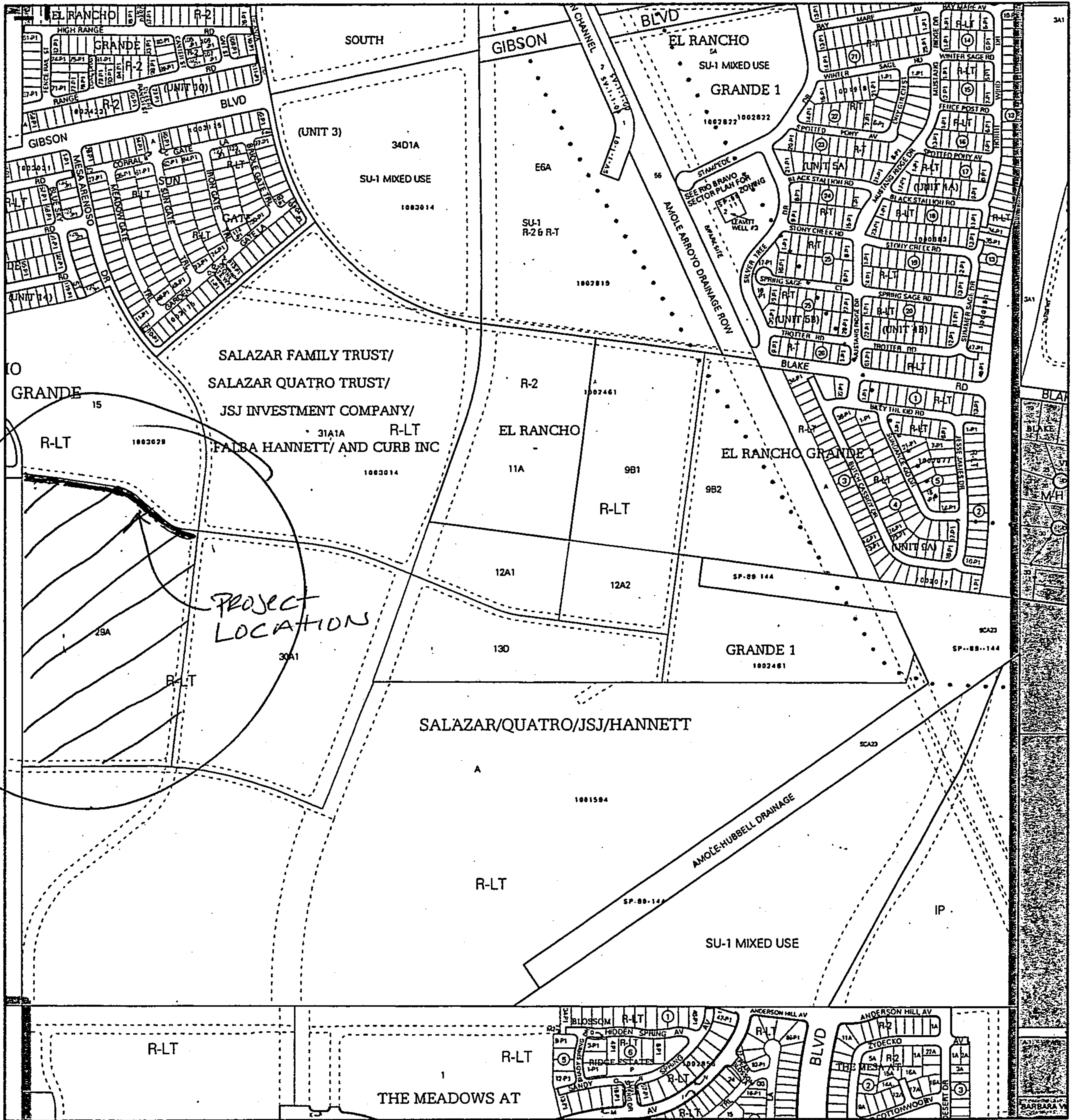
JENNIFER WHITEY, Agent Wilson Co.  
 Applicant name (print)  
J Whitey  
 Applicant signature / date  
11/17/05



Form revised 4/03 and October 2003

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 05 DEB - 01761

Sandy Handley 11/18/05  
 Planner signature / date  
**Project # 1001594**



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: Apr 07, 2005

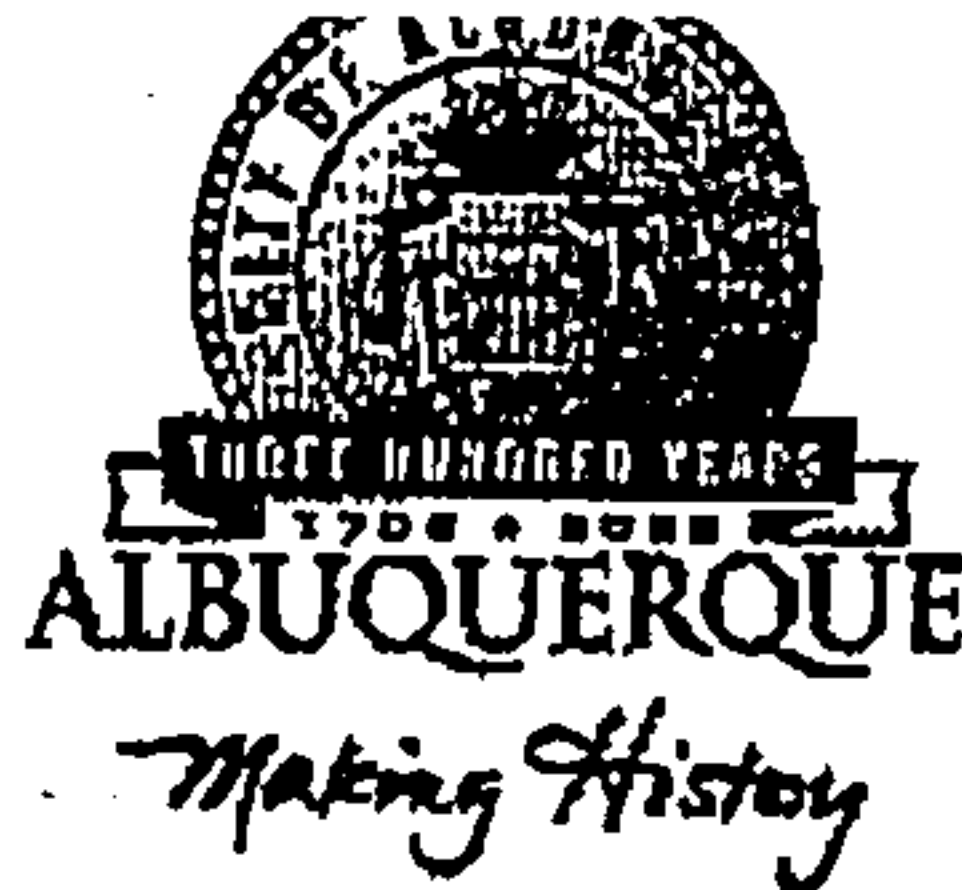
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**N-9-Z**

Selected Symbols

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

0 750 1,500 Feet



*City of Albuquerque*

November 17, 2005

Jennifer Whitey  
Wilson and Company  
4900 Lang Ave. NE /87109  
Phone: 348-4132 Fax: 348-4055

Dear Sean:

Thank you for your inquiry of November 17, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 29A, LANDS OF SALAZAR FAMILY TRUST, JSJ INVESTMENTS AND FALBA HANNETT, LOCATED ON AMOLE MESA AVENUE SW, BETWEEN MESA ARENOSA DRIVE SW AND COLOBEL AVENUE SW** zone map N-09.

**OUR RECORDS INDICATE THAT AS OF NOVEMBER 17, 2005, THERE WERE NO RECOGNIZED NEIGHBORHOOD ASSOCIATIONS IN THIS AREA.**

**See reverse side for additional Neighborhood Association Information: YES { } NO {X}**  
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

*Stephani Winklepleck*

OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.**

**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.

17 November 2005

**Sheran Matson, Chairperson**  
**City of Albuquerque**  
**Development Review Board**  
Plaza Del Sol  
600 Second Street NW  
Albuquerque, NM 87103

Re: *Arrowwood Hills Unit 1 Vacation of Public Access and Utility Easement Request*  
COA Project Number – 1003231  
WECA Project #X421800101

Dear Sheran:

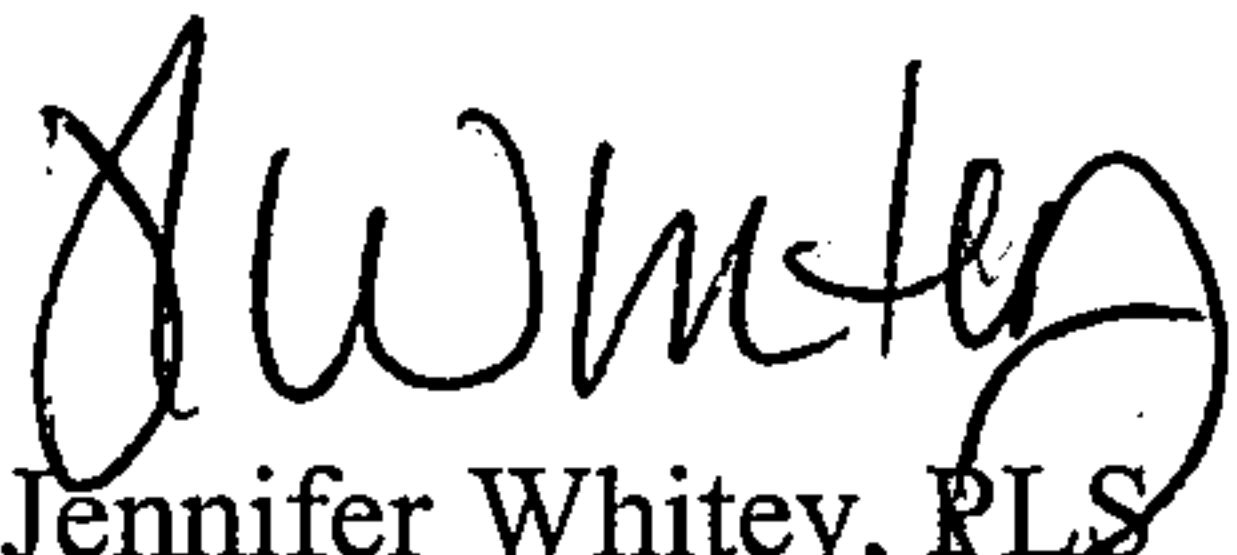
This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Curb Inc., does hereby present to the Development Review Board the attached Vacation submittal.

The proposed vacation location is legally described as: The South 34 feet of the 68' wide Public Access Easement and Public Utility Easement granted by Plat filed in Book 2003C at Page 180 on June 18, 2003

Also attached, please note that the Office of community and Neighborhood Coordination records indicate that there are no recognized neighborhood associations in this area.

Please contact me at 348-4132 if I can be of assistance. Thank you for your time and consideration.

WILSON & COMPANY



Jennifer Whitey, PLS  
Project Manager  
Email: Jennifer.Whitey@wilsonco.com  
Enclosure

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

**PAID RECEIPT**

APPLICANT NAME WILSON & CO.  
 AGENT JENNIFER WHITEY  
 ADDRESS 4900 LANG AV. NE  
 PROJECT & APP # 1001594 / 05 DRB 01761  
 PROJECT NAME TR 29A - LANDS OF SALAZAR FAMILY TRUST

**\*\*\*DUPLICATE\*\*\***  
 City of Albuquerque  
 Treasury Division  
 11/18/2005 11:42AM LOC: ANN  
 RECEIPT# 00048568 WSH 008 TRANSH 0014  
 ACCOUNT 441018 Fund 0110  
 Activity 4971000 TRSCCS  
 Trans Amt \$395.00  
 J24 Misc \$75.00

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 300.00 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  
 \$ 395.00 TOTAL AMOUNT DUE

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

**WILSON & COMPANY**  
 P.O. Box 94000  
 Albuquerque, NM 87199-4000  
 505-348-1000

**SUNFLOWER BANK**  
 Salina, KS

83-62  
1011

**103522**  
103522

VOID AFTER 90 DAYS

11/18/2005

TO: CITY OF ALBUQUERQUE/PLANNING DEPT.  
 THE DEVELOPMENT REVIEW BOARD  
 ORDER: 600 2ND STREET NW  
 OF ALBUQUERQUE, NM 87102 US

**\*\*\*DUPLICATE\*\*\***  
 City of Albuquerque  
 Treasury Division

TWO SIGNATURES REQUIRED OVER \$50,000

11/18/2005 11:42AM LOC: ANN

RECEIPT# 00048568 WSH 008 TRANSH 0014 MP

Account: 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans Amt \$395.00

395 DOLLARS AND 00 CENTS

Signature: *James D. Dulles*

Thank You

Thank You

103522 1011006210109146348

# 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 NOV. 29, 2005 to DEC. 14, 2005

#### 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]  
(Applicant or Agent)

11/18/05  
(Date)

I issued 2 signs for this application, 11/18/05, Sandy Hendley  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1001594





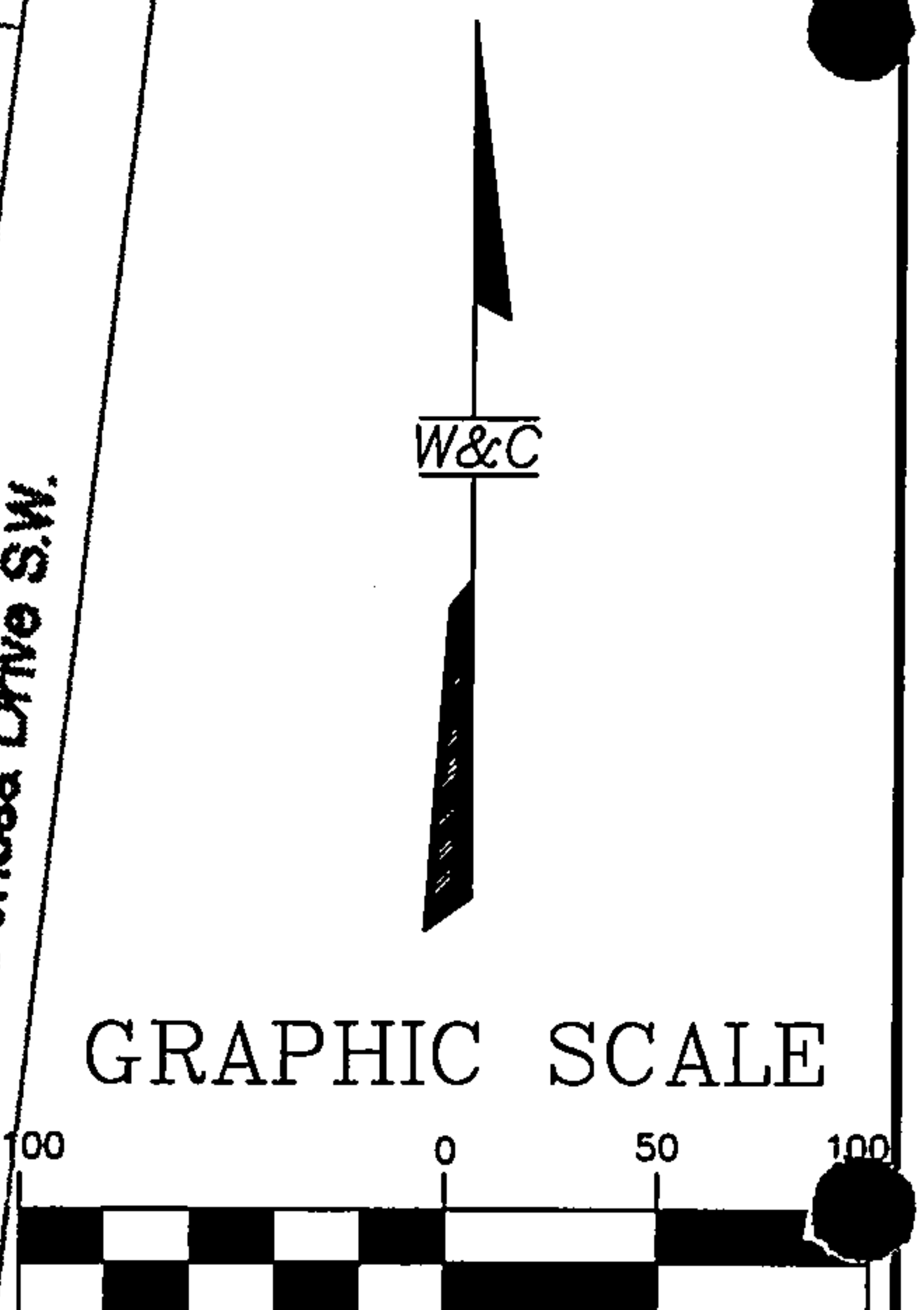
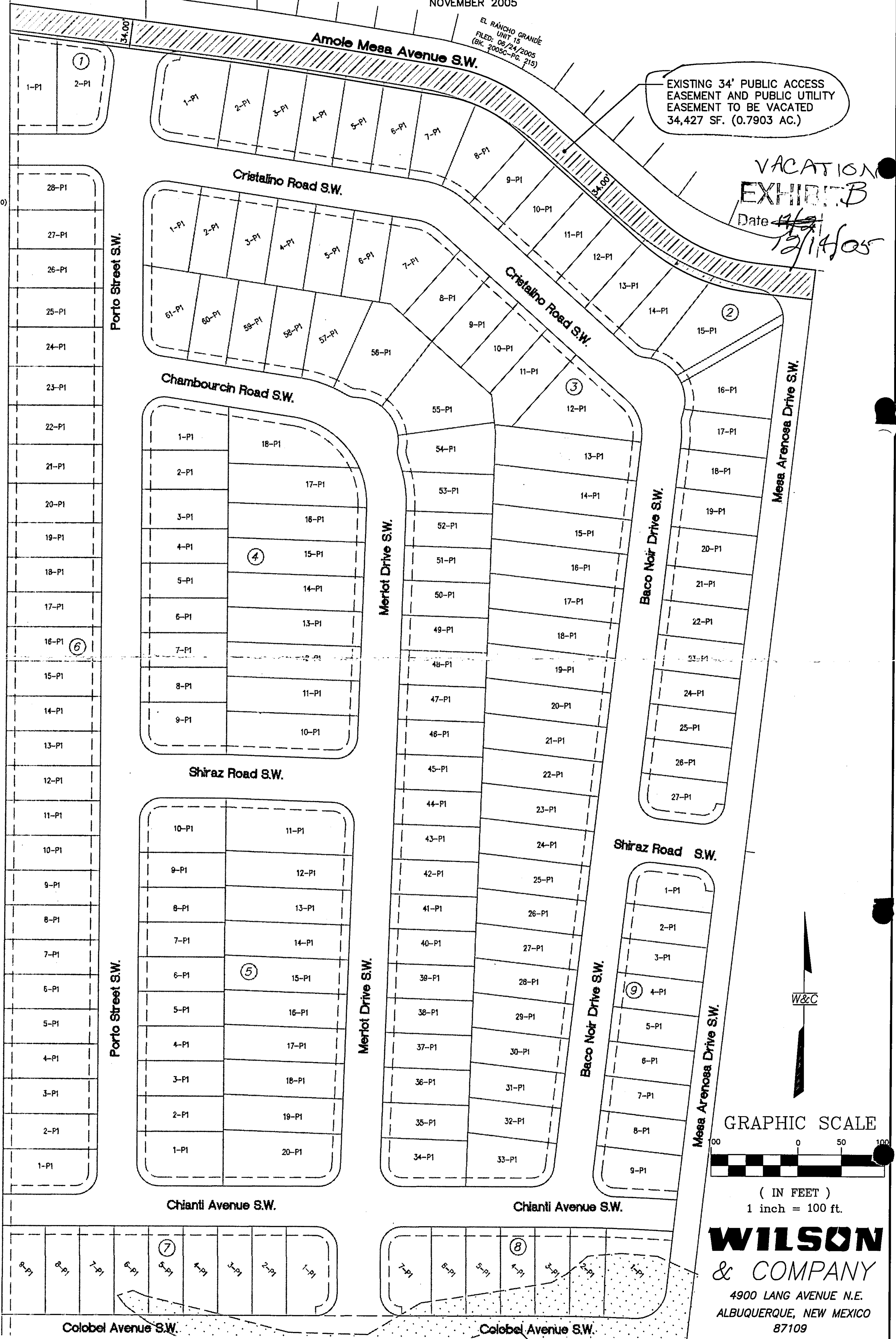
**EXHIBIT**

**VACATION OF 34' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT  
WITHIN LANDS OF SALAZAR FAMILY TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT  
NOVEMBER 2005**

EL RANCHO GRANDE  
UNIT 15  
FILED: 06/24/2005  
(BK. 2005C-PG. 215)

EXISTING 34' PUBLIC ACCESS  
EASEMENT AND PUBLIC UTILITY  
EASEMENT TO BE VACATED  
34,427 SF. (0.7903 AC.)

VACATION  
EXHIBIT B  
Date ~~4/9/05~~  
12/14/05



( IN FEET )  
1 inch = 100 ft.  
**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

ACS CONTROL STATION "1-NB"  
C.O.A. BRASS CAP IN CONCR.  
N = 1470879.06  
E = 348455.82  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE, NAD 1927  
GRND TO GRID = 0.99957260  
DELTA ALPHA = -00°17'28"

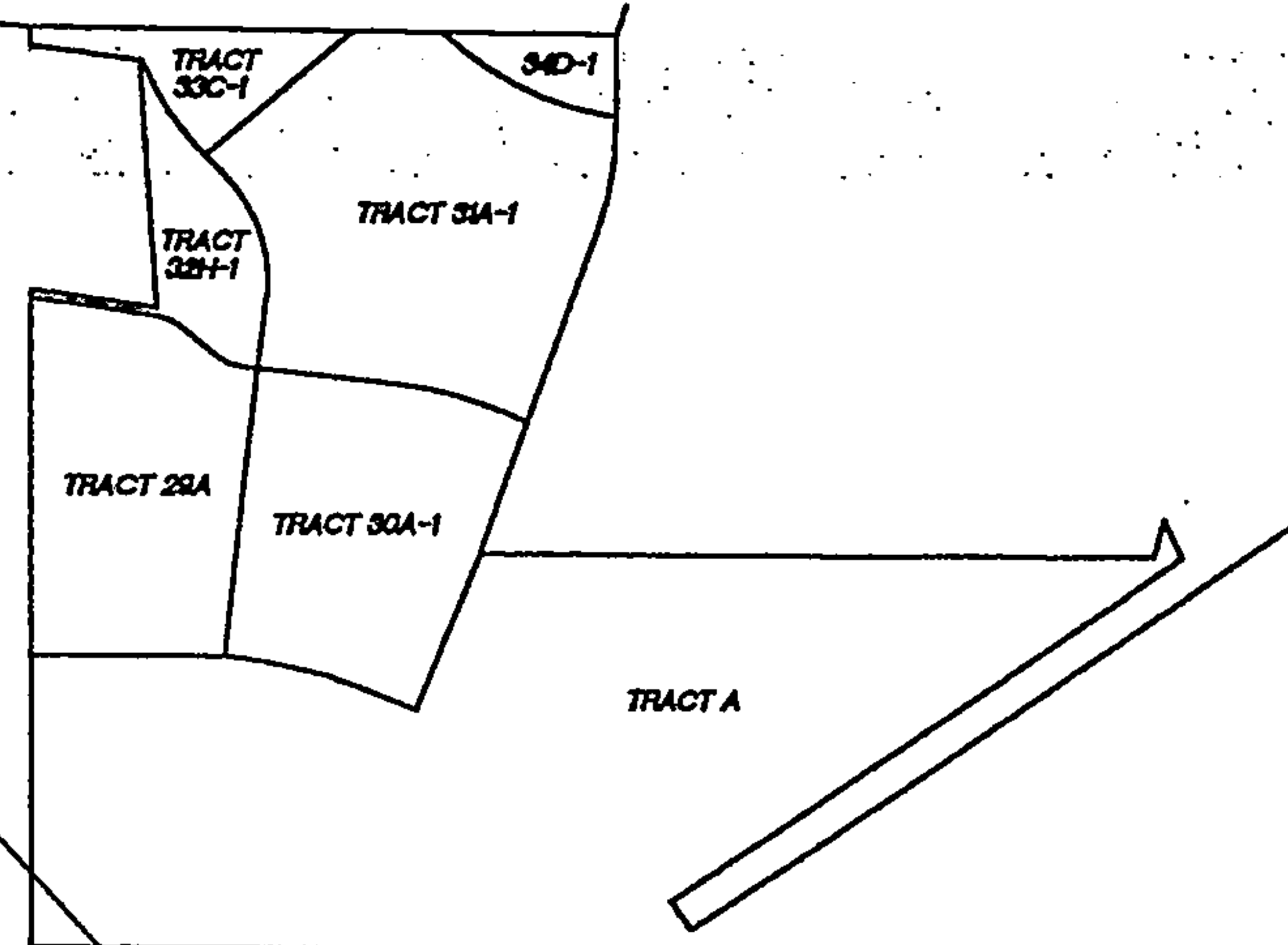
ACS CONTROL STATION "TRANS"  
C.O.A. BRASS CAP IN CONCR.  
N = 1471822.67  
E = 354892.45  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE, NAD 1927  
GRND TO GRID = 0.99957921  
DELTA ALPHA = -00°16'42"



VACATION AND BULK LAND PLAT  
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1  
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,  
JSJ INVESTMENT CO. AND FALBA HANNETT  
RIO BRAVO SECTOR DEVELOPMENT PLAN  
SITUATE WITHIN  
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2002



**GEODETIC CONTROL DETAIL**  
DATUM: NAD1927 NO SCALE



ACS CONTROL STATION "7-G10"  
C.O.A. BRASS CAP IN CONCR.  
N = 1459891.37  
E = 357857.87  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE, NAD 1927  
GRND TO GRID = 0.9998875  
DELTA ALPHA = -00°16'21"

LINE	LENGTH	BEARING
L1	637.53	N89°48'48"E
L2	89.00	S83°28'47"E
L3	183.35	S48°22'20"E
L4	114.68	N80°37'04"W
L5	202.44	N82°41'53"W
L6	34.28	N00°01'59"E
L7	307.40	S82°41'55"E
L8	213.00	S80°37'04"E
L9	8.47	S83°40'14"E
L10	214.64	N82°22'07"W
L11	205.52	N82°36'03"W
L12	28.50	N82°49'18"W
L13	78.76	N00°04'36"E
L14	811.01	S90°31'34"W
L15	330.28	S08°34'13"W
L16	609.85	N83°28'47"W
L17	181.74	S87°48'03"E
L18	8.55	S88°47'35"E
L19	597.91	S18°23'12"W
L20	878.01	S18°23'12"W
L21	26.31	S00°09'36"W
L22	336.34	S00°11'10"W
L23	382.67	S00°09'36"W
L24	184.31	N16°14'35"E
L25	177.63	S24°32'48"E
L26	149.99	S34°30'07"E
L27	248.10	S87°48'03"E
L28	78.22	S88°48'23"W
L29	345.72	S00°09'36"W
L30	288.11	N22°13'57"E
L31	1249.04	N22°13'56"E

LINE	LENGTH	BEARING
(L7)	(307.37)	(S82°43'39"E)
(L8)	(212.98)	(S80°41'51"E)
(L10)	(420.16)	(N82°28'52"W)
(L11)	(28.49)	(N82°23'54"W)
(L13)	(77.60)	(N00°01'31"E)
(L19)	(1478.73)	(S19°22'44"W)
(L23)	(363.33)	(S00°10'35"W)
(L24)	(168.31)	(N16°16'13"E)
(L25)	(177.63)	(S24°31'44"E)
(L26)	(149.99)	(S34°30'28"E)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	122.37	200.00	35°03'27"	S83°54'03"E	120.47
C2	112.56	200.00	32°14'44"	N84°28'42"W	111.08
C3	200.00	5507.95	2°04'50"	N81°39'28"W	189.99
C4	586.26	816.00	54°31'53"	N20°41'43"W	584.40
C5	87.86	1334.00	3°48'25"	S43°34'24"E	87.84
C6	470.70	1334.00	20°13'01"	S33°34'41"E	468.28
C7	814.54	1252.00	37°16'34"	S84°38'08"E	800.25
C8	364.85	1334.00	15°38'43"	N78°35'55"W	363.52
C9	156.51	1870.00	4°33'07"	N88°00'53"W	156.47
C10	590.82	1870.00	17°10'39"	N77°08'00"W	588.41
C11	558.56	1334.00	23°59'28"	S39°27'54"E	554.49
C12	747.13	1870.00	21°43'47"	N78°28'34"W	742.66
C13	469.79	1400.00	19°13'38"	S08°48'24"W	467.58
(C13)	(467.02)	(1400.00)	(19°12'09")		
EC14	1077.42	2422.00	28°28'16"	N12°32'06"E	1068.55

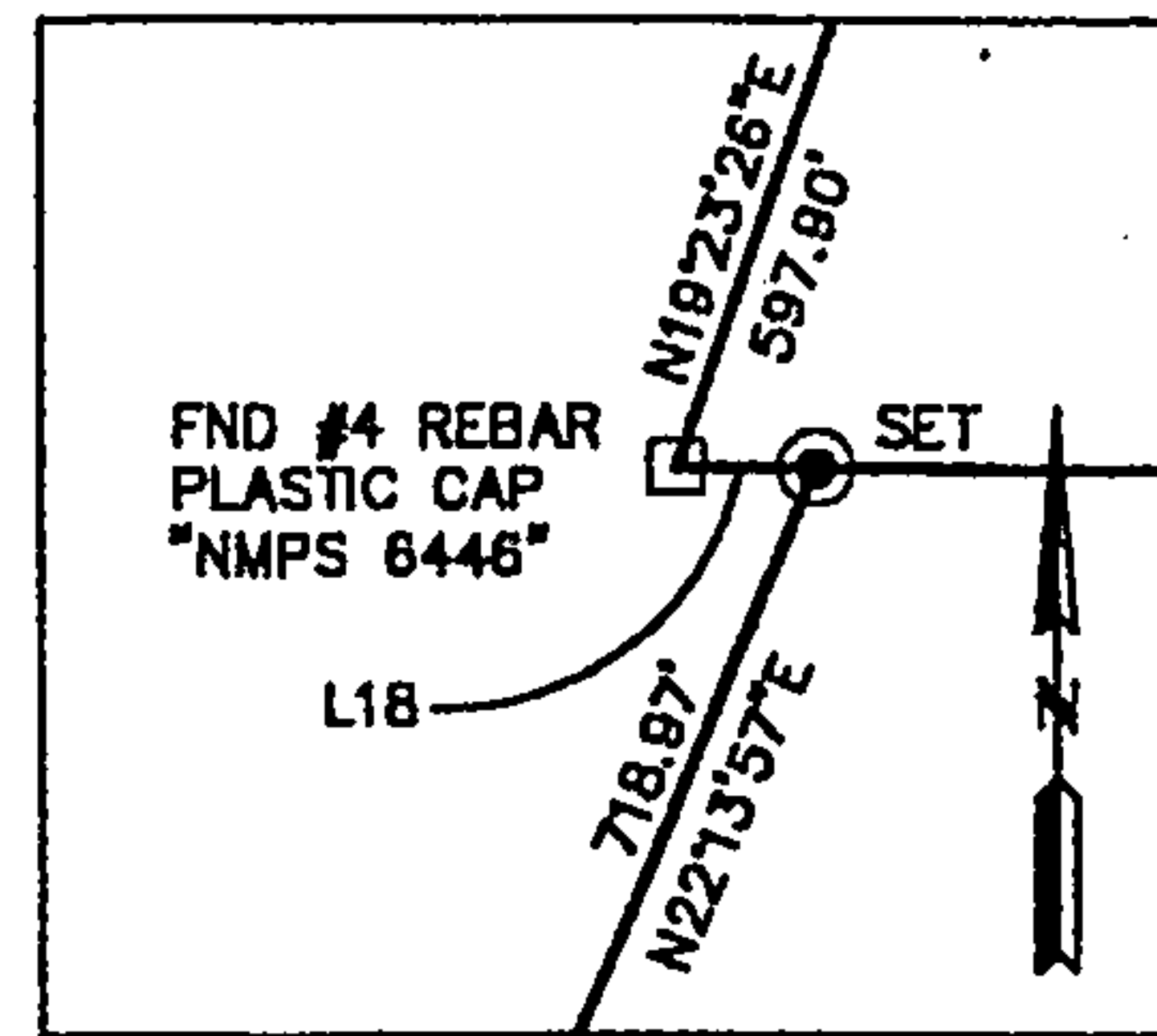
**LEGAL DESCRIPTION**

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book BCR 8178, Pages 3703-3711 as Document No. 91086458, and being more particularly described as follows:

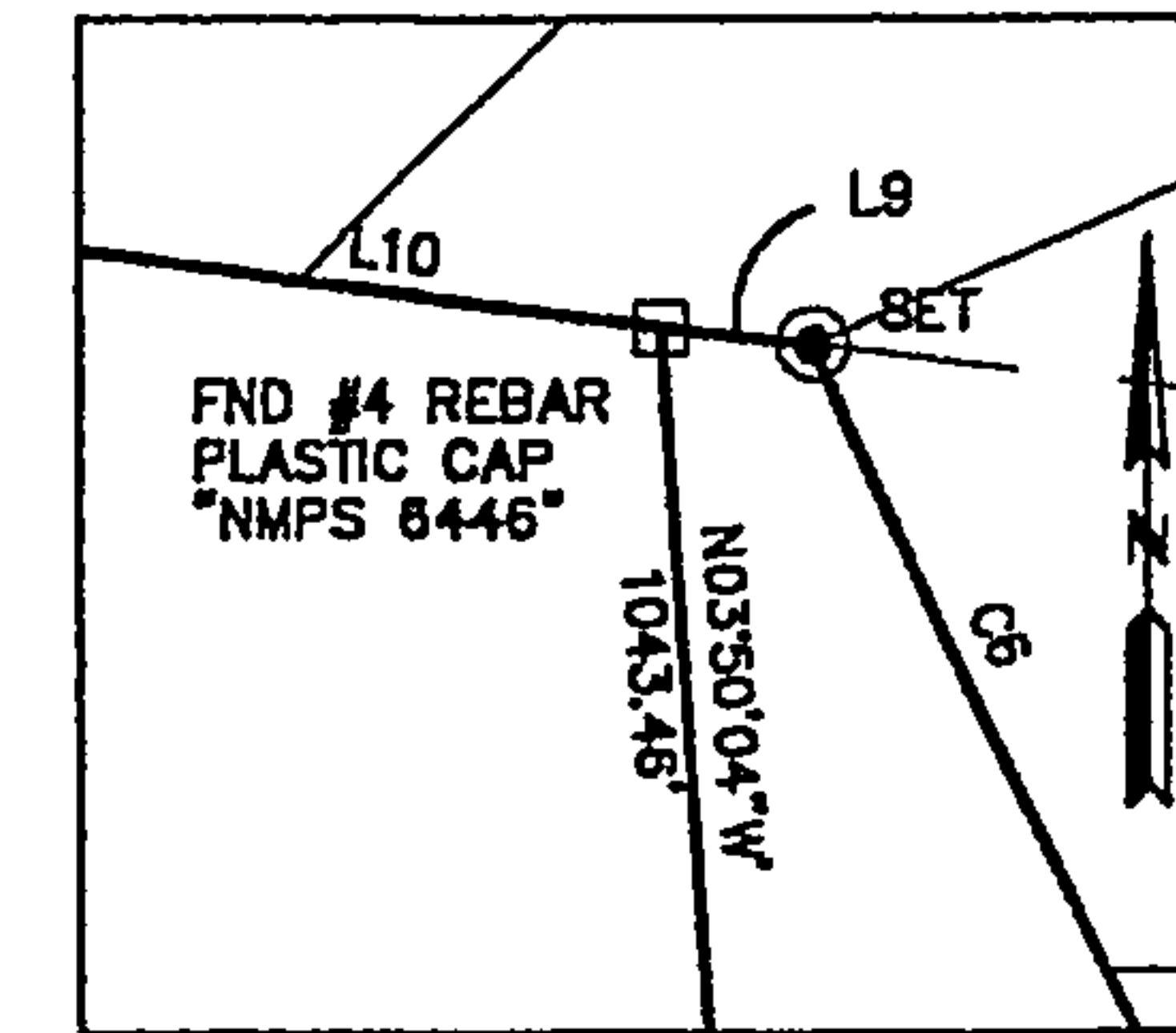
BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°49'56"E, 1840.40 feet;  
 RUNNING THENCE S00°09'36"W, 382.67 feet to a point of curvature;  
 THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 469.79 feet (central angle = 19°13'36"; chord bears S08°48'24" W, 467.58 feet) to a point of tangency;  
 THENCE, S19°23'12"W, 1475.92 feet;  
 THENCE, S89°47'30"E, 2817.77 feet;  
 THENCE, N15°14'35" E, 166.31 feet;  
 THENCE, S24°32'49"E, 177.63 feet to AMAFCA brass cap "AH3";  
 THENCE, along the northerly line of the Sacate Blanco Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2";  
 THENCE, along the southwesterly line of sand channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1";  
 THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.;  
 THENCE, along said section line S00°11'29"W, 1851.30 feet to a 1-1 1/2" pipe monumenting the southeast corner of said Section 4;  
 THENCE, along the southerly line of said Section 4, N89°47'45"W, 5278.93 feet to a "Kougle and Pools" brass cap "WST3" monumenting to the southwest corner of said Section 4;  
 THENCE, along the westerly line of said Section 4, N00°01'59"E, 2827.82 feet;  
 THENCE, S82°41'53"E, 307.40 feet;  
 THENCE, S80°37'04"E, 213.00 feet;  
 THENCE, N03°50'04"W, 1043.46 feet;  
 THENCE, N82°22'07"W, 214.64 feet;  
 THENCE, N82°36'03"W, 205.52 feet;  
 THENCE, N82°49'18"W, 28.50 feet;  
 THENCE, N00°04'36"E, 78.76 feet;  
 THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 299.5889 acres, more or less.

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"



1  
3  
DETAIL  
NO SCALE



2  
3  
DETAIL  
NO SCALE

**LINE AND CURVE TABLES**

**NOTES CONTINUED:**

NOTE 10. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

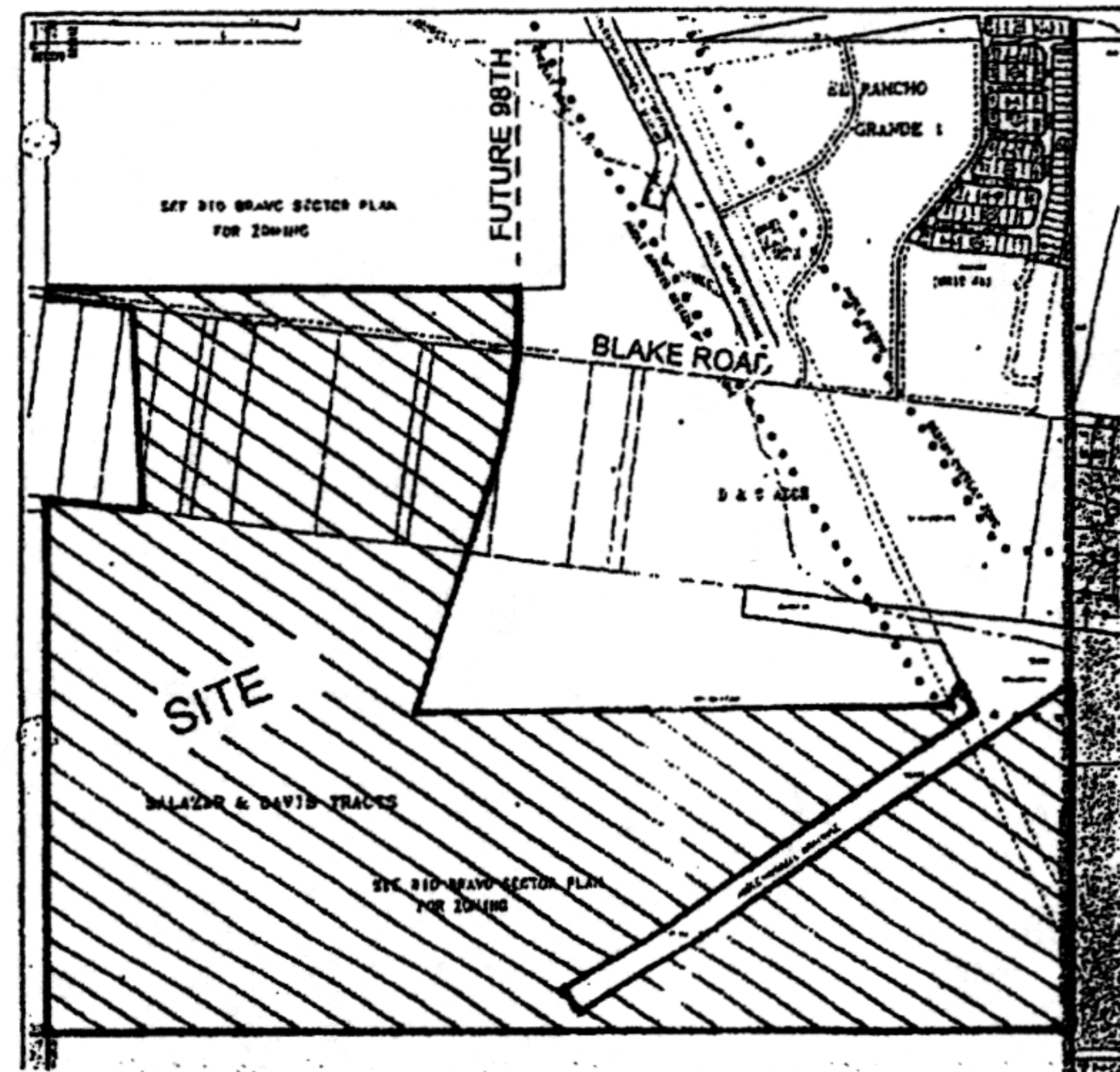
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

DWG PATH PATH  
 DRC: SALAZAR  
 DATE: 10-10-2002  
 SCALE: AS NOTED  
 CREW: TWP/TCY  
 DRAWN: TWP  
 JOB NO: N595-00

**community sciences corporation**

LAND PLANNING ENGINEERING SURVEYING  
 P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS, TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

- 1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER DATA FROM UNRECORDED ALTA SURVEY FOR "299.534 ACRE TRACT FOR SALAZAR-DAVIS" DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, NMPS NO. 6448.
3. BEARINGS AND DISTANCES IN BRACKETS [ ] PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1986 IN VOL. C30, FOLIO 91.
4. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
TRACT A: RBSDP 13A, 13B, 13D, 13E, 14A, 14B, 14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.
TRACT 29A: RBSDP 29 AND ADJUST COMMON LINE WITH 32H.
TRACT 30A-1: RBSDP 30A, 30B.
TRACT 31A-1: RBSDP 31A, 31C.
TRACT 32H-1: RBSDP 32H AND ADJUST COMMON LINE WITH 29.
TRACT 33: RBSDP 32F, 33C.
TRACT 34D-1: RBSDP 34D, 34E.
5. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS: SD-37-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION: JULY 29, 1996.
REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
6. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
7. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
8. DOCUMENTS USED:
a.) SPECIAL MASTER'S DEED FILED 10-28-00, DOC. NO. 91086458.
b.) SPECIAL WARRANTY DEED, DOC. NO. 9019210.
c.) WARRANTY DEED FILED 11-06-1005, DOC. NO. 95114147.
d.) REAL ESTATE CONTRACT FILED 6-19-00, DOC. NO. 2001070085.
e.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6448, DATED 9-28-1995.
f.) UNRECORDED SURVEY "221.743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., NMPS 7270, DATED 2-2-1989.
g.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
g.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
9. BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPILATION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1961.

NOTES CONTINUED ON SH. 3

PNM NOTE: IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

UPC# 1-009-054-300-185-3-01-44 1-009-054-123-327-2-01-03

BERNALILLO COUNTY TREASURER'S OFFICE:

Chris Davis - Owner

BY: Danny Vogler DATE: 10/29/02

LEGAL DESCRIPTION
SEE SHEET 3 FOR LEGAL DESCRIPTION
NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA, WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARKS AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO )
) SS
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: Shannon B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO )
) SS
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Shannon B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO )
) SS
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: Camela B. Cavalier
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/2006

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

Barcode and registration information: 2003104113, Page 1 of 3, 05/18/2003 10:42:28, BK-2063C Pg-188

VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

LOT DATA:
CASE NO. 1001594 / ORS CASE: 02088-0421-0425-01622
GROSS ACREAGE TRACT 1 299.5889 ACRE
ZONE ATLAS INDEX NO. N-9-Z
NO. OF EXISTING TRACTS 25
NO. OF EXISTING LOTS 0
NO. OF LOTS CREATED 0
NO. OF TRACTS CREATED 7
MILES OF FULL WIDTH STREETS CREATED 0
S.P. TALOS LOG # 2002411752

APPROVALS:
SUBDIVISION CASE NUMBER: 1001594
Sheran Mateen 11/20/02
Christina Sandoval 11/20/02
Phil Dore 6-03-03
Bradley B. Bigham 11/20/02
Lynn M. Mason 5-23-03
Rogel Sheen 11/20/02
M.A. 12/04/02
Leann G. Muto 12-15-02
Doreen Muller 12-06-02
Rita Eickel 12-18-02

SURVEYORS CERTIFICATION
I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cliff A. Spirock
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

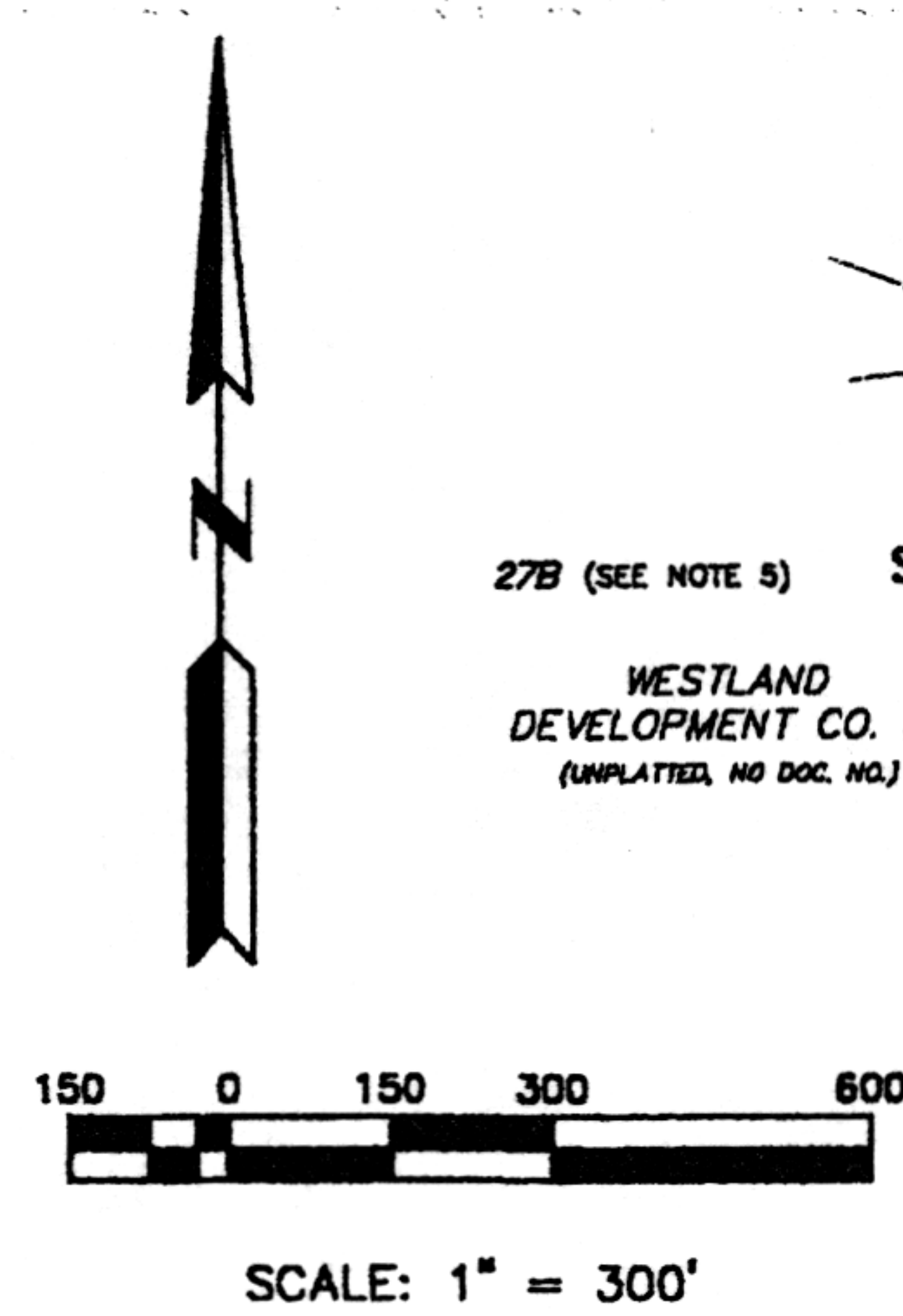
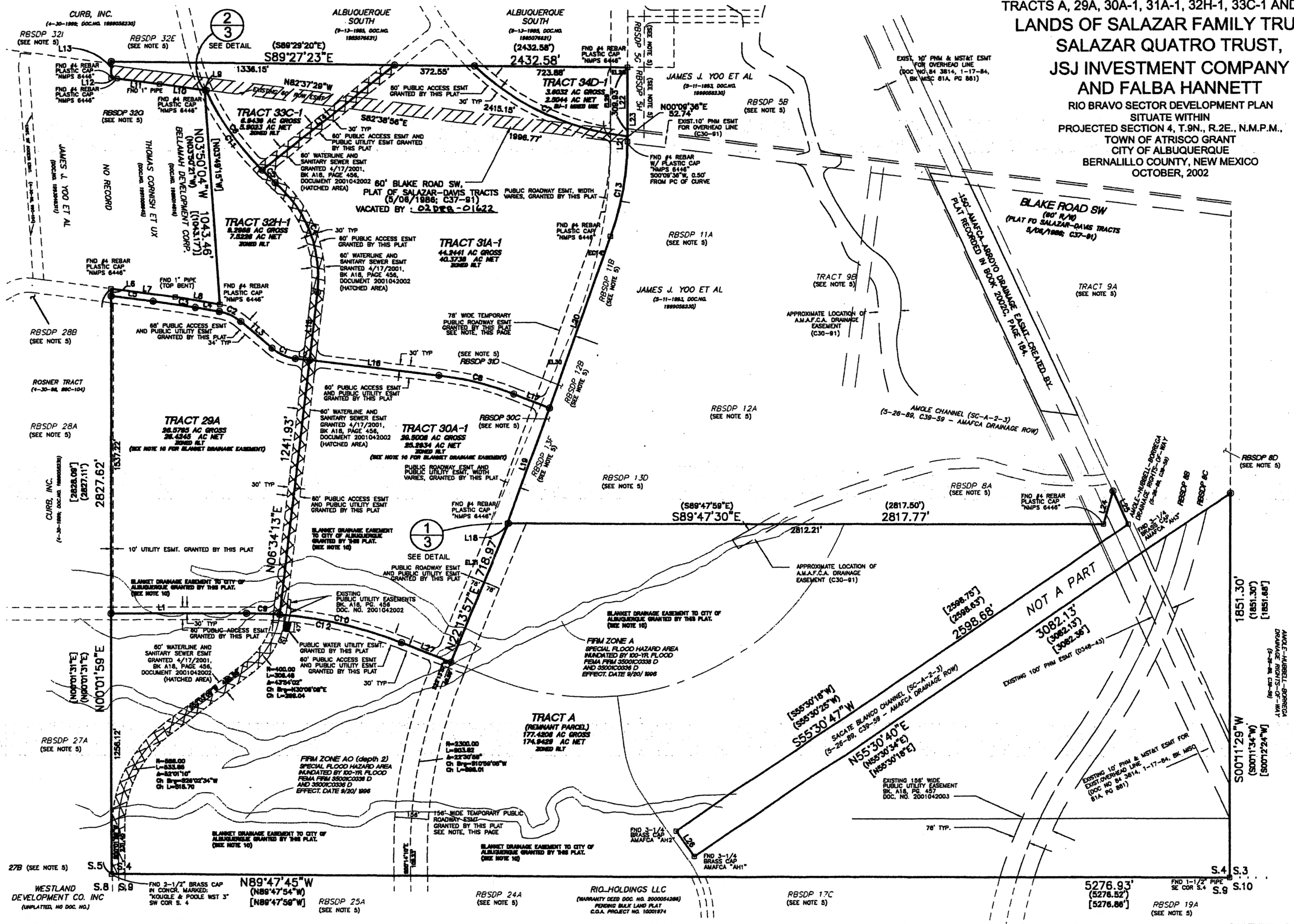


SHEET 1 OF 3
community sciences corporation
DWG PATH: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLAT\FINAL.DWG
DPS: SALAZAR
DATE: 10-10-2002
SCALE: NONE
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N595-00

Planned  
6/26/06

VACATION AND BULK LAND PLAT  
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1  
LANDS OF SALAZAR FAMILY TRUST,  
SALAZAR QUATRO TRUST,  
JSJ INVESTMENT COMPANY  
AND FALBA HANNETT  
RIO BRAVO SECTOR DEVELOPMENT PLAN  
SITUATE WITHIN  
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2002

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



- FOUND MONUMENT AS NOTED
- ⊙ SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

NOTE FOR 98TH STREET EASEMENTS:  
A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXISTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

DRAWN BY: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLAT.FINAL.DWG	
DATE:	10-10-2002
SCALE:	1" = 300'
CREATED:	TWP/TCY
DRAWN:	TWP
JOB NO.:	N595-00
LAND PLANNING:	P.O. Box 1328
ENGINEERING:	Corrales, N.M. 87048
SURVEYING:	(505) 897-0000

01621 (BLV)

Completed 6-02  
PFA.

APPLICATION NO. 02DRB-01622 (VRW)	PROJECT NO. 1001594
PROJECT NAME SALAZAR 01623 (P+F)	
EPC APPLICATION NO.	
APPLICANT / AGENT Cmnty Sciences	Cliff Sprack Ron Hensley
PHONE NO. 897 10000	
ZONE ATLAS PAGE N-9	
ONE STOP COMMENT FORM LOG	

All Approved  
6/26/06

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>MS</i>	DATE <i>6-03-07</i>	DATE
COMMENTS:		
<i>5/30 Needs D&amp;F approval JML</i>		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

(Return form with plat / site plan)

PO Box 1328  
Corrales, NM 87048

May 27, 2003

City of Albuquerque  
600 2<sup>nd</sup> Street  
Plaza Del Sol Building  
Albuquerque, NM 87107

Proj # 1001594

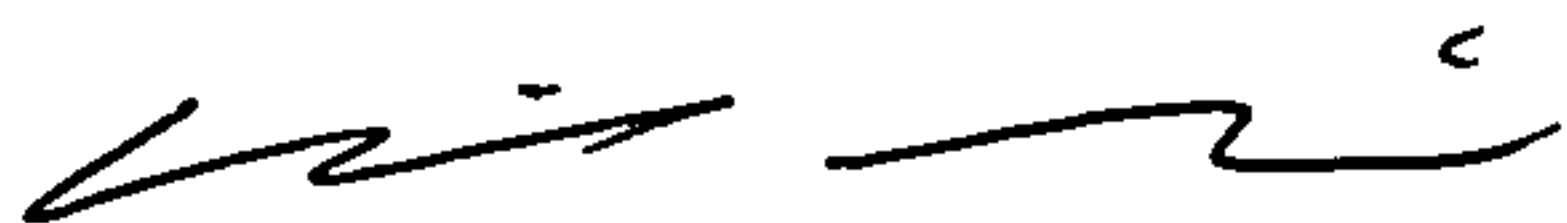
Attention: Richard Dourte

RE: 02DRB-01621-01623

Dear Mr. Dourte:

Please find attached with this letter the Bulk Land Plat for Lands of Salazar. I am returning this Plat for your signature with the extension of the Right of Way dedication through Tract A you requested. CSC and Mr. Salazar have been negotiating with AMAFCA over the last five months to secure its signature. I apologize for the length of the delay. If you have any questions, please give me a call.

Sincerely,



Cliff F. Spirock  
Office Manager

Attachment: Bulk Land Plat (Mylar)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1001594 Subdivision Name Lands of Salazar

Surveyor Cliff Spirack Company Comm Sciences Corp

Contact person \_\_\_\_\_ Phone # \_\_\_\_\_ email \_\_\_\_\_

~~Dante A. Roman~~ \_\_\_\_\_ 6-3-03  
Approved \*Not Approved Date

DXF RECEIVED 6-3-03 DATE

HARD-COPY RECEIVED 6-3-03 DATE

DISCLOSURE STATEMENT

NAD27 Ground

\*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 \_\_\_\_\_ to agiscov on \_\_\_\_\_ Client Notified IN PERSON



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

11-21-02

1. **Project # 1001594**  
02DRB-01621 Major-Bulk Land Variance  
02DRB-01622 Major-Vacation of Pub Right-of-Way  
02DRB-01623 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW ( IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)

At the November 20, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, 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.

1001594 → Called him 3/06/03  
Maney + told him to bring  
us a copy of  
recorded plat

Bring file back  
when you're done  
OK @ case





OFFICIAL NOTICE  
PAGE TWO

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Preliminary Plat was approved with final plat sign off delegated to Transportation Development.

If you wish to appeal this decision, you must do so by December 5, 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).

A handwritten signature in cursive script that reads "Roger Green".

Roger Green  
Acting, DRB Chair

Cc: Investments and Construction, 1016 Summit Drive NE, 87106  
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001594 AGENDA#: 1 DATE: 11.20.02

1. Name: Cliff A. Spirock Address: P.O. Box 1328, Corral G Zip: 87048

2. Name: Tom Salazar Address: Applicant 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**  
CITY OF ALBUQUERQUE  
P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
PUBLIC WORKS DEPARTMENT  
DEVELOPMENT SERVICE  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1001594**

**AGENDA ITEM NO: 1**

**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:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the BLV or vacation requests.  
No adverse comments on plat.

**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:** November 20, 2002



# DRB CASE ACTION LOG

REVISED 8/20/2002

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.: 02-01623 (P&F)

Project # 1001594

Project Name: SALAZAR & DAVIS TRACTS

EPC Application No.: Z-99-58

Agent: Community Sciences Corp.

Phone No.: 897-0000

Your request for (SDP for SUB), (SDP for BPL (FINAL PLATS), MASTER DEVELOP. PLAN), was approved on \_\_\_\_\_ by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION:
  - Check w/ UTILITY DEVELOPMENT on EASEMENTS
  - WRITTEN COMMENTS dated 11-20-02
  - 
  - AMAFCA will need to sign Plat ✓

- UTILITIES:
  - 
  - 
  - 
  -

- CITY ENGINEER / AMAFCA:
  - 
  - 
  - 
  -

- 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.

Project Number 1001594



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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, November 20, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1001594**

02DRB-01621 Major-Bulk Land Variance  
02DRB-01622 Major-Vacation of Pub Right-of-Way  
02DRB-01623 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW ( IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)

**Transportation Development:**

- The future major streets should be granted as public roadway easements to the width equivalent to the ultimate width. Why the temporary access easements?
- Street alignments/configurations need to be in accordance with the Rio Bravo Sector plan.
- No objection to the bulk land variance.
- No objection to the vacation request.

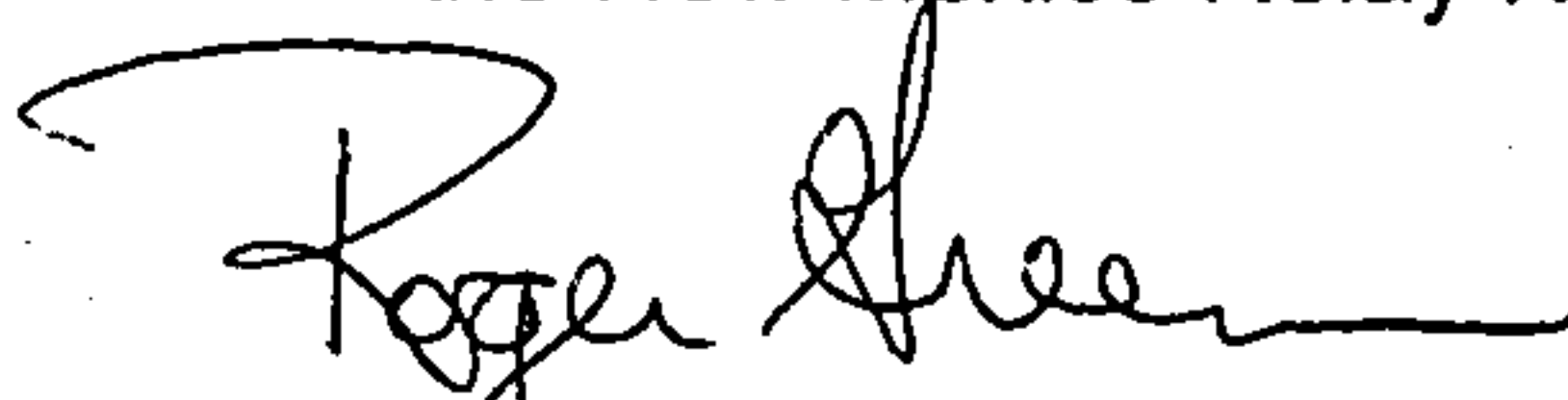


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

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, November 20, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

- Project # ~~1001594~~**  
02DRB-01621 Major-Bulk Land Variance  
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02DRB-01623 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW ( IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)
- Project # 1002033**  
02DRB-01655 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) 10, **SANDIA GLO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SANDIA GLO CT NE, between CORONADO AVE NE and KARAK RD NE containing approximately 1 acre(s). [REF: 02EPC-01195, 02DRB-00935, V-97-138, S-99-39] (D-21)
- Project # 1002315**  
02DRB-01650 Major-Preliminary Plat Approval  
02DRB-01651 Major-Vacation of Pub Right-of-Way  
02DRB-01652 Major-Vacation of Public Easements  
02DRB-01653 Minor-Temp Defer SDWK  
02DRB-01654 Minor-Sidewalk Waiver
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] (F-23)
- Project # 1002318**  
02DRB-01649 Major-Bulk Land Variance  
02DRB-01656 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **HIGH DESERT, (to be known as THE WILDERNESS @ HIGH DESERT)**, zoned SU-2 / HD R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND containing approximately 73 acre(s). (F-23)

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.

  
Roger Green, Action Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 4, 2002.**



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
November 20, 2002  
Project # 1001594

**Project # 1001594**

02DRB-01621 Major-Bulk Land Variance  
02DRB-01622 Major-Vacation of Pub Right-of-Way  
02DRB-01623 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORATION agent(s) for INVESTMENTS & CONSTRUCTION request(s) the above action(s) for UNPLATTED TRACTS, **SALAZAR & DAVIS TRACTS**, zoned MULTIPLE, SEE RIO BRAVO SECTOR DEVELOPMENT PLAN, located SOUTH AND EAST OF CARTAGENA AVE SW, between DELGADO DR SW ( IF EXTENDED SOUTH) and SNOW VISTA DIVERSION CHANNEL containing approximately 300 acre(s). [REF: 01500-01652, 01792 SK, Z-99-58] (N-9)

AMAFCA

No objection to requested actions. AMAFCA will sign Final Plat.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Westgate Heights (R) Neighborhood Assn.

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. No comment.

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric

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

A portion of the subject property lies within the Amole Arroyo Design Overlay Zone. Future development of the affected properties must be in compliance with the mandatory design guidelines and regulations (see especially pp.30-38; Policies 18-29; *Amole Arroyo Corridor Plan*, adopted by the Albuquerque City Council in 1991 and the Bernalillo County Commission in 1992).

City Engineer

No objection to the BLV or vacation request. No adverse comment on plat.

Transportation Development

No objection to the BLV or vacation request. Roadway easement for 98<sup>th</sup> St should be provided across Tract A in accordance with the Rio Bravo Sector Plan.

Parks & Recreation

No objection to any of the requests.

Future development will be subject to the requirements of the City Park Dedication and Development Ordinance: Due to the size of the development Parks and Recreation would like to pursue a park dedication rather than a cash in lieu payment.

The Trails & Bikeways Facility Plan proposes a Primary Trail along Unser in this location, trail improvements may be required with development in-lieu of sidewalks.



Utilities Development

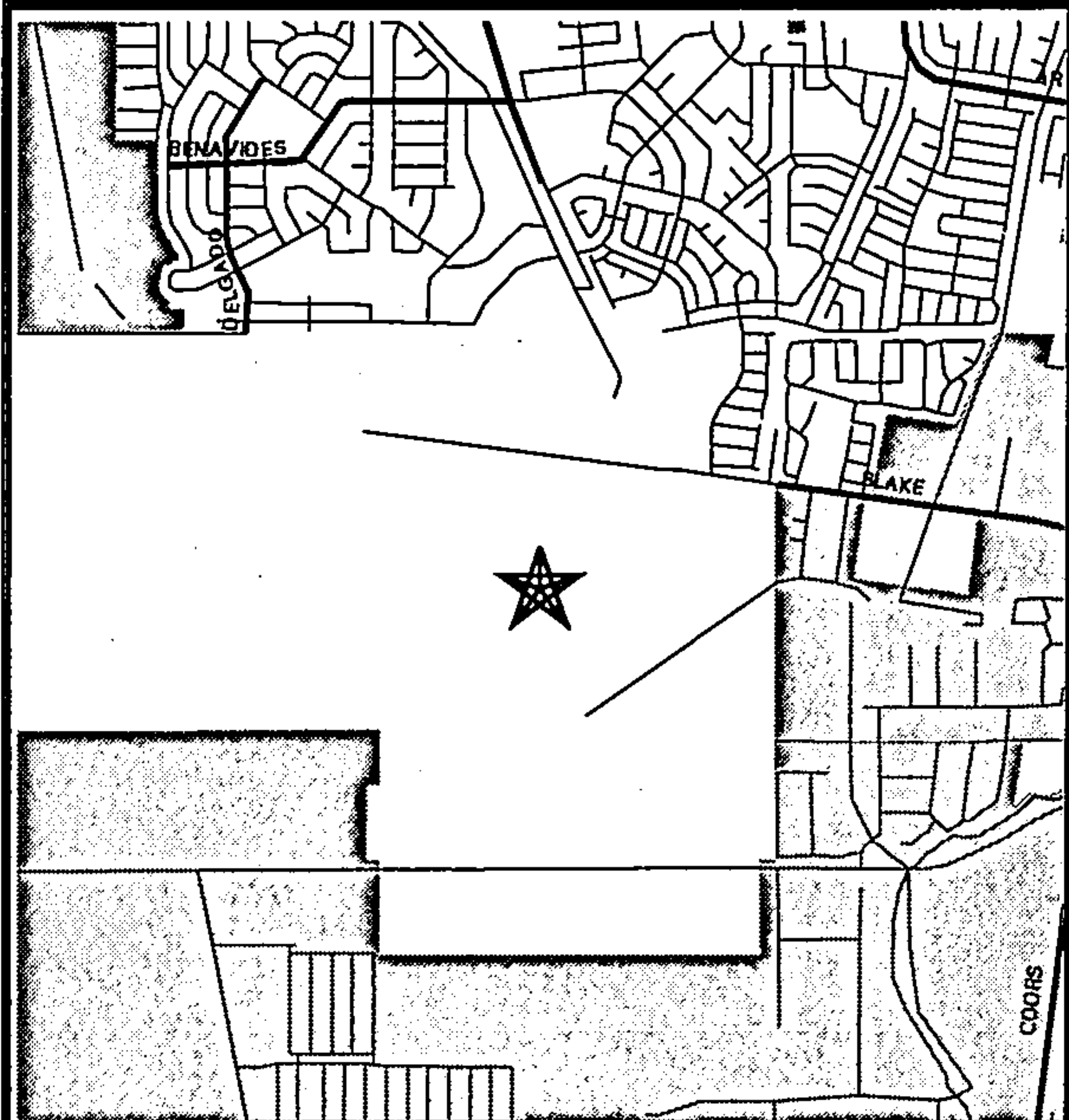
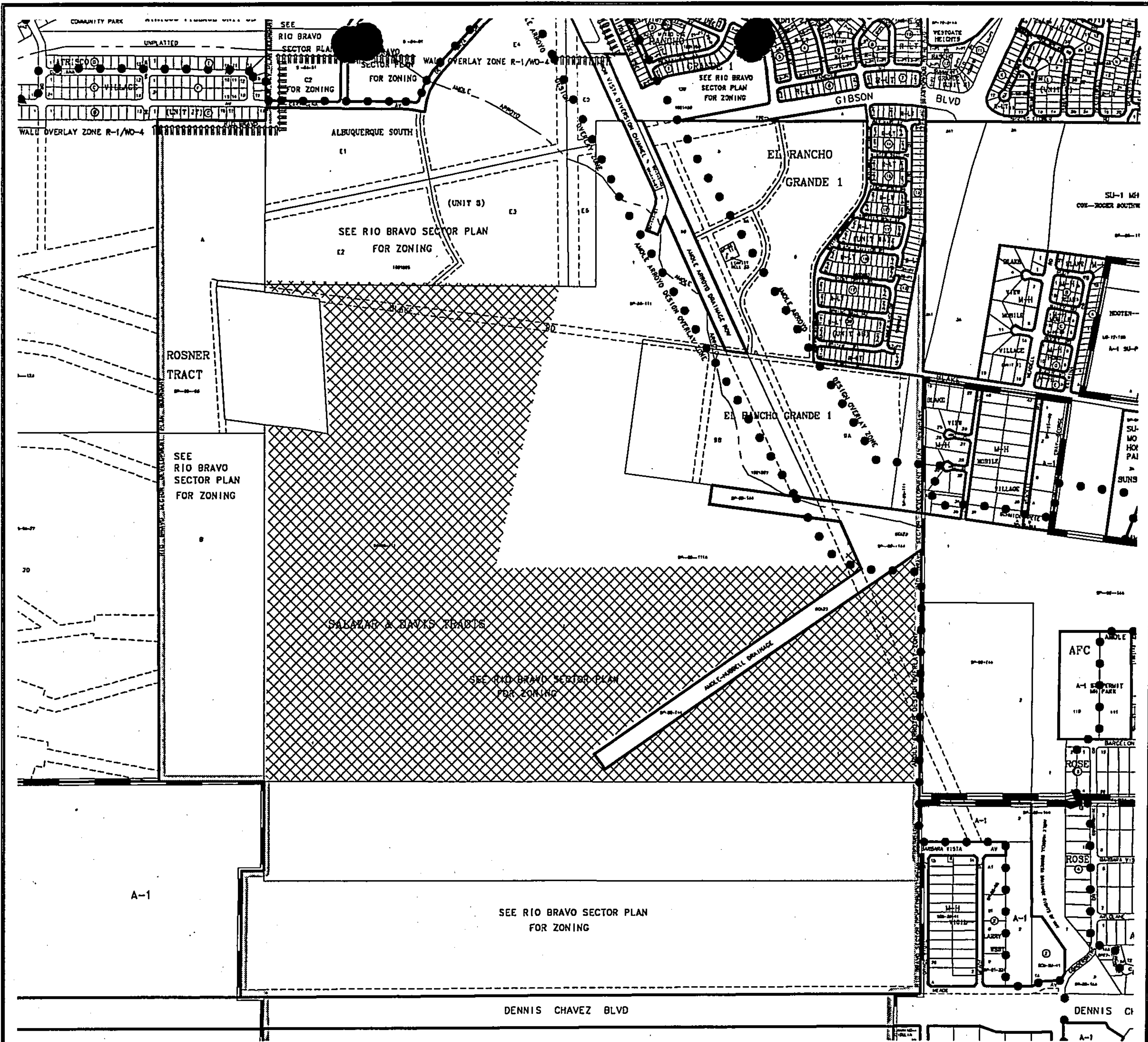
No objection to Vacation request. No objection to Bulk Land Variance. All public access easements should be dedicated as public water and sanitary sewer easements.

Planning Department

No objection to the bulk land variance, vacation of public right of way, or preliminary & final plats.

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

cc:Investments and Construction, 1016 Summit Dr NE, 87106  
Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048



Note: Shaded area indicates County

Not to Scale

# ZONING MAP



Scale 1" = 1153'

PROJECT NO.  
1001594

HEARING DATE  
11-20-02

MAP NO.  
N-9

ADDITIONAL CASE NUMBER(S)  
02DRB-01621  
02DRB-01622  
02DRB-01623



**City of Albuquerque**  
**Parks and Recreation Department**  
PO Box 1293, Albuquerque, New Mexico 87103  
Inter-Office Correspondence

F

Development Review Board Comments

**DRB Number:** 1001594  
**Application Number:** 01500-00000-01792

**DRB Date:** 12/12/01  
**Item Number:** 19

**Subdivision:**

Parcels 29, 30-A, 30-B, 31-A, 31-C, 32-F, 32-H, 33-C, 34-D and 34-E Salazar & Davis Tracts

**Zoning:** SU-1 for C-2, SU-1 for R-2, O-1

**Zone Page:** N-9

**New Lots (or units) :** 0

**Request for:**

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

**Parks and Recreation Comments:**

Future subdivision plats will be subject to the requirements of the City Park Dedication and Development Ordinance which include:

The dedication of land suitable for the development of a neighborhood park and/or the payment of a fee in lieu of and equal to the value of the required park land dedication prior to sign-off on the related plat.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

**Signed:** Adrienne E. Candelaria  
Adrienne Candelaria, DRB/EPC Senior Planner (PRD)

Phone: 768-5328



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 1239 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001594**

**AGENDA ITEM NO: 19**

**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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

No objection to Bulk Land Waiver as long as lot size adheres to DPM requirements.

**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:** December 12, 2001



#  
114

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

Meeting Date: Nov. 20, 2002  
Zone Atlas Page: N-9-E  
Notification Radius: 100 Ft.

App# <u>02DRB-01621</u>
Proj# <u>1001594</u>
Other# <u>02DRB-01622</u>
<u>02DRB-01623</u>

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

Applicant: Investments and Construction ✓  
Address: 1016 Summit Dr. NE, 87106  
Agent: Community Sciences Corp. ✓  
Address: P.O. Box 1328, Corrales NM 87048

SPECIAL INSTRUCTIONS

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

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

Date Mailed: 10/31/02

Signature: K. Seelickai

## RECORDS WITH LABELS

PAGE 1

100805446943510102 LEGAL: TRACT A BULK LAND PLAT FOR ROSNER TRACT A & B CONT LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: CURB INC  
 OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100905415446220401 LEGAL: N1/2 NW1/4 9N 2E SEC4 CONT 78.29 AC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: ALBUQUERQUE SOUTH % J ROBERT G  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

100905435146110344 LEGAL: TRACT OF LAND BEING A PORTION OF TRACT 1 SALAZAR D LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
 OWNER ADDR: 01306 BROADWAY BL SE ALBUQUERQUE NM 87102

100905420038020402 LEGAL: TRIANGULAR TRACT OF LAND WITHIN THE N/2 OF S/2 OF LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: DAVIS CHARLES ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100805450834510101 LEGAL: WESTERNLY PORT OF TRACT 4-A SALAZAR-DAVIS TRACTS A LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
 OWNER ADDR: 01306 BROADWAY BL SE ALBUQUERQUE NM 87102

100905401534920101 LEGAL: TRACT OF LAND IN THE W/2 SW/4 NW/4 SEC 4 T9N R2E AKA LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: CORNISH THOMAS ETUX ETAL % HAN  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905403835020102 LEGAL: TOWN OF ATRISCO GRANT TR OF LAND AS RES BK CONT 5. LAND USE:  
 PROPERTY ADDR: 00000 BLAKE RD SW  
 OWNER NAME: BELLAMAH COMMUNITY DEVELOPMENT  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905413232720103 LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS A.K LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: DAVIS CHARLES ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905425731420104 LEGAL: TRACT OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVI LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: YOO JAMES J & HEE Y & YOO KYUN  
 OWNER ADDR: 01306 BROADWAY BL SE ALBUQUERQUE NM 87102

100905430018530144 LEGAL: TRACT OF LAND BEING SLY PORT OF TR 1 SALAZAR-DAVIS LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: DAVIS CHARLES ETAL  
 OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100805446922740130 LEGAL: TRACT B BULK LAND PLAT FOR ROSNER TRACT TRACT A & LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: CURB INC  
 OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

## RECORDS WITH LABELS

PAGE 2

101005400423520101 LEGAL: \*33 PLAT OF BLAKE VIEW MOBILE VILLAGE LAND USE:  
 PROPERTY ADDR: 00000 4310 MEADE SW  
 OWNER NAME: GONZALES FERMIN ETUX  
 OWNER ADDR: 02829 JOEL RD SW ALBUQUERQUE NM 87105

101005402022520102 LEGAL: \*35 PLAT OF BLAKE VIEW MOBILE VILLAGE LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GARY-TYLER MAEDEL  
 OWNER ADDR: 00749 FLAGSTAFF AV GRANTS NM 87020

100805326344510142 LEGAL: NLY PORT SEC 8 T9N R2E EXC PORT IN THE E/2 E/2 NE/ LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: WESTLAND DEVELOPMENT CO INC  
 OWNER ADDR: 00401 COORS BL NW ALBUQUERQUE NM 87121

100905327551210520 LEGAL: TR I N N1/2 N1/2 N1/2 CONT 65.100 AC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: RIO HOLDINGS LLC  
 OWNER ADDR: 00000 RENO NV 89511

# **"Attachment A"**

**Cliff S., Community Sciences Corporation**  
**Zone Map: N-9**

**WESTGATE HEIGHTS N.A. (R)**

**\*Arthur Gonzales**

8704 Shone SW/87121 831-2168 (h)

Theresa Rios Sandoval

1505 Gschwind Pl. SW/87121 831-6168 (h)

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION.**



P. O. Box 1328  
Corrales, NM 87048

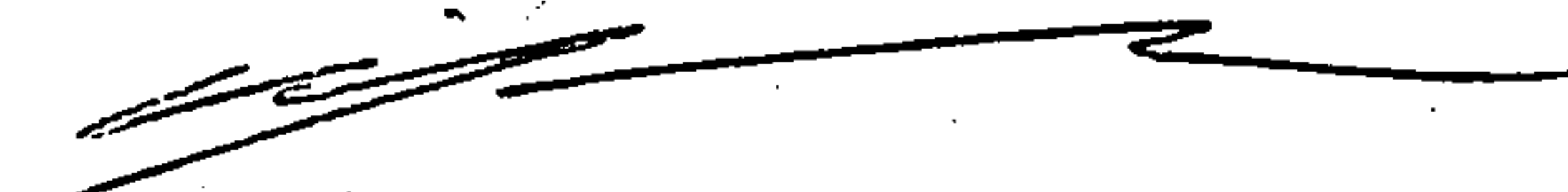
October 22, 2002

WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION  
Attention: Theresa Rios Sandoval  
1305 Gschwind Pl., S.W.  
Albuquerque, New Mexico 87121

Dear Ms. Rios Sandoval:

Please find attached CSC submittal for a Bulk Land Plat Variance Application and Vacation of Blake Road. If you have any questions, please call our offices and we would be glad to speak with you.

Sincerely,



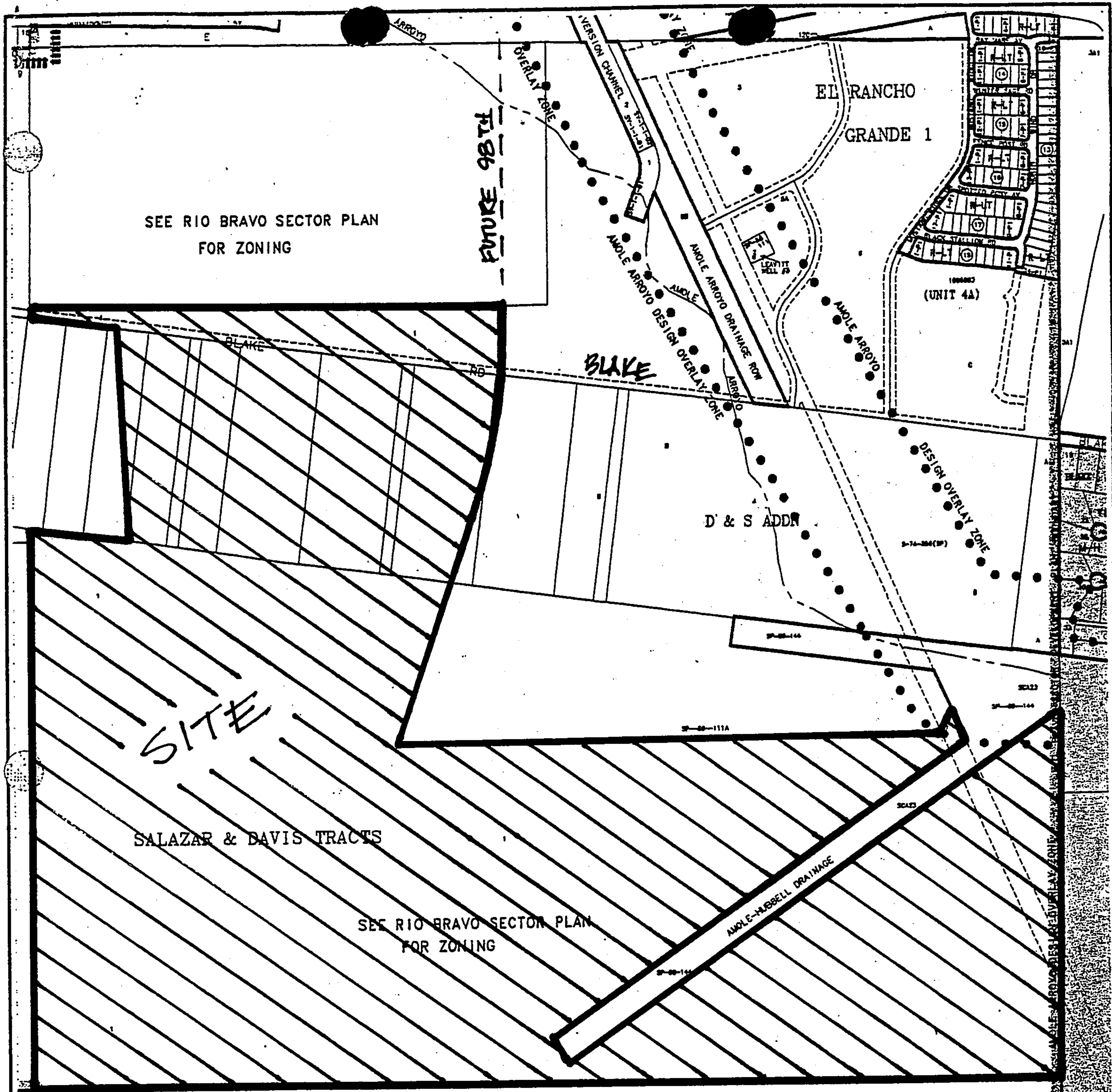
Cliff F. Spirock

CFS/bjc

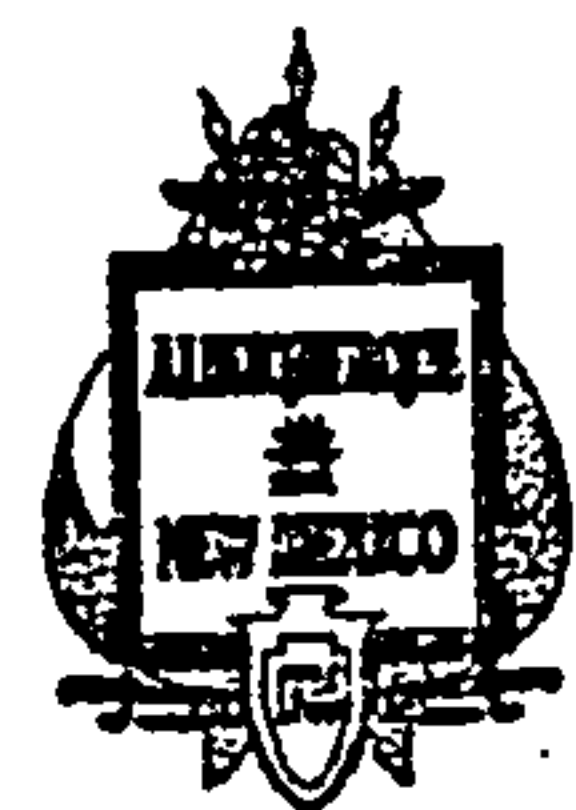
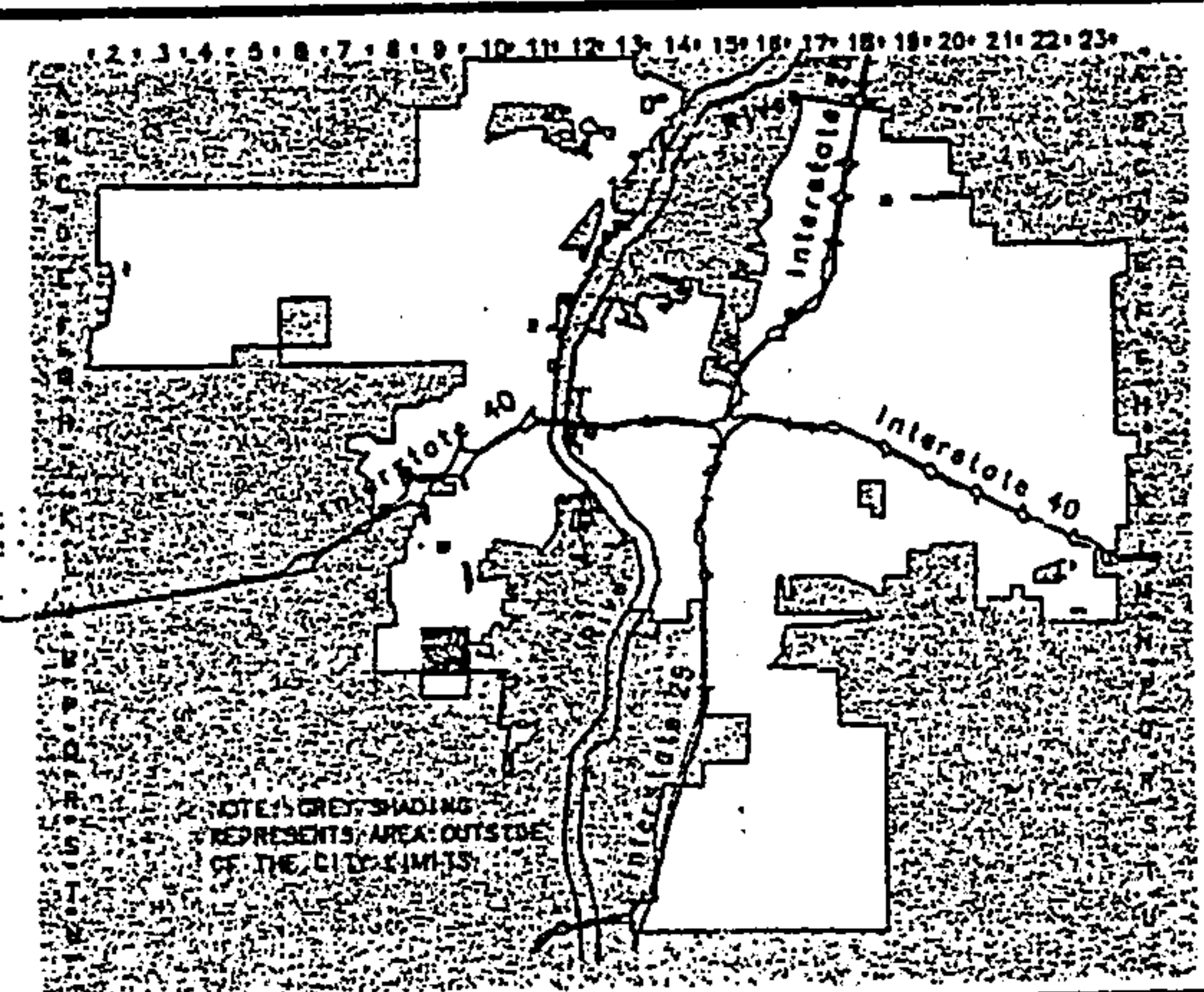
Attachments: Application Letter  
Vacation Exhibit  
Bulk Land Plat  
Original Plat Salazar Tracts  
Zone Atlas Map

3900 East Camelback Road, Suite 611  
Phoenix, Arizona 85018  
Tel: (602) 955-7097 Fax: (602) 955-7169

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

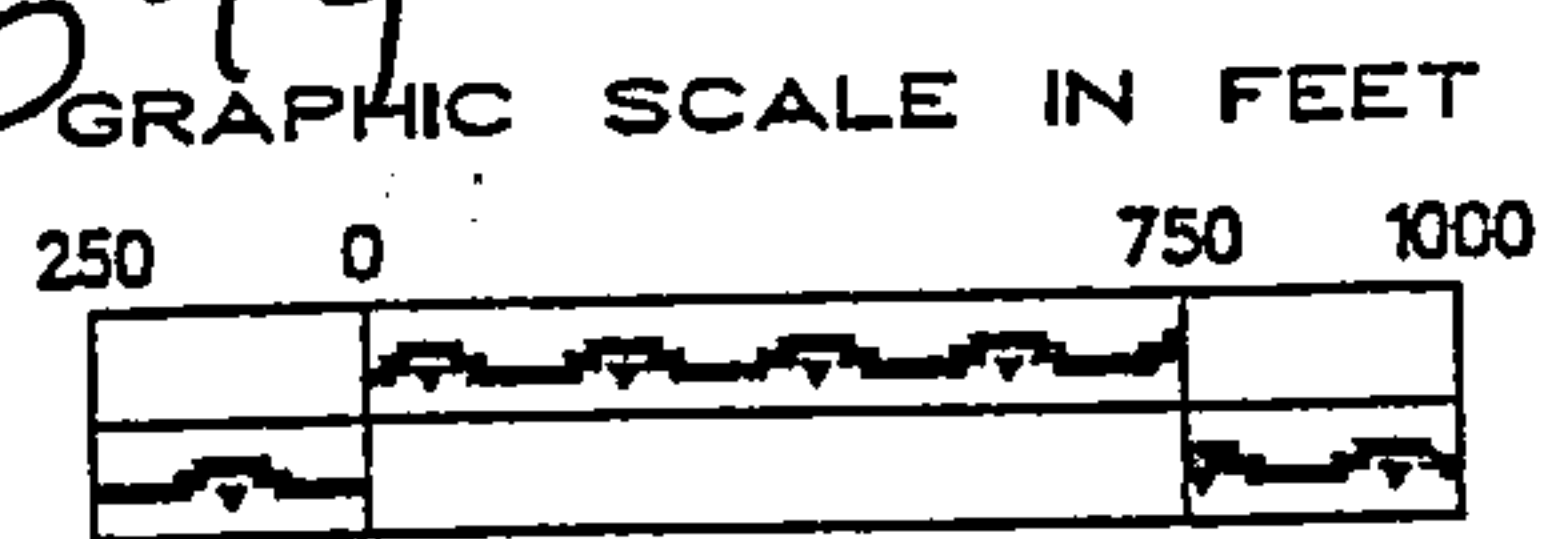


*AGIS please expand this proj. #*



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

1001594



*to incl. above.*

**Zone Atlas Page**

**N-9-Z**

Map Amended through April 02, 2002

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.

CLIFF SPIROCK  
 Applicant name (print)

[Signature] 10/22/02  
 Applicant signature / date



Form revised September 2001

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

Application case numbers	
02DRB -	01023
-	-
-	-

[Signature] 10/22/02  
 Planner signature / date

**Project # 1001594**

# A City of Albuquerque

*All submitted 6/26/06*



## DEVELOPMENT REVIEW APPLICATION

**Supplemental form S**

**SUBDIVISION**

\_\_\_ Major Subdivision action

\_\_\_ Minor Subdivision action

x Vacation **V**

\_\_\_ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN P**

\_\_\_ ...for Subdivision Purposes

\_\_\_ ...for Building Permit

\_\_\_ IP Master Development Plan

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

**Supplemental form Z**

**ZONING**

\_\_\_ Annexation & Zone Establishment

\_\_\_ Sector Plan

\_\_\_ Zone Change

\_\_\_ Text Amendment

\_\_\_ Special Exception **E**

**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: Investments and construction PHONE: 266-3025

ADDRESS: 1016 Summit Drive, N.E. FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

Proprietary interest in site: Owner

AGENT (if any): Community Sciences Corp. PHONE: 897-0000 (2385100)

ADDRESS: P.O. Box 1328 FAX: 898-5195

CITY: Corrales STATE NM ZIP 87048 E-MAIL: Sciencenm@aol.com

DESCRIPTION OF REQUEST: Bulk Land Plat approval, Vacation of public right of way

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

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

Lot or Tract No. See Attached Legal (FOR DESCRIPTION) Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. SALAZAR + DAVIS TRACTS

Current Zoning: RD / SU-1 / SU-2 / R-2 Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): N-9 No. of existing lots: 25 TRACTS No. of proposed lots: 7

Total area of site (acres): 300 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? \_\_\_\_\_

UPC No. 1-0009-054-300-185-3-08-44 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: SO. & E. OF CARTAGENA AV. SW

Between: DELGADO Dr. (if extended So.) SW and SNOW VISTA Div. Channel / ANOLE Arroyo Drain Low SW

**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-99-58/spr-95-2-2, DRB 101594 01500-01652 & 01792 SK.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/12/01

SIGNATURE [Signature] DATE 10/22/02

(Print) ELIEF SPIROCK \_\_\_ Applicant X Agent

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>02DRB -01621</u>	<u>BLP-V</u>	<u>✓</u>	<u>\$ 14500</u>
<u>02DRB -01622</u>	<u>VPROW</u>	<u>✓</u>	<u>\$ 300</u>
<u>NOTIF</u>	<u>FEE</u>		<u>\$ 7500</u>
<u>02DRB -01623</u>	<u>PAFPA</u>	<u>S(3)</u>	<u>\$ 635</u>
			<u>\$</u>
			<u>Total</u>
			<u>\$ 1,155</u>

Hearing date Nov. 20<sup>th</sup>, 2002

Bolbert 10/22/02 Project # 1001594

Planner signature / date

Form revised December 2000

**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. (24 copies)
  - 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. \$145.00
  - 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
  - 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
  - Fee (see schedule) \$300.00
  - 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.

CLIFF SPAIBOCK  
Applicant name (print)

*[Signature]* 10/22/02  
Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |       |
|--------------------------|-------|
| Application case numbers |       |
| 02DRB -                  | 01621 |
| 02DRP -                  | 01622 |
| -                        | -     |

*[Signature]* 10/22/02  
Planner signature / date

**Project # 1001594**

**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.

CLIFF SPIROCK  
 Applicant name (print)

[Signature] 10/22/02  
 Applicant signature / date

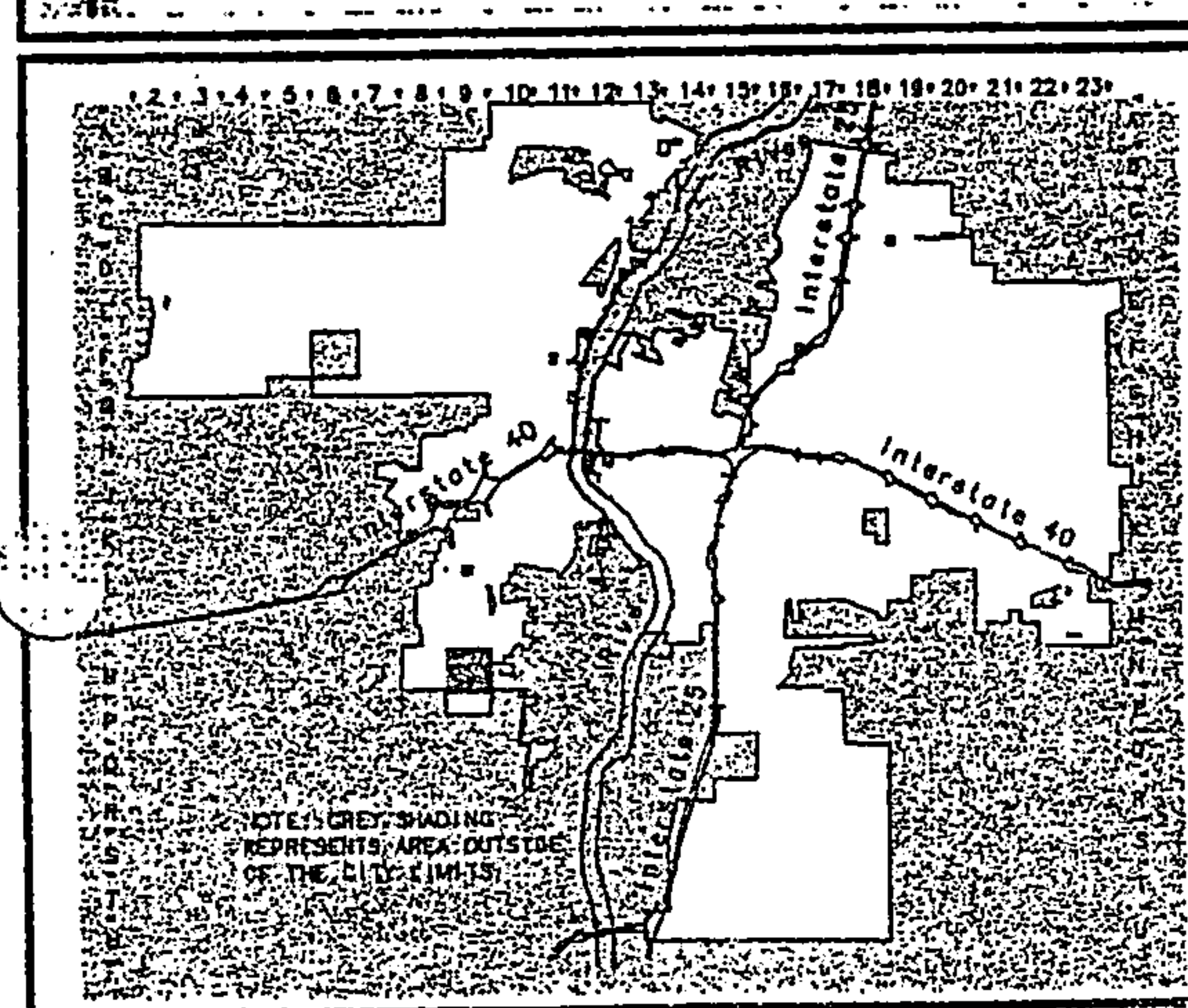
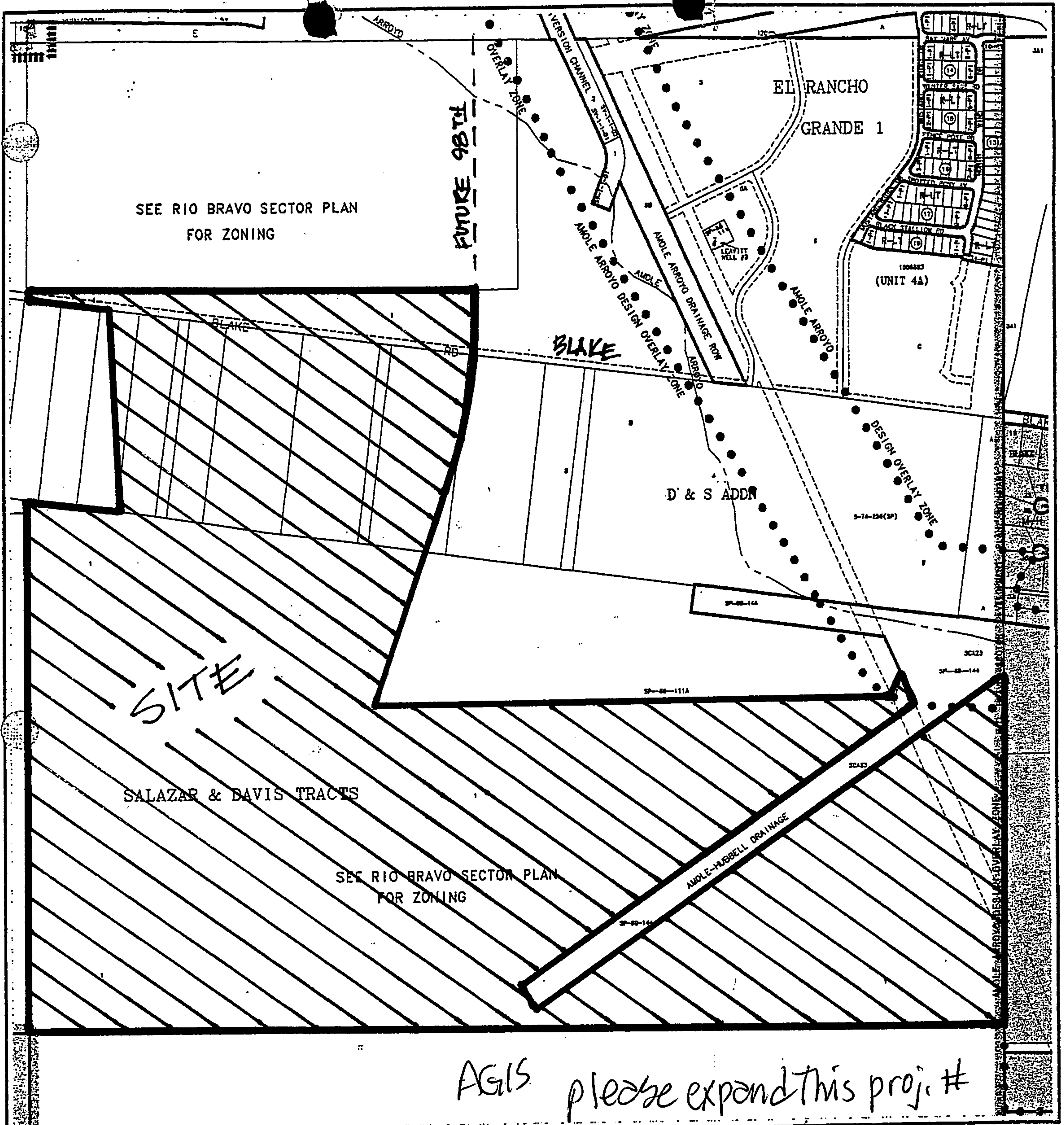


Form revised September 2001

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

Application case numbers  
02DRB - 01623  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 10/22/02  
 Planner signature / date  
**Project # 1001594**



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

1001594  
to incl.  
above.



Zone Atlas Page

**N-9-Z**

Map Amended through April 02, 2002

## LEGAL DESCRIPTION

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book BCR 9178, Pages 3703-3711 as Document No. 91086458, and being more particularly described as follows:

BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°49'56"E, 1640.40 feet;  
 RUNNING THENCE S00°09'36"W, 362.67 feet to a point of curvature;  
 THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 469.79 feet (central angle = 19°13'36" chord bears S09°46'24" W, 467.59 feet) to a point of tangency;  
 THENCE, S19°23'12"W, 1475.92 feet;  
 THENCE, S89°47'30"E, 2817.77 feet;  
 THENCE, N15°14'35" E, 166.31 feet;  
 THENCE, S24°32'49"E, 177.63 feet to AMAFCA brass cap "AH3";  
 THENCE, along the northerly line of the Sacate Blanco Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2";  
 THENCE, along the southwesterly line of said channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1";  
 THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.;  
 THENCE, along said section line S00°11'29"W, 1851.30 feet to a 1-1 1/2" pipe monumenting the southeast corner of said Section 4;  
 THENCE, along the southerly line of said Section 4, N89°47'45"W, 5276.93 feet to a "Kougle and Poole" brass cap "WST3" monumenting to the southwest corner of said Section 4;  
 THENCE, along the westerly line of said Section 4, N00°01'59"E, 2827.62 feet;  
 THENCE, S82°41'53"E, 307.40 feet;  
 THENCE, S80°37'04"E, 213.00 feet;  
 THENCE, N03°50'04"W, 1043.46 feet;  
 THENCE, N82°22'07"W, 214.64 feet;  
 THENCE, N82°36'03"W, 205.52 feet;  
 THENCE, N82°49'18"W, 28.50 feet;  
 THENCE, N00°04'36"E, 78.76 feet;  
 THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 299.5889 acres, more or less.



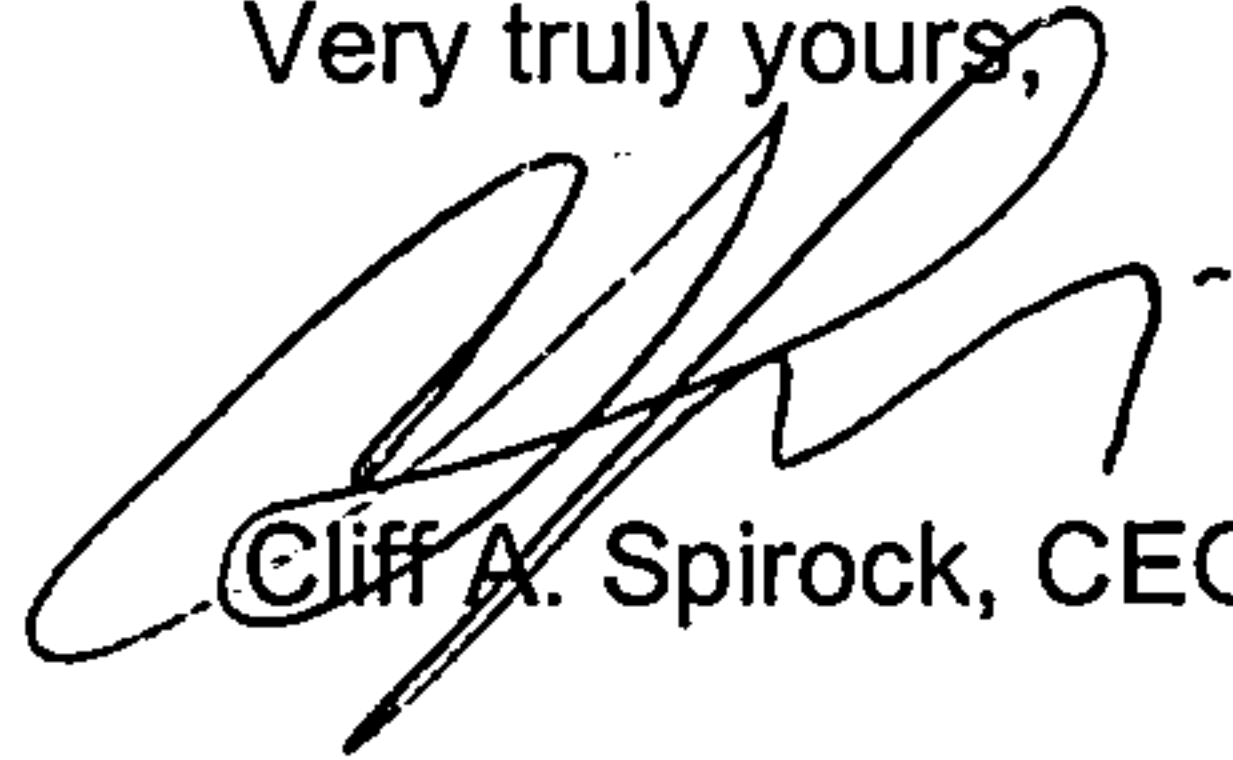
Hydrology Development Section:

The existing floodplain for the Sacate Blanco and Amole Arroyo is indicated on the remnant tract 13A-1 (remnant parcel). The Amole-Hubble Drainage Management plan is referenced as the precedent adopted Plan.

We are requesting a bulk land waiver on all infrastructures. We have reference to a water/sewer serviceability statement dated April 4, 2001. Since this serviceability statement was "general information" only, with the requirement that an availability statement would be requested in conjunction with each specific development and planning proposal, we believe that suffices for this application.

We are also attaching to this application a vacation exhibit, ~~infrastructure list (requesting bulk land waiver)~~ <sup>CFS</sup>, letter of agency relationship and information regarding the signatories ownership interests in the property.

Very truly yours,



Cliff A. Spirock, CEO, Agent for Applicant

CAS/bjc

cc: Mr. Tom Salazar



P. O. Box 1328  
Corrales, NM 87048

October 11, 2002

Ms. Janet Cunningham-Stevens, Chairman; and,  
City of Albuquerque Development Review Board  
600 2<sup>nd</sup> Street, N.W.  
Plaza Del Sol, 3<sup>rd</sup> Floor  
Albuquerque, New Mexico 87102

Subject: Proposed Subdivision Plat – Lands of Salazar Family Trust, Quatro Trust, JSJ  
Investment Company and Falba Hannett

Re: COA Project #1001594 (Sketch Plat Review); Rio Bravo Sector Plan, SD-87-4-1, SPR-  
95-2-2, Z99Z-99-58

Dear Ladies and Gentlemen of the Development Review Board:

Community Sciences Corporation, as agent for the applicant, respectfully requests your  
consideration for a major subdivision plat with a bulk land variance. Also, we are requesting a  
vacation action and deferral of all infrastructure requirements.

This case was heard as sketch review on December 12, 2001. In accordance with the staff  
comments, we offer the following:

Transportation Development:

The required right-of-way for 98<sup>th</sup> Street (156') and Blake Road (60') are indicated on  
the plat as easements. We are also providing cross-access easements in accordance  
with City Council "Exhibit B" which accompanied the approval of the Rio Bravo Sector  
Plan (on file with City Clerk). We are also vacating the existing alignment of Blake  
Road west of 98<sup>th</sup> Street.

Parks and Recreation:

As noted in the staff comments, future subdivision plats will be subject to the  
requirements of City Park dedication and development ordinances.

Public Works Department, Hydrology Development Section:

We are requesting a bulk land waiver on all parcels. Accordingly, certain anticipated  
"lots" depicted in the Rio Bravo Sector Development Plan have been combined with  
adjacent properties such that no one lot, zoned residential, created by this plat is less  
than five acres.

Development Services Division, Senior Planner:

As mentioned under the response to the Hydrology Section comments, some Tracts  
have been combined to provide a minimum of five acres (Tract 33C-1) which are  
zoned for residential "RD". Tract 34D-1 is designated SU1 for mixed uses and is not  
subject to the five acre minimum. We have added the designation 34D-1 because the  
platted Tract varies slightly from council exhibit B (centerline shift, 98<sup>th</sup> Street).

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

Thomas Salazar  
Trustee of the Salazar Quatro Trust  
1016 Summit Drive, N.E.  
Albuquerque, New Mexico 87106

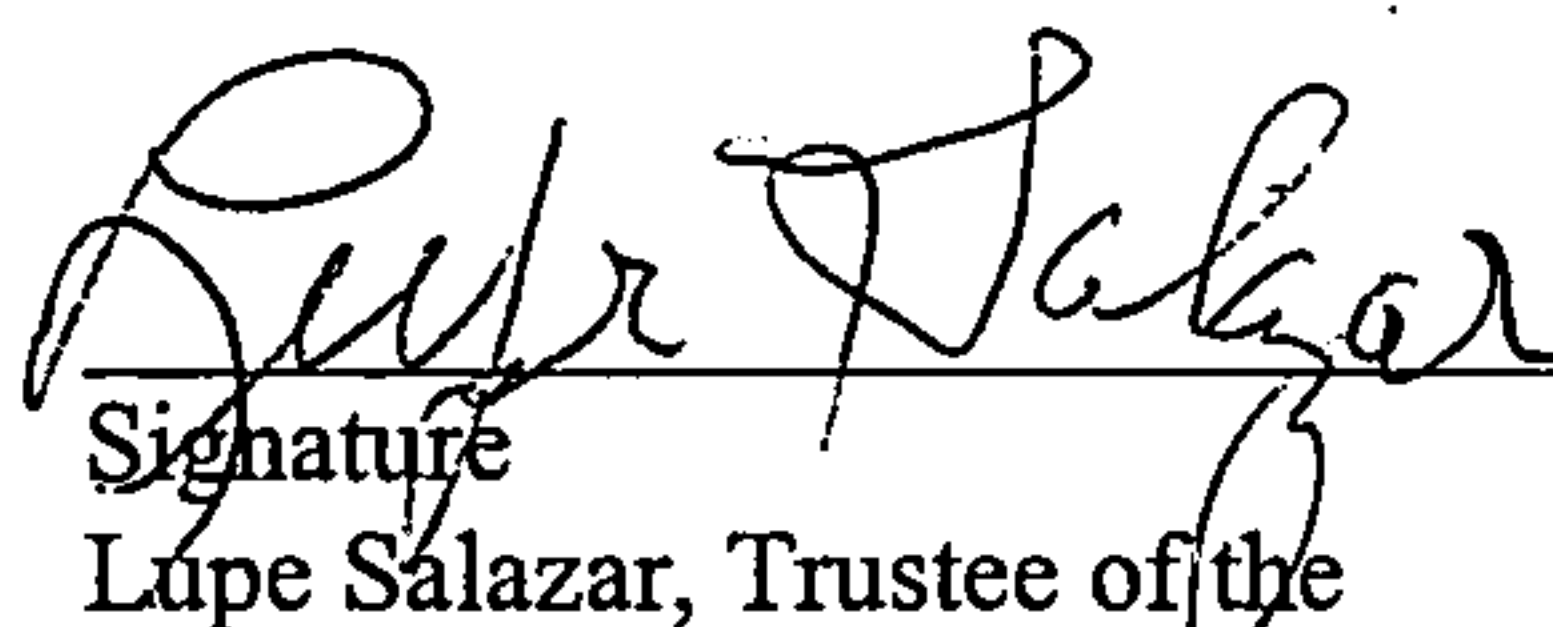
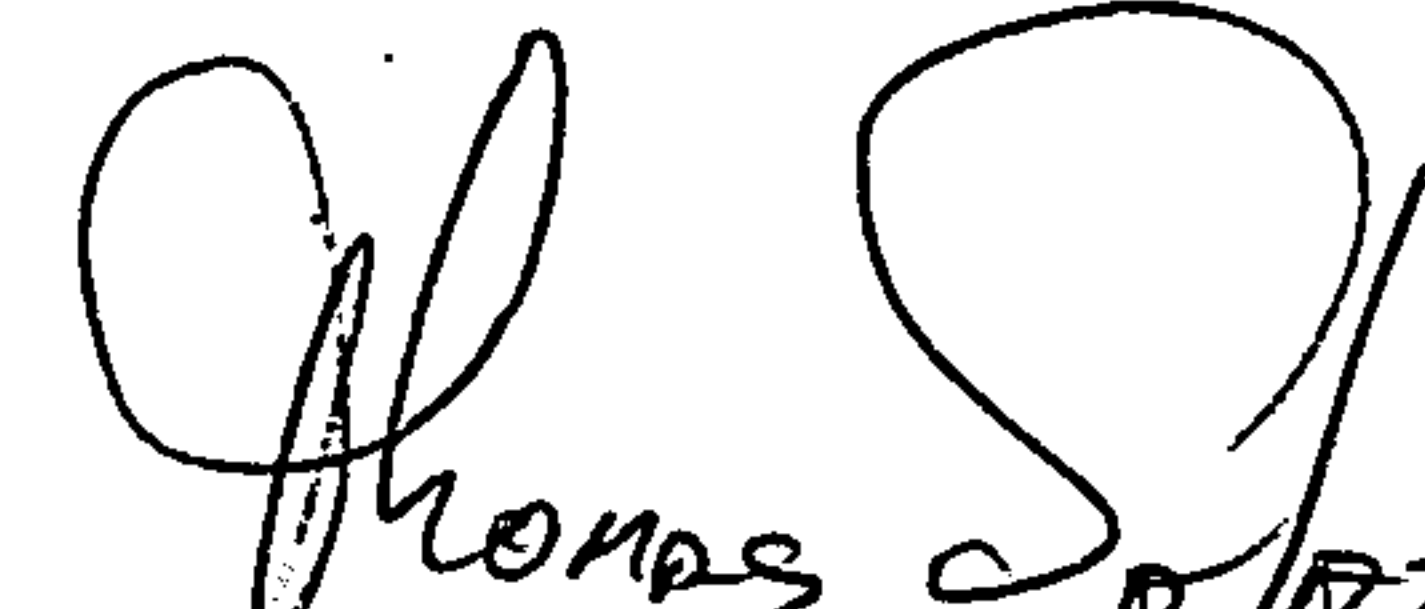
October 4, 2002


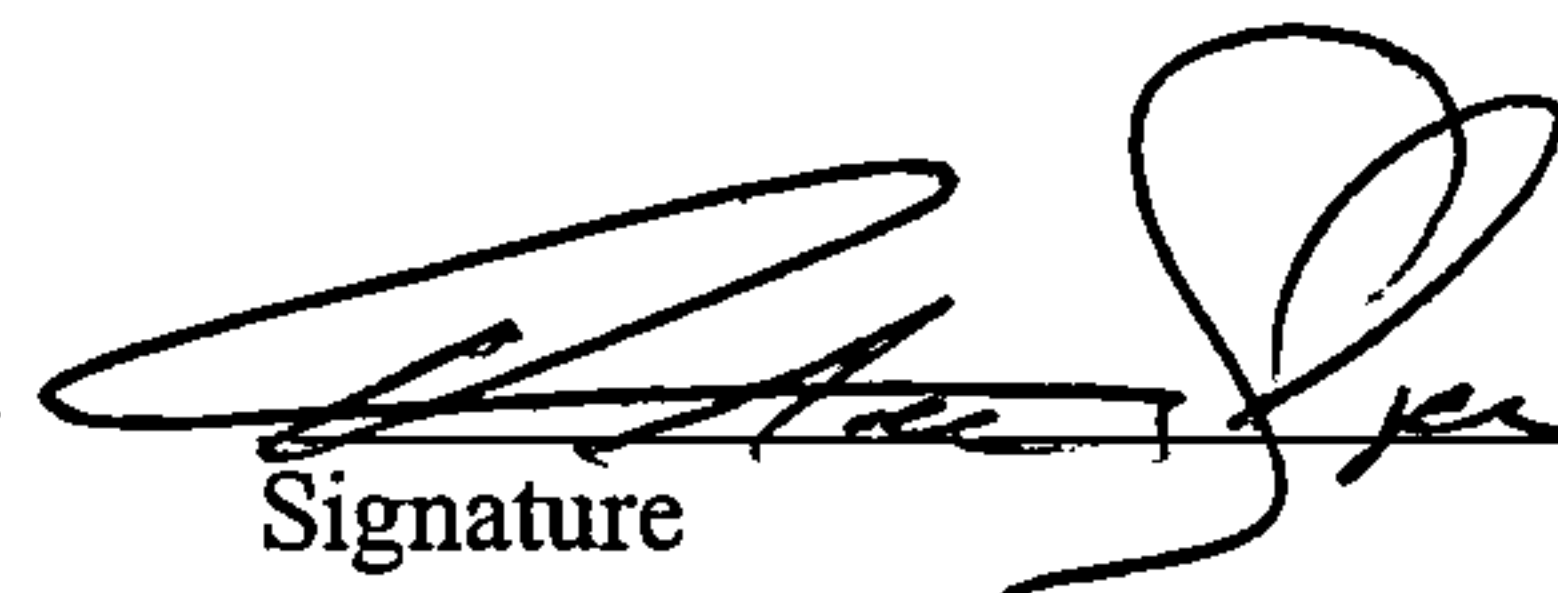
City of Albuquerque  
600 2<sup>nd</sup> Street, N.W.  
Plaza Del Sol, 3<sup>rd</sup> Floor  
Albuquerque, New Mexico 87102

Re: Rio Bravo Properties

Ladies and Gentlemen:

This letter authorizes Community Sciences Corporation to act as our agent for that 299 ± acre property at Blake Road, S.W. (Zone Map N-9-Z) and located in the Rio Bravo Sector Development Plan. Please find below our signatures authorizing Community Sciences Corporation to submit a Bulk Land Plat of said property and to represent our interests at any Development Review Board hearings concerning the approval of said Bulk Land Plat submittal.

 Signature Lupe Salazar, Trustee of the Salazar Family Trust	<u>10/18/02</u> Date	 Signature Thomas Salazar, Co-Trustee of the Salazar Quatro Trust	<u>10/18/02</u> Date
--	-------------------------	---	-------------------------

 Signature John M. Warren President of JSJ Investment Company	<u>10-17-02</u> Date	 Signature Victor Salazar, Jr. Co-Trustee of the Salazar Quatro Trust	<u>10-18-02</u> Date
---	-------------------------	---	-------------------------

 Signature Falba Hannett	<u>10/18/02</u> Date
---	-------------------------

**BULK LAND PLAT**  
**Summary of Conveyances and Percentages**

1991	Special Masters Deed Doc. No. 91086458		
	Special Master to Lupe Salazar		45%
	Special Master to Charles Davis		45%
	Special Master to Thomas Cornish		5%
	Special Master to Falba Hannett		5%
			100%
1992	Special Warranty Deed Doc. No. 93019210		
	Lupe Salazar's 45% to Salazar Quatro Trust		
	Charles Davis		45%
	Thomas Cornish		5%
	Falba Hannett		5%
	Salazar Quatro Trust		45%
			100%
1995	Warranty Deed Doc. No. 95114147		
	Charles Davis to Salazar Family Trust 6/9 of 45%	=	30%
	Charles Davis to JSJ Investments 2/9 of 45%	=	10%
	Charles Davis to Falba Hannett 1/9 of 45%	=	5%
	Salazar Quatro Trust	=	45%
	Thomas Cornish	=	5%
	Falba Hannett	=	5%
			100%
2001	Real Estate Contract Doc. No. 2001070085		
	Thomas Cornish 5% to Salazar Family Trust		
	Salazar Family Trust	=	35%
	JSJ Investments	=	10%
	Falba Hannett	=	10%
	Salazar Quatro Trust	=	45%
			100%



*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.

October 4, 2002

Cliff S.  
Community Sciences Corporation  
P.O. Box 1328  
Corrales, NM 87048  
Phone: 897-0000/Fax: 898-5195

Dear Cliff:

Thank you for your inquiry of October 4, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SALAZAR AND DAVIS TRACTS - SEE RIO BRAVO SECTOR PLAN FOR ZONING** zone map #N-9.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(01/30/02)

# **"Attachment A"**

**Cliff S., Community Sciences Corporation  
Zone Map: N-9**

**WESTGATE HEIGHTS N.A. (R)**

**\*Arthur Gonzales**

8704 Shone SW/87121 831-2168 (h)

Theresa Rios Sandoval

1505 Gschwind Pl. SW/87121 831-6168 (h)

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD ASSOCIATION.**

P. O. Box 1328  
Corrales, NM 87048

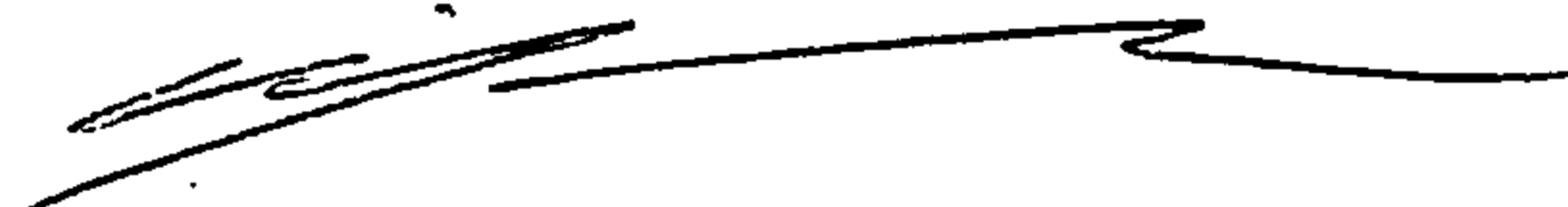
October 22, 2002

WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION  
Attention: Theresa Rios Sandoval  
1305 Gschwind Pl., S.W.  
Albuquerque, New Mexico 87121

Dear Ms. Rios Sandoval:

Please find attached CSC submittal for a Bulk Land Plat Variance Application and Vacation of Blake Road. If you have any questions, please call our offices and we would be glad to speak with you.

Sincerely,



Cliff F. Spirock

CFS/bjc

Attachments: Application Letter  
Vacation Exhibit  
Bulk Land Plat  
Original Plat Salazar Tracts  
Zone Atlas Map

3900 East Camelback Road, Suite 611  
Phoenix, Arizona 85018  
Tel: (602) 955-7097 Fax: (602) 955-7169

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

Community Sciences Corporation

P. O. Box 1328  
Corrales, NM 87048

October 22, 2002

WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION  
Attention: Arthur Gonzales  
8704 Shone, S.W.  
Albuquerque, New Mexico 87121

Dear Mr. Gonzales:

Please find attached CSC submittal for a Bulk Land Plat Variance Application and Vacation of Blake Road. If you have any questions, please call our offices and we would be glad to speak with you.

Sincerely,



Cliff F. Spirock

CFS/bjc

- Attachments: Application Letter
- Vacation Exhibit
- Bulk Land Plat
- Original Plat Salazar Tracts
- Zone Atlas Map

3900 East Camelback Road, Suite 611  
Phoenix, Arizona 85018  
Tel: (602) 955-7097 Fax: (602) 955-7169

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



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

087121 **OFFICIAL USE**

9620 5E9 2000 047R 7001 1140 0002 6335 0296

Postage	1.98
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.03

UNIT ID: 0048

Postmark  
Here  
Clerk: KMTINJ

10/22/02

Sent To  
**WESTGATE NHA ARTHUR GONZALES**  
Street, Apt. No.;  
or PO Box No. **8704 SHONE, SW**  
City, State, ZIP+ 4 **ABQ, NM 87121**

PS Form 3800, January 2001 See Reverse for Instructions

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

087121 **OFFICIAL USE**

6820 5E9 2000 047R 7001 1140 0002 6335 0289

Postage	1.98
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.03

UNIT ID: 0048

Postmark  
Here  
Clerk: KMTINJ

10/22/02

Sent To  
**WESTGATE NHA THERESA RIOS SANDOVAL**  
Street, Apt. No.;  
or PO Box No. **1305 GSCHWIND PL, SW**  
City, State, ZIP+ 4 **ABQ, NM 87121**

PS Form 3800, January 2001 See Reverse for Instructions

007  
\$115.00  
\$115.50  
\$75.00  
\$1,155.00  
TRSKIM

Trans Amt  
J24 Misc  
Activity 4971000

Account 441018  
Fund 0000  
00029482 WSH 006 TRANS# 0037  
4:13PM  
LOC: ANEX

ONE STOP SHOP  
City of Albuquerque

FRONT COUNTER  
Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION DIVISION (LDC)  
City of Albuquerque  
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

10/22/2002  
4:12PM  
LOC: ANEX  
RECEIPT# 00029482 WSH 006 TRANS# 0037  
Account 441006 Fund 0000  
Activity 4983000 TRSKIM  
Trans Amt \$1,155.00  
J24 Misc \$1,080.00

### PAID RECEIPT

APPLICANT NAME

INVESTMENTS & CONST.

AGENT

CSC

ADDRESS

P.O. BOX 1328

PROJECT NO.

1001594

APPLICATION NO.

02DRB-01621  
02DRB-01622  
02DRB-01623

\$ 1080 441006 / 4983000 (DRB Cases)

\$ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

\$ 7500 441018 / 4971000 (Notification)

\$ 1155.00

Total amount due

SALAZAR QUATRO TRU  
ALBUQUERQUE, NM

FALBA M. HANNETT  
700 CARLISLE BLVD. S.E. 268-8691  
ALBUQUERQUE, NM 87106

Pay to the order of City of Albuquerque  
One hundred fifteen & no/100

Bank of America

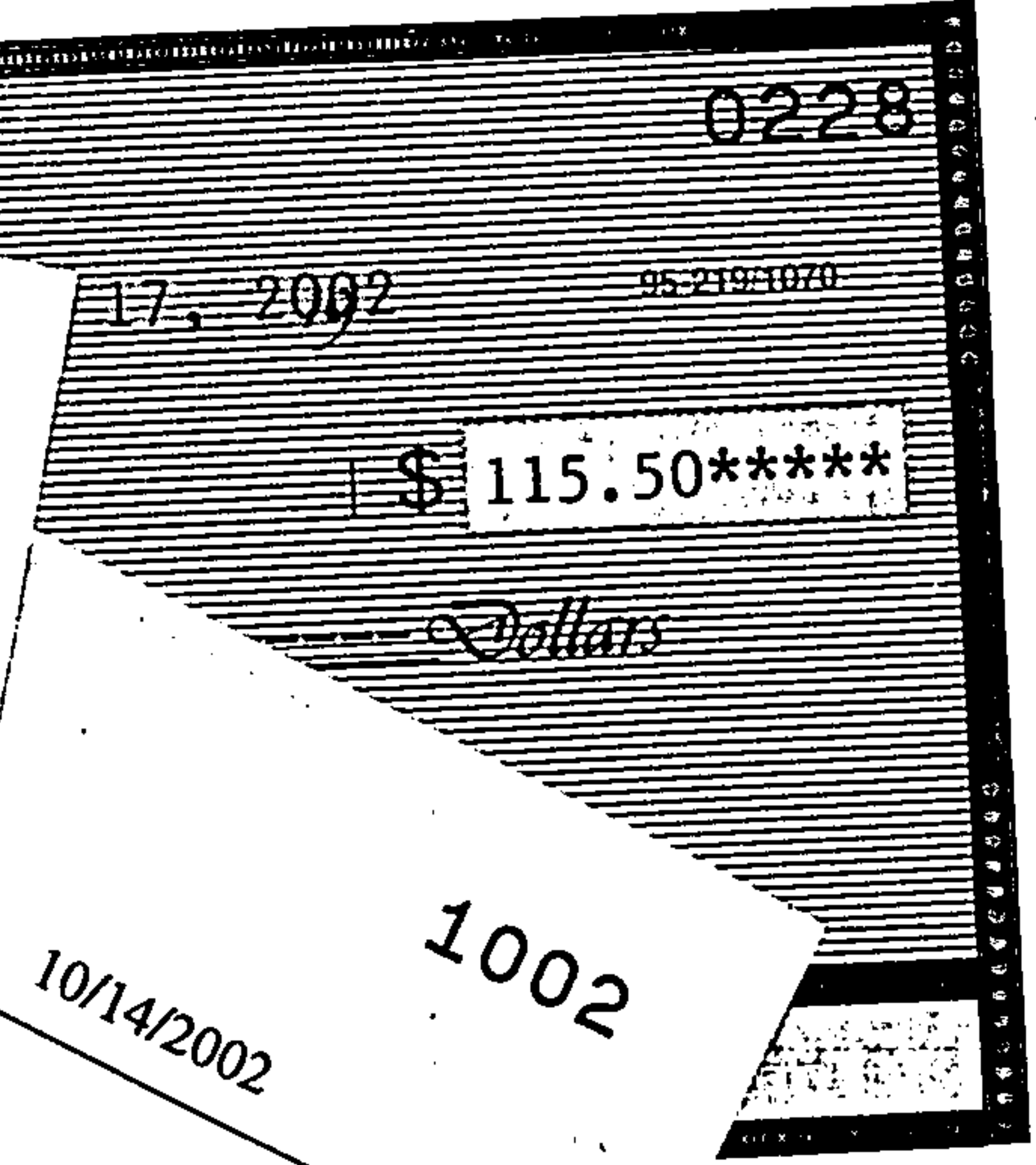
Date 10/18/02

\$ 115.50  
Dollars

Private Bank

Falba M. Hannett

ACH R/T 107000327  
107000327: 000100940725 0039  
198490070 0110002299



DOLLARS  
Security features included. Details on back.

Thank You

# 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 Nov 5<sup>th</sup> 2002 To Nov, 20<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.

\_\_\_\_\_ (Applicant or Agent) \_\_\_\_\_ (Date)

I issued 3 signs for this application, \_\_\_\_\_ (Date) B. Berber 10/22/02 (Staff Member)

# City of Albuquerque

*Scanned 6/26/06*



## DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

**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) L

Supplemental form **Z**

**ZONING**

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

**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: Thomas Salazar PHONE: 266-3025

ADDRESS: 1016 Summit NE FAX: \_\_\_\_\_

CITY: Alb - N.M. STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Bulk Land Plat - Infrastructure Guarantee Waiver

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. Parcel 10 of Tract 1 - Salazar/Davis Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. \_\_\_\_\_

Current Zoning: RUT-SU-1-ROW Proposed zoning: \_\_\_\_\_

Zone Atlas page(s): 129 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_

Total area of site (acres): 122.96 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. 1-009-054-300-185-301-44 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 98th & Blake - SW

Between: Dibson & Rio Bonita and Unsub 118th St.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): # 1001594 - 015001032

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12/04/01

SIGNATURE Thomas Salazar DATE 12/04/01

(Print) THOMAS SALAZAR  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01500 - 01792</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ NA</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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 type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Dec. 12, 2001</u>	_____	_____	<u>\$ NA</u>

Robert 12/04/01  
Planner signature / date

Project # 1001594

**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.

Thomas F. Salazar  
Applicant name (print)  
Thomas Salazar 12/4/01  
Applicant signature / date



Form revised September 2001

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

Application case numbers  
01500 - 01792  
 \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_

Boeber 12/04/01  
 Planner signature / date  
**Project # 1001594**

Thomas F. Salazar

Investments & Construction

1016 Summit Dr. NE • Albuquerque, NM 87106 • 505-266-3025

Development Review Board  
600 2 nd. Street N.W.  
Albuquerque, New Mexico 87102

December 4, 2001

Re: Bulk Land Plat and variance, Rio Bravo Sector Plan, 122.96  
acres. Project #1001594

This is the second sketch plat hearing on the request to bulk  
plat parcels: 29, 30-A, 30-B, 31-A, 31-C, 32-F, 32-H, 33-C, 34-D,  
and 34-E of the Rio Bravo Sector Plan. I am also seeking  
approval for a design and infrastructure waiver and a deferral  
for dedication of right-of-ways. I am requesting minor subdivision  
status. Currently the land is vacant.

In the first sketch plat hearing the zoning of parcel 34-D was  
uncertain. The memorandum provided by Mr. Russel Brito  
clarifies the zoning as SU-1 for C-2, SU-1 for R-2, and SU-1 for  
O-1. Using Mr. Brito's reference the zoning on the remaining  
parcels is RL1.

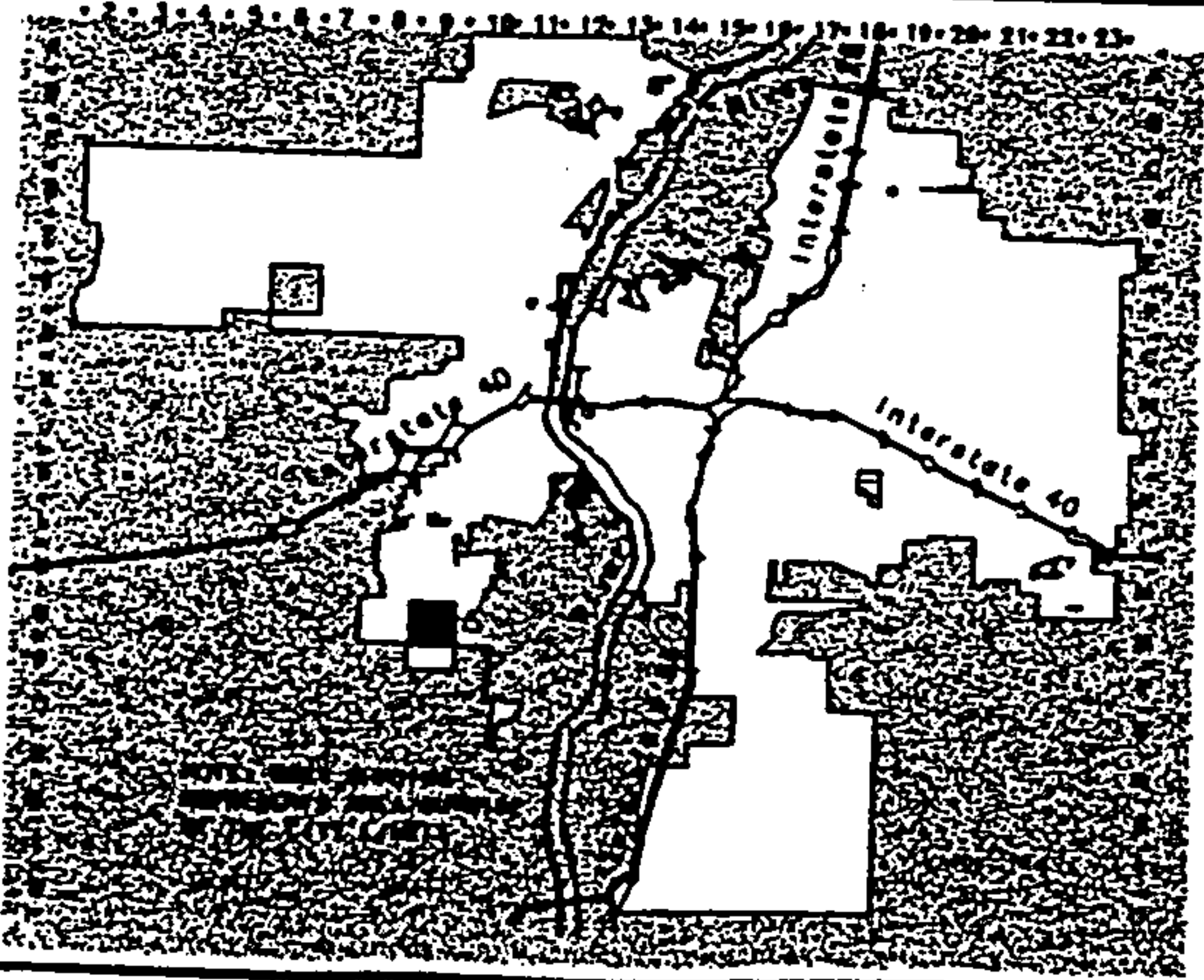
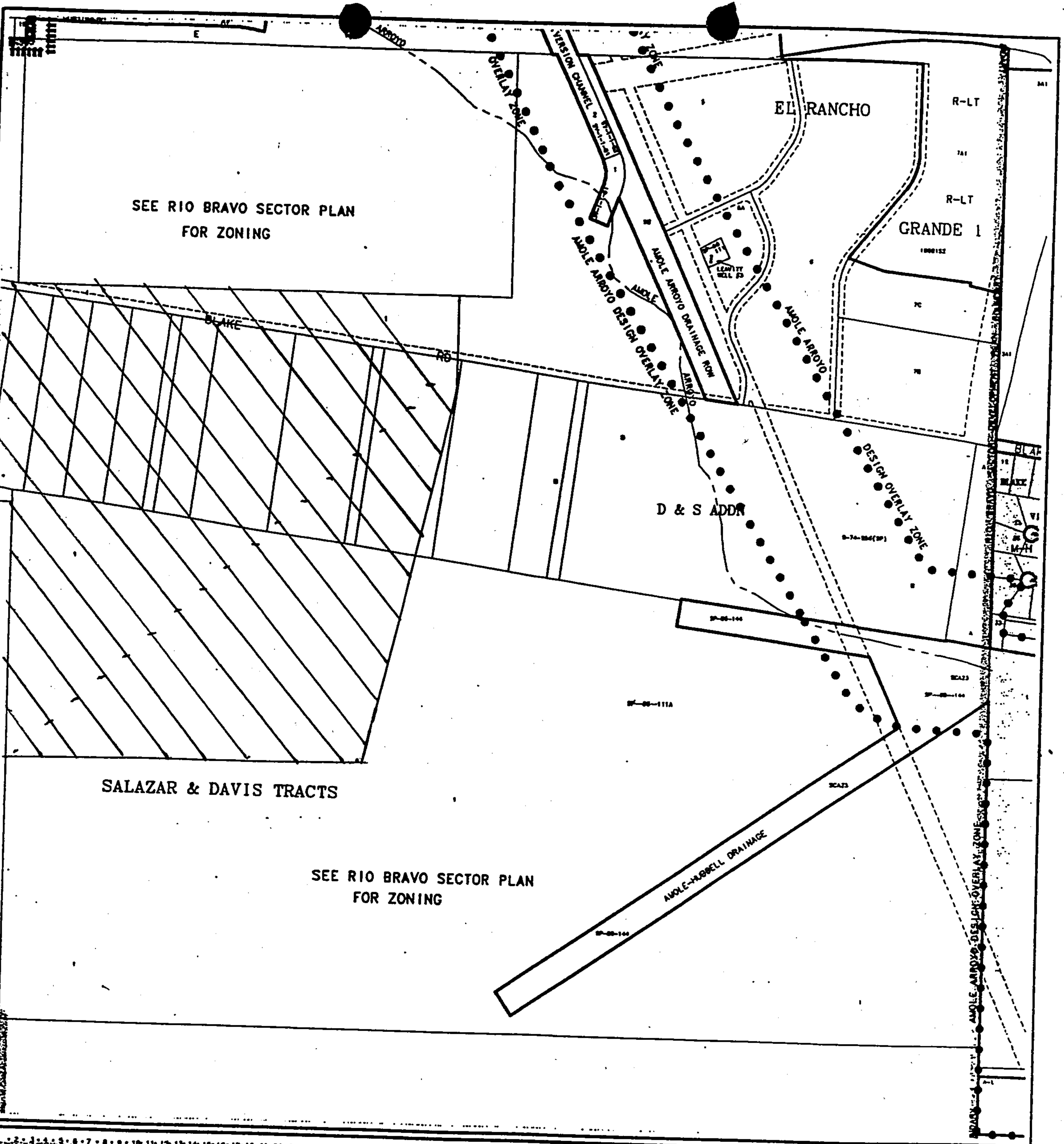
Parcel 32-F is smaller than the required 5 acres necessary  
for bulk platting. I am requesting that parcel 32-F be  
incorporated into parcel 33-C. This will create a parcel  
of 6.94 acres.

I am requesting that all right-of-ways adjacent to said parcels  
be shown as easements at this time as the Long Range Major  
Street plan is in conflict with the Rio Bravo Sector Plan.  
If you agree to this approach I will have a licensed surveyor  
draft a preliminary plat incorporating the right-of-way parcels  
into the adjacent parcels and showing them as easements.

It was requested by the DRB at my first hearing that I incorporate  
the flood plain onto my plat. The majority of parcels are  
within the Sacate Blanco Basin. The Amole Basin touches the  
northern boundary of said tracts. I will provide The Amole  
Drainage Management Plan, July 22, 1999 if so requested.

Sincerely,

Thomas Salazar

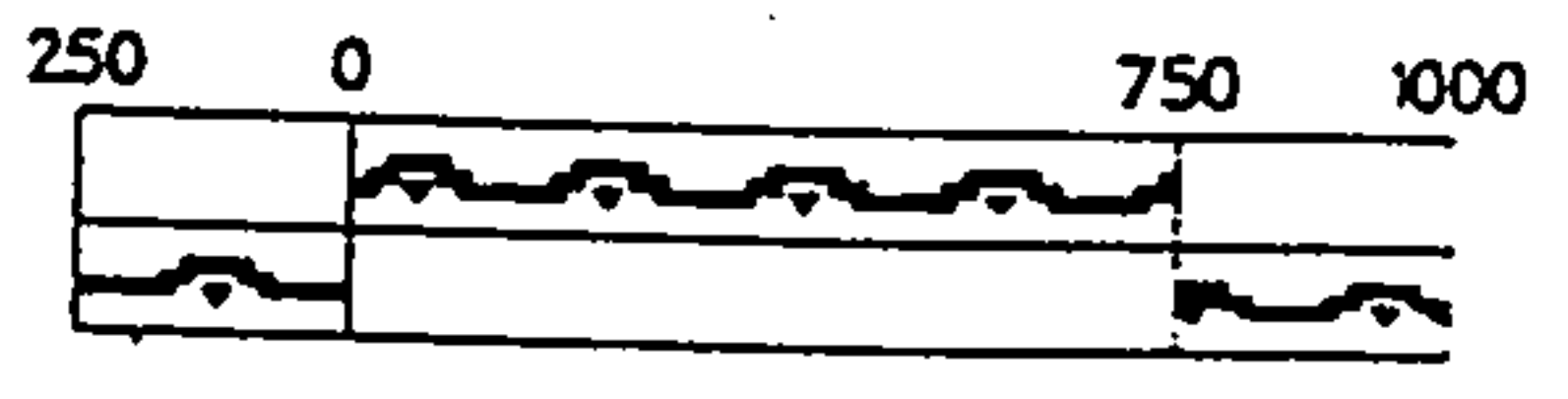


CITY OF  
Albuquerque

Albuquerque Geographic Information Systems  
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET



Zone Atlas Page

**N-9-Z**

Map Amended through July 18, 2001

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INTEROFFICE MEMORANDUM

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TO: JANET STEPHENS, DEVELOPMENT REVIEW BOARD CHAIR  
FROM: RUSSELL BRITO, SENIOR PLANNER, DEVELOPMENT SERVICES DIVISION  
SUBJECT: RIO BRAVO SECTOR DEVELOPMENT PLAN ZONING  
DATE: 26 NOVEMBER 2001



---

This memo is to clarify the zoning for a certain, unplatted tract of land located in the Rio Bravo Sector Development Plan.

The zoning designations for the Sector Plan area were established with the adoption of the Sector Plan by the City Council and the Administration in December 1999 and January 2000, respectively. Unfortunately, the Sector Plan's zoning has not been fully realized on the City's official zoning map because of the uncertainty of the locations of zoning boundaries. As individual parcels of land are assembled and platted to correspond to the Sector Plan's land use and zoning designations, the AGIS Division is then able to accurately map the parcels with the correct, corresponding zoning.

Until all the land within the Sector Plan is platted, though, some of the zoning in this area remains uncertain. But, by using *Illustration 8, Land Use and Revised Zone Classes* and the corresponding *Land Use and Employment Estimates* chart on pages 26 and 42 of the Sector Plan, the zoning designations for most of the parcels can be determined with some accuracy.

The tract of land shown as RBSDP 34D on the City Council Exhibits for Rio Bravo Sector Development Plan, dated September 1999, corresponds to Parcel 31B on *Illustration 8, Land Use and Revised Zone Classes* and the *Land Use and Employment Estimates* chart on pages 26 and 42 of the Sector Plan. The *Land Use and Employment Estimates* chart designates this parcel to be zoned a combination of SU-1 for C-2, SU-1 for R-2, and SU-1 for O-1 (also known as SU-1 for Mixed Use). This zoning gives the Environmental Planning Commission site plan review and approval authority for future development after bulk land platting is accomplished at the DRB.



Thomas F. Salazar

Investments & Construction

1016 Summit Dr. NE • Albuquerque, NM 87106 • 505-266-3025

Development Review Board  
600 2nd Street N.W.  
Albuquerque, New Mexico  
87102

November 12, 2001

Re: Bulk land plat and variance. Rio Bravo Sector Development Plan, 122.96 acres

I am seeking approval for a bulk land plat on parcels: 29,30-A, 30-B, 31-A, 31-C, 32-F, 32-H, 33-C, 34-D, and 34-E of the Rio Bravo Sector Development Plan. I am also seeking approval for a design and infrastructure waiver and a deferral for dedication of right-of-ways. Since this is a subdivision of ten lots (parcels), I am requesting minor subdivision status and an abbreviated review.

The Albuquerque Subdivision Ordinance and the Development Process Manual permit bulk land platting with waiver of design, infrastructure, and dedication of right-of-ways on divisions of land "involving bulk land divisions where use of land is not expected prior to further subdivision of zoning development plan approval". This subdivision is intended to facilitate transfer to intermediate land holders. I am not seeking any change in zoning or any other change to the sector plan.

Currently the land is vacant.

The R.B.S.D.P. calls for 98th Street to be changed from a major arterial (156') to a minor arterial (86'). Since the status is scheduled to change I am requesting a waiver of dedication at this time.

The R.B.S.D.P. also calls for vacation of the westerly portion of Blake Road. Blake Road is currently a dirt road used for access by the adjacent neighborhood. I ask for a waiver to vacate Blake Road at this time.

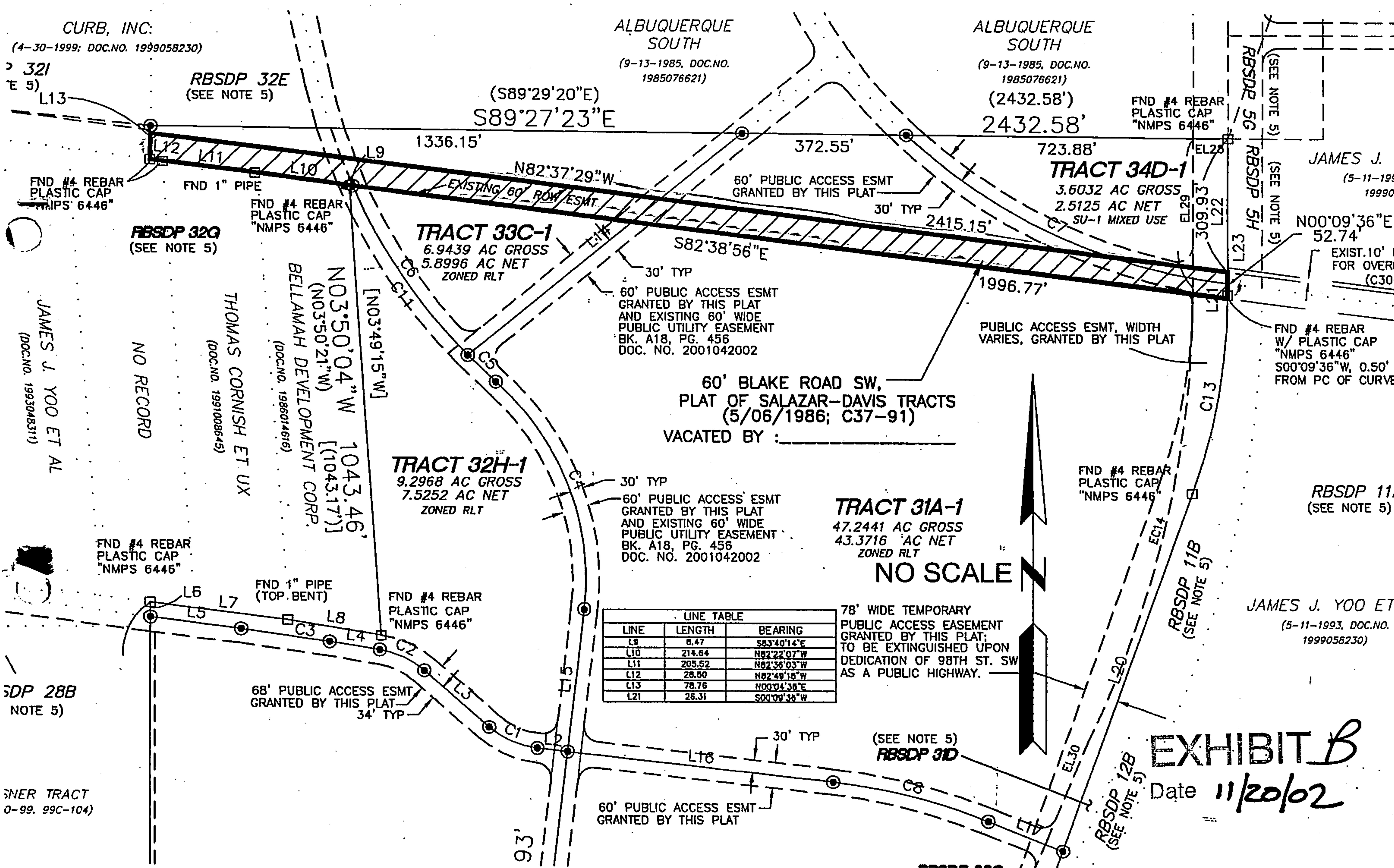
I look forward to working with Planning Department and the vicinity neighborhood associations to insure an orderly development of the southwest mesa.

Sincerely,

  
Thomas F. Salazar

# VACATION EXHIBIT

## LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT



LINE	LENGTH	BEARING
L9	6.47	S83°40'14"E
L10	214.64	N82°22'07"W
L11	205.52	N82°36'03"W
L12	28.90	N82°49'18"W
L13	78.76	N00°04'38"E
L21	26.31	S00°09'36"W

NO SCALE

EXHIBIT B

Date 11/20/02

CURB, INC.  
(4-30-1999; DOC.NO. 1999058230)

ALBUQUERQUE SOUTH  
(9-13-1985, DOC.NO. 1985076621)

ALBUQUERQUE SOUTH  
(9-13-1985, DOC.NO. 1985076621)

321  
E 5)  
L13

RBSDP 32E  
(SEE NOTE 5)

(S89°29'20"E)  
S89°27'23"E

(2432.58')  
2432.58'

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

RBSDP 32G  
(SEE NOTE 5)

FND 1" PIPE

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

TRACT 33C-1  
6.9439 AC GROSS  
5.8996 AC NET  
ZONED RL

60' PUBLIC ACCESS ESMT  
GRANTED BY THIS PLAT

TRACT 34D-1  
3.6032 AC GROSS  
2.5125 AC NET  
SU-1 MIXED USE

JAMES J.  
(5-11-199  
19990.

N00°09'36"E  
52.74'  
EXIST.10' I  
FOR OVERI  
(C30-

BELLAMAH DEVELOPMENT CORP.  
(DOC.NO. 1986014616)  
THOMAS CORNISH ET UX  
(DOC.NO. 1991008645)  
NO RECORD  
JAMES J. YOO ET AL  
(DOC.NO. 1993048311)

60' PUBLIC ACCESS ESMT  
GRANTED BY THIS PLAT  
AND EXISTING 60' WIDE  
PUBLIC UTILITY EASEMENT  
BK. A18, PG. 456  
DOC. NO. 2001042002

PUBLIC ACCESS ESMT, WIDTH  
VARIES, GRANTED BY THIS PLAT

FND #4 REBAR  
W/ PLASTIC CAP  
"NMP5 6446"  
S00°09'36"W, 0.50'  
FROM PC OF CURVE

60' BLAKE ROAD SW,  
PLAT OF SALAZAR-DAVIS TRACTS  
(5/06/1986; C37-91)  
VACATED BY :

60' PUBLIC ACCESS ESMT  
GRANTED BY THIS PLAT  
AND EXISTING 60' WIDE  
PUBLIC UTILITY EASEMENT  
BK. A18, PG. 456  
DOC. NO. 2001042002

TRACT 31A-1  
47.2441 AC GROSS  
43.3716 AC NET  
ZONED RL

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

RBSDP 11,  
(SEE NOTE 5)

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

FND 1" PIPE  
(TOP BENT)

FND #4 REBAR  
PLASTIC CAP  
"NMP5 6446"

78' WIDE TEMPORARY  
PUBLIC ACCESS EASEMENT  
GRANTED BY THIS PLAT;  
TO BE EXTINGUISHED UPON  
DEDICATION OF 98TH ST. SW  
AS A PUBLIC HIGHWAY.

JAMES J. YOO ET  
(5-11-1993, DOC.NO.  
1999058230)

SDP 28B  
NOTE 5)

68' PUBLIC ACCESS ESMT  
GRANTED BY THIS PLAT  
34' TYP

60' PUBLIC ACCESS ESMT  
GRANTED BY THIS PLAT

(SEE NOTE 5)  
RBSDP 31D

SNER TRACT  
0-99. 99C-104)

RBSDP 12B  
(SEE NOTE 5)



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

*Approved 11/26/01*

November 21, 2001

**16. Project #1001594  
Application # 01500-1632  
Salazar and Davis Tracts**

---

1. A licensed, professional surveyor must prepare the plat.
2. Why is a bulk land variance being requested for the smaller parcels, i.e., under 5 - 10 acres?
3. A separate bulk land variance document must be recorded along with the plat. The property owner/s and DRB Chair must sign the document. The property owner/s signature/s must be notarized. Refer to the Development Process Manual (DPM), Chapter 2, pages 14-15 for further information.
4. The bulk land variance must be heard at a public hearing before the DRB. The deadline for submittal is every Friday at noon. Cases are heard approximately 30 days later. The preliminary/final plat must accompany the bulk land variance request.
5. Signs must be posted and maintained prior to the hearing. Neighborhood associations must be contacted by certified mail/return receipt. Proof of notification is required at the time of application submittal.

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



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
P.O. BOX 4209 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

311  
311  
311

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001594**

**AGENDA ITEM NO: 16**

**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:() SIGN-OFF:() EXTN:() AMEND:()

**ENGINEERING COMMENTS:**

Add flood plains.

**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:** November 21, 2001



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001594

Item No. 16

Zone Atlas N-9

DATE ON AGENDA Nov. 21, 2001

INFRASTRUCTURE REQUIRED (?) YES ( ) NO

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

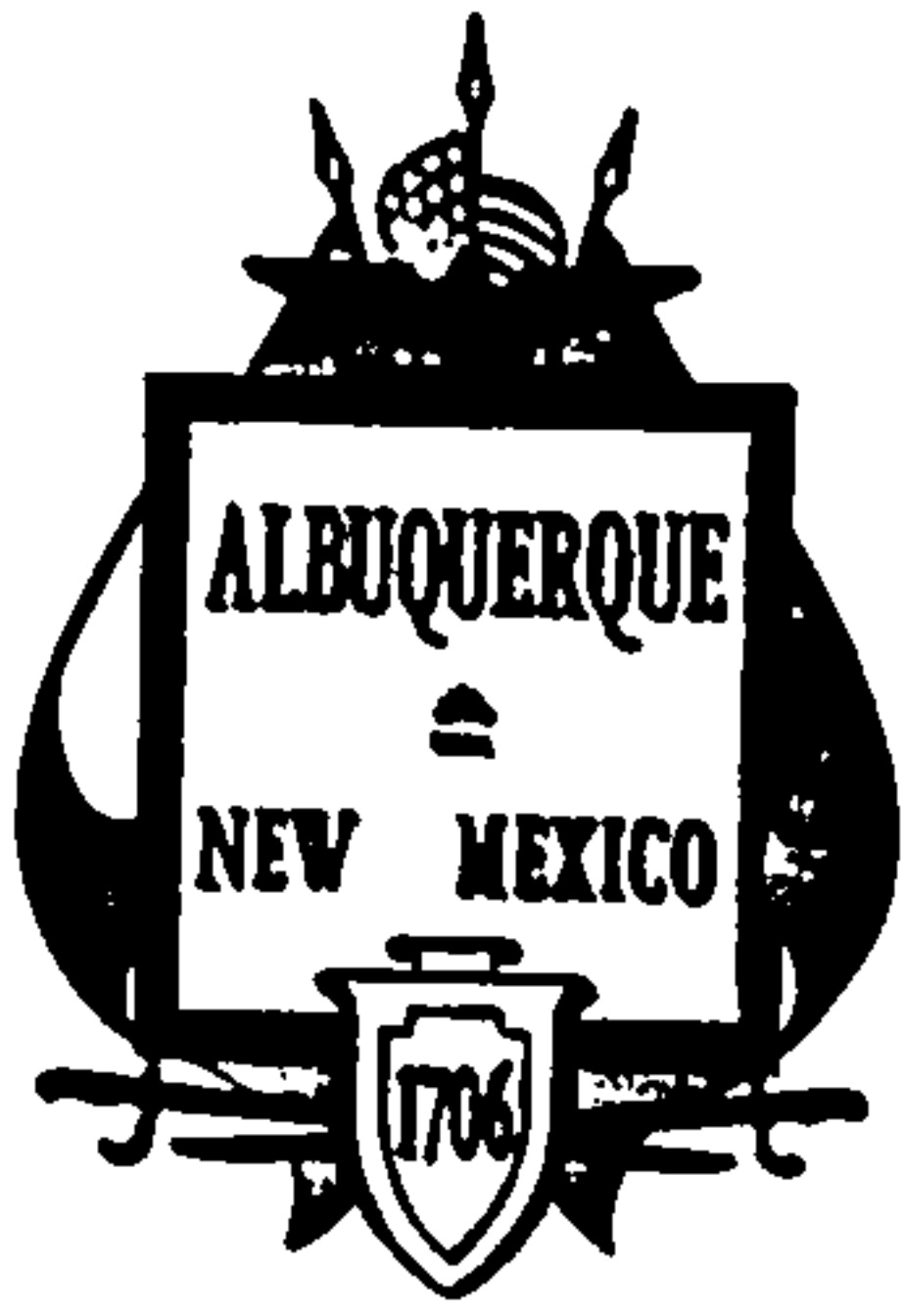
### TYPE OF APPROVAL REQUESTED:

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

No. Comment

- The standard surveying requirements need to be incorporated with the plat.  
 Are there any deviations from the Rio Bravo Sector Plan?  
 What is proposed?

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



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

#16

April 4, 2001

Jeff Mortensen & Assoc.  
6010-B Midway Park Blvd. NE  
Albuquerque, New Mexico 87109

Re: Water / Sewer Serviceability / Rio Bravo Sector Plan 'Parcels' 30 and 31

Sirs:

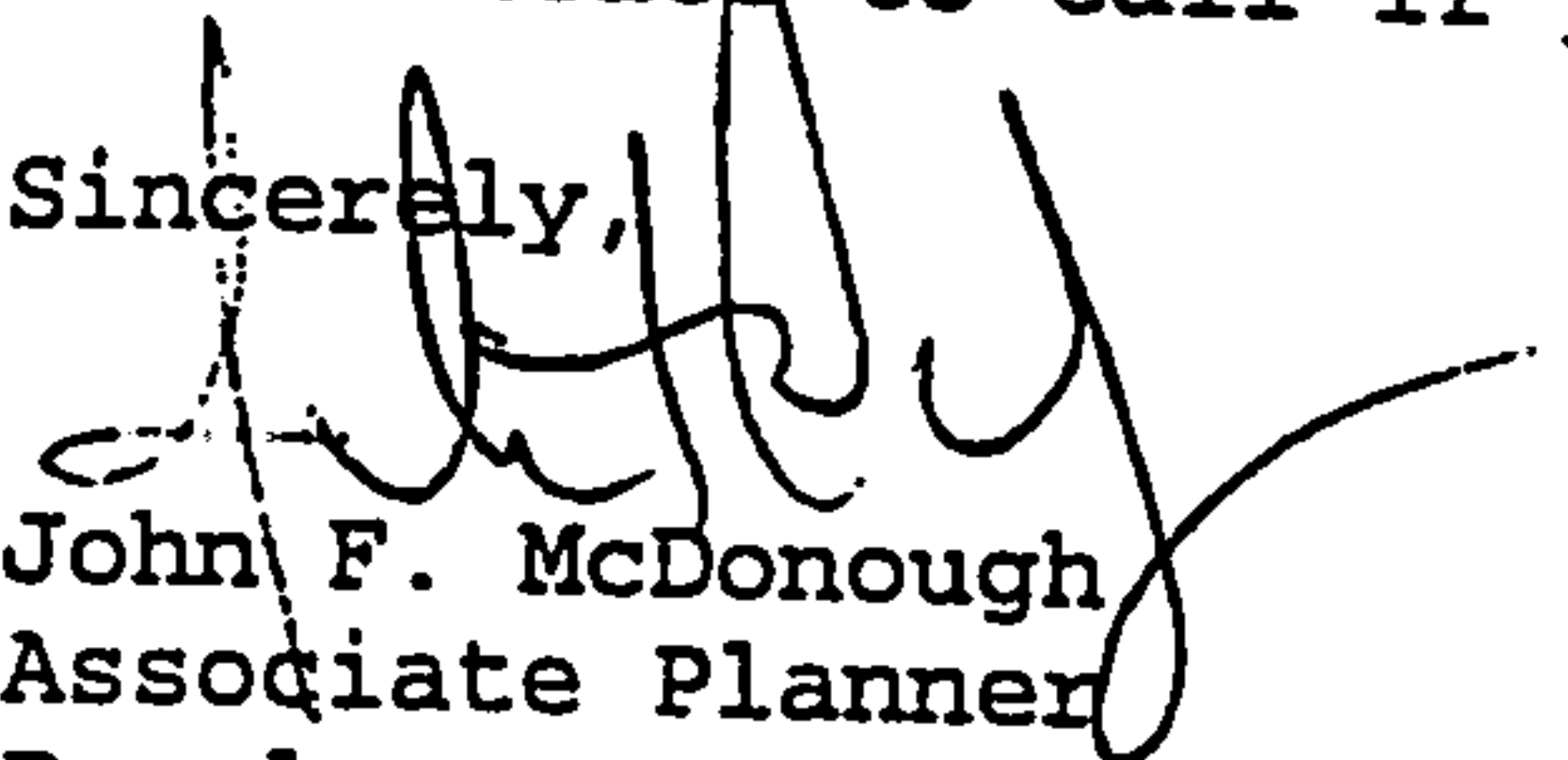
The property includes approximately 70 acres on the southwest corner of the proposed extensions of Blake and ~~Unser~~. Rights-of-way and parcel designations are as identified in the Rio Bravo Sector Plan. However, the rights-of-way have not been dedicated nor are there financial guarantees for the required improvements. Parcels 30 and 31 remain unplatted (per current AGIS data). To date, development within the Rio Bravo Sector Plan area has been limited to the extreme northeast corner: the area northeast of Gibson and 98<sup>th</sup> / Snow Vista. None of the major infrastructure required for the larger sector plan has been financially guaranteed.

Development of the referenced 'parcels' will require significant off site infrastructure. Water system improvements will include a 30-inch zone 2W/2WR transmission line from Snow Vista and Benavides. The 30" line reduces to a 20" south of Gibson. Looped master plan lines would be required in the perimeter rights-of-way with PRV'd connections to the new transmission line. Depending on densities and the timing of development, a second off-site looping connection may also be required. Sanitary sewer service would require construction of facility line #397: a 30-inch sanitary interceptor from Flora Vista North in Snow Vista to Blake, and smaller diameter interceptors draining to the 30-inch. Sizing and alignment will depend on how development south of Gibson proceeds.

Design and construction of all required improvements will be at the developer / property owners expense and must be coordinated through the City of Albuquerque 'COA' Public Works Department via the 'DRC / City Work Order' process. In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges 'UEC' payable at the time service is requested.

As indicated this is intended as general information. An availability statement should be requested in conjunction with a specific development or platting proposal. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

  
John F. McDonough  
Associate Planner  
Development Services  
Public Works Department

Attachment(s): System / Location Map(s)

c: f/ Rio Bravo  
~~Availability N-09~~  
f/ readers #10321

SU-1 M  
COX-ROGER SOUTH

Design LINE

Design LINE

6N10

3119

GRANDE 1

DESIGN OVERLAY ZONE

ARROYO DRAINAGE ROW

D & S ADDR

BLAKE

SITE

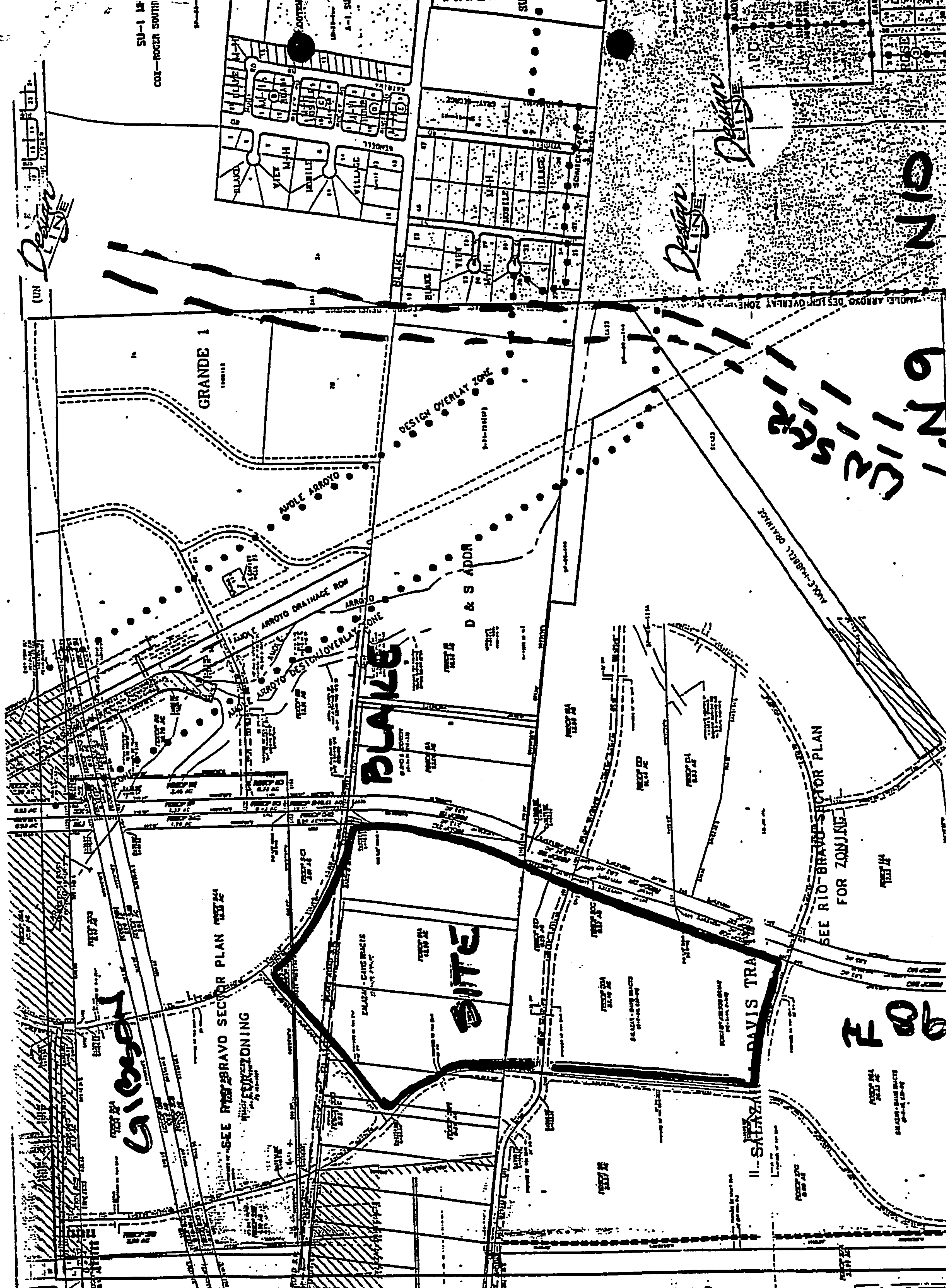
DAVIS TR

SEE RIO BRAVO SECTOR PLAN FOR ZONING

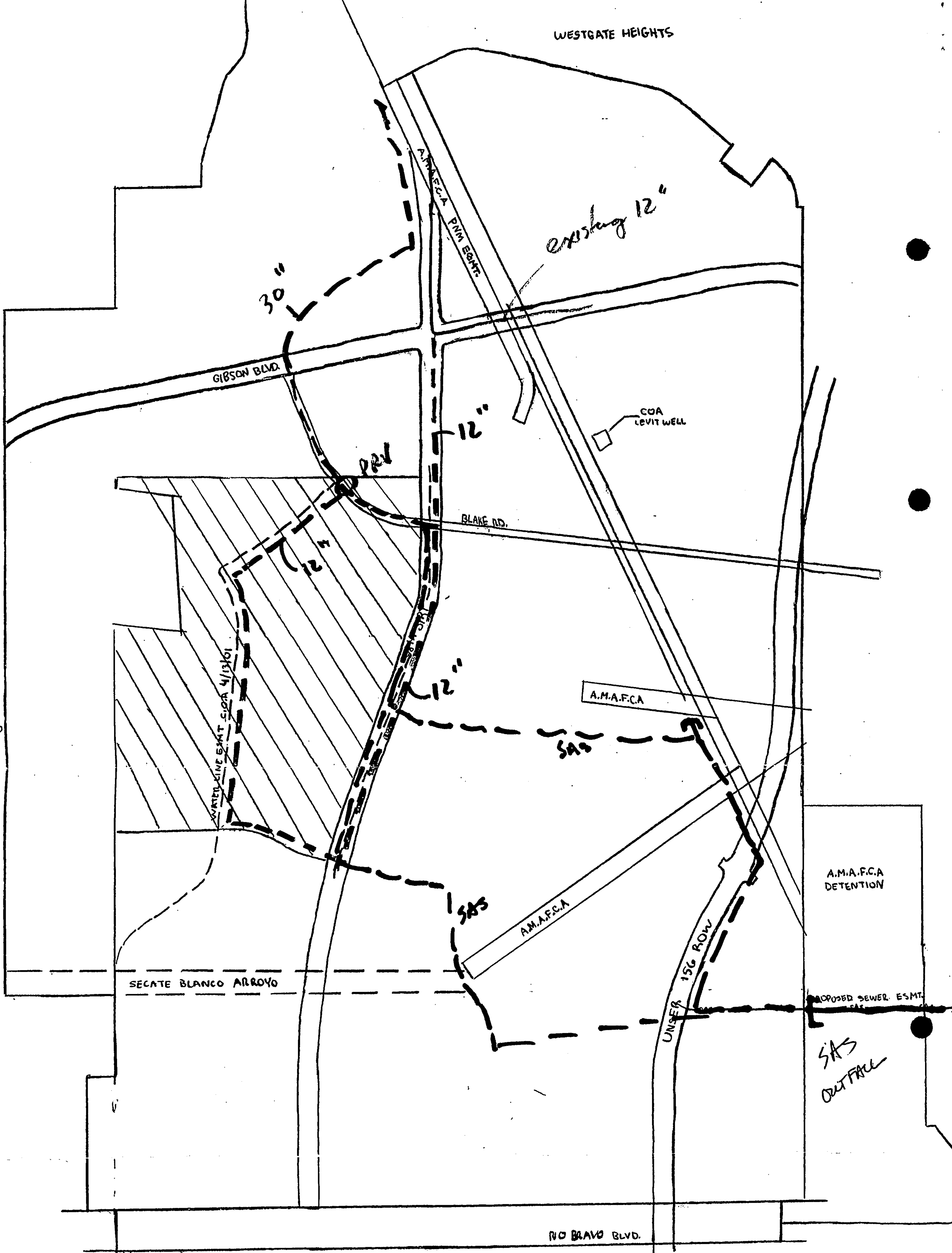
E 86

Calson

SEE RIO BRAVO SECTOR PLAN FOR ZONING



WESTGATE HEIGHTS



VICINITY MAP

11/21/01



# A City of Albuquerque

*All scanned 4/26/08*



## DEVELOPMENT REVIEW APPLICATION

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

Major Subdivision action  
 Minor Subdivision action  
 Vacation **SKETCH FOR V**  
 Variance (Non-Zoning) **BULK LAND**

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

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment

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

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

**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 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: THOMAS SALAZAR PHONE: 505-266-3025  
 ADDRESS: 1016 Summit NE FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE N.M. ZIP 87106 E-MAIL: thom1508@aol.com  
 Proprietary interest in site: OWNER  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Bulk Land parcels, infrastructure guarantee waiver, R.O.W dedication waiver

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. Portion of Tract Salazar/Davis Block: N/A Unit: N/A  
 Subdiv. / Addn. Salazar & Davis Tracts, unplatted Town of Arisco Grant  
 Current Zoning: RLT-C1 ROW Proposed zoning: SAME  
 Zone Atlas page(s): N-9 No. of existing lots: 10 No. of proposed lots: 10  
 Total area of site (acres): 122.96 Density if applicable: dwellings per gross acre: \_\_\_\_\_ dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? \_\_\_\_\_  
 UPC No. 1-009-054 300-85-301-44 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th + Blake Rd SW  
 Between: Gibson + Rio Bravo and User + 118th St

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): AX-29 AX-73-33  
SD-87-4-1 (R.B.S.D.P) Z-73-179

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11/12/01

SIGNATURE THOMAS SALAZAR DATE 11/12/01  
 (Print!) THOMAS SALAZAR  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01500 - 01652</u>	<u>SP RAC</u>	<u>5(3)</u>	<u>\$ NA</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Nov. 21<sup>st</sup> 01</u>	_____	_____	<u>\$ NA</u>

B. Derbert 11/13/01  
Planner signature / date

Project # 1001594

**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.
  - <sup>VACANT</sup> 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.

Thomas Salazar  
 Applicant name (print)  
Thomas Salazar 4/12/01  
 Applicant signature / date



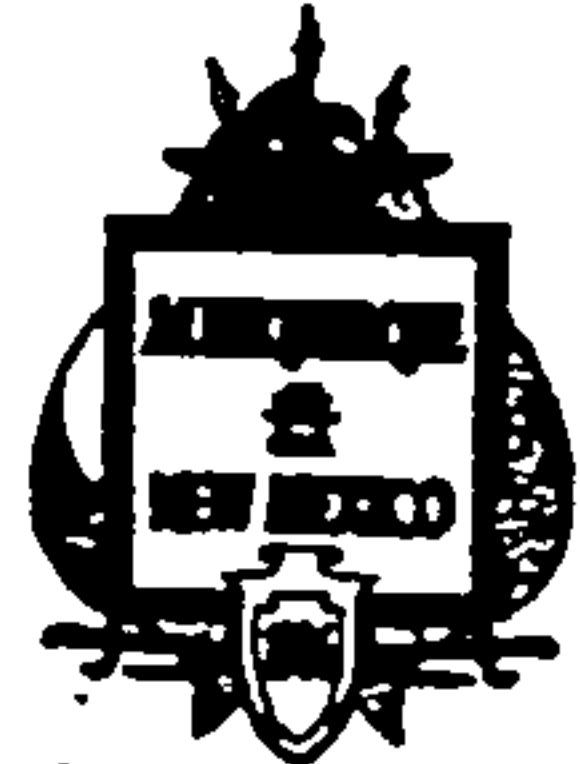
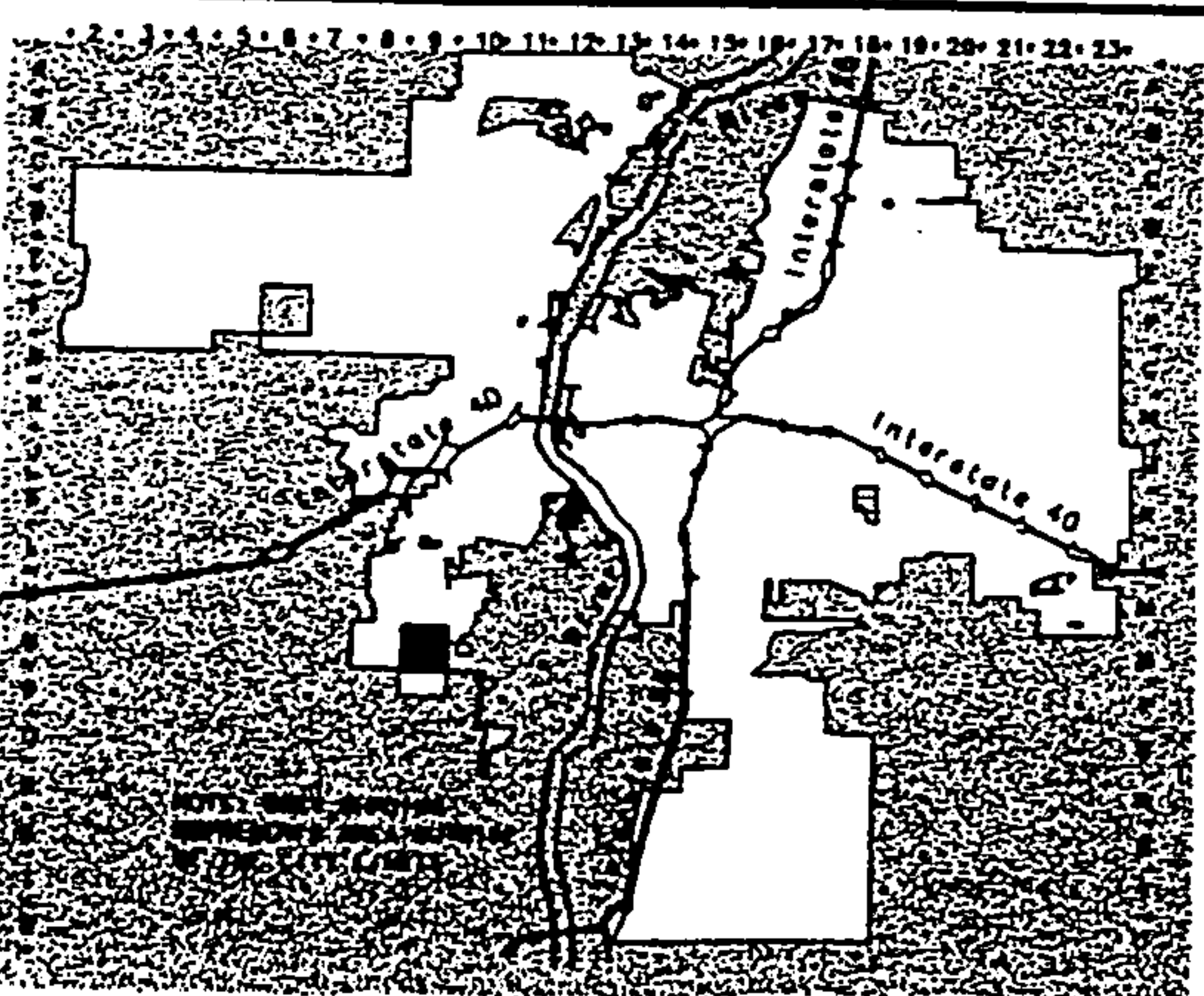
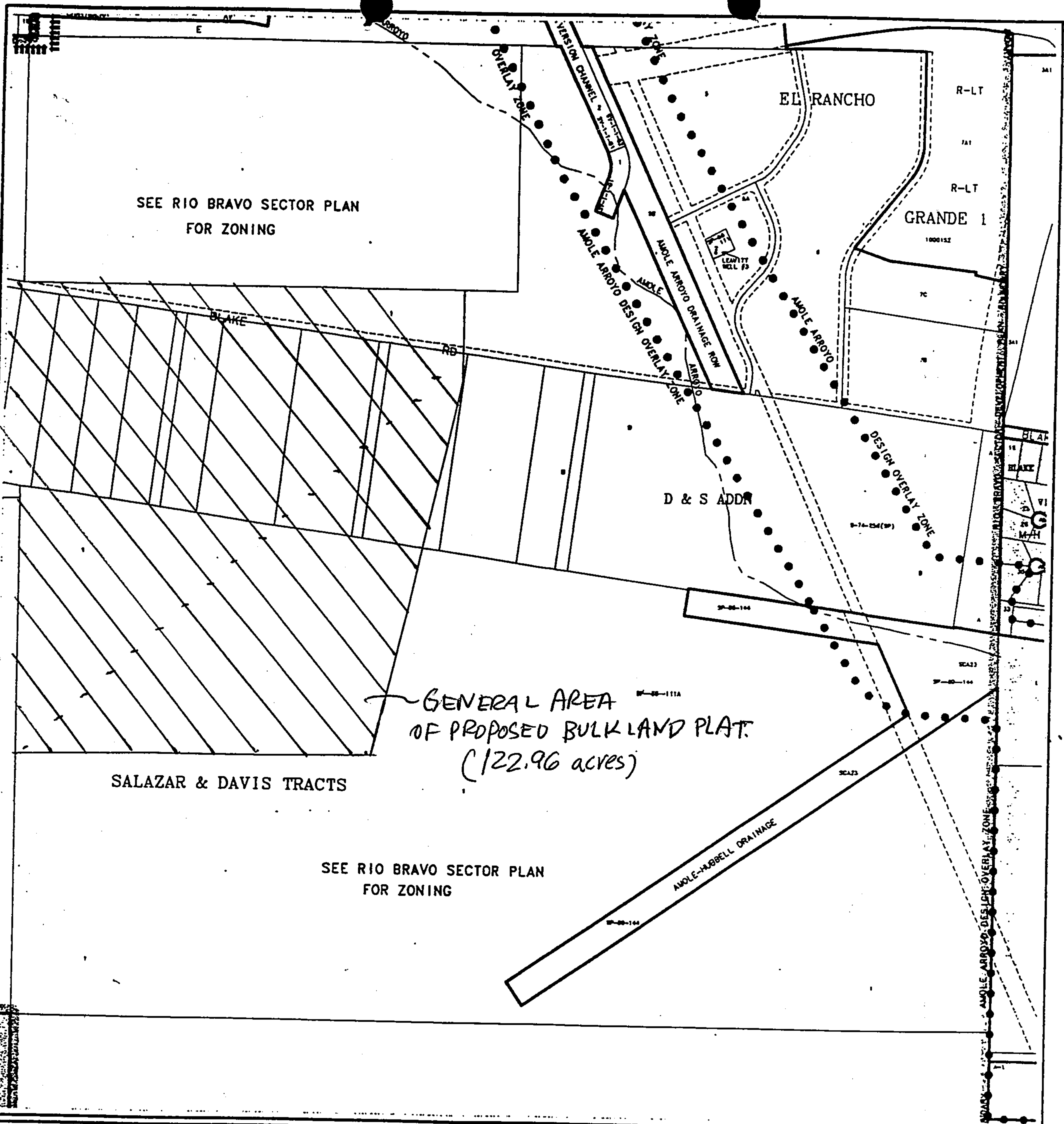
Form revised September 2001

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

Application case numbers  
 01500 - - 01652

B. Bernt 11/13/01  
 Planner signature / date

**Project # 1001594**

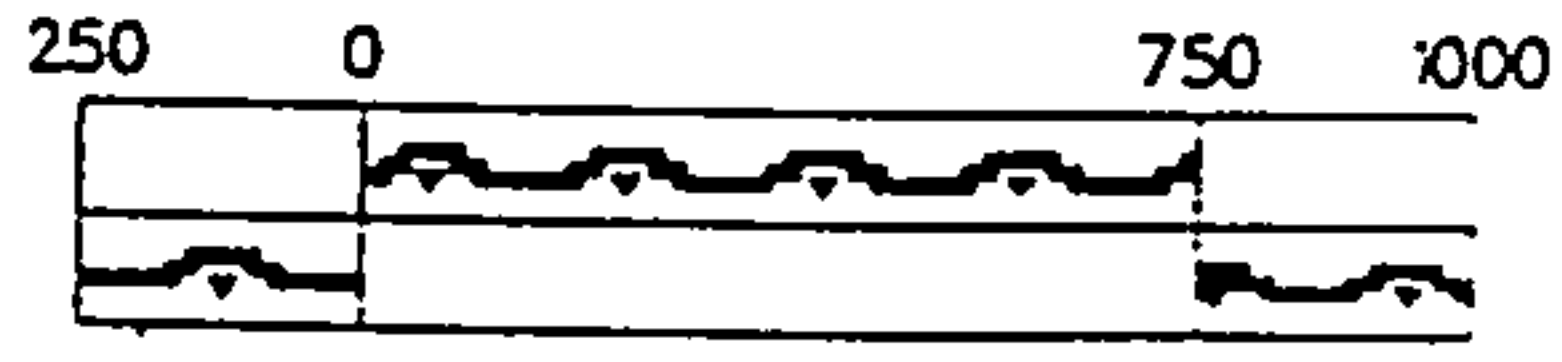


CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET



Zone Atlas Page

**N-9-Z**

Map Amended through July 18, 2001

Thomas F. Salazar

Investments & Construction

1016 Summit Dr. NE • Albuquerque, NM 87106 • 505-266-3025

Development Review Board  
600 2nd Street N.W.  
Albuquerque, New Mexico  
87102

November 12, 2001

Re: Bulk land plat and variance. Rio Bravo Sector Development Plan, 122.96 acres

I am seeking approval for a bulk land plat on parcels: 29,30-A, 30-B, 31-A, 31-C, 32-F, 32-H, 33-C, 34-D, and 34-E of the Rio Bravo Sector Development Plan. I am also seeking approval for a design and infrastructure waiver and a deferral for dedication of right-of-ways. Since this is a subdivision of ten lots (parcels), I am requesting minor subdivision status and an abbreviated review.

The Albuquerque Subdivision Ordinance and the Development Process Manual permit bulk land platting with waiver of design, infrastructure, and dedication of right-of-ways on divisions of land "involving bulk land divisions where use of land is not expected prior to further subdivision of zoning development plan approval". This subdivision is intended to facilitate transfer to intermediate land holders. I am not seeking any change in zoning or any other change to the sector plan.

Currently the land is vacant.

The R.B.S.D.P. calls for 98th Street to be changed from a major arterial (156') to a minor arterial (86'). Since the status is scheduled to change I am requesting a waiver of dedication at this time.

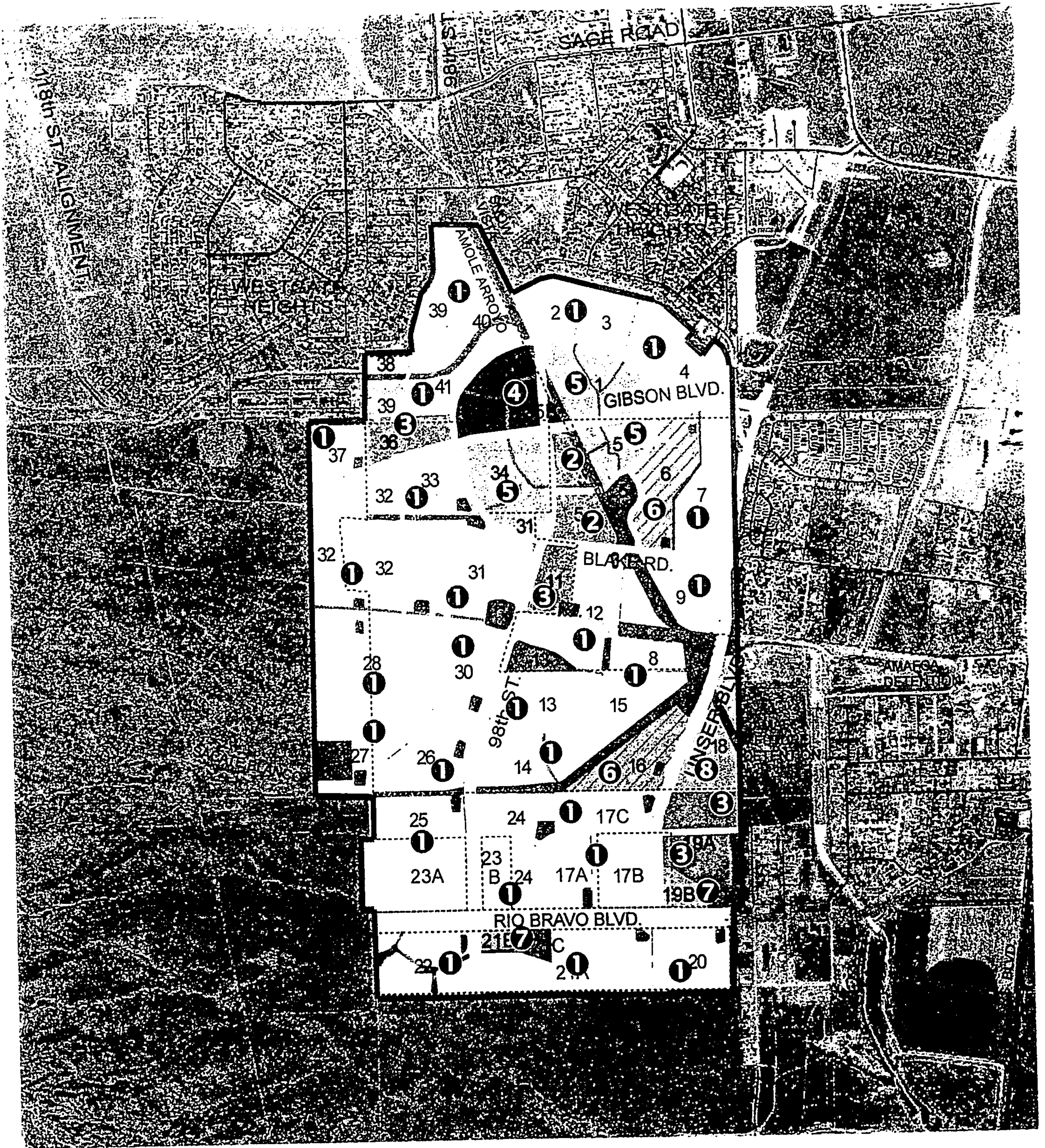
The R.B.S.D.P. also calls for vacation of the westerly portion of Blake Road. Blake Road is currently a dirt road used for access by the adjacent neighborhood. I ask for a waiver to vacate Blake Road at this time.

I look forward to working with Planning Department and the vicinity neighborhood associations to insure an orderly development of the southwest mesa.

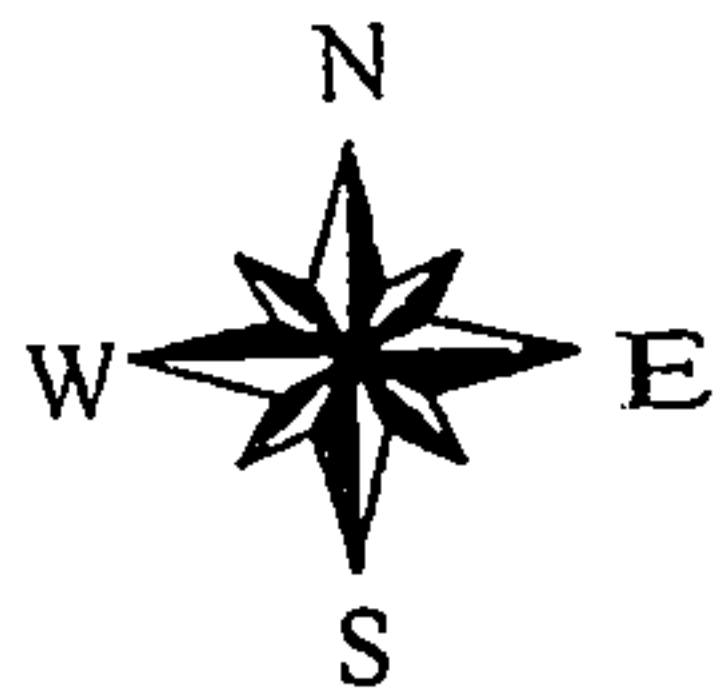
Sincerely,

  
Thomas F. Salazar

# RIO BRAVO SECTOR PLAN - AMENDMENT NO. 1 - 1999



Rbbndy.shp  
Newowner.dwg



- ① "SU 2-SF" (6 DU/AC) TO RLT ZONE
- ② "SU 3-R-3" (30 DU/AC) TO SU-1, R-2 AND R-T RESIDENTIAL ZONE
- ③ "R-2" (20 DU/AC) TO R-2 ZONE, ALLOWING R-T AND RLT (UNCHANGED)
- ④ "SU 3-C-2" TO C-2 ZONE (UNCHANGED)
- ⑤ "O-1 AND C-2" AND "SU 3-O-1/C-2" TO SU-1 MIXED USE
- ⑥ "O-1" AND SU 3-C-1 AND C-2" TO SU-1 MIXED USE
- ⑦ "SU 1-O-1 AND C-2" AND SU 1-C-1 " TO SU-1 C-1 ZONE
- ⑧ "I-P" TO I-P ZONE (UNCHANGED)

**ILLUSTRATION 8**  
**LAND USE AND**  
**REVISED**  
**ZONE CLASSES**

for  
SALAZAR-DAVIS  
in  
BERNALILLO COUNTY, NEW MEXICO

LEGAL DESCRIPTION:

A certain tract of land situate within projected Section 4, T 9 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico within the Town of Atrisco Grant, Bernalillo County, New Mexico, being comprised of a portion of Tract 1 of the plat known as SALAZAR-DAVIS TRACTS within the Town of Atrisco Grant, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C30, Folio 91 and being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract 1, being a Brass cap in place, said corner being common to Sections 4, 5, 8 and 9, T 9 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico; thence from said point of beginning, N 00° 01' 31" E, 2827.11 feet to a point; thence, S 82° 43' 49" E, 307.37 feet to a point; thence, S 80° 41' 51" E, 212.96 feet to a point; thence, N 03° 50' 21" W, 1043.17 feet to a point; thence, N 82° 28' 52" W, 420.15 feet to a point; thence, N 82° 23' 54" W, 28.49 feet to a point; thence, N 00° 01' 31" E, 77.60 feet to the Northwest corner; thence, S 89° 29' 20" E, 2432.58 feet to the Northeast corner; thence, S 00° 10' 35" W, 363.33 feet to a point of curvature; thence, Southwesterly along a curve to the right with a central angle of 19° 12' 09", having a radius of 1400.00 feet, a distance of 467.02 feet to a point of tangency; thence, S 19° 22' 44" W, 1475.74 feet to a point; thence, S 89° 47' 59" E, 2817.50 feet to a point; thence, N 15° 18' 13" E, 166.31 feet to a point; thence, S 24° 31' 44" E, 177.63 feet to a point; thence, S 55° 30' 25" W, 2598.63 feet to a point; thence, S 34° 30' 28" E, 149.89 feet to a point; thence, N 55° 30' 34" E, 3082.13 feet to a point; thence, S 00° 11' 34" W, 1851.30 feet to the Southeast corner, being the Section corner common to Sections 3, 4, 9 and 10; T 9 N, R 2 E, N.M.P.M.; thence, N 89° 47' 54" W, 5276.52 feet along the Section line common to said Sections 4 and 9 to the point of beginning and containing 299.534 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify to \_\_\_\_\_

as provided in the Title binder NONE PROVIDED  
N/A dated N/A, 1995.