

13



Completed
9/2/04
CS

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 03DRB-01379 (P&F)
Project Name: HYDER-MAISEL, LANDS OF ROBT. JOHNSON, NMSHTD AIRSPACE
Agent: Jeff Mortensen & Associates

Project # 1001984
Phone No.: 345-4250

Project Number

1001984

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

13



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 03DRB-01379 (P&F)

Project # 1001984

Project Name: HYDER-MAISEL, LANDS OF ROBT. JOHNSON, NMSHTD AIRSPACE

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 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.**
- AGIS DXF File approval required.** OK
- Copy of recorded plat for Planning.**

Project Number

1001984

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1001984

Subdivision Name: Lands of the Richardson Family Trust

Surveyor: Charles G. Cala, Jr.

Company/Agent: Jeff Mortensen & Associates, Inc.

Contact Person: Debbie Trujillo E-mail: _____

Phone: _____ Fax: _____

DXF Received Date: 8/17/2004

Hard-Copy Date: 8/17/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Charles G. Cala, Jr.

8/18/04

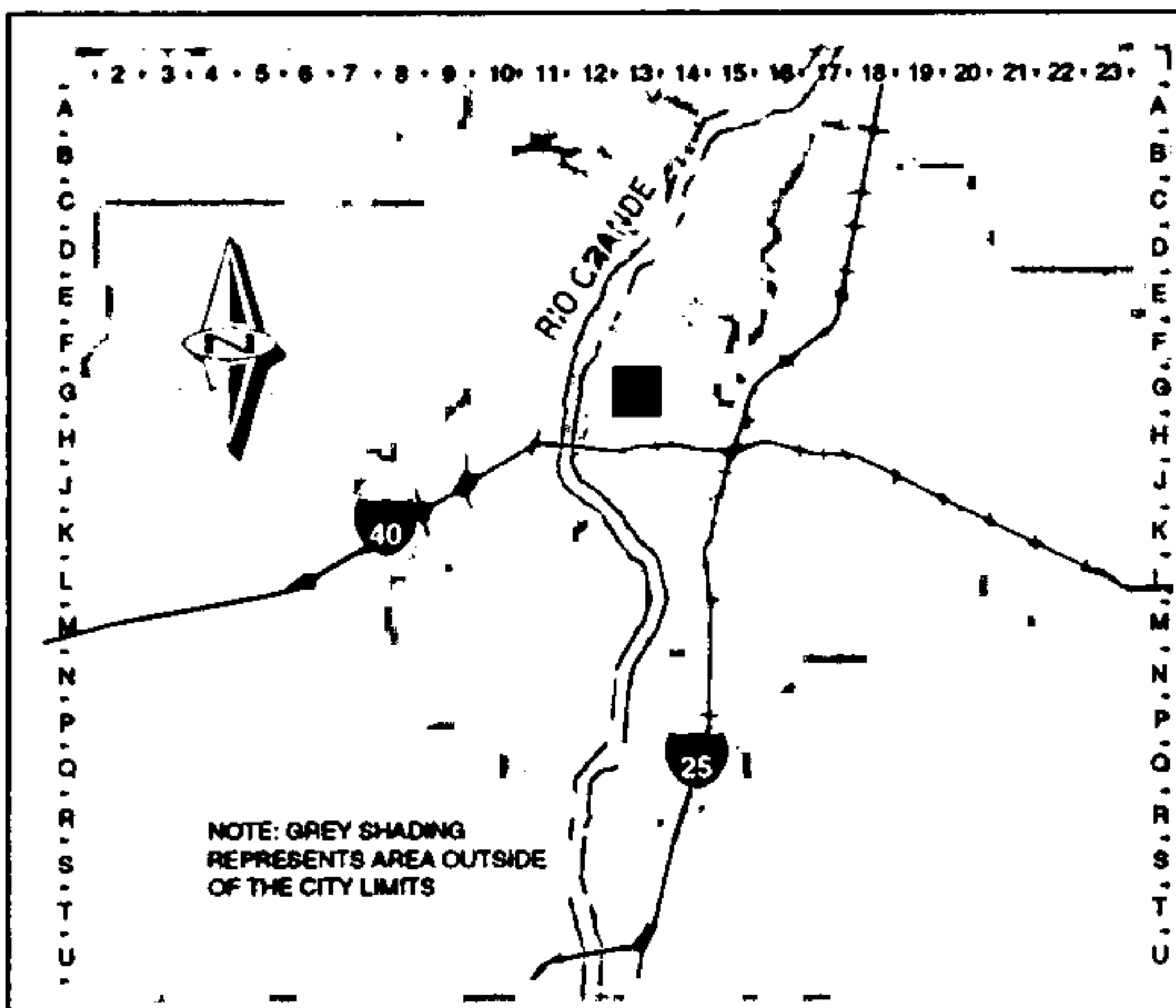
Approved

Date

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only

Copied cov1984 to agiscov on 8/18/2004. Contact person notified on 8/18/2004



Address Map Page:

G-13

Symbol Legend

- Unincorporated Areas
- Parcel Boundaries
- Easement Lines
- Freeway Lanes



These addresses are for information purposes only and are not intended for address verification.



© Copyright 2004

Map amended through: July, 2004



· 01
· 01
· 01

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 25, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000352**
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of
Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] [*Deferred from 8/25/04*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of
Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan
BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [*Deferred from 8/18/04*] (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-
Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04 & 7/28/04] (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [Deferred from 7/14/04 & 7/21/04] (B-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] [Deferred from 8/25/04] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94th ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. - **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

- 04DRB-01272 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat
Approval
04DRB-01313 Minor-Vacation of Private
Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION**, zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Deferred from 7/28/04*) (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). [*Final Plat was indefinitely deferred on 2/18/04*] (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 ESTABLISHED 1977

2001.024.4
 August 18, 2004

Claire Senova
 Planning Department
 City of Albuquerque
 Albuquerque, NM 87103

Re: Final Plat Approval
 DRB Project # 1001984
 Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with NMSHTD
 Airspace Parcel B-13-5

Dear Claire:

Listed below are the items that have changed from the approved Preliminary Plat dated August 14th for the above described project:

1. The Dedication and Free Consent statement with the verbiage of warrant and indefeasible title language. (Sheet 1 of 5)
2. Keyed note 2 is now Easement to remain unchanged. (Sheet 2 of 5)
3. Sheet 3 of 5 is Easement Table and Boundary Table
4. Decel Lane is clarified and matches the work order plan.
5. New Easements added for Utility Improvement (keyed notes 8-13 Sheet 2 of 5)
6. Reference to the upcoming Release of documentary easements by PNM and Qwest (Sheet 2 of 5)
7. Reference to the State Highway Department Lease Control Line (Sheets 4 and 5)

If you have any questions or comments regarding this letter or if we can be of assistance please feel free to call Chuck or me at the office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo
 Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Guy Jackson – BPLW Architect and Engineers, Inc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
8/25/04 DRB COMMENTS**

ITEM # 13

PROJECT # 1001984 APPLICATION # 04-01379

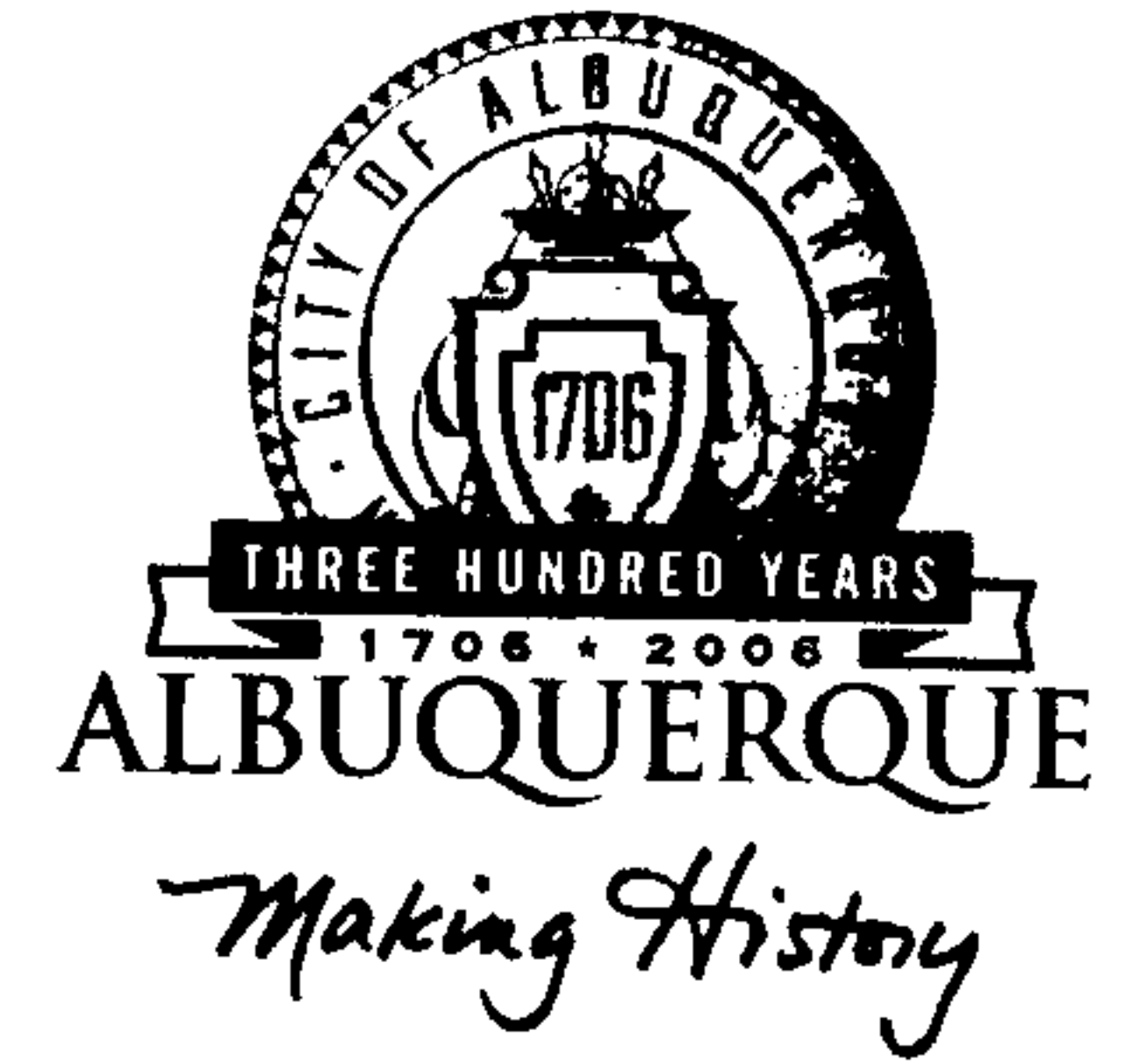
**RE: Hyder-Maisel Subdivision, Tract A, Lands of RL Johnson & NMSHTD
Airspace Parcel B-13-5/final plat**

No objection.

AGIS dxf is approved.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001984

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

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: August 25, 2004

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 A.M.

Adjourned: 2:25 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

- 04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat
Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-
CONTRACTORS, LLC request(s) the above action(s) for
all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF
NEW MEXICO, (to be known as **MARNA LYNN**
SUBDIVISION zoned R-1, located on MARNA LYNN AVE
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). [REF:
04DRB-00037] [*Deferred from 7/14/04*] (C-12)
DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS**
OF HORIZON CORPORATION, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred*
from 7/14/04] (B-11) **DEFERRED AT THE AGENT'S**
REQUEST TO 7/28/04.

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON**
CORPORATION REPLAT OF TRACT H, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC**
Case Planner] [*Deferred from 7/14/04*] (B-11) **DEFERRED**
AT THE AGENT'S REQUEST TO 7/28/04.

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

11. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan
Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, LANDS OF CONRADO GARCIA, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [**Russell Brito, EPC Case Planner for Simon Shima**] (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, **M.R.G.C.D. MAP 29**, zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] [Debbie Stover, EPC Case Planner] (E-15) **THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.**

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, **VENTANA SQUARE @ VENTANA RANCH**, zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] [Debbie Stover, EPC Case Planner] (B-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.**

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, LANDS OF SPRINGER BUILDING MATERIALS CORP., zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, JJ SUBDIVISION, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

18. **Project # 1000908**
04DRB-01064 Minor-Extension of
Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **PARK & DRAINAGE MANAGEMENT AREA, EL RANCHO ATRISCO SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984** --
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION, and Tract(s) A, LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, ALBRIGHT-MOORE ADDITION, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3**, zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION**, zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04 & 7/14/04*) (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B**, zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTROYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC**, zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
July 14, 2004 Comments**

ITEM # 21


PROJECT # 1001984 APPLICATION #04-01379

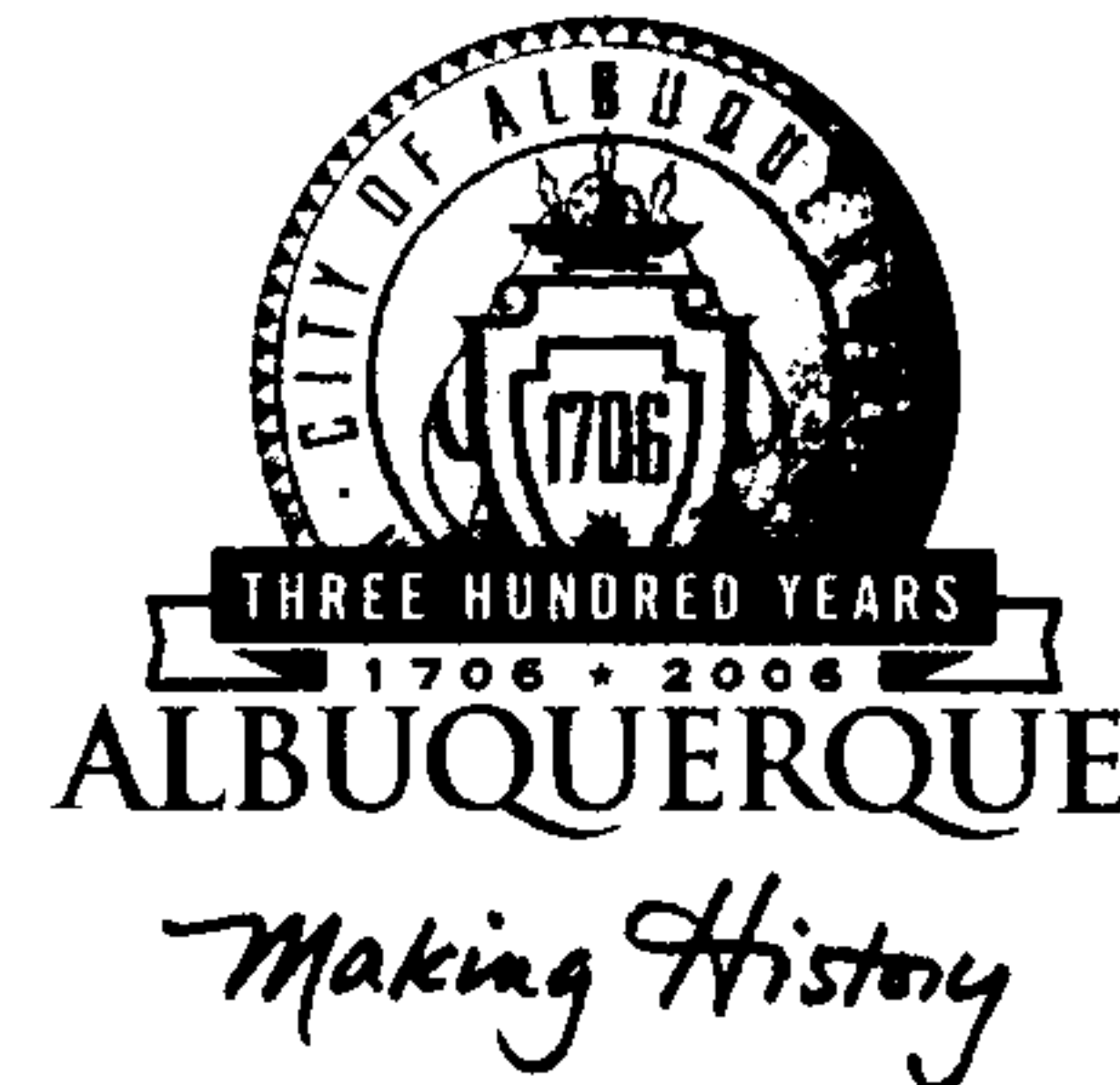
Re: Rich Ford/minor plat

This language should be added under "Dedication & Free Consent": "Said owners warrant that they hold complete & indefeasible title in fee simple to the land subdivided" on the final plat.

Applicant may file the plat. Please provide Planning with a recorded copy of the plat to close the file.

AGIS dxf approval is required.


Sheran, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001984

AGENDA ITEM NO: 21

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:

P.O. Box 1293

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

Albuquerque, NM

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

www.cabq.gov

RESOLUTION:

signal I.L.

indef.

~~*FP 7-20-04*~~

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 14, 2004

8/27/03

Indefinitely deferred for
corrections to plat.

~~Tobson final plat.~~

Utility easement locations



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 27, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001276**
03DRB-01287 Major-Two Year SIA

DEAN & TRICIA ABBOTT request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) B, **ALBUQUERQUE WEST**, zoned SU-1 special use zone/ PDA / C-3, located on PARADISE BLVD NW, between GOLF COURSE RD NW and EAGLE RANCH RD NW containing approximately 1 acre(s). [REF: 01DRB-01062, 01EPC-00744, Z-83-89] (C-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001043**
03DRB-01288 Major-Bulk Land
Variance
03DRB-01289 Major-Vacation of
Public Easements
03DRB-01290 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE**, zoned R-1, located on MCMAHON BLVD NW and BANDELIER DR NW, between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 01DRB-01200 / 01DRB-01201, 01DRB-01202, 01DRB-01037 / 01DRB-00153] (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 03DRB-01377 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE** zoned SU-1 for R-2, O-1, & C-1 Uses, located on MCMAHON BLVD NW between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 03DRB-01288, 01289 and 01290](A-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CONFIRM THAT THE PLAT IS CONSISTENT WITH THE TRANSPORTATION PLANNING AGREEMENT AS AMENDED AND PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat
Approval
03DRB-01060 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION**, zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/21/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT OR WORK ORDER: THE GRADING PLAN SHALL BE REVISED TO BETTER REFLECT TRANSPORTATION'S COMMENTS ON SENECA DRIVE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF CROCUS AND SAFFRON. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat
Approval
03DRB-01201 Major-Vacation of Public
Easements
03DRB-01202 Major-Vacation of Public
Easements
03DRB-01203 Major-Vacation of Public
Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] [Deferred from 8/13/03] (P-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF RIO LARGO. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

6. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat
Approval
03DRB-01209 Major-Vacation of Public
Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: 56-FEET OF RIGHT-OF-WAY SHALL BE PROVIDED ADJACENT TO THE PARK WHERE A 36-FOOT STREET IS CONSTRUCTED OR ADEQUATE PUBLIC SIDEWALK EASEMENTS SHALL BE PROVIDED WITHIN TRACT F. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project #1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] [*Deferred from 8/20/03 and 8/27/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] [*Deferred from 7/23/03, 8/13/03 and 8/27/03*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan
BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS**, zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03*](C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer
SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

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

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

9. **Project # 1000080**
03DRB-01352 Minor-SiteDev Plan
BldPermit/EPC

RHOMBUS P.A., INC. agent(s) for ALBUQUERQUE NORTH CONGREGATION OF JEHOVAH'S WITNESSES, request(s) the above action(s) for all or a portion of Lot(s) 15-A-1, **NEW HARWOOD ADDITION**, zoned SU-1 special use zone, for Church & Related Fac., located on SAN CLEMENTE DR NE, between 4TH ST NW and HARWOOD LATERAL containing approximately 1 acre(s). [REF: 02EPC-01473] [**CYNTHIA BORREGO, EPC CASE PLANNER**] (G-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001335**
03DRB-01305 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for SANTONIO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5A, AND 6A, Block(s) 2, **SANDIA RESEARCH PARK**, zoned SU-1 for IP, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: 03EPC-00920, Z-86-64-2] **[MAKITA HILL, EPC CASE PLANNER] (M-21) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CALL OUT PEDESTRIAN SIDEWALK IN PARKING LOT, EXISTING WATER SERVICE SIZE AND THAT REQUIRED FOR BUILDING, REMOVAL OF SOUTHEAST EXISTING METER BOX AND SHUT OFF OF CORP. STOP AT WATER MAIN AND TRANSPORTATION DEVELOPMENT TO VERIFY OFFSITE MITIGATION REQUIREMENTS AND 50-FOOT OFFSET OF DRIVE PADS.**

03DRB-01380 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HEEL INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 and 6, **SANDIA RESEARCH PARK**, zoned SU-1 IP uses, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK SE containing approximately 4 acre(s). [REF: Z-86-64-2, 03EPC-00920] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan
BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] *[Deferred from 7/9/03, 8/6/03 and 8/27/03]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002384**
03DRB-01369 Minor-Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE (to be known as **RANCHO ENCANTADO DEL SUR**), zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 02DRB-01879] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
13. ~~**Project # 1001984**~~
03DRB-01379 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (J-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat
Approval
- WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION**, zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730][*Deferred from 8/20/03*] (L-9) **DELEGATED OFF THE AGENDA 8/26/03.**

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

15. **Project # 1000057**
03DRB-01365 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for
BRADBURY & STAMM PASEO LTD request(s) the
above action(s) for all or a portion of Tract(s) F1,
LANDS OF **SPRINGER CORPORATION**, zoned SU-
2 for M-1, located on PASEO DEL NORTE NE,
between WASHINGTON ST NE and EDITH BLVD NE
containing approximately 7 acre(s). [REF: AX-77-29,
DRB-96-433, 00DRB-00313, 99DRB-00056] (C-16)
**THE ABOVE REQUEST WAS REVIEWED AND
COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for August 13, 2003. **MINUTES WERE
APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 27, 2003 Comments**

ITEM # 13

PROJECT # 1001984

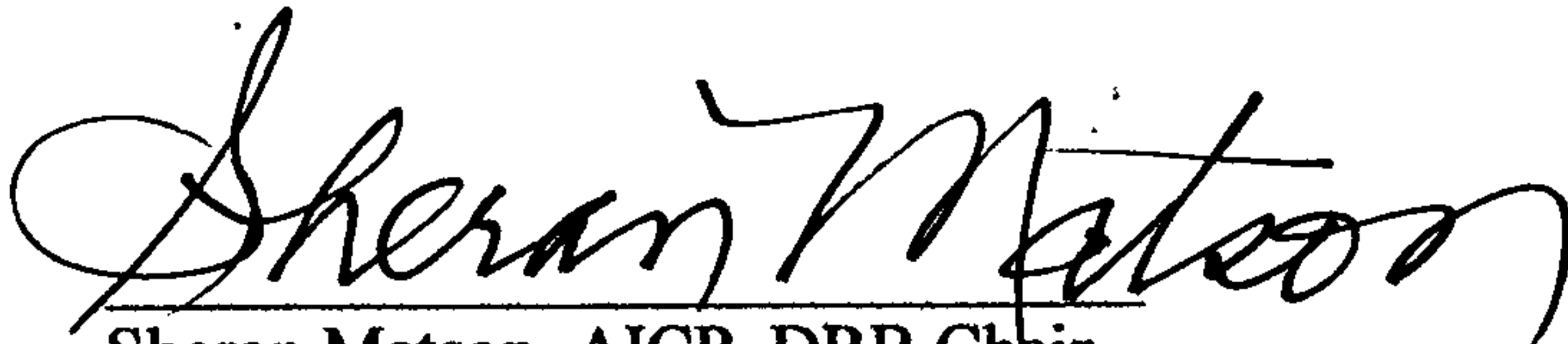
APPLICATION # 03DRB-01379

**RE: Hyder-Maisel Subdivision, Lands of Robert Johnson & NMSHTD Airspace
Parcel B-13-5**

The signature block need to be revised prior to DRB sign off on the final plat.

AGIS dxf file approval is required before Planning signs the final plat.

Please be sure Planning receives a final copy of the recorded plat to close the file.


Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001984

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED in def X; 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: August 27, 2003



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

8-21-2003

6. Project # 1001984

03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSTON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

At the August 20, 2003, Development Review Board meeting, the Vacations were approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. 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.
6. The final plat must dedicate all required easements for waterline relocation and cannot be recorded until all waterline relocations have been completed and accepted by the City.
7. An Infrastructure List will be required as a condition of Preliminary Plat approval.

The above request was reviewed and comments were given.



OFFICIAL NOTICE OF DECISION
PAGE 2

03DRB-01344 Minor-SiteDev Plan Subd/EPC
03DRB-01345 Minor-SiteDev Plan BldPermit/EPC

BPLW ARCHITECTS & ENGINEERS, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION** and Tract(s) A, **LANDS OF ROBERT L. JOHNSTON**, zoned C-2 community commercial zone, P (SC), located on LOMAS BLVD NE, EAST OF WYOMING BLVD NE and SOUTH OF I-40 FREEWAY NE containing approximately 18 acre(s). [REF: 02EPC-00826 & 27 SDP, S/D& B/P, 02EPC-00828 ZMA] [**JUANITA VIGIL, EPC CASE PLANNER**] (J-20)

At the August 20, 2003, Development Review Board meeting, the site plan for subdivision was approved with final sign off delegated to Utilities Development for a correct utility plan, to verify pipe sizes and domestic meter location.

The site plan for building permit was approved with final sign off delegated to Utilities Development for a correct utility plan, to verify pipe sizes and domestic meter location.

If you wish to appeal this decision, you must do so by September 4, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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


Sheran Matson, AICP, DRB Chair

cc:Rich Ford c/o Dennis Snyder, Gen. Mgr., 8601 Lomas Blvd NE, 87112
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
La Mesa Community Improvement Assn., P.O. Box 8262, 87198-8262 Attn: John Bulten
BPLW Architects & Engineers Inc., 6200 Uptown Blvd NE, Suite 400, 87110
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001984 AGENDA#: 6 DATE: 8.20

1. Name: Chad Cola Address: J. Mas Assoc Zip: _____

2. Name: Rebie L. Inyilla Address: J. Mas Assoc Zip: _____

3. Name: Guy Jackson Address: BP&W 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: _____



A handwritten signature in black ink, appearing to be "JL" or similar initials.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2003

Project # 1001984

- 03DRB-01244 Major-Vacation of Public Easements
- 03DRB-01245 Major-Vacation of Public Easements
- 03DRB-01246 Major-Vacation of Public Easements
- 03DRB-01247 Major-Vacation of Public Easements
- 03DRB-01248 Major-Vacation of Public Easements
- 03DRB-01249 Major-Vacation of Public Easements
- 03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

- | | |
|--|-----------------------|
| AMAFCA | No adverse comments. |
| COG | No adverse comments. |
| Transit | No comments received. |
| Zoning Enforcement | Reviewed, no comment. |
| Neighborhood Coor. | |
| Letters sent to East End Historical (R), La Mesa (R) and Mesa Village (R) Neighborhood Assn. | |
| APS | No comments received. |
| Police Department | No adverse comments. |
| Fire Department | No adverse comments. |
| PNM Gas | |

PNM Gas Services objects to Project # 1001984 because there are gas mains located within the easements in the property on Lomas between Wyoming Blvd. NE and I-40.

PNM Electric

PNM retains the 20' easement because there are numerous OH and UG electric lines in the 20' easement labeled No. 1, which will need platted easements to cover them or will need to be removed by developer. The final plat will not be signed until the existing utilities have adequate easements. PNM approves the vacation of the former streets and reserved easements in those streets labeled No. 3 and No. 7. If the developer has any questions they can direct them to me or an engineer at the PNM Electric Service Center at 241-3425.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the vacation requests.

Transportation Development

How is access provided to tract "B", Lands of Robert Johnson? Refer to the agencies having interest in the easements for comments on the vacation action.

Parks & Recreation Defer to the affected agencies regarding the vacation requests. No adverse comment on the Sketch Plat.

Utilities Development No objection to Vacation requests with the following condition: Final Plat must dedicate all required easements for water line relocations and can not be recorded until all water line relocations have been completed and accepted by the City. An Infrastructure List will be required as a condition of Preliminary Plat approval.

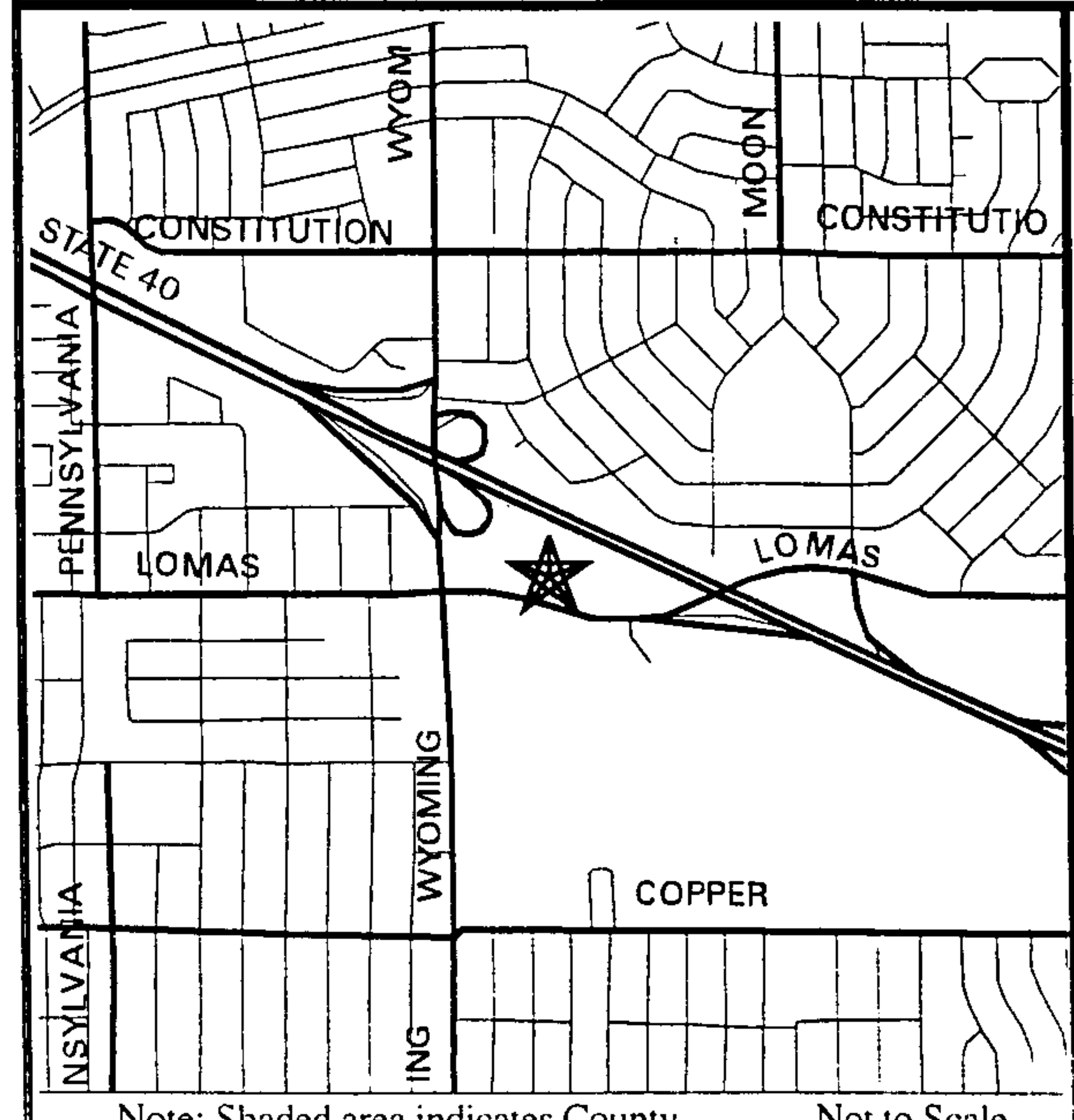
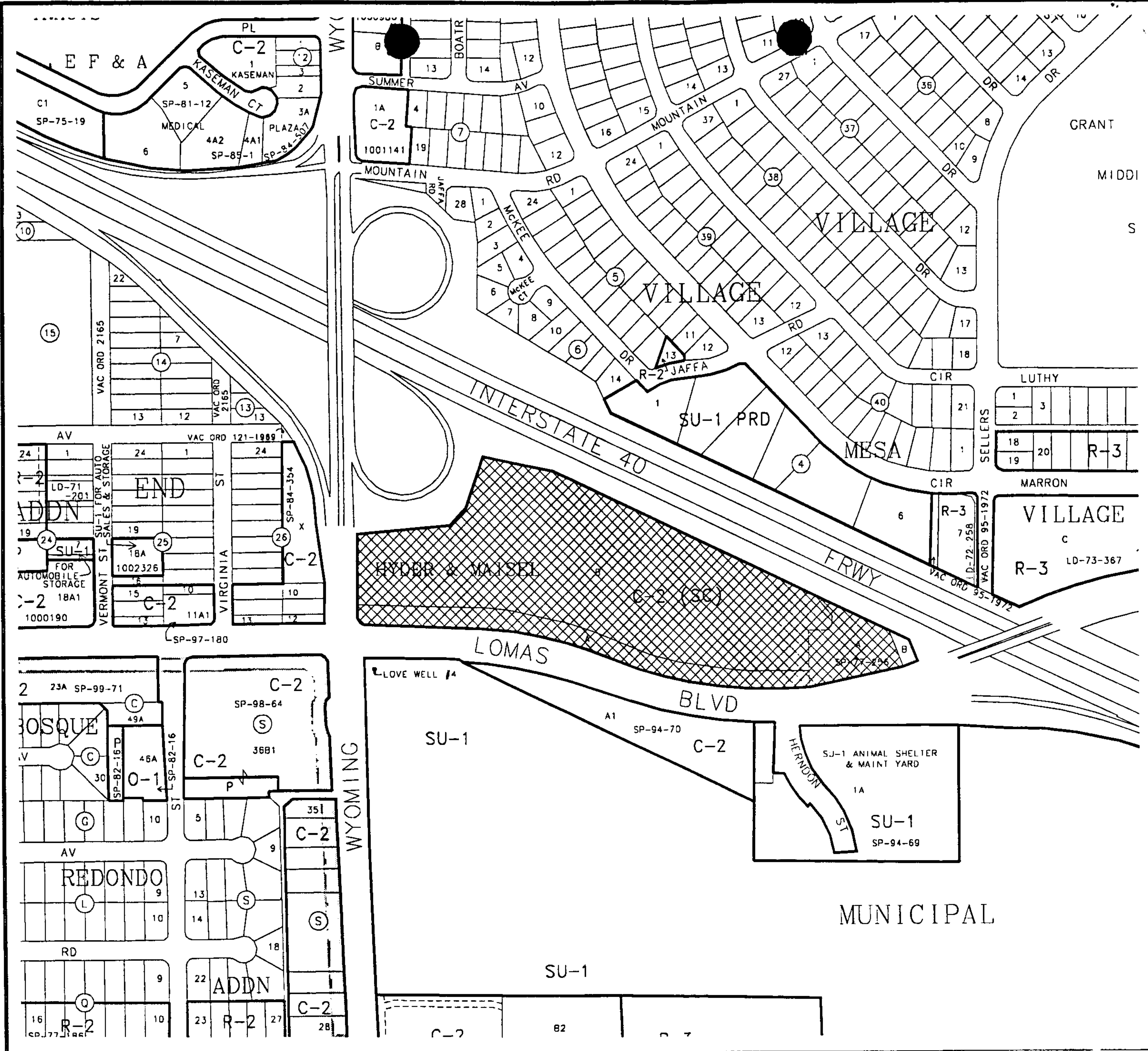
Planning Department

Agent will bring a color coded copy of the vacation exhibit to the hearing. An explanation of what is planned for the sketch plat should also be given. No objection to the vacation requests. Applicant has one year to record a plat showing these vacations.

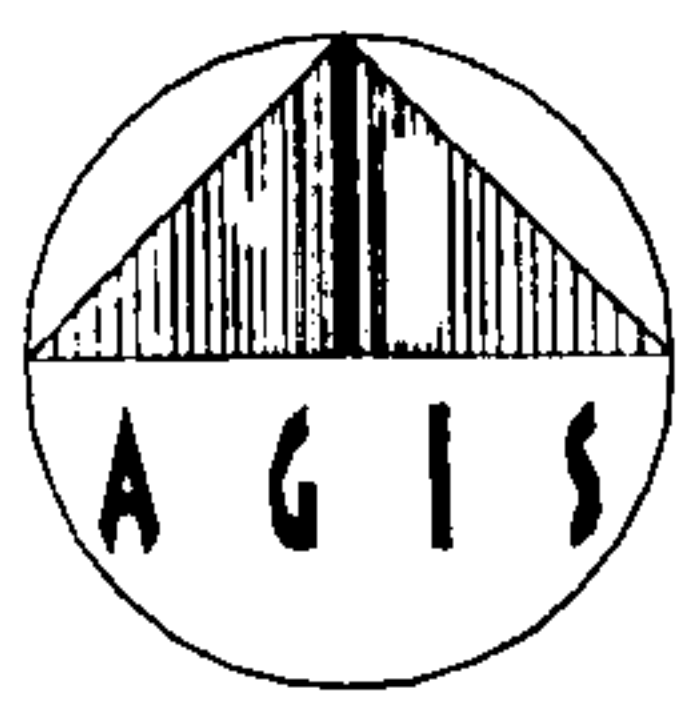
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Rich Ford, c/o Mr. Dennis Snyder, General Manager, 8501 Lomas Blvd NE, 87112

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109



ZONING MAP



Scale 1"=471'

PROJECT NO.
1001984

HEARING DATE
8-20-03

MAP NO.
J-20

ADDITIONAL CASE NUMBER(S)
03DRB-01243
03DRB-01244
03DRB-01245

03DRB-01246
03DRB-01247
03DRB-01248
03DRB-01249

Note: Shaded area indicates County Not to Scale



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 20, 2003

Project # 1001984

03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	

Letters sent to East End Historical (R), La Mesa (R) and Mesa Village (R) Neighborhood Assn.

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	

PNM Gas Services objects to Project # 1001984 because there are gas mains located within the easements in the property on Lomas between Wyoming Blvd. NE and I-40.

PNM Electric

PNM retains the 20' easement because there are numerous OH and UG electric lines in the 20' easement labeled No. 1, which will need platted easements to cover them or will need to be removed by developer. The final plat will not be signed until the existing utilities have adequate easements. PNM approves the vacation of the former streets and reserved easements in those streets labeled No. 3 and No. 7. If the developer has any questions they can direct them to me or an engineer at the PNM Electric Service Center at 241-3425.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation requests.

Transportation Development

How is access provided to tract "B", Lands of Robert Johnson? Refer to the agencies having interest in the easements for comments on the vacation action.

Parks & Recreation

Defer to the affected agencies regarding the vacation requests. No adverse comment on the Sketch Plat.

Utilities Development

No objection to Vacation requests with the following condition: Final Plat must dedicate all required easements for water line relocations and can not be recorded until all water line relocations have been completed and accepted by the City. An Infrastructure List will be required as a condition of Preliminary Plat approval.

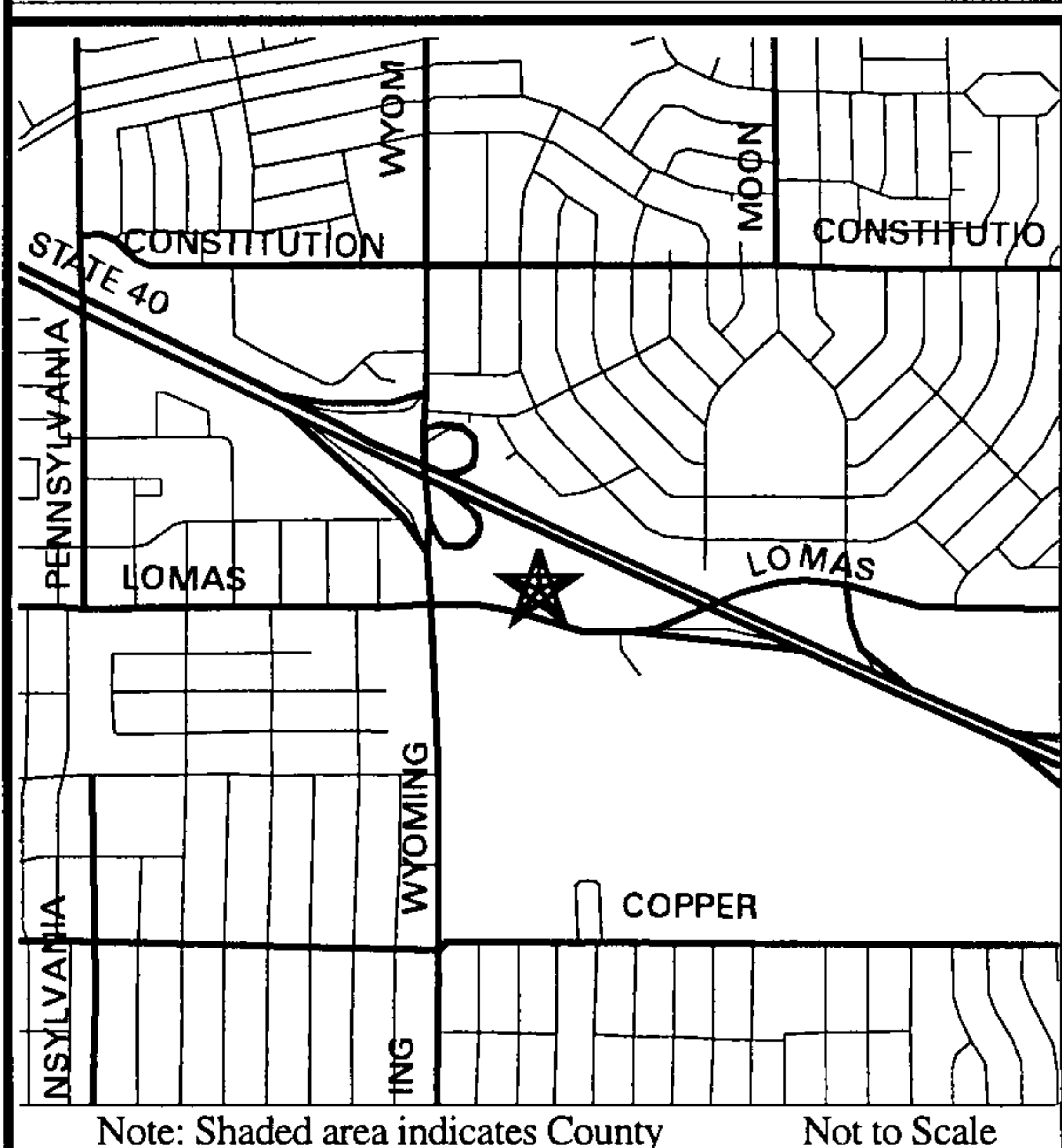
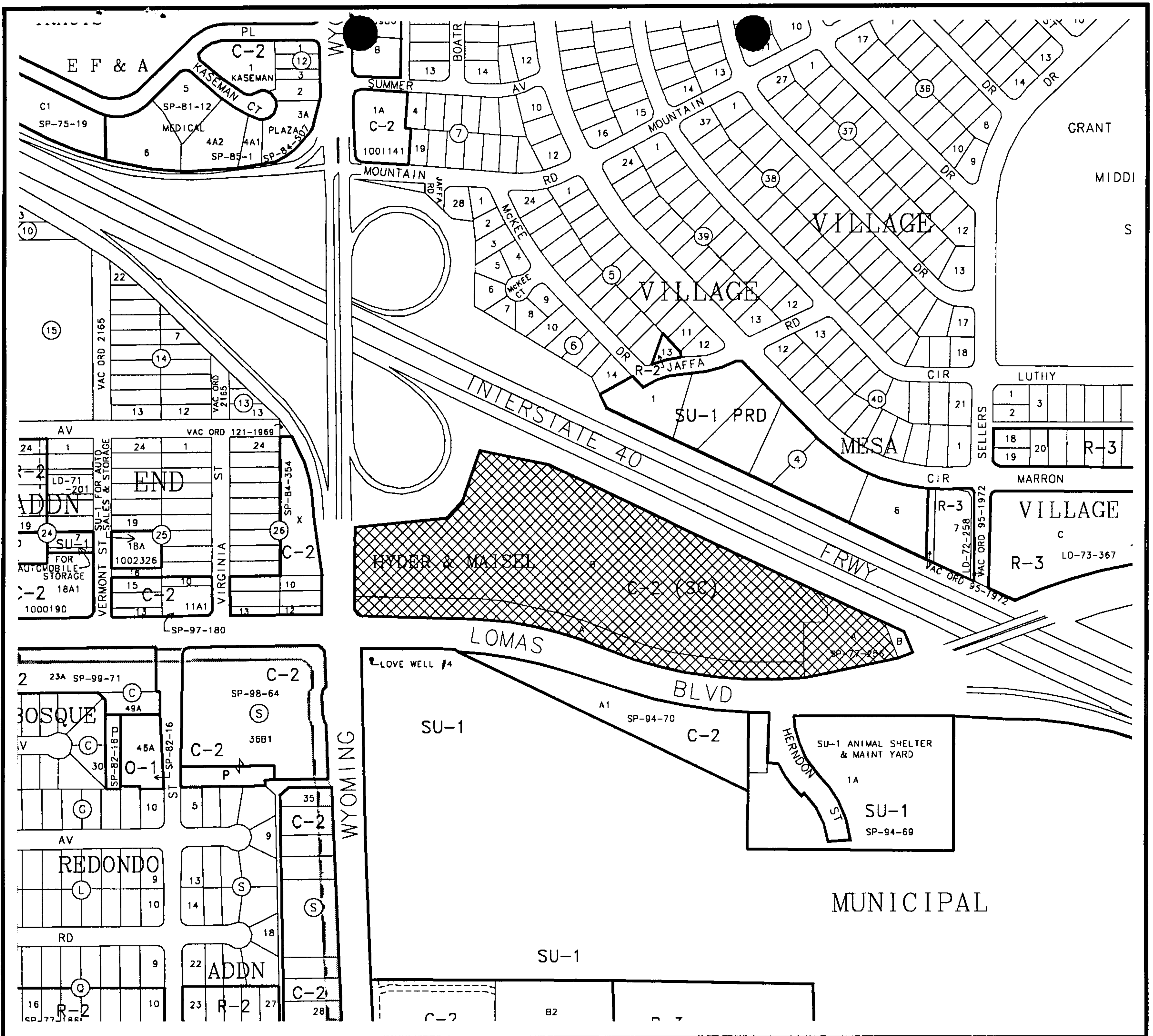
Planning Department

Agent will bring a color coded copy of the vacation exhibit to the hearing. An explanation of what is planned for the sketch plat should also be given. No objection to the vacation requests. Applicant has one year to record a plat showing these vacations.

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

cc:Rich Ford, c/o Mr. Dennis Snyder, General Manager, 8501 Lomas Blvd NE, 87112

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109



ZONING MAP



Scale 1" = 471'

PROJECT NO.
1001984

HEARING DATE
8-20-03

MAP NO.
J-20

ADDITIONAL CASE NUMBER(S)
03DRB-01243
03DRB-01244
03DRB-01245

03DRB-01246
03DRB-01247
03DRB-01248
03DRB-01249



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1001984

03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

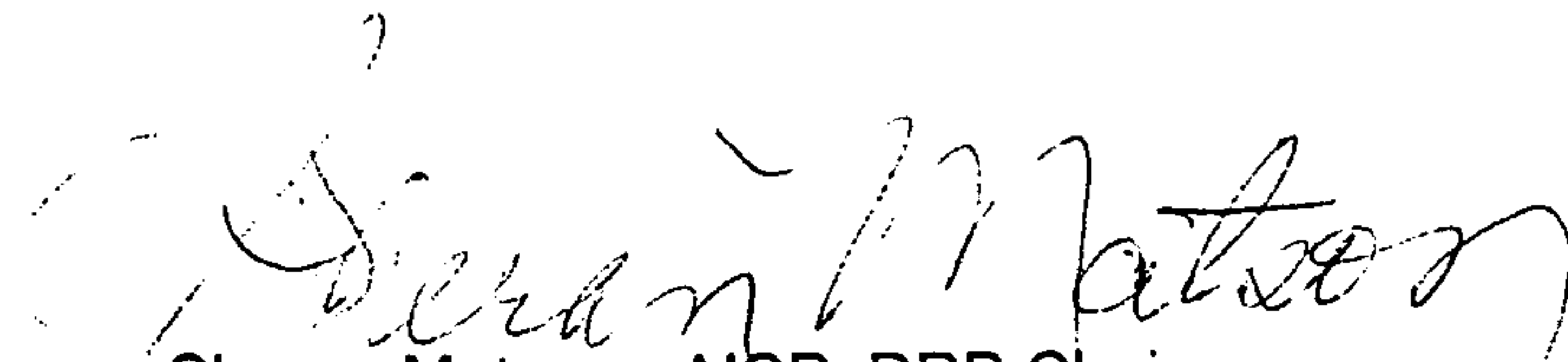
JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

Project # 1002525

03DRB-01263 Major-Preliminary Plat Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **VINEYARD COURT ESTATES**) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her 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, AUGUST 4, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 20, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1000269**
03DRB-01269 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16)
- Project # 1002201**
03DRB-01270 Major-Preliminary Plat Approval
- TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] (C-18)
- Project # 1001926**
03DRB-01224 Major-Vacation of Pub Right-of-Way
03DRB-01225 Major-Preliminary Plat Approval
- BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10)
- Project # 1001946**
03DRB-01271 Major-Vacation of Pub Right-of-Way
- BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)
- Project # 1002503**
03DRB-01268 Major-Preliminary Plat Approval
- WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, **VOLCANO CLIFFS SUBDIVISION** (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] (D-10)

SEE PAGE 2



8/20

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

PAGE 2

Project # 1001984

03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

Project # 1002525

03DRB-01263 Major-Preliminary Plat Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **VINEYARD COURT ESTATES**) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her 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, AUGUST 4, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 20, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000269

03DRB-01269 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16)

Project # 1002201

03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] (C-18)

Project # 1001926

03DRB-01224 Major-Vacation of Pub Right-of-Way

03DRB-01225 Major-Preliminary Plat Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10)

Project # 1001946

03DRB-01271 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)

Project # 1002503

03DRB-01268 Major-Preliminary Plat Approval

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known **UNSER CLIFFS SUBDIVISION**), zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] (D-10)

SEE PAGE 2



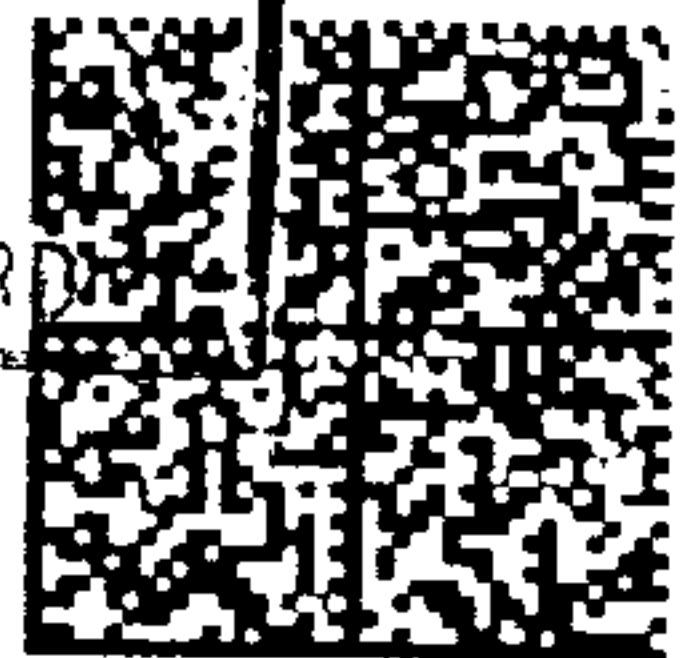
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



02 1A \$ 00.37⁰
J004329277 CG01 2002
MAILED FROM ZIP CODE 871

101905749750311518

ROGERS FAMILY LTD PARTNERSHIP
913 VIRGINIA NE
ALBUQUERQUE NM 87108

871034293



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

Meeting Date: 8-20-03

Zone Atlas Page: J 20-2

Notification Radius: 100 Ft.

Cross Reference and Location: _____

App#	03 DRB-01243
Proj#	1001984
Other#	03 DRB-01244 03 DRB-01245

03 DRB-01246
03 DRB-01247
03 DRB-01248
03 DRB-01249

Applicant: Rich Ford /o Mr. Dennis Snyder, General Manager

Address: 8601 Lomas Blvd NE, 87112

Agent: Jeff Mortensen & Associates

Address: 6010-B Midway Park Blvd NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug 4, 2005

Signature: K. T. [Signature]

RECORDS WITH LABELS

PAGE 1

102005801916830919 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101905852216741933 LEGAL: *3A REPL AT OF LT 3 & LT 4 KASEMAN MEDICAL PLAZA CD LAND USE:
PROPERTY ADDR: 00000 8316 KASEMAN CT NE
OWNER NAME: A-W PARTNERSHIP C/O DEMATOLOGY
OWNER ADDR: 08316 KASEMAN CT NE ALBUQUERQUE NM 87110

101905850016341935 LEGAL: LOT 4-A- 1 KASEMAN MEDICAL PLAZA (REPLAT LOT 4-A) C LAND USE:
PROPERTY ADDR: 00000 8314 KASEMAN CT NE
OWNER NAME: ATLAS JOSHUA J
OWNER ADDR: 04900 PASEO DEL REY NW ALBUQUERQUE NM 87120

102005802816330903 LEGAL: * 01 9 00 7MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 8513 MOUNTAIN RD NE
OWNER NAME: ENGELHARDT BRIAN SCOTT
OWNER ADDR: 05639 CAMBER DR SAN DIEGO CA 92117

102005803316330904 LEGAL: * 01 8 00 7MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 8517 MOUNTAIN RD NE
OWNER NAME: BRENN RUDOLPH A ETUX
OWNER ADDR: 08517 MOUNTAIN RD NE ALBUQUERQUE NM 87112

101905845009641101 LEGAL: B15 16 P L13 14 B10 L8-20 P5 6 7 22 21 B14 L13 15 LAND USE:
PROPERTY ADDR: 00000 1100 TEXAS NE
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: 00000 ALBUQUERQUE NM 87125

102005804014430401 LEGAL: * 02 8 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1172 JAFFA RD NE
OWNER NAME: REAVES LEROY M & JOYCE
OWNER ADDR: 01172 JAFFA RD NE ALBUQUERQUE NM 87112

102005804814430402 LEGAL: * 00 1 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 87111 MCKEE DR NE
OWNER NAME: PIND FERMIN N
OWNER ADDR: 01147 MCKEE DR NE ALBUQUERQUE NM 87112

102005805013830403 LEGAL: * 00 2 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1141 MC KEE DR NE
OWNER NAME: DUNLAP JENNIFER L
OWNER ADDR: 01141 MCKEE DR NE ALBUQUERQUE NM 87112

102005805113130404 LEGAL: * 00 3 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1137 MC KEE DR NE
OWNER NAME: GARCIA SHIRLEY M
OWNER ADDR: 01137 MCKEE DR NE ALBUQUERQUE NM 87112

102005805212230406 LEGAL: * 00 5 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1131 MC KEE CT NE
OWNER NAME: MARTINEZ AMY M
OWNER ADDR: 01131 MCKEE CT NE ALBUQUERQUE NM 87112

102005805011430407 LEGAL: * 00 6 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1129 MC KEE CT NE
OWNER NAME: LOVATO MARY
OWNER ADDR: 01129 MCKEE CT NE ALBUQUERQUE NM 87112

RECORDS WITH LABELS

PAGE 2

102005805510830408 LEGAL: * 00 7 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1127 MC KEE CT NE
OWNER NAME: SAAVEDRA JULIET
OWNER ADDR: 01127 MCKEE CT NE ALBUQUERQUE NM 87112

102005806310730409 LEGAL: * 00 8 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1125 MC KEE CT NE
OWNER NAME: CHEATHAM BETTY M & NICHOLAS P
OWNER ADDR: 01125 MCKEE NE ALBUQUERQUE NM 87112

102005807110230411 LEGAL: * 01 0 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1117 MC KEE DR NE
OWNER NAME: GALLEGOS ANGELA A
OWNER ADDR: 09724 EUCLID NE ALBUQUERQUE NM 87112

102005807709930412 LEGAL: * 01 1 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1113 MC KEE DR NE
OWNER NAME: BACA SALVADOR R
OWNER ADDR: 01805 CHESTNUT ALAMEDA CA 94501

102005808109630413 LEGAL: * 01 2 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1109 MC KEE DR NE
OWNER NAME: MARTINEZ VINCENT R
OWNER ADDR: 01413 MOON NE ALBUQUERQUE NM 87112

102005808409230414 LEGAL: * 01 3 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1105 MC KEE DR NE
OWNER NAME: MONTOYA JOE F ETUX
OWNER ADDR: 01105 MC KEE DR NE ALBUQUERQUE NM 87112

102005809008830415 LEGAL: * 01 4 00 6MESA VILLAGE SUBD LAND USE:
PROPERTY ADDR: 00000 1101 MC KEE DR NE
OWNER NAME: CLARK WM DALE
OWNER ADDR: 01101 MC KEE DR NE ALBUQUERQUE NM 87112

102005812307930417 LEGAL: * 00 2 00 4MESA VILLAGE LAND USE:
PROPERTY ADDR: 00000 1015 MARRON CIR NE
OWNER NAME: GILES GLYN M ETUX
OWNER ADDR: 01608 SAGEBRUSH CT SE ALBUQUERQUE NM 87123

102005810307930416 LEGAL: * 00 1 00 4MESA VILLAGE LAND USE:
PROPERTY ADDR: 00000 1015 MARRON CIR NE
OWNER NAME: GILES GLYN M ETUX
OWNER ADDR: 01608 SAGEBRUSH CT SE ALBUQUERQUE NM 87123

102005813606830418 LEGAL: * 00 3 00 4MESA VILLAGE LAND USE:
PROPERTY ADDR: 00000 1015 MARRON CIR NE
OWNER NAME: GILES GLYN M ETUX
OWNER ADDR: 01608 SAGEBRUSH CT SE ALBUQUERQUE NM 87123

101905850607741102 LEGAL: * 01 4 01 3EAST END ADD SW POR LOT 14 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HANRATTY VIRGINIA M
OWNER ADDR: 01635 TIERRA DEL RIO NW ALBUQUERQUE NM 87107

RECORDS WITH LABELS

PAGE 3

102005814806230419	LEGAL: * 00 4 00 4MESA VILLAGE PROPERTY ADDR: 00000 1015 MARRON CIR NE OWNER NAME: GILES GLYN M ETUX OWNER ADDR: 01608 SAGEBRUSH	LAND USE: CT SE ALBUQUERQUE	NM 87123
101905852403940713	LEGAL: TR X BLK 26 EAST END ADDN (REPLAT OF VAC PORT OF M PROPERTY ADDR: 00000 8520 MARBLE AVE NE OWNER NAME: HEIGHTS CLUB INC OWNER ADDR: 08520 MARBLE	LAND USE: NE ALBUQUERQUE	NM 87110
101905851106040714	LEGAL: * 02 3 02 6EAST END ADD N10FT L23 & L24 PROPERTY ADDR: 00000 1020 VIRGINIA ST NE OWNER NAME: TROUT GEORGE A & LUCERO ROGER OWNER ADDR: 01020 VIRGINIA	LAND USE: ST NE ALBUQUERQUE	NM 87110
102005816205130420	LEGAL: * 00 5 00 4MESA VILLAGE PROPERTY ADDR: 00000 1015 MARRON CIR NE OWNER NAME: GILES GLYN M ETUX OWNER ADDR: 01608 SAGEBRUSH	LAND USE: CT SE ALBUQUERQUE	NM 87123
102005808602430105	LEGAL: TR B -1 D F TRS A & B HYDER-MAISEL SUBD EXC SWLY POR PROPERTY ADDR: 00000 8601 LOMAS NE OWNER NAME: RICHARDSON PROPERTIES INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87190
101905851205340715	LEGAL: * 02 2 02 6EAST END ADD N20FT L22 X S 30FT L23 PROPERTY ADDR: 00000 1018 VIRGINIA ST NE OWNER NAME: PHILLIPS RUBIN ETUX THE PHILLI OWNER ADDR: 01018 VIRGINIA	LAND USE: ST NE ALBUQUERQUE	NM 87110
101905851204940716	LEGAL: * 02 1 02 6EAST END ADD N30FT L21 & S30FT L22 PROPERTY ADDR: 00000 1016 VIRGINIA NE OWNER NAME: JONES OSCAR C ETUX OWNER ADDR: 01016 VIRGINIA	LAND USE: NE ALBUQUERQUE	NM 87110
102005818504030421	LEGAL: * 00 6 00 4MESA VILLAGE PROPERTY ADDR: 00000 1015 MARRON CIR NE OWNER NAME: GILES GLYN M ETUX OWNER ADDR: 01608 SAGEBRUSH	LAND USE: CT SE ALBUQUERQUE	NM 87123
102005820503630422	LEGAL: *000 7 MA RRON PARK ADDN & VAC 22FT SELLERS DR & ALL PROPERTY ADDR: 00000 1001 MARRON CIR NE OWNER NAME: GILES GLYN M OWNER ADDR: 01608 SAGEBRUSH	LAND USE: CT SE ALBUQUERQUE	NM 87123
101905852801540704	LEGAL: 026W LY 1 44 FT LOT 10 EAST END ADD PROPERTY ADDR: 00000 WYOMING BLV NE OWNER NAME: GARCIA ANNIE N & GARCIA INVEST OWNER ADDR: 01507 PLAZA ENCANTADA	LAND USE: NW ALBUQUERQUE	NM 87107
101905852801140703	LEGAL: 0026 EAST END ADD LOT 11 EXCEPT EAST PORTION PROPERTY ADDR: 00000 LOMAS BLV NE OWNER NAME: GARCIA ANNIE N & GARCIA INVEST OWNER ADDR: 01507 PLAZA ENCANTADA	LAND USE: NW ALBUQUERQUE	NM 87107

RECORDS WITH LABELS

PAGE 4

102005716952920310	LEGAL: TRAC T A PLAT OF DIVISION OF "LAND OF ROBERT JOHNST PROPERTY ADDR: 00000 8601 LOMAS BLV NE OWNER NAME: RICHARDSON PROPERTIES INC C/O OWNER ADDR: 04201 BEE CAVES	LAND USE: RD AUSTIN	TX 78746
101905852800840702	LEGAL: LT 1 2 BL K 26 EXC SOUTH 20 FT TO R/W & EXC AN ADDIT PROPERTY ADDR: 00000 LOMAS BLV NE OWNER NAME: GARCIA ANNIE N & GARCIA INVEST OWNER ADDR: 01507 PLAZA ENCANTADA	LAND USE: NW ALBUQUERQUE	NM 87107
102005718552620320	LEGAL: TRAC T B PLAT OF DIVISION OF "LANDS OF ROBERT JOHNS PROPERTY ADDR: 00000 N/A OWNER NAME: ELLER MEDIA COMPANY ATTN: FINA OWNER ADDR: 02850 E CAMELBACK	LAND USE: RD PHOENIX	AZ 85016
102005728139010130	LEGAL: TR 4 MUN ICIPAL ADDN #2 EXC THOSE PORT OUT TO R/W A PROPERTY ADDR: 00000 9717 COPPER NE OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87103
101905749750311518	LEGAL: LT 3 6B-1 . BLK S PLAT DFLOT 36B-1. BLK S OF BOSQUE PROPERTY ADDR: 00000 LOMAS & WYOMING OWNER NAME: ROGERS FAMILY LTD PARTNERSHIP OWNER ADDR: 00913 VIRGINIA	LAND USE: NE ALBUQUERQUE	NM 87108
102005709050020201	LEGAL: TRAC T A- 1 PLAT OF TR A-1 MUNICIPAL ADDN NO 2 CONT PROPERTY ADDR: 00000 8800 LOMAS NE OWNER NAME: MILLER FAMILY REAL ESTATE L.L. OWNER ADDR: 05650 SOUTH STATE	LAND USE: ST MURRAY	UT 84107
102005718048020205	LEGAL: TRAC T 1- A PLAT OF TRS 1-A & 1-B MUNICIPAL ADDN NO PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87103



City of Albuquerque

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

Date: July 21, 2003

TO CONTACT NAME: Debie LeBlanc Jusillo
 COMPANY/AGENCY: Orin Mortensen & Assoc
 ADDRESS/ZIP: 6010-B Midway Park Blvd NE 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 7-21-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A & B, Hyde - Manuel Addition

zone map page(s) J-20

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

East End Historical + Cultural
 Neighborhood Association
 Contacts: Stephen Anderson
1010 Virginia St NE / 87110
256-2560 (h) 761-0560 (w)
Vernice Spenser
1028 Vermont St NE
256-3886 (h) 87110

La Mesa Community Improvement
 Neighborhood Association
 Contacts: John Bulten
123 Vermont NE
730-2209 (cell) 87108
Debby Molina
212 Espanola NE # A / 87108
268-5206 (h)

See reverse side for additional Neighborhood Association Information: YES NO

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,

Dalana L. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

.....
 Attention: Both contacts per neighborhood association need to be notified.

→ Back

Additional Neighborhood Association Information

Mesa Village
 Neighborhood Association
 Contacts: Nancy Dodge
1100 McKee Dr NE
275-0007 (W) 87112
Leslie Arbogast
1121 Lester Dr NE
293-4157 (W) 87112

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

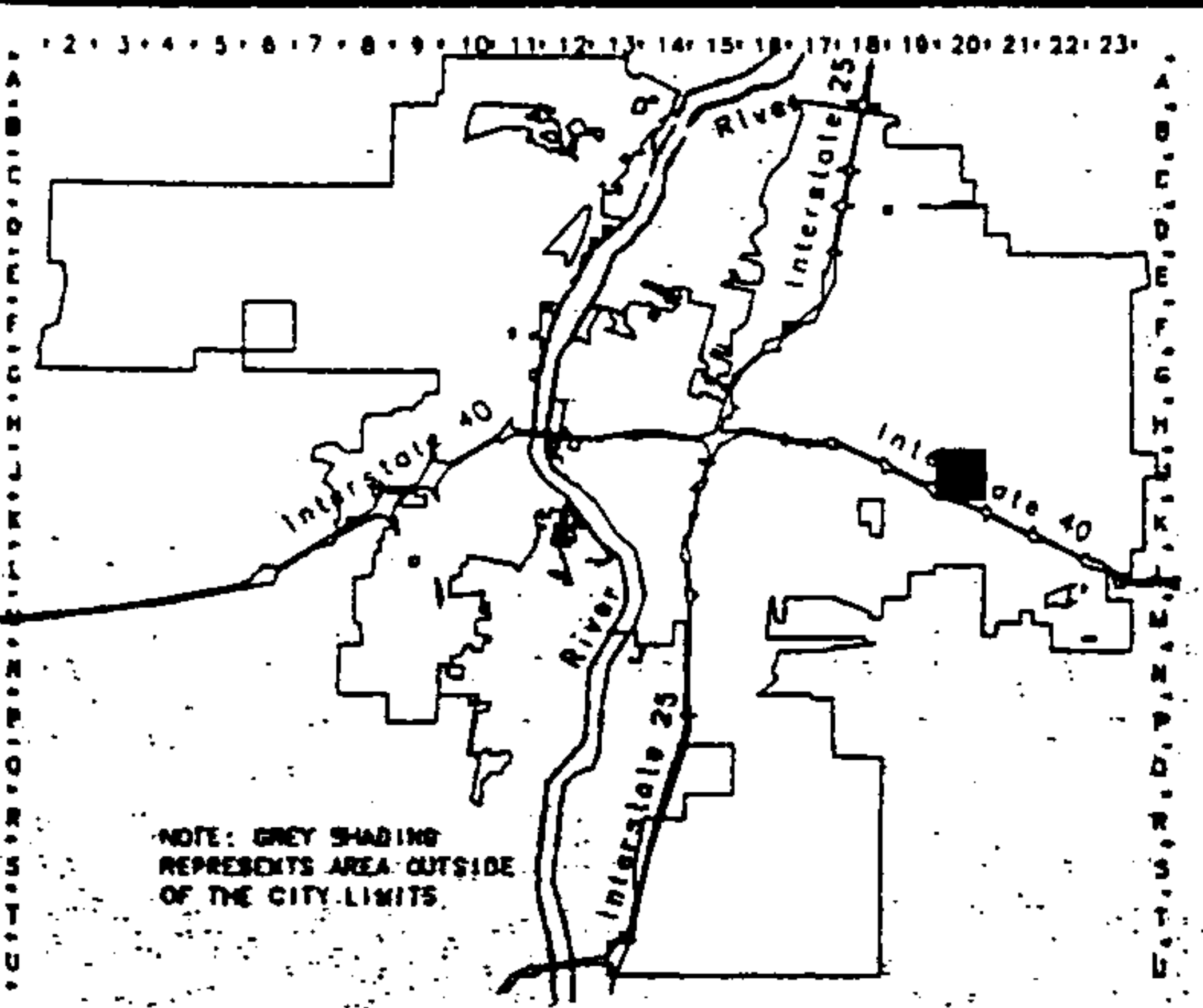
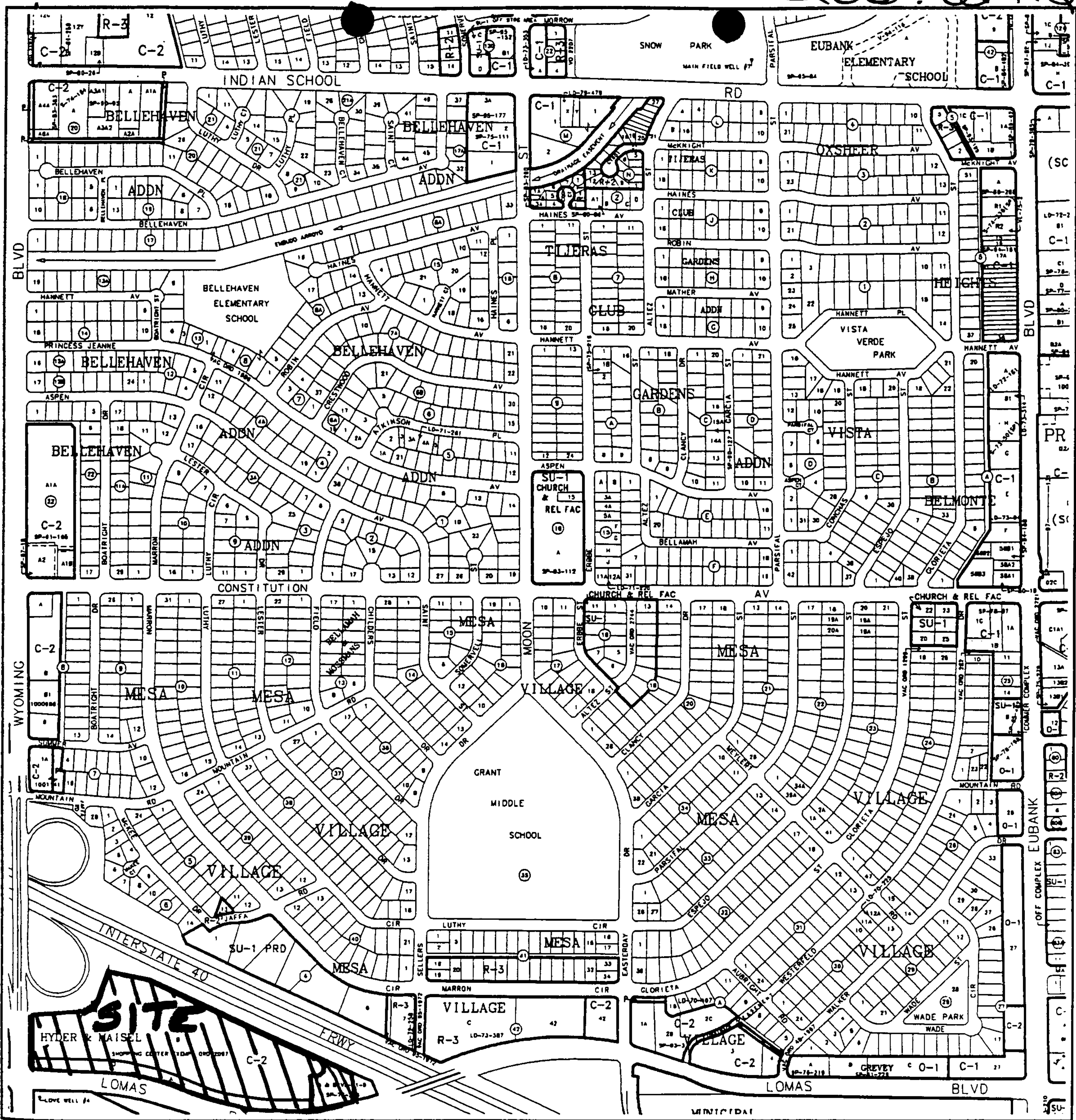
Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

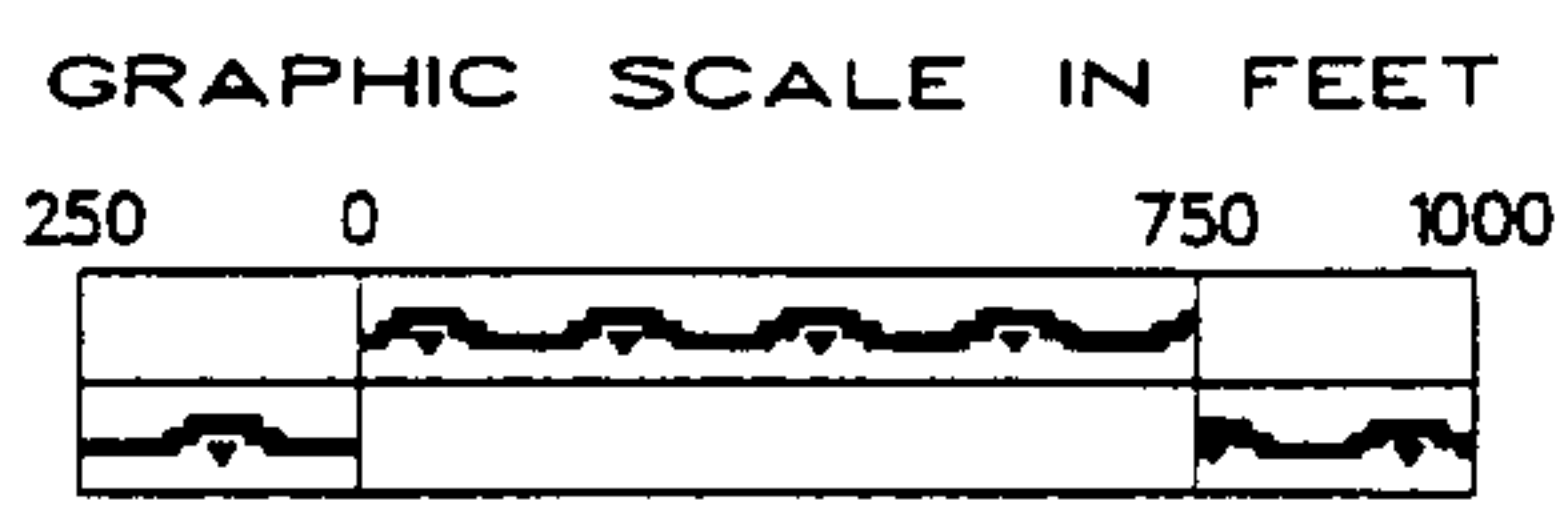
2001.024.03



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002



Zone Atlas Page

J-20-Z

Map Amended through April 03, 2002

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME RICH FORD
AGENT JMA
ADDRESS _____
PROJECT NO. 1001984
APPLICATION NO. 03 DRB - 0244 - 01249

\$ 270 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 345 Total amount due

JEFF MORTENSEN & ASSOCIATES, INC. 6-77
505-345-4250
6010 MIDWAY PK. BLVD. NE, STE. B
ALBUQUERQUE, NM 87109-5830

15899

DATE 7/23/03

95-6911070 277

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE

\$ 345

Three hundred forty five and 00/100

DOLLARS

BANK OF THE WEST

JEFF MORTENSEN & ASSOCIATES INC.

FOR 03 DRB Submittal

Charles...

DUPLICATE
City Of Albuquerque Treasury Division

07/23/2003 10:30AM LOC: ANN
X
RECEIPT# 00012840 WSH 008 TRANSH 0010
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$345.00
J24 Misc \$270.00

Thank You

07/23/2003 10:30AM LOC: ANN
X
RECEIPT# 00012841 WSH 008 TRANSH 0010
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$345.00
J24 Misc 10/28/02 \$75.00
CK \$345.00
CHANGE \$0.00



8/20

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

PAGE 2

Project # 1001984

- 03DRB-01244 Major-Vacation of Public Easements
- 03DRB-01245 Major-Vacation of Public Easements
- 03DRB-01246 Major-Vacation of Public Easements
- 03DRB-01247 Major-Vacation of Public Easements
- 03DRB-01248 Major-Vacation of Public Easements
- 03DRB-01249 Major-Vacation of Public Easements
- 03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

Project # 1002525

- 03DRB-01263 Major-Preliminary Plat Approval
- 03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as VINEYARD COURT ESTATES) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her 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, AUGUST 4, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 20, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

- Project # 1000269**
03DRB-01269 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16)
- Project # 1002201**
03DRB-01270 Major-Preliminary Plat Approval
- TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] (C-18)
- Project # 1001926**
03DRB-01224 Major-Vacation of Pub Right-of-Way
03DRB-01225 Major-Preliminary Plat Approval
- BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10)
- Project # 1001946**
03DRB-01271 Major-Vacation of Pub Right-of-Way
- BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)
- Project # 1002503**
03DRB-01268 Major-Preliminary Plat Approval
- WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, **VOLCANO CLIFFS SUBDIVISION** (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] (D-10)

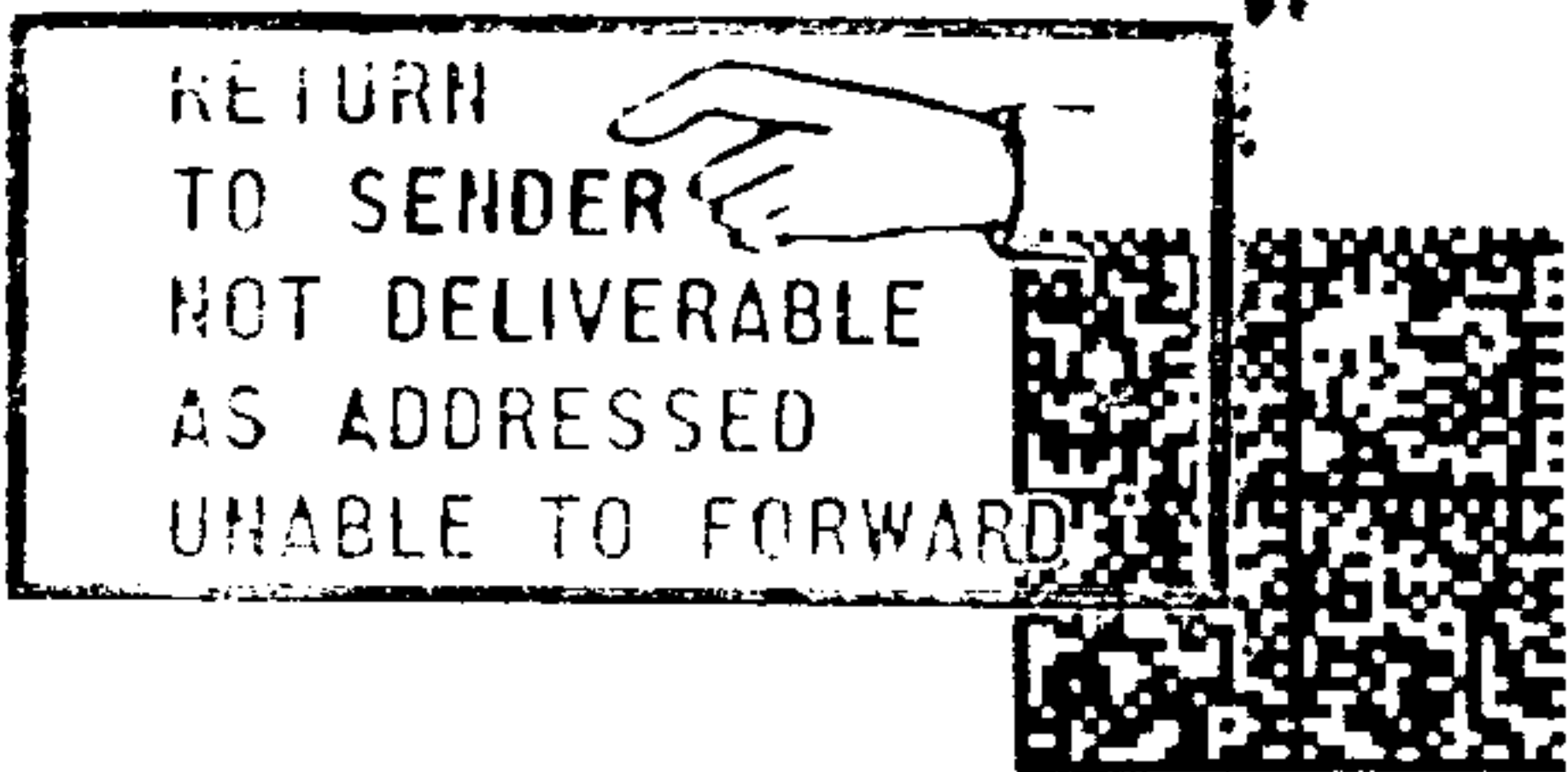
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



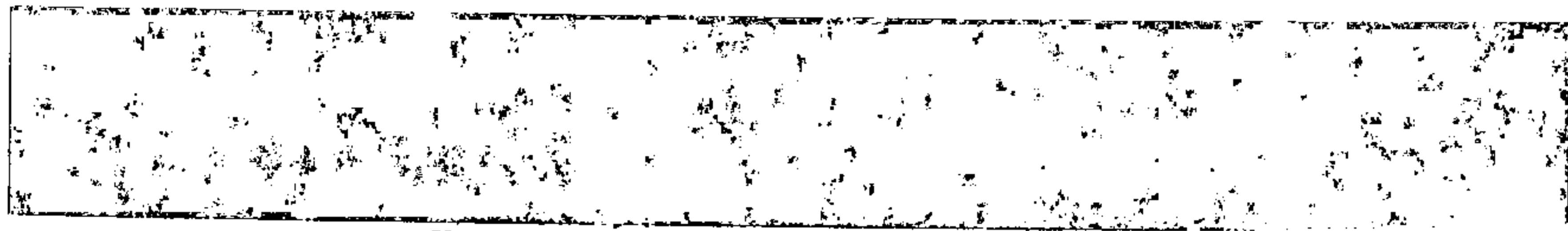
02 1A \$ 00.37⁰
0004329277 AUG 01 2003
MAILED FROM ZIP CODE 87102

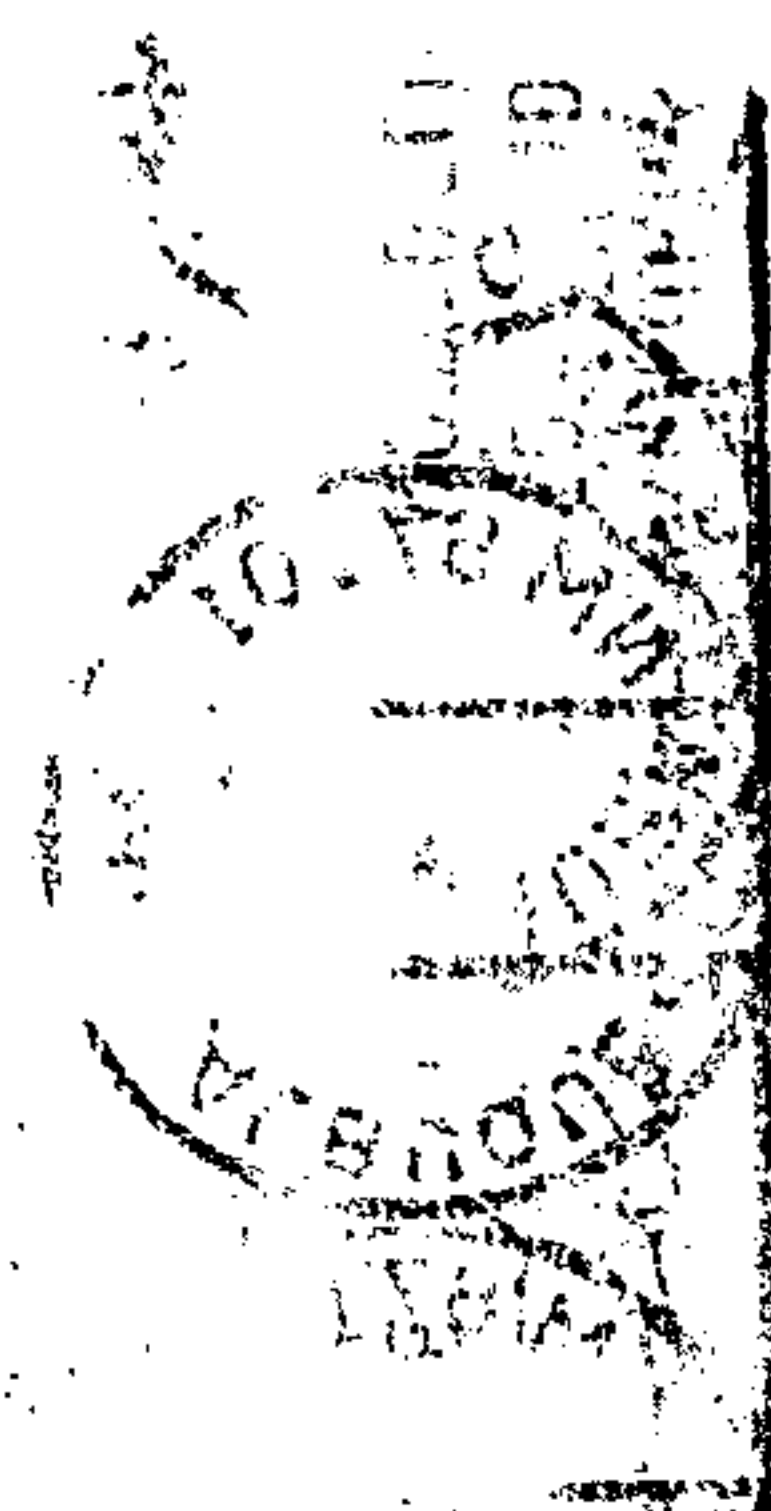
102005805212230406

MARTINEZ AMY M
1131 MCKEE
ALBUQUERQUE

CT NE
NM 87112

87112+3064





RECEIVED
MAY 10 1900



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

PAGE 2

Project # 1001984

03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSON AND NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20)

Project # 1002525

03DRB-01263 Major-Preliminary Plat Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as VINEYARD COURT ESTATES) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13)

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 meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her 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, AUGUST 4, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 20, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000269

03DRB-01269 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16)

Project # 1002201

03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] (C-18)

Project # 1001926

03DRB-01224 Major-Vacation of Pub Right-of-Way

03DRB-01225 Major-Preliminary Plat Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10)

Project # 1001946

03DRB-01271 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18)

Project # 1002503

03DRB-01268 Major-Preliminary Plat Approval

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, **VOLCANO CLIFFS SUBDIVISION** (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] (D-10)

SEE PAGE 2

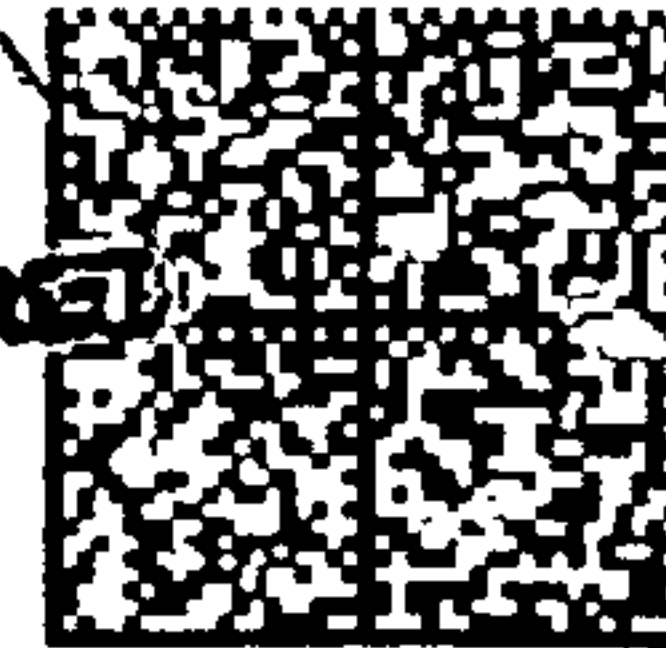


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

~~REASON CHECKED
UNCLAIMED — REFUSED
ATTEMPTED NOT KNOWN
MOVED LEFT NO ADDRESS
FORWARDING ORDER EXPIRED
INSUFFICIENT ADDRESS~~



02 1A \$ 00.370
0004329277 AUG 01 2002
MAILED FROM ZIP CODE 87103

102005807709930412

BACA SALVADOR R
1805 CHESTNUT
ALAMEDA CA 94501

87103/1293



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

No. CV-2010-11560

RICHARDSON INVESTMENTS, INC.,

Plaintiff,

v.

TEAL CONSTRUCTION COMPANY, et al.,

Defendants.

SUBPOENA FOR PRODUCTION OR INSPECTION¹

SUBPOENA FOR

- DOCUMENTS OR OBJECTS**²
 INSPECTION OF PREMISES²

TO: City of Albuquerque Planning Department
c/o Amy B. Bailey, City Clerk
1 Civic Plaza NW, Room 2041
Albuquerque NM 87102

YOU ARE HEREBY COMMANDED ON:

DATE: May 13, 2011, TIME: 9 a.m.

TO:

permit inspection of the following described books, papers, documents or tangible things: correspondence, permits, certificates, drawings, specifications, emails, electronic data, inspections, approvals, and certificates of occupancy after January 1, 2003, related to the design, construction, repair, and post-completion remediation of an automobile dealership project known as "Rich Ford" that is located at 8601 Lomas Blvd., NE, Albuquerque, New Mexico 87112, believed to be City file number 1001984, at the offices of the Plaintiff's attorneys, Moses, Dunn, Farmer & Tuthill, P.C., 612 First Street NW, Albuquerque, New Mexico 87102.

permit the inspection of the premises located at: *(address)*.

ABSENT A COURT ORDER, DO NOT RESPOND TO THIS SUBPOENA UNTIL THE EXPIRATION OF FOURTEEN (14) DAYS AFTER THE DATE OF SERVICE OF THIS SUBPOENA. DO NOT RESPOND TO THIS SUBPOENA FOR PRODUCTION OR INSPECTION IF YOU ARE SERVED WITH WRITTEN OBJECTIONS OR A MOTION TO QUASH UNTIL YOU RECEIVE A COURT ORDER REQUIRING A RESPONSE.

You may comply with this subpoena for production or inspection by providing legible copies of the items requested to be produced by mail or delivery to the attorney whose name appears on this subpoena. You may condition the preparation of the copies upon the payment in advance of

the reasonable cost of inspection and copying. You have the right to object to the production pursuant to this subpoena as provided below.

READ THE SECTION "DUTIES IN RESPONDING TO SUBPOENA".

IF YOU DO NOT COMPLY WITH THIS SUBPOENA you may be held in contempt of court and punished by fine or imprisonment.

April 26, 2011.

Judge, clerk or attorney

RETURN FOR COMPLETION BY SHERIFF OR DEPUTY

I certify that on the _____ day of _____, _____, in _____ County, I served this subpoena on _____ by delivering to the person named a copy of the subpoena and a fee of \$ _____ (insert the amount of fee tendered or, if no fee is tendered, "none")³.

Deputy sheriff

RETURN FOR COMPLETION BY OTHER PERSON MAKING SERVICE

I, being duly sworn, on oath say that I am over the age of eighteen (18) years and not a party to this lawsuit and that on the 27th day of April, 2011, in Bernalillo County, I served this subpoena on IRINA CASADOS by delivering to the person named a copy of the subpoena and a fee of \$ 0 (insert the amount of fee tendered or, if no fee is tendered, "none")³.

Gary Wells

Person making service

SUBSCRIBED AND SWORN to before me this 27th day of April, 2011. (date).

my commission
expires: 9-19-11

Ronald S. [Signature]

Judge, notary or other officer
Authorized to administer oaths

THIS SUBPOENA issued by or at the request of:

Mark A. Glenn
Attorney for Plaintiff
P.O. Box 27047
612 First Street NW
Albuquerque, NM 87125-7047
Telephone (505) 843-9440

CERTIFICATE OF SERVICE BY ATTORNEY

I certify that I caused a copy of this subpoena to be served on the following persons or entities by mail on this 27th day of April, 2011.

Martha P. Brown
Modrall Sperling
P.O. Box 2168
Albuquerque, NM 87102

Gerald G. Dixon
Dixon, Scholl & Bailey, P.A.
P.O. Box 26746
Albuquerque, NM 87125-6746

Robert E. Sabin
Cord D. Borner
P.O. Drawer 700
Roswell, NM 88202-0700

Kevin M. Sexton
Montgomery & Andrews PA
PO Box 36210
Albuquerque, NM 87176-6210

Mark A. Glenn

Attorney

Mark A. Glenn

Signature

April 27, 2011

Date of signature

TO BE PRINTED ON EACH SUBPOENA

1. This subpoena must be served on each party in the manner provided by Rule 1-005 NMRA. If service is by a party, an affidavit of service must be used instead of a certificate of service.
2. A person commanded to produce and permit inspection and copying of designated books, papers, documents or tangible things, or inspection of premises need not appear in person at the place of production or inspection unless commanded to appear for deposition, hearing or trial.
3. If a person's attendance is commanded, one full day's per diem must be tendered with the subpoena, unless the subpoena is issued on behalf of the state or an officer or agency thereof. Mileage must also be tendered at the time of service of the subpoena as provided by the Per Diem and Mileage Act [10-8-1 NMSA 1978]. See Section 38-604 NMSA 1978 for per diem and mileage for witnesses. See Paragraph A of Section 10-8-4 NMSA 1978 for per diem and mileage rates for nonsalaried public officers. Payment of per diem and mileage for subpoenas issued by the state is made pursuant to regulations of the Administrative Office of the Courts. See Section 34-9-11 NMSA 1978 for payments from the jury and witness fee fund.

PROTECTION OF PERSONS SUBJECT TO SUBPOENAS

A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing undue burden or expense on a person subject to that subpoena. The court on behalf of which the subpoena was issued shall enforce this duty and impose upon the party or attorney in breach of this duty an appropriate sanction, which may include, but is not limited to, lost earnings and a reasonable attorney's fee.

A person commanded to produce and permit inspection and copying of designated books, papers, documents or tangible things, or inspection of premises need not appear in person at the place of production or inspection unless commanded to appear for deposition, hearing or trial.

Subject to Subparagraph (2) of Paragraph D below, a person commanded to produce and permit inspection and copying may, within fourteen (14) days after service of the subpoena or before the time specified for compliance is such time is less than fourteen (14) days after the service, serve upon the party or attorney designated in the subpoena written objection to inspection or copying of any or all of the designated materials or of the premises or within fourteen (14) days after service of the subpoena may file a motion to quash the subpoena and serve the motion on all parties to the action. If an objection is served of a motion to quash is filed and served on the parties, the party serving the subpoena shall not be entitled to inspect and copy the materials or inspect the premises except pursuant to an order of the court by which the subpoena was issued. If objection has been made, the party serving the subpoena may, upon notice to the person commanded to produce, move at any time for an order to compel the production. Such an order to compel production shall protect any person who is not a party or an officer of a party from significant expense resulting from the inspection and copying commanded.

On timely motion, the court by which a subpoena was issued shall quash or modify the subpoena if it:

- (1) fails to allow reasonable time for compliance.
- (2) requires a person who is not a party or an officer of a party to travel to a place more than one hundred miles from the place where that person resides, is employed or regularly transacts business in person, except as provided below, such a person may in order to attend trial be commanded to travel from any such place within the state in which the trial is held, or
- (3) requires disclosure of privileged or other protected matter and no exception or waiver applies, or
- (4) subjects a person to undue burden.

If a subpoena:

- (1) requires disclosure of a trade secret or other confidential research, development, or commercial information, or
- (2) requires disclosure of an unretained expert's opinion or information not describing specific events or occurrences in dispute and resulting from the expert's study made not at the request of any party, or
- (3) requires a person who is not a party or an officer of a party to incur substantial expense to travel,

the court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena or, if the party in whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship and assures that the person to whom the subpoena is addressed will be reasonably compensated, the court may order appearance or production only upon specified conditions.

DUTIES IN RESPONDING TO SUBPOENA

(1) A person responding to a subpoena to produce documents shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the demand.

(2) When information subject to a subpoena is withheld on a claim that it is privileged or subject to protection as trial preparation materials, the claim shall be made expressly and shall be supported by a description of the nature of the documents, communications, or things not produced that is sufficient to enable the demanding party to contest the claim.

(3) A person commanded to produce documents or material or to permit the inspection of premises shall not produce the documents or materials or permit the inspection of the premises if a written objection is served or a motion to quash has been filed with the court until a court order requires their production or inspection.

[As amended, effective October 12, 2009.]

21

Clave

7/14/04

Current DRC Project Number

ORIGINAL

FIGURE 12

Date Submitted: 7/14/04

INFRASTRUCTURE LIST

Date Site Plan Approved: 7/14/04

Date Preliminary Plat Approved: 7/14/04

Date Preliminary Plat Expires: 7/14/05

DRB Project No.: 1001984

DRB Application No.: 03-01379

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Renovations to Rich Ford -8601 Lomas NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A and B of the Hyder and Maisel Subdivision, Tract A Lands of Robert L. Johnston

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Deceleration Lane w/sidewalk	Lomas Blvd. Entrance	Approx. 350 ft	South Main Entrance	/	/	/
			Deceleration Lane w/sidewalk	Wyoming Blvd. Entrance	Approx. 200 ft.	West Main Entrance	/	/	/
		* 16"	water line relocation	Lomas Frontage			/	/	/
		* 12"	water line relocation	Lomas Frontage			/	/	/
							/	/	/
							/	/	/

NOTES

1 * Not to be financially guaranteed

~~This infrastructure list is for information only. An infrastructure list will be provided with the preliminary plat.~~

2

3

ORIGINAL

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print) Greg C. Jackson

DDB CHAIR - date

PARKS & GENERAL SERVICES - date

FIRM BRW Architects & Engineers

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date [Signature] 7/14/04

UTILITY DEVELOPMENT - date [Signature] 7/14/04

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE 2 OF 2

Current DRC
Project Number _____

FIGURE 12

Date Submitted: 8/12/03
Date Site Plan Approved: 7/18/03

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1001984

DRB Application No.: _____

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Renovations to Rich Ford -8601 Lomas NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A and B of the Hyder and Maisel Subdivision, Tract A Lands of Robert L. Johnston

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Deceleration Lane	Lomas Blvd. Entrance	Approx. 350 ft	South Main Entrance	/	/	/
			Deceleration Lane	Wyoming Blvd. Entrance	Approx. 200 ft	West Main Entrance	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1. _____
This infrastructure list is for information only. An infrastructure list will be provided with the Preliminary Plat.
2. _____
3. _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Greg Jackson
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

BRW Architects & Engineers
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature]
SIGNATURE - date 8/12/03

UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER

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

PAID RECEIPT

APPLICANT NAME Rich Ford Co / DENNIS Snyder
AGENT Jeff Montensen & ASSOC
ADDRESS 6010-B Midway Park Blvd NE
PROJECT & APP # 1001984/04 DRB 01268
PROJECT NAME Hyden-Marsel Subd / Rich Ford

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

Connected Receipt

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

DUPLICATE
City Of Albuquerque
Treasury Division

8/17/2004 10:48AM LOC: ANNX
RECEIPT# 00027899 WSH 006 TRANSH 0025
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
MC \$20.00
CHANGE \$0.00

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: Rich Ford c/o Mr. Dennis Snyder General Manager PHONE: _____
 ADDRESS: 8601 Lomas Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Jeff Mortensen & Associates, Inc. PHONE: (505) 345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: (505) 345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jmainc@swcp.com

DESCRIPTION OF REQUEST: Preliminary / Final Plat Approval

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. Tracts A & B and (Tract A) Block: _____ Unit: _____
 Subdiv. / Addn. Hyder-Maisel Sub. & (Lands of Robert L. Johnson) & NMSHTD Airspace Parcel B-13-5
 Current Zoning: C-2 and P Proposed zoning: N/A
 Zone Atlas page(s): J-20 No. of existing lots: 4 No. of proposed lots: 1
 Total area of site (acres): 17.5145 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 102005808602430105 and 102005716952920310 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE
 Between: Wyoming Blvd. NE and Interstate Highway 40

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project # 1001984, 02DRB-01963, 02DRB-01964 (02EPC-00826, 02EPC-00827, 02EPC-00828)

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: August 20, 2003

SIGNATURE Debie LeBlanc Trujillo DATE August 19, 2003
 (Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>03DRB - 01379</u>	<u>P+7</u>		<u>\$ 215.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 215.00</u>

Hearing date Aug. 27, 2003

Raul Cardel
 Planner signature / date 8/19/03

Project # 1001984

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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
- Infrastructure list if required (verify with DRB Engineer)
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

PREVIOUSLY SUBMITTED DRB 1001984
N/A

NO INTERNAL ROUTING

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.

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

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo 08-19-03
Applicant signature / date




Form revised February 2003

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

Application case numbers
03DRB - 01379

Paul Carder 8/19/03
Planner signature / date

Project # 1001984

 ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 JMAINC@SWCP.COM

2001.024.4
 August 19, 2003

Sheran Matson, Chair
 Development Review Board
 Planning Department
 City of Albuquerque
 Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval
 Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with NMSHTD
 Airspace Parcel B-13-5 (DRB Project # 1001984)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with the related Fees
- Six (6) copies of the Preliminary Plat
- Six (6) copies of the Site Sketch showing the location of the buildings and improvements on the subject site (Sheets 1-5) ALREADY SUBMITTED WITH VACATION / SKETCH PLAT REQUEST ON JULY 25th
- Infrastructure List
- City of Albuquerque Zone Atlas J - 20 (site area highlighted)

On behalf of our client Rich Ford, we are requesting Preliminary Plat Approval. This matter will be heard for vacation request and Sketch Plat review and comment on August 20, 2003. Please schedule this matter for the next appropriate DRB Hearing.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

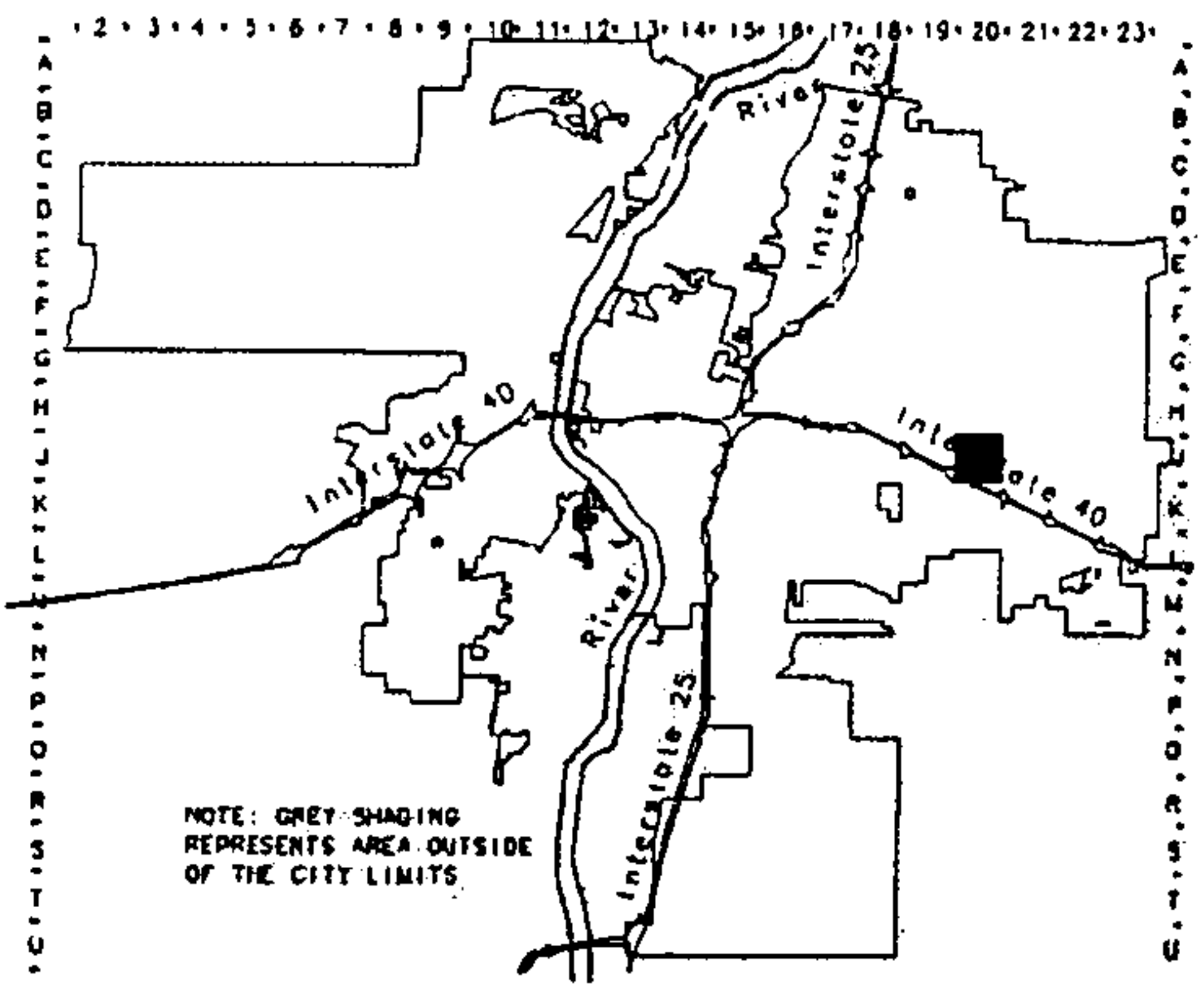
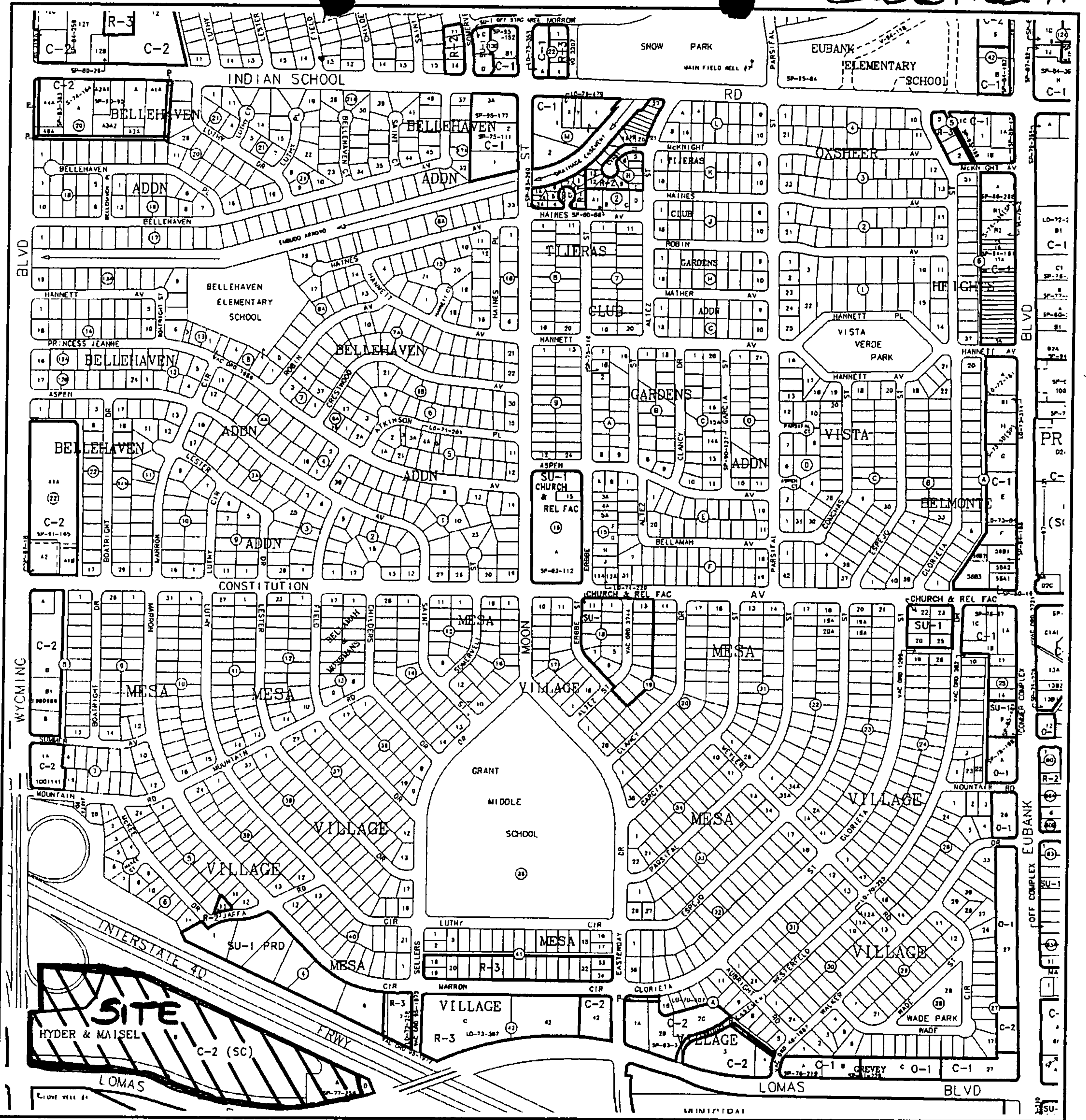


Debie LeBlanc Trujillo

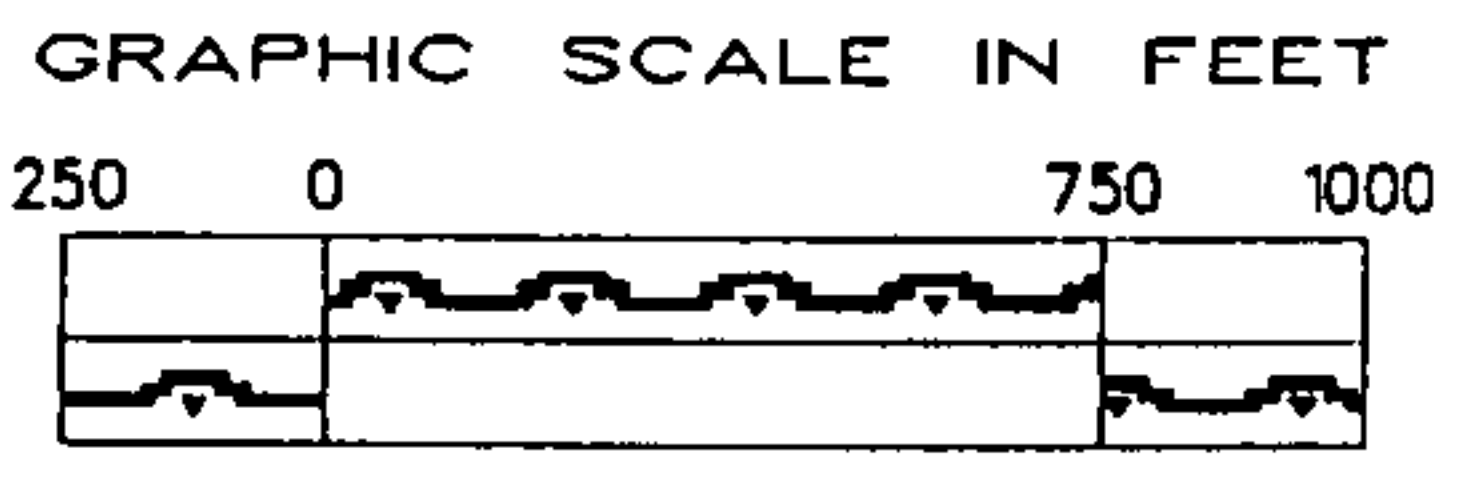
DLT
 Enclosures
 xc: Guy Jackson – BPLW Architects w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	, RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

2001.024.4



CITY OF Albuquerque
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
J-20-Z
 Map Amended through August 01, 2003

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Rich Ford
AGENT Jeff Mortensen & Assoc
ADDRESS 6010 B Midway
PROJECT NO. 1001984
APPLICATION NO. 03DRR 01379

\$ 215⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)
\$ 215⁰⁰ Total amount due

JEFF MORTENSEN & ASSOCIATES, INC. 6-77
505-345-4250
6010 MIDWAY PK. BLVD. NE, STE. B
ALBUQUERQUE, NM 87109-5830

15921

PAY TO THE ORDER OF City of Albuquerque DATE 8/19/03

Two hundred fifteen 00/100 \$ 215.00

BANK OF THE WEST ***DUPLICATE***
City Of Albuquerque
JEFF MORTENSEN & ASSOCIATES INC. Division

FOR 2001.024.4

08/19/2003 11:01AM LOC: ANN
RECEIVED BY [Signature] TRANS# 0013
Activity 441006 Fund 011
Activity 4983000 TRSLJE

⑈015921⑈ ⑆107006813⑆ 277036553⑆

La Mesa Community Improvement Association

P.O. Box 8262

Albuquerque, NM 86198-8262

August 18, 2003

Ms. Sheran Matson, DRB Chair
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103-1293

Post-it* Fax Note 7671		Date 8/18/03	# of pages 1
To SHERAN MATSON		From LA MESA COMMUNITY	
Co./Dept. DRB, PLANNING		Co. IMPROVEMENT ASSOC.	
Phone # 924-3880		Phone #	
Fax # 924-3864		Fax #	

FAX delivery to 924-3339

Re: Project # 1001984
03DRB-01243 thru 01249

request for vacation of public easements at the
northeast corner of Wyoming and Lomas

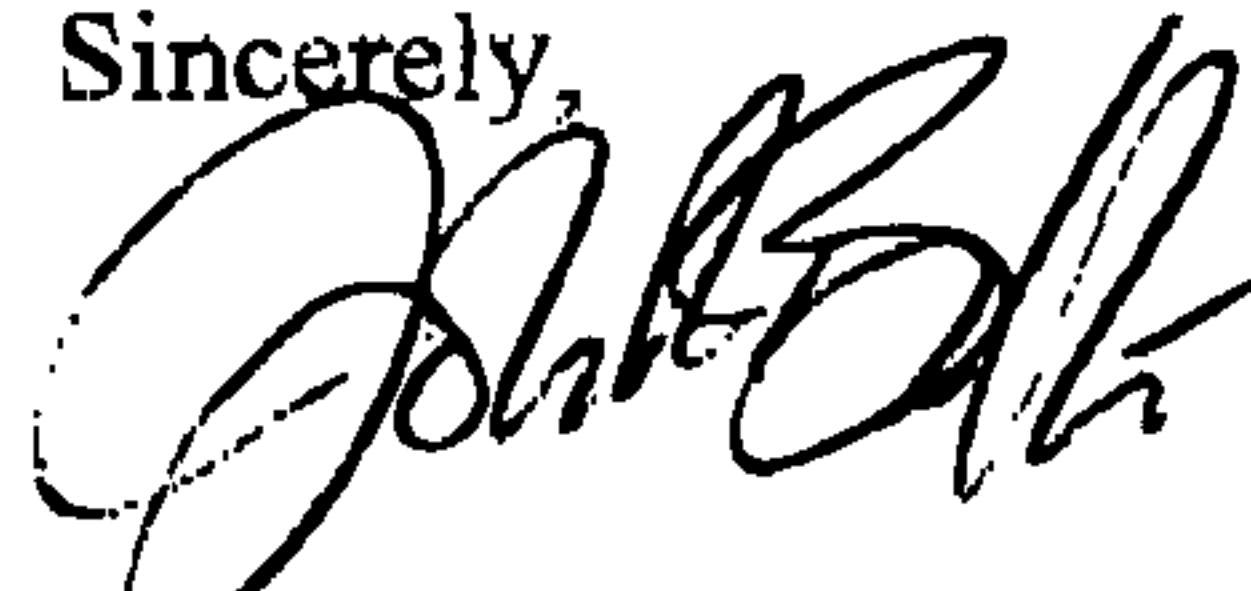
Dear Ms. Matson,

The Board of Directors of the La Mesa Community Improvement Association voted to
SUPPORT this application.

Thank you for the opportunity to participate in this process and for keeping our neighborhood
informed of those requests that will have an effect on us.

The La Mesa Community Improvement Association is a recognized neighborhood association
under City of Albuquerque ordinance O-92.

Sincerely,



John Bulten, Chairperson

cc: Hess Yntema, Councillor, District 6



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

Supplemental form S

SK

V

P

L

ZONING

- Annexation & Zone Establishment
Sector Plan (Phase I, II, III)
Amendment to Sector, Area, Facility or Comprehensive Plan
Zone Change
Text Amendment

Z

SITE DEVELOPMENT PLAN

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

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

A

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

APPLICANT INFORMATION:

NAME: Rich Ford c/o Mr. Dennis Snyder General Manager
ADDRESS: 8601 Lomas Blvd. NE
CITY: Albuquerque STATE NM ZIP 87112
Proprietary interest in site: Owner
AGENT (if any): Jeff Mortensen & Associates, Inc.
ADDRESS: 6010-B Midway Park Blvd. NE
CITY: Albuquerque STATE NM ZIP 87109

PHONE:
FAX:
E-MAIL:
PHONE: (505) 345-4250
FAX: (505) 345-4254
E-MAIL: jmainc@swcp.com

DESCRIPTION OF REQUEST: Vacation Request of internal public utility easements and Sketch Plat Review and Comment

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. Tracts A & B and (Tract A+B) Block: Unit:

Subdiv. / Addn. Hyder-Maisel Sub. & (Lands of Robert L. Johnson) & NMSHTD Airspace Parcel B-13-5

Current Zoning: C-2 and P Proposed zoning: N/A

Zone Atlas page(s): J-20 No. of existing lots: 4 No. of proposed lots: 1

Total area of site (acres): 17.5145 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 102005808602430105 and 102005716952920310 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Lomas Blvd. NE
Between: Wyoming Blvd. NE and Interstate Highway 40

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project # 1001984, 02DRB-01963, 02DRB-01964 (02EPC-00826, 02EPC-00827, 02EPC-00828)

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

SIGNATURE Debie LeBlanc Trujillo DATE July 23, 2003

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

Table with columns: Application case numbers, Action, S.F., Fees. Includes handwritten entries like 03 DRB, 01243, 01244, 01245, 01246, 01247, 01248, 01249 and fees totaling \$345.

Planner signature / date: M 7/23/03

Project # 1001984

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- 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
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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
- infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.

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

JEFF MORTENSEN & ASSOC. INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo Applicant signature / date **07-23-03**

Applicant name (print)

Applicant signature / date



Form revised February 2003

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

Application case numbers

DRB - 01243 SK
- 01244
- 01245
(VPE) 01246
01247
01248
01249

JM 7/23/03
Planner signature / date

Project # 1001984

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, 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.
 - 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) $45 \times 6 = 270$
 - 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.

JEFF MORTENSEN & ASSOC. P.L.L.C.

DOBIE LEBLANC TRUJILLO

Doobie Leblanc Trujillo 07-23-03

Applicant name (print)

Applicant signature / date



Form revised April 2003

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

Application case numbers

- 0 - 01243 SK

03DRB - 01244

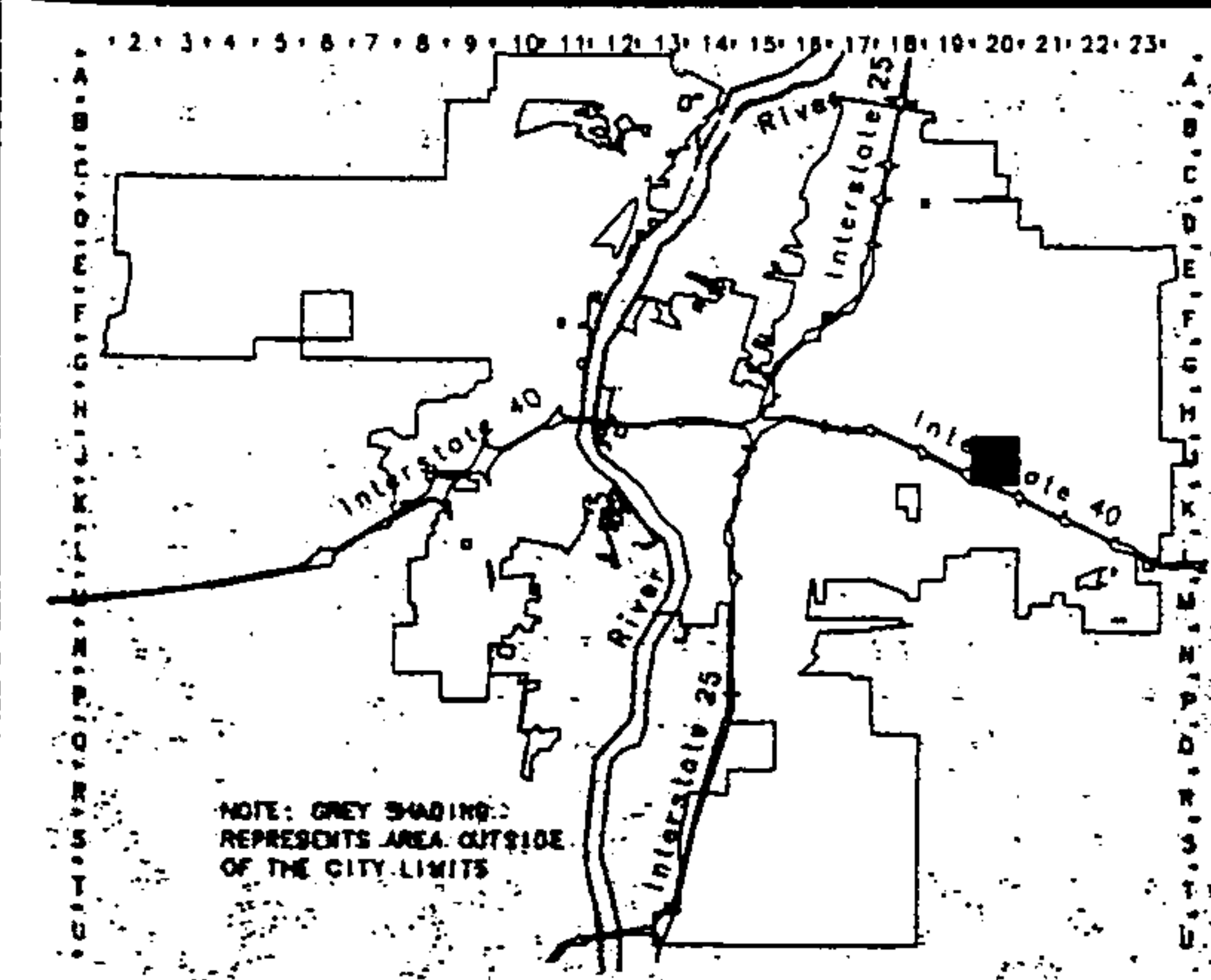
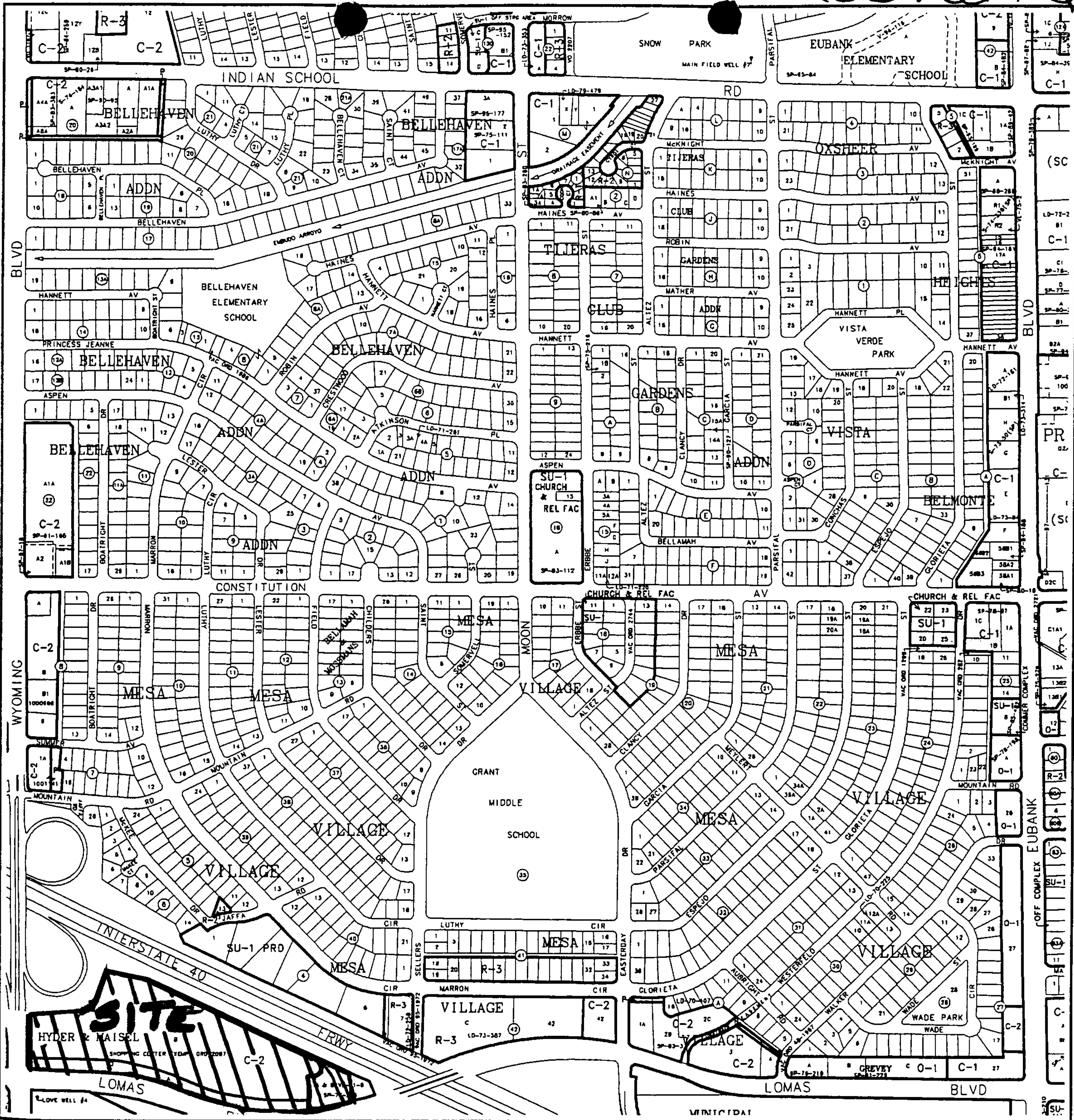
- 45

JM 7/23/03
Planner signature / date

Project # 100 1984

46
47 48 49

2001.024.3

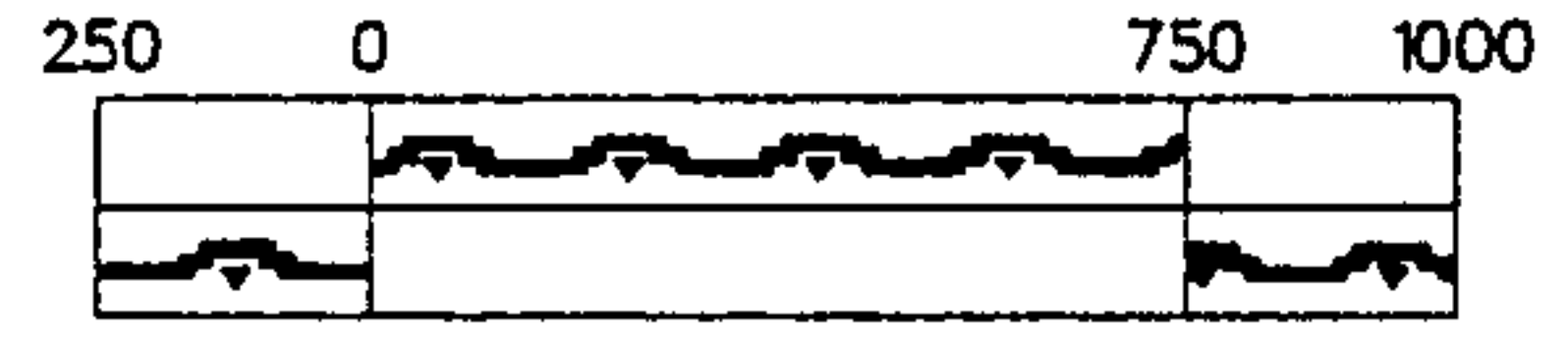


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

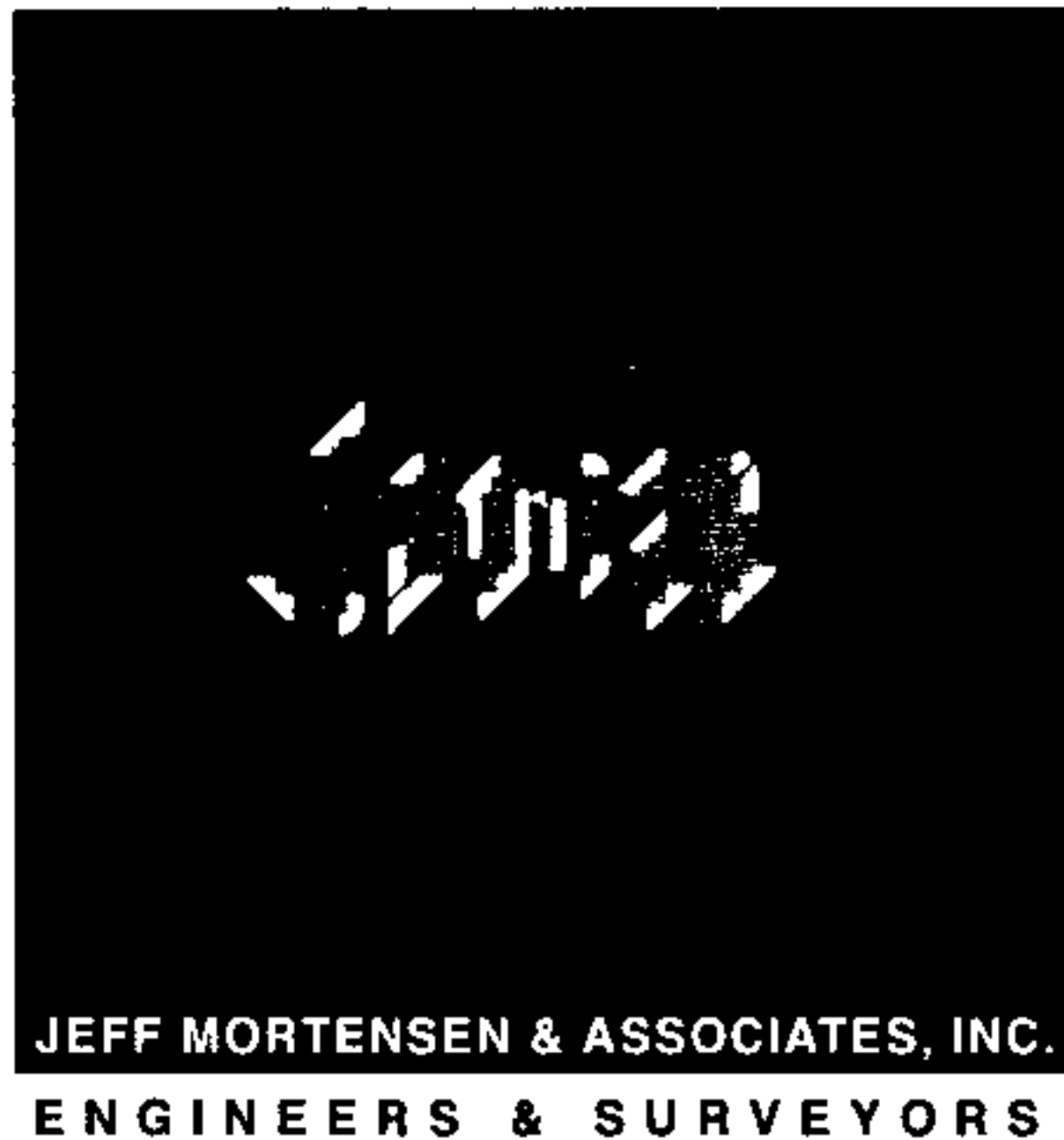
GRAPHIC SCALE IN FEET



Zone Atlas Page

J-20-Z

Map Amended through April 03, 2002



6010-B MIDWAY

PARK BLVD. NE

ALBUQUERQUE

NEW MEXICO

8 7 1 0 9

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.

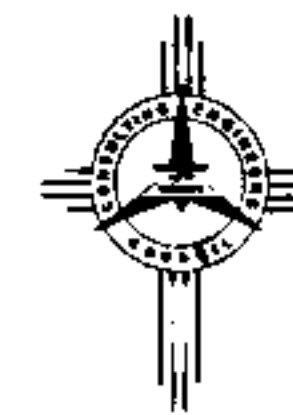
CHARLES G. CALA, JR., P.S.

J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2001.024.3

July 23, 2003

Sheran Matson, Chair
Development Review Board
Planning Department
City of Albuquerque
Albuquerque, NM 87103

Re: Request for Vacation of Various Utility Easements and Private Access Easement
Sketch Plat Review and Comment
Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with
NMSHTD Airspace Parcel B-13-5
(DRB Project # 1001984)

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms S(3) and V along with the related Fees
- Twenty Four (24) copies of the Vacation Request and Exhibit
- Twenty Four (24) copies of the Plats and/or Documents that created the Easements to be vacated (all six exhibits have the corresponding key note number highlighted)
- City of Albuquerque Zone Atlas J - 20 (site area highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Six (6) copies of the Sketch Plat for Review and Comment
- Six (6) copies of the Site Sketch showing the location of the buildings and improvements on the subject site (Sheets 1-5)

On behalf of our client Rich Ford, we are requesting a vacation of various utility easements, a private access easement within the subject site and sketch plat review and comment. Please schedule this matter for the next appropriate DRB Hearing.

This matter may be accompanied by two separate requests for Site Plan and Preliminary Plat review. Those submittals will likely be made by August 12, 2003, thereby providing for review in conjunction with this request. If you have questions or comments regarding this strategy, or if I can be of further assistance to you, please do not hesitate to call.

Ms. Matson
July 23, 2003
Page 2

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Guy Jackson – BPLW Architects w/enc.
Dennis Snyder – Rich Ford w/enc.

JEFF MORTENSEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

6010-BROADWAY
PARK BLVD. NE
ALBUQUERQUE
NEW MEXICO
87109

P R I N C I P A L S
JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M . C A L A

TEL:505-345-4250
FAX:505-345-4254
jmainc@swcp.com



2001.024.3
July 22, 2003

Ms. Nancy Dodge
Mesa Village Neighborhood Association
1100 McKee Drive, NE
Albuquerque, NM 87112

Via Certified Mail – Return Receipt Requested

and
Ms. Leslie Arbogast
Mesa Village Neighborhood Association
1121 Lester Drive, NE
Albuquerque, NM 87112

Via Certified Mail – Return Receipt Requested

Project Title: Rich Ford

Type of Request: Vacation of Various Utility Easements and Private Access Easement along with Sketch Plat Review and Comment

Current Legal Description: Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with NMSHTD Airspace Parcel B-13-5

Location: The subject property lies on the north side of Lomas Boulevard, NE between Wyoming Boulevard NE and Interstate Highway 40

Property Owners: Rich Ford
Dennis Snyder, General Manager

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., P.S., Vice President or
Debie LeBlanc Trujillo, Project Coordinator

Ladies:

Transmitted herewith is a copy of the Vacation Request Exhibit and Sketch Plat. This project is scheduled to be heard at the Development Review Board hearing on August 20, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

Mesa Village Neighborhood Association

July 22, 2003

Page 2

This project consists of vacation of various utility easements and a private access easement within the subject site.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Debie LeBlanc Trujillo

DLT

Enclosures

xc: Guy Jackson – BPLW Architects
Dennis Snyder – Rich Ford

JEFF MORTENSEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

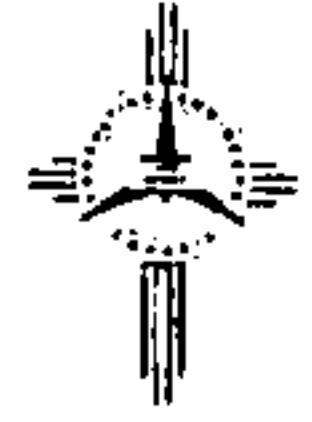
6010-BROADWAY
PARK BLVD. NE
ALBUQUERQUE
NEW MEXICO
87109

P R I N C I P A L S
JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2001.024.3
July 22, 2003

Mr. John Bulten
La Mesa Community Improvement Association
123 Vermont Street, NE
Albuquerque, NM 87108

Via Certified Mail – Return Receipt Requested

and
Ms. Debby Molina
La Mesa Community Improvement Association
212 Espanola Street, NE # A
Albuquerque, NM 87108

Via Certified Mail – Return Receipt Requested

Project Title: Rich Ford

Type of Request: Vacation of Various Utility Easements and Private Access Easement along with Sketch Plat Review and Comment

Current Legal Description: Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with NMSHTD Airspace Parcel B-13-5

Location: The subject property lies on the north side of Lomas Boulevard, NE between Wyoming Boulevard NE and Interstate Highway 40

Property Owners: Rich Ford
Dennis Snyder, General Manager

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., P.S., Vice President or
Debie LeBlanc Trujillo, Project Coordinator

Mr. Bulten and Ms. Molina:

Transmitted herewith is a copy of the Vacation Request Exhibit and Sketch Plat. This project is scheduled to be heard at the Development Review Board hearing on August 20, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

La Mesa Community Improvement Association

July 22, 2003

Page 2

This project consists of vacation of various utility easements and a private access easement within the subject site.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Debie LeBlanc Trujillo

DLT

Enclosures

xc: Guy Jackson – BPLW Architects
Dennis Snyder – Rich Ford

JEFF MORTENSEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

6010-BROADWAY
PARK BLVD. NE
ALBUQUERQUE
NEW MEXICO
87109

P R I N C I P A L S
JEFFREY G. MORTENSEN, P.E.
CHARLES G. CALA, JR., P.S.
J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



2001.024.3
July 22, 2003

Mr. Stephen Anderson
East End Historical and Cultural Neighborhood Association
1010 Virginia Street, NE
Albuquerque, NM 87110

Via Certified Mail – Return Receipt Requested

and

Ms. Vernice Spenser
East End Historical and Cultural Neighborhood Association
1028 Vermont Street, NE
Albuquerque, NM 87110

Via Certified Mail – Return Receipt Requested

Project Title: Rich Ford

Type of Request: Vacation of Various Utility Easements and Private Access Easement along with Sketch Plat Review and Comment

Current Legal Description: Tracts A & B, Hyder-Maisel Subdivision, Tract A Lands of Robert L. Johnson along with NMSHTD Airspace Parcel B-13-5

Location: The subject property lies on the north side of Lomas Boulevard, NE between Wyoming Boulevard NE and Interstate Highway 40

Property Owners: Rich Ford
Dennis Snyder, General Manager

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., P.S., Vice President or
Debie LeBlanc Trujillo, Project Coordinator

Mr. Anderson and Ms. Spenser:

Transmitted herewith is a copy of the Vacation Request Exhibit and Sketch Plat. This project is scheduled to be heard at the Development Review Board hearing on August 20, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

East End Historical and Cultural Neighborhood Association

July 22, 2003

Page 2

This project consists of vacation of various utility easements and a private access easement within the subject site.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

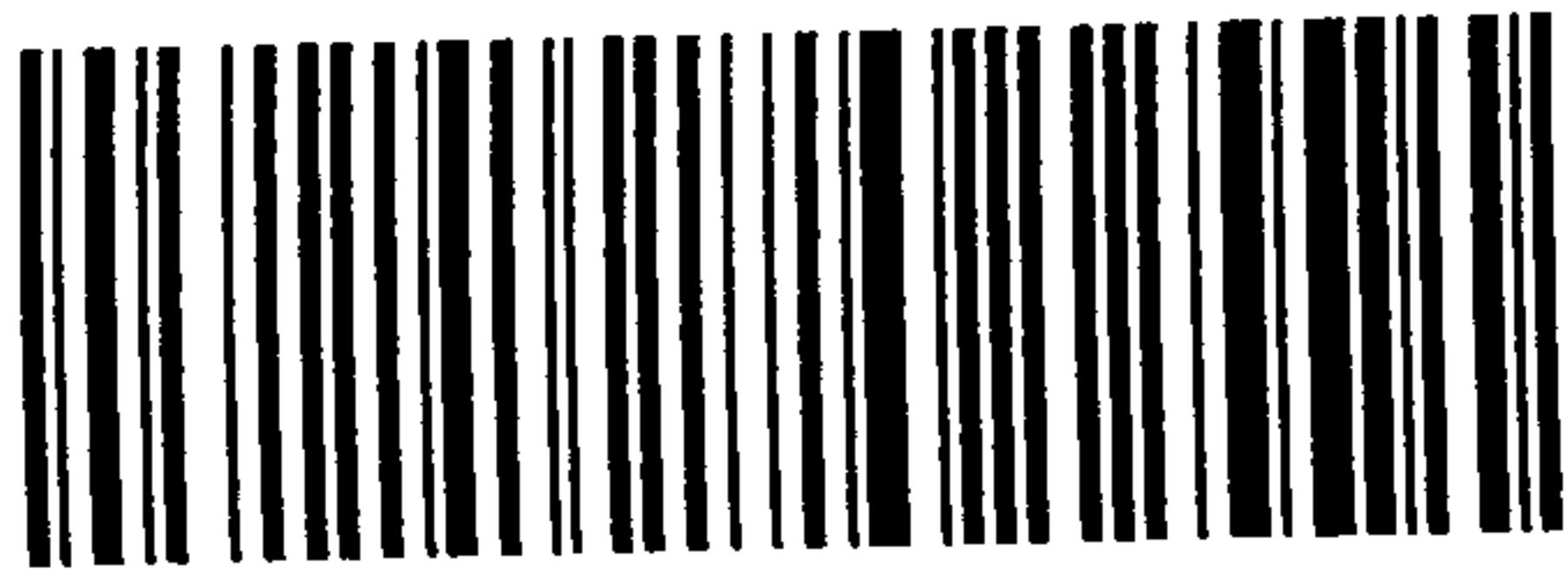
JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT

Enclosures

xc: Guy Jackson – BPLW Architects
Dennis Snyder – Rich Ford



7001 1940 0005 9630 3084

UNITED STATES POSTAGE
★ ★ ★
194 PB8638986
5861 \$ 04.88⁰ JUL 23 03
1983 POSTAL REGISTRATION REQUIRED

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee	
1. Article Addressed to: Leslie Arboghast Mesa Village Neighborhood Association 1121 Lester Dr. NE Albuquerque, NM 87112	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
102595-02-M-1540	7001 1940 0005 9630 3084	

FIRST CLASS
FIRST CLASS
FIRST CLASS
FIRST CLASS



7001 1940 0005 9630 3077

★ ★ ★ UNITED STATES POSTAGE
 111
 5821 \$04.88⁰ PB8638986
 1982 POSTAL REGISTRATION REQUIRED
 JUL 23 03

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Nancy Dodge Mesa Village Neighborhood Association 1100 McKee Dr. NE Albuquerque, NM 87112	B. Received by (<i>Printed Name</i>) C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3077	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes



FIRST CLASS

FIRST CLASS



7001 1940 0005 9630 3046

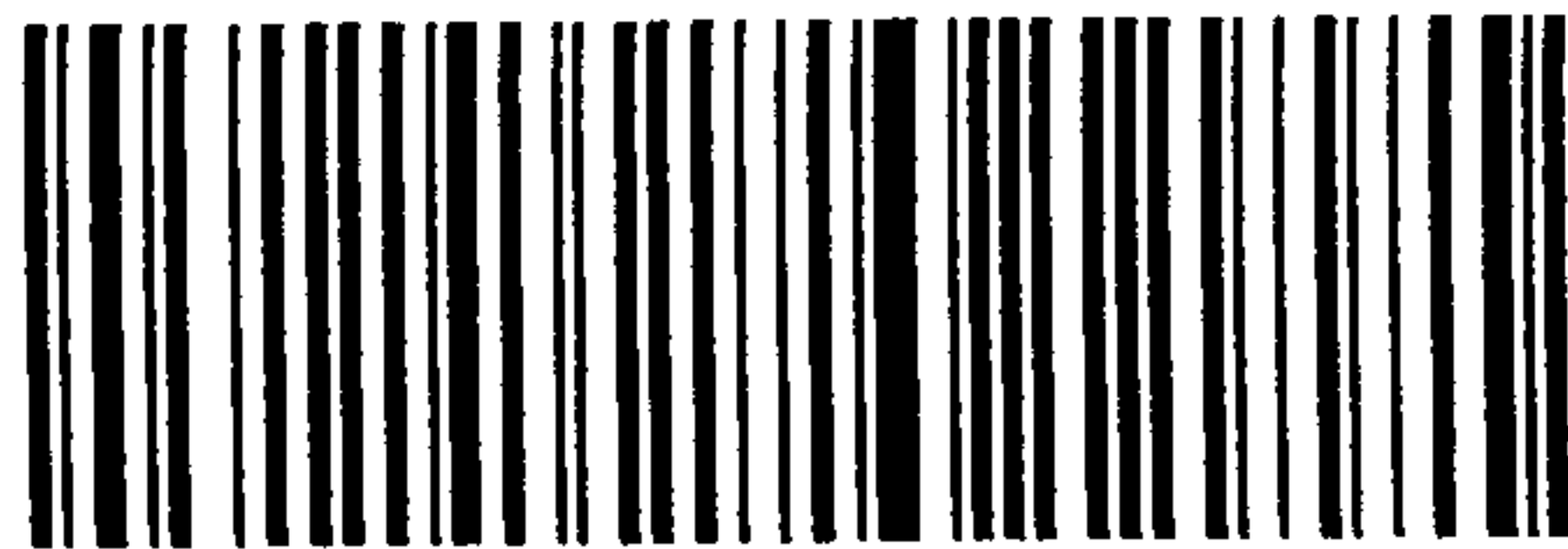
★ ★ ★ UNITED STATES POSTAGE
 117 PB8638986
 5851 \$ 04.88⁰ JUL 23 03
 1985 POSTAL REGISTRATION REQUIRED

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee
1. Article Addressed to: Vernice Spenser East End Historical & Cultural Neighborhood Association 1028 Vermont St. NE Albuquerque, NM 87110	B. Received by (<i>Printed Name</i>) C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3046	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, August 2001	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes

FIRST CLASS
 FIRST CLASS
 FIRST CLASS
 FIRST CLASS



7001 1940 0005 9630 3039

UNITED STATES POSTAGE
124
5801 \$ 04.88⁰ PB8638986
1984 POSTAL REGISTRATION REQUIRED
JUL 23 03

First Class Mail

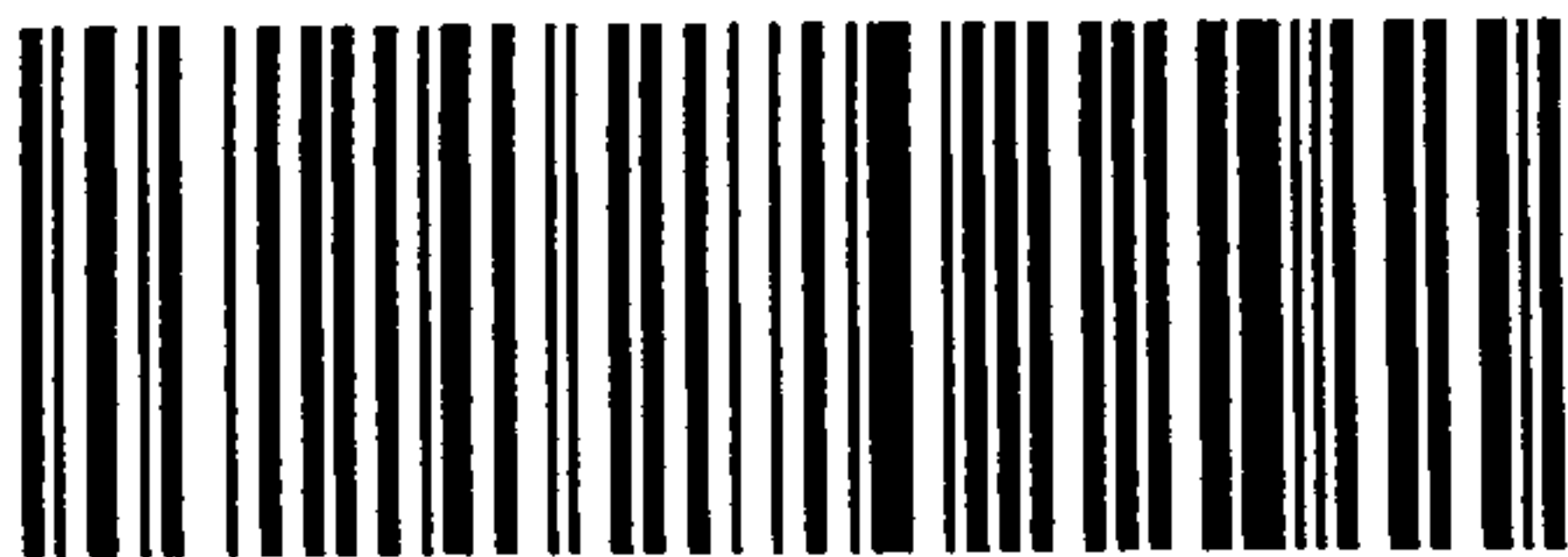
First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X
1. Article Addressed to: Stephen Anderson East End Historicial & Cultural Neighborhood Association 1010 Virginia St. NE Albuquerque, NM 87110	B. Received by (<i>Printed Name</i>) C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3039	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes



FIRST CLASS

FIRST CLASS



7001 1940 0005 9630 3060

UNITED STATES POSTAGE
 ★ ★ ★
 187
 5841 \$ 04.88⁰ PB8638986
 1986 JUL 23 03
 POSTAL REGISTRATION REQUIRED

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent X <input type="checkbox"/> Addressee
1. Article Addressed to: Debby Molina La Mesa Community Improvement Association 212 Espanola NE #A Albuquerque, NM 87108	B. Received by (<i>Printed Name</i>) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (<i>Transfer from service label</i>)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes
	7001 1940 0005 9630 3060

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLA

FIRST CLAS



7001 1940 0005 9630 3053

★ ★ ★ UNITED STATES POSTAGE
 154 PB8638986
 5811 \$ 04.88⁰ JUL 23 03
 1981 POSTAL REGISTRATION REQUIRED

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X
1. Article Addressed to: John Bulten La Mesa Community Improvement Association 123 Vermont NE Albuquerque, NM 87108	B. Received by (<i>Printed Name</i>) C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3053	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, August 2001	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLA

102595-02-M-1540



City of Albuquerque

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

Date: July 21, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Old Montensen + Assoc
 ADDRESS/ZIP: 6010-B Midway Park Blvd NE 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 7-21-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A & B, Hyde - Manuel Addition

zone map page(s) J-20

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

East End Historical + Cultural
 Neighborhood Association
 Contacts: Stephen Anderson
1010 Virginia St NE / 87110
256-2560 (h) 761-0560 (w)
Vernice Spenser
1028 Vermont St NE
256-3886 (h) 87110

La Mesa Community Improvement
~~Neighborhood~~ Association
 Contacts: John Bulten
123 Vermont NE
730-2209 (cell) 87108
Debby Molina
212 Espanola NE # A / 87108
268-5206 (h)

See reverse side for additional Neighborhood Association Information: YES NO

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,
Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

Additional Neighborhood Association Information

Mesa Village
 Neighborhood Association
 Contacts: Nancy Dodge
 1100 McKee Dr NE
 275-0007 (W) 87112
 Leslie Arbogast
 1121 Lester Dr NE
 293-4157 (W) 87112

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

As a common courtesy you may notify the surrounding NA(s) for your project.

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

Neighborhood Association
 Contacts: _____

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 \$3.50 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 Aug 5 2003 To Aug 20 2003

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)

072303
(Date)

I issued 3 signs for this application, 7/23/03
(Date)

[Signature]
(Staff Member)

03DRB - 01244 - 01249

DRB PROJECT NUMBER: 1001984

ONE STOP SHOP ••• FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME RICH FORD
AGENT JMA
ADDRESS _____
PROJECT NO. 1001984
APPLICATION NO. 03 DRB - 0244 - 01249

\$ 270 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ 75 441018 / 4971000 (Notification)

\$ 345 Total amount due

JEFF MORTENSEN & ASSOCIATES, INC. 6-77 15899
505-345-4250
6010 MIDWAY PK. BLVD. NE, STE. B
ALBUQUERQUE, NM 87109-5830

DATE 7/23/03 95-6811070 277

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 345
three hundred forty five & 00/100 DOLLARS

BANK OF THE WEST JEFF MORTENSEN & ASSOCIATES INC.

FOR 2001.024.03 DRB Submittal Chauhan

DUPLICATE
City Of Albuquerque City Of Albuquerque
Treasury Division Treasury Division

07/23/2003 10:30AM LOC: ANN
X
RECEIPT# 00012840 WSH# 008 TRANSH# 0010
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$345.00
J24 Numberreceipt.doc \$270.00

Thank You

07/23/2003 10:30AM LOC: ANN
X
RECEIPT# 00012841 WSH# 008 TRANSH# 0010
Account 441018 Fund 0110
Activity 4971000 TRSDMM
Trans Amt \$345.00
J24 Misc 10/28/02 \$75.00
CK \$345.00
CHANGE \$0.00

COMMISSION ORDINANCE NO. 2098



AN ORDINANCE CORRECTING ERRORS IN DESCRIPTION IN COMMISSION ORDINANCE NO 2088 AND VACATING CERTAIN STREETS AND ALLEYS LYING IN OR ADJACENT TO BLOCKS 1, 2, 3 AND 4, OF THE MESA VILLAGE ADDITION, AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, certain easements for street and alley purposes lying in or adjacent to Blocks 1, 2, 3, and 4, of the Mesa Village Addition.

WHEREAS, said streets and alleys are not needed for public use,

NOW, THEREFORE, be it ordained by the City Commission of the City of Albuquerque, New Mexico, that:

SECTION 1. The following named streets and alley as shown on the plat of the Mesa Village Addition, the plat of which was filed with the County Clerk of Bernalillo County, New Mexico, on October 10, 1950, shall be and the same is hereby closed and vacated, subject to easement reserved by Section 2 hereof.

1. Lall Circle, NE, in its entirety running from Lomas Boulevard to Wyoming Boulevard, NE.
2. The alley in Block 2 of the Mesa Village Addition in its entirety running from Lomas Boulevard, NE, to Wyoming Boulevard, NE
3. Bradley Circle, NE, from Lomas Boulevard, NE, north and west to the right-of-way line of the Wyoming interchange right-of-way line of the Coronado Freeway where the street deadends.
4. Myers Road, NE, from Bradley Circle, NE, eastward to the right-of-way line of the Coronado Freeway where the street deadends.
5. Lomas Boulevard, NE, from the point of beginning of its realignment east to the right-of-way line of the Coronado Freeway where the street deadends, and further described as:

A certain parcel of land situate within the exterior boundaries of the City Limits of the City of Albuquerque, Bernalillo County, New Mexico, and being identified as a portion of Lomas Boulevard NE to be vacated.

Bearings are referred to New Mexico Project No. 1-040-3(1)163 (Freeway).

Being more particularly described by metes and bounds survey as follows:

City Commission
April 16, 1962
V-372

Commission Ordinance No. _____ (cont'd):

Beginning at the most northwesterly corner of the parcel herein described, said corner being a P.T., whence the point of intersection of the northerly right-of-way line of Lomas Boulevard NE and the easterly right-of-way line of Wyoming Boulevard NE bears N 89° 31' 57" W, 288.71 feet distance; thence,

S 89° 31' 57" E, 1,168.27 feet distance to the Northeast corner of the parcel herein described; thence,

S 00° 21' 39" W, 108.00 feet distance to the Southeast corner of the parcel herein described; thence,

N 89° 31' 57" W, 620.18 feet distance to a point; thence,

N 71° 56' 57" W, 104.98 feet distance to a P. C. ; thence,

Northwesterly, 456.69 feet distance along the arc of a curve bearing to the left and having a radius of 1,488.14 feet and a long chord which bears N 79° 43' 21" W, 454.90 feet distance to a P. T., said P. T. also being the point of beginning.

SECTION 2. The City hereby reserves all easements for public utilities whether municipally owned or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above described shall be effectively vacated and the City of Albuquerque, by this ordinance disclaims from such date, any further interest therein, except for easement reserved by Section 2 hereof.

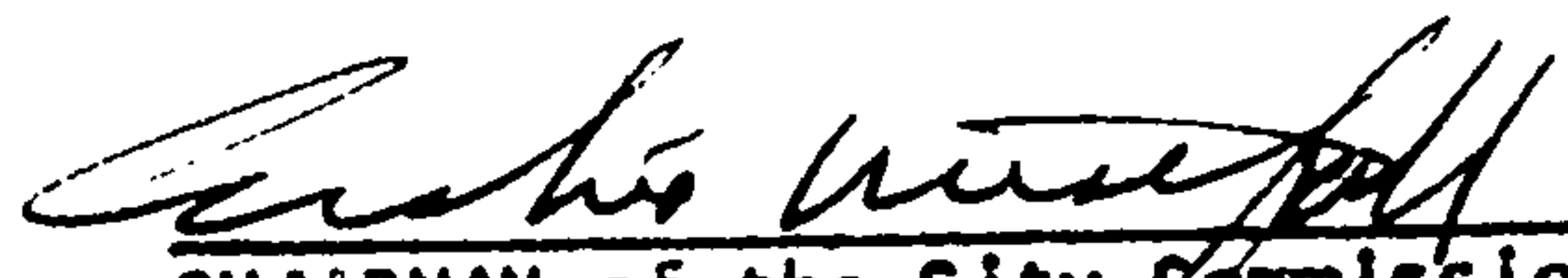
SECTION 4. This ordinance is hereby declared to be an emergency ordinance on the ground of urgent public need and shall be in full force and effect after its adoption, passage and publication according to law.

PASSED, ADOPTED, SIGNED AND APPROVED THIS 17 DAY OF April, 1962.

ATTEST:



CITY CLERK



CHAIRMAN of the City Commission and
Ex-Officio Mayor of the City of
Albuquerque, New Mexico



90912

Kellum
Office, P.O. Box 1293
City
711

GRANT OF EASEMENT
FOR
WATER UTILITIES

THIS INDENTURE made and executed this 18th day of May, 1972 by and between RICHARDSON FORD SALES, INC., A New Mexico Corporation, in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation.

WITNESSETH that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair water lines, under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction, and maintenance of said land.

A parcel of land situate within the Hyder-Maisel Subdivision of the City of Albuquerque filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on April 23, 1962. Said parcel of land being more particularly described as follows:

- Beginning at a point on the Easterly line of Tract "B" of said Subdivision from which point the Southeast corner of Tract "A" of said Subdivision bears S. 0° 21' 39" W., a distance of 196.75 feet;
- Thence, S. 45° 42' 13" W., a distance of 233.19 feet to the true Point of Beginning;
- Thence, N. 89° 45' 21" W., a distance of 151.00 feet;
- Thence, N. 0° 14' 39" E., a distance of 56.80 feet to the Southerly line of the vacated portion of Lomas Boulevard, N.E. according to the City of Albuquerque's Vacation Ordinance No. 2098 V-372 dated April 20, 1962;
- Thence, S. 89° 31' 57" E., along said Southerly line, a distance of 39.00 feet;
- Thence, S. 0° 14' 39" W., a distance of 17.64 feet;
- Thence, S. 89° 45' 21" E., a distance of 73.00 feet;
- Thence, N. 0° 14' 39" E., a distance of 17.36 feet to the said Southerly line;
- Thence, S. 89° 31' 57" E., along said Southerly line, a distance of 39.00 feet;
- Thence, S. 0° 14' 39" W., a distance of 56.21 feet to the true Point of Beginning.

Said parcel of land containing 0.1665 acres more or less.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee, its successors and assigns, for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid utilities.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 18 day of May, 1972.

[Handwritten Signature]

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

SS.

The foregoing instrument was acknowledged before me this 18 day of May, 1972 by E. W. Richardson

[Handwritten Signature]
Notary Public

My commission expires:
July 9, 1973

State of New Mexico }
County of Bernalillo }
This instrument was filed for record on
JUN 8 1972
at 10:00 o'clock am. Recorded in Vol. 253
of records of said County Folio 111-172
Clerk & Recorder
Deputy Clerk

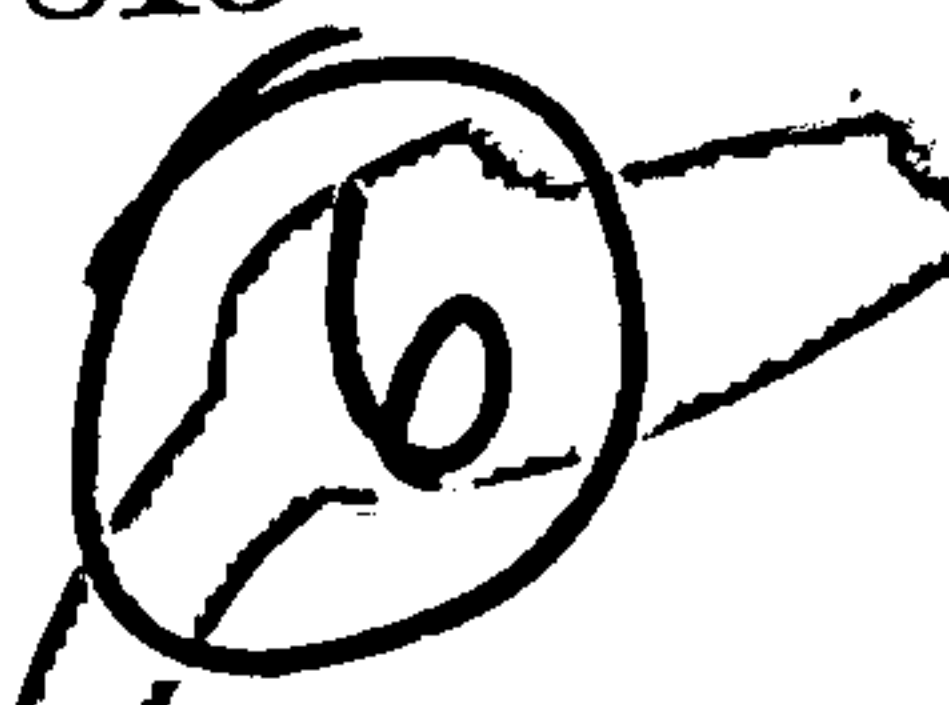
RIGHT OF WAY AND EASEMENT 815

(For Use in developed City and Suburban Areas)

STATE OF New Mexico
COUNTY OF Bernalillo

KNOW ALL MEN BY THESE PRESENTS THAT:

Ten (10')



The undersigned, hereinafter referred to as Grantor (whether one or more persons, firms, or corporations), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to Grantor in hand paid by Southern Union Gas Company, a corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, do hereby grant, sell, and convey unto Grantee, its successors and assigns, a right of way and easement, ~~ten (10)~~ ^{ten (10)} feet in width, to construct, maintain, operate, repair, replace, and/or remove a gas pipe line with appurtenances thereto (all of which are hereinafter collectively referred to as "facilities"), on, across, over, through, and under the hereinafter described land, the center line of said right of way and easement shall be the pipe line laid by Grantee hereunder. Grantor does further hereby grant unto Grantee, its successors and assigns, the rights of ingress to and egress from the said right of way and easement, including the right to use existing roads and as much of the surface of the land as may be necessary for the purpose of constructing, inspecting, maintaining, operating, repairing, replacing and/or removing the facilities, either in part or in whole, at the will of Grantee.

To have and to hold the above described right of way, easement, and other rights, together with all other rights necessary to construct, maintain, operate, repair, replace, and/or remove the facilities situated on, across, over, through, and under the lands embraced by the right of way and easement hereby granted unto Grantee, its successors and assigns.

Grantor is to fully use and enjoy the hereinafter described land, subject only to the right of way, easement, and other rights hereinabove granted and the terms and conditions hereof. Grantee hereby agrees to bury all pipes to a sufficient depth so as not to interfere with cultivation of the soil. Grantor agrees that no building or other structure shall be constructed upon or over any of said facilities or so close thereto as to prevent proper maintenance, repair, and/or removal thereof without Grantee's written consent.

In addition to the sum paid by Grantee for the right of way and easement and other rights herein granted, Grantee shall pay all actual damages to fences and/or any other improvements located on the hereinafter described land which are caused by the exercise of the rights hereinabove granted. If any dispute arises relative to the amount of damages suffered which are caused by the exercise of the rights hereinabove granted, said damages, if not mutually agreed upon, shall be ascertained and determined by three disinterested persons, one to be appointed by the Grantor, one by the Grantee, and the third by the two persons so appointed, and the decision of a majority of the arbitrators thus chosen shall be final and conclusive on both parties.

It is hereby understood that the party or parties securing this grant in behalf of Grantee are without authority to make any covenant or agreement not herein expressed.

Grantor represents and warrants that he is the owner in fee simple of the land hereinafter described, subject only to any valid and outstanding mortgages, if any, now of record in said County.

DESCRIPTION OF PROPERTY

A strip of land ten (10') feet wide situate within the Hyder-Maisel subdivision of the city of Albuquerque, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 23, 1962, being more particularly described as follows:

The centerline of which begins on the Southerly line an existing easement (formerly being the south right of way line of Lomas Blvd. NE) from which the Southeast Corner of Tract "A" of said subdivision bears S. 60° 37' 57" E., a distance of 183.68 feet,

Thence S. 0° 14' 39" W., a distance of 61.21 feet;
thence N. 89° 45' 21" E., a distance of 161.00 feet;
thence N. 0° 14' 39" E., a distance of 61.80 feet
to a point on the southerly line of said existing easement.

Desen Day
5-22-72
TRM

In witness whereof, this instrument is executed this 4th day of May, 1972, so as to be binding upon the parties hereto, their heirs, administrators, executors, successors, and/or assigns.

Richardson Ford Sales Inc
E. W. Richardson Pres.
(Type or print name of Grantor on this line)

E. W. Richardson

(Type or print name of Grantor on this line)

Attest. [Signature]
Assist. Secretary

STATE OF _____
COUNTY OF _____ ss.

On this _____ day of _____, 19____, before me personally appeared _____

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ exec
the same as _____ free act and deed.

In witness whereof, I have set my hand and seal of office on this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public in and for

_____ County, _____

Acknowledgment Form to be used by husband and wife in Texas

STATE OF TEXAS
COUNTY OF _____ ss.

Before me, _____, a Notary Public in and for the County and State aforesaid
this day personally appeared _____ and _____
his wife, both well known to me to be the persons whose names are subscribed to the foregoing instrument, and the said _____
acknowledged to me that he executed the same for the purposes and consideration
therein expressed, and the said _____, wife of _____

_____ acknowledged such instrument to be her act and deed
declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish
retract it.

Given under my hand and seal of office this the _____ day of _____, A. D. 19____.

My Commission Expires: _____

Notary Public in and for

_____ County, T_____

Acknowledgment Form to be used by corporate officer

STATE OF New Mexico
COUNTY OF Bernalillo ss.

Before me, Manuel J. Jarama, a Notary Public in and for the county and state aforesaid, on
day personally appeared E. W. Richardson, the _____ President of Richardson Fuel Cells
Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged
me that the same was the act of said Richardson Fuel Cells Inc Company, a corporat
and that he executed the same as the act and deed of such corporation for the purposes and consideration therein expressed in
capacity therein stated.

Given under my hand and seal of office this the 4th day of May, A. D. 1972.

My Commission Expires: _____

Notary Public in and for

Bernalillo County, New Mexico

Line _____
County _____
FROM _____
TO _____
Grantor(s) _____
Grantee _____
SOUTHERN UNION GAS COMPANY

State of New Mexico
County of Bernalillo } SS

This instrument was filed for record on
3:07 JUN 8 1972 midco
At 3:07 o'clock p.m. Recorded in Vol. 263
of records of said County Folio 815-816
Clerk & Recorder
Deputy Clerk

Engineer

Attorney

OK:

OK:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 20, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000269**
03DRB-01269 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER**, zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO APRIL 11, 2004.**

2. **Project # 1002201**
03DRB-01270 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

3. **Project # 1001926**
03DRB-01224 Major-Vacation of Pub
Right-of-Way
03DRB-01225 Major-Preliminary Plat
Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/03 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1001946**
03DRB-01271 Major-Vacation of Pub
Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

5. **Project # 1002503**
03DRB-01268 Major-Preliminary Plat
Approval

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known. **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] [Deferred from 8/20/03] (D-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

6. **Project # 1001984**
03DRB-01244 Major-Vacation of Public
Easements
03DRB-01245 Major-Vacation of Public
Easements
03DRB-01246 Major-Vacation of Public
Easements
03DRB-01247 Major-Vacation of Public
Easements
03DRB-01248 Major-Vacation of Public
Easements
03DRB-01249 Major-Vacation of Public
Easements
03DRB-01243 Minor-Sketch Plat or Plan

03DRB-01344 Minor-SiteDev Plan
Subd/EPC
03DRB-01345 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION AND LANDS OF ROBERT L JOHNSTON AND NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 ADDITIONAL CONDITIONS. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

BPLW ARCHITECTS & ENGINEERS, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION** and Tract(s) A, **LANDS OF ROBERT L. JOHNSTON**, zoned C-2 community commercial zone, P (SC), located on LOMAS BLVD NE, EAST OF WYOMING BLVD NE and SOUTH OF I-40 FREEWAY NE containing approximately 18 acre(s). [REF: 02EPC-00826 & 27 SDP, S/D& B/P, 02EPC-00828 ZMA] [JUANITA VIGIL, EPC CASE PLANNER] (J-20) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECT UTILITY PLAN, VERIFY PIPE SIZES AND DOMESTIC METER LOCATION. AND SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECT UTILITY PLAN, VERIFY PIPE SIZES AND DOMESTIC METER LOCATION.**

7. **Project # 1002525**
03DRB-01263 Major-Preliminary Plat
Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **VINEYARD COURT ESTATES**) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, '02EPC-01353 & 54](G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/23/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat
Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7**, zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03 and 8/20/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

9. **Project # 1002821**
03DRB-01189 Major-Preliminary Plat
Approval
03DRB-01191 Major-Vacation of Pub
Easements
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMail HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] [*Deferred from 8/13/03*] (D-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/14/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: THE FIRE DEPARTMENT MUST CONCUR WITH THE DIMENSIONS FOR THE CUL-DE-SAC. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002804**
03DRB-01145 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION**, zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: Project #1001081] [*Deferred from 8/6/03*] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

- 11. Project # 1000178**
03DRB-01327 Minor-Final Plat
Approval

SOUTHWEST SURVEYING CO. agent(s) for TEN WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1A2, **THE TOWERS SUBDIVISION, UNITS 3 & 4**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 90TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 12 acre(s). [REF: V-97-30, DRB-97-13, DRB-97-202, V-97-74, 03DRB-00363 PPE, 03DRB-00364 TSD](L-9) **THE FINAL PLAT WAS APPROVED FOR UNITS 3 AND 4 WITH FINAL SIGN OFF FOR UNIT 3 DELEGATED TO CITY ENGINEER FOR HOME OWNER'S ASSOCIATION SIGNATURE AND LANGUAGE ON MAINTENANCE AND DEDICATION ON TRACT A.**

- 12. Project # 1002882**
03DRB-01341 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for LINCOLN STORAGE, request(s) the above action(s) for all or a portion of Unplatted portion NE 1/4 - Section 30 - T10N - R4E, NMPM, **LANDS OF LINCOLN STORAGE, TRACTS 1 & 2**, zoned C-3, located on WYOMING BLVD NE, between TRUMBULL AVE SE and SAN JOAQUIN AVE SE, containing approximately 2 acre(s). (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION**, zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730][Deferred from 8/20/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

14. **Project # 1002637**
03DRB-00712 Minor-Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE, between LOCUST AVE SE and ELM ST SE containing approximately 1 acre(s). [REF: BA-76-36, LUC-93-24, LUCC-99-24][Was indefinitely deferred on 6-4-2003] (K-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002369**
03DRB-00202 Minor- Final Plat
Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, **LANDS OF CORRIZ**, SYMPHONY SUBDIVISION, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] [Final Plat was indefinitely deferred 3/5/03] (H-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1001275**
03DRB-01342 Minor-Sketch Plat or Plan
- WILSON & CO., INC. agent(s) for LOWE'S HOME CENTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 7, **LOWE'S SUBDIVISION**, zoned SU-1 special use zone, C-2 USES, IP & R-3, and located west of COORS BLVD NW, between ALAMEDA BLVD NW and OLD AIRPORT AVE NW containing approximately 18 acre(s). [REF: 01DRB-01426, 27 & 28, 01DRB001456 SK, 02DRB-00160] (A-14/B-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002876**
03DRB-01331 Minor-Sketch Plat or Plan
- PATRICK S. & PIA HERRING request(s) the above action(s) for all or a portion of Lot(s) 34-A, Block(s) 26, **MESA VERDE ADDITION**, zoned R-3 residential zone, located on WISCONSIN ST NE, between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: ZA-88-139, SP-88-149] (K-19) **APPLICANT/AGENT MUST CALL TO GET BACK ON THE AGENDA. THE ABOVE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**
18. Approval of the Development Review Board Minutes for August 6, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:20 P.M.

City of Albuquerque
Planning Department
Inter-Office Memorandum

#6

TO: Sharen Matson, DRB Chair
FROM: Juanita Vigil, Planner
SUBJECT: Rich Ford, Project # 1001984

Applications 02EPC-00826 & 02EPC-00827 were approved by the EPC on July 18, 2002 with conditions. The applicant has satisfied all of the conditions of approval.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3349.

Thank you.

RICH FORD SALES

LOMAS & WYOMING, N.E. / P.O. BOX 3487 / ALBUQUERQUE, N.M. 87190 / TELEPHONE 202-0000



August 19, 2003

Sheran Matson, Chair
Development Review Board
Planning Department
City of Albuquerque
Albuquerque, NM 87103

**RE: Rich Ford at Lomas and Wyoming Blvd. NE, Albuquerque, NM
DRB Project #1001984**

Dear Sheran:

On behalf of Rich Ford, I Dennis Snyder, General Manager of Rich Ford, 8601 Lomas Blvd. NE accept the condition that prior to the City of Albuquerque's issuance of the "Certificate of Occupancy" for the proposed remodel, that the Subdivision Improvement Agreement (SIA) and accompanying financial guaranty's relating to the required Work Order plans for the proposed deceleration lanes on Wyoming and Lomas Blvd, NE will be in place. Furthermore, the Preliminary and Final Plat will also approved and recorded.

Please call if you have any questions or comments.

Sincerely,

*Dennis Snyder, GM
Rich Ford
8601 Blvd. NE
Albuquerque, NM*

xc:

Guy Jackson, PE - BPLW



NEW MEXICO'S TRADINGEST FORD DEALER
PARTS, SALES AND SERVICE / ISUZU TRUCKS

Handwritten initials/signature



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.: 02DRB-01963 (SPS) 02-01964 (SBP)

Project # 1001984

Project Name: HYDER & MAISEL SUBDIV.

EPC Application No.: 02EPC-00826, 00827, 00828

Agent: BPLW ARCHITECTS & ENGINEERS

Phone No.:

Project Number

1001984

Your request for (SDP for SUB), (SDP for BP), (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: _____

UTILITIES: _____
 Correct Utility Plan, Verify Pipe Sizes and Domestic
 Meter Locations

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.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001984

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation requests.
No adverse comments on site plan.

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: August 20, 2003



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

Date: July 19, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001984**

02EPC-00826 SDP - Subdivision

02EPC-00827 SDP - Building Permit

02EPC-00828 - Zone Map Amendment

Rich Ford
8601 Lomas Blvd., NE
Albuquerque, NM 87112

LEGAL DESCRIPTION: BPLW agent(s) for RICH FORD request the above action(s) for Tract B, **Hyder-Maisel Subdivision**, zoned C-2 & a zone map amendment for Tract A, **Hyder-Maisel Subdivision** from P to C-2, Tract A, **Lands of Robert L. Johnston**, and Airspace Agreement Parcel B-13-5, zoned C-2, located on LOMAS BLVD. NE, between WYOMING BLVD. NE and I-40, containing approximately 18 acre(s). (J-20) Juanita Vigil, Staff Planner

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / 02EPC-00828, a Zone Map Amendment from P to C-2, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from P to C-2 for Tract A, Hyder-Maisel, containing approximately 2.13 acres and located on the northeast corner of Lomas Blvd and Wyoming Blvd NE.
2. This request will remain consistent with the accompanying request for a site development plan for subdivision containing approximately 18 acres which proposes to re-plat four separate tracts to create one cohesive tract of land with C-2 zoning.
3. This site was zoned P from R-1 in 1962 to provide a building buffer area between the main tract of this site, Tract B, and Lomas Blvd.
4. This request is in compliance with the applicable policies of the *Comprehensive Plan* because the location, intensity and design of new development will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The accompany site development plans ensure that the site will be compatible with the area.
5. The request is consistent with Section 1D of Resolutions 270-1980 and its relationship to the *Comprehensive Plan*, specifically, Policy 51 that states "Quality and innovation in design that shall be encouraged in all new development, design shall be encouraged which is appropriate to the plan area." Having this area's zone designation C-2 further requires this site to be site controlled based on Shopping Center Regulations (Section 14-16-3-2) of the *Comprehensive City Zoning Code*.

6. The use of the land will remain consistent allowing this request to be in compliance with Section 1B of *Resolution 270-1980*.
 7. This request will be in compliance with Section 1E of *Resolution 270-1980* because the permissive uses of the C-2 zone will not be harmful to adjacent property, the neighborhood or community.
-

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / EPC-00826, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5, containing approximately 18 acres and located at 8601 Lomas Blvd NE, zoned C-2 and P. The applicant is proposing to re-plat all of the tracts to create one cohesive tract.
2. This site meets the definition of a shopping center (SC) and therefore, requires approval from the Environmental Planning Commission.
3. This site was exempt from the shopping center regulations in 1962. That exemption is now deemed void by Zoning Code Services because the applicant is proposing to enlarge the shopping center site.
4. Air Space Agreement Parcel B-13-5 was originally a part of the State Highway Department Right-Of-Way for Interstate 40, but was recently exchanged for portions of Tract B Hyder-Maisel to accommodate a wall easement along south side of the interstate. Air Space Agreement Parcel B-13-5 will automatically be designated a C-2 zone category because it meets the definition of "Zone" of the *Comprehensive City Zoning Code*.
5. The applicant is proposing renovations to the site that will include an approximate 93,000 square foot new car showroom, façade improvements, parking and landscaping improvements.
6. The submittal is in compliance with Policy 50 of the *Comprehensive Plan* by continuing and strengthening redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
7. The submittal is in compliance with Policy 51 of the *Comprehensive Plan* by allowing for quality and innovation in design in new development; a design, which is appropriate to the plan area, can be assured.
8. The submittal, with modifications, meets the definition of the a site development plan for subdivision as defined in the *Comprehensive City Zoning Code* which specifies floor area ratio, building setback, maximum building heights, and pedestrian and vehicular ingress/egress.

CONDITIONS:

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

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828

JULY 19, 2002

PAGE 3

2. The applicant shall re-plat Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5 into one Tract.
 3. The submittal shall specify the building square footage for each building on the site and provide overall Floor Area Ratio (F.A.R.) calculations based on the square footage calculations of the buildings.
 4. The submittal shall specify that the site will meet the setback regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.
 5. The submittal shall specify that building heights will meet the building height regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.
-

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / EPC-00827, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5, containing approximately 17.27 acres and located at 8601 Lomas Blvd NE.
2. The applicant is proposing renovations to the site that will include an approximate 93,000 square foot new car showroom, façade, parking and landscaping improvements.
3. The submittal is in compliance with Policy 5o of the *Comprehensive Plan* by continuing and strengthening redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
4. The submittal is in compliance with Policy 5l of the *Comprehensive Plan* by allowing for quality and innovation in design in new development; a design, which is appropriate to the plan area, can be assured.
5. The design of the site in proximity to the Interstate furthers Policy 5m of the *Comprehensive Plan* with an urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment.
6. The submittal, with modifications, meets the definition of a site development plan for building permit as defined in the *Comprehensive City Zoning Code* (Section 14-16-1-5).
7. The applicant proposes an important amenity, an outdoor customer waiting area and lounge area.

CONDITIONS:

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

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828
JULY 19, 2002
PAGE 4

2. The submittal shall reflect the required number of off-street parking and handicap spaces as provided in the *Comprehensive City Zoning Code* and shall supply such spaces in areas that are dedicated to employee and customer service.
3. Nine of the 25 bicycle parking spaces shall be secure bicycle parking for employees, a total of nine personal effects lockers for employees and two employee showers shall also be provided.
4. The submittal shall demonstrate that the required off-street parking spaces meet the size requirements as specified in the *Comprehensive City Zoning Code* (Section 14-16-1-5). There shall be no compact parking spaces.
5. All light fixtures on the site shall comply with Area Lighting Regulations, Section 14-16-3-9, of the *Comprehensive City Zoning Code* and a notation on the submittal shall so state. Existing light fixtures shall be removed.
6. The submittal shall provide landscape throughout the parking areas to ensure that off-street parking spaces are within 100' of a tree as required in section 14-16-3-10(G) of the *Comprehensive City Zoning Code*.
7. The submittal shall provide specific notation on typical style and size of windows and doors to be used on all facades including portions that are deemed as existing.
8. The submittal for site plan for building permit shall contain a signature block for the members of the Development Review Board (DRB).
9. The submittal shall contain a notation on the illustration of "interior parking-lower service area" to ensure that these parking spaces will only be accessible by way of a valet parking service.
10. The submittal shall comply with the following Public Works requirements:
 - a. Provide existing site plan (for comparison between existing and proposed).
 - b. Site shall comply and be designed per DPM Standards.
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and 6' sidewalk along Lomas and Wyoming that have not already been provided for.
 - d. Access requirements shall be met to the satisfaction of the Traffic Engineer as follows:
 - i. Proposed driveway locations and existing driveway deletions.
 - ii. Driveway widths (i.e. designed for car only, su-30 or wb-40?) per DPM standards.
 - iii. Number of drives on Lomas and Wyoming.
 - iv. Deceleration lanes on Lomas and Wyoming, as required, per DPM standards.
 - v. Maintain access throughout the site to accommodate solid waste, fire, emergency and auto transport vehicles.
 - vi. Parking lot designed per chapter 23, section 7, of the DPM. (including, 24' drive aisles and 6' sidewalks where parking is adjacent to buildings).
 - vii. Cross access agreements as necessary.
 - e. A water and sanitary sewer availability statement must be requested and completed prior to DRB action on the site plan. The utility plan must be revised per that statement.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828

JULY 19, 2002

PAGE 5

- f. Hydrology section has no objection to the Zone Map amendment. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
11. No chain link, razor wire (concertina) or plastic fencing is permitted, however, existing chain link fencing, including existing razor wire, along the Interstate may remain.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 2, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/JV/nat

cc: BPLW, 6200 Uptown Blvd. NE, Albuquerque, NM 87110
Nancy Dodge, Mesa Village N.A., 1100 McKee Drive NE, Albuquerque, NM 87112
June Peace, Mesa Village N.A., 1349 Marron Circle NE, Albuquerque, NM 87112
Deana Walter, La Mesa Community Improvement Assoc., P.O. Box 8262, Albuquerque, NM 87198
Tommie Jewell, La Mesa Community Improvement Assoc., 912 Utah NE, Albuquerque, NM 87108

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: RICH FORD Date of request: 5/30/02 Zone atlas page(s): J-20

CURRENT: Zoning C-2 Legal Description - Lot or Tract # A AND B Block # _____
Parcel Size (acres / sq.ft.) 17.3 / 753,588 Subdivision Name HYDER - MAISEL

REQUESTED CITY ACTION(S):
Annexation [] Sector Plan [] Site Development Plan: Building Permit []
Comp. Plan [] Zone Change [] a) Subdivision [✓] Access Permit []
Amendment [] Conditional Use [] b) Build'g Purposes [] Other []
c) Amendment []

PROPOSED DEVELOPMENT: No construction / development [] # of units - _____
New Construction [] Building Size - 106,000 (sq. ft.) TOTAL ϕ
Expansion of existing development [✓]

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 5/30/02
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St NW Plaza del Sol Bldg. 924-3991 or 3994
THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []
Notes: EXPANSION OF EXISTING RICH FORD AUTO DEALERSHIP @ LOMAS & WYOMING

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] 5-30-02
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []
Notes: 91,000 sq ft. N/A Per Catalena

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

ENVIRONMENTAL HEALTH _____ DATE _____

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___ TRAFFIC ENGINEER _____ DATE _____
- FINALIZED ___/___/___
AQIA - SUBMITTED ___/___/___ ENVIRONMENTAL HEALTH _____ DATE _____
- FINALIZED ___/___/___

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8/12/03

Date Site Plan Approved: 7/18/03

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

✓ DRB Project No.: _____

DRB Application No.: 1001984

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Renovations to Rich Ford -8601 Lomas NE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A and B of the Hyder and Maisel Subdivision, Tract A Lands of Robert L. Johnston

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Deceleration Lane	Lomas Blvd. Entrance	Approx. 350 ft	South Main Entrance	/	/	/
			Deceleration Lane	Wyoming Blvd. Entrance	Approx. 200 ft.	West Main Entrance	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1. _____
This Infrastructure List is for Information only. An Infrastructure List will be provided with the Preliminary Plat.
2. _____
3. _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Guy C. Jackson
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

BPLW Architects & Engineers
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 8/12/03
SIGNATURE - date

UTILITY DEVELOPMENT - date

- date

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

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ___ OF ___



SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input checked="" type="checkbox"/> ... for Subdivision Purposes		APPEAL / PROTEST of...	A
<input checked="" type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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

APPLICANT INFORMATION:

NAME: Rich Ford PHONE: 292-0000
 ADDRESS: 8601 Lomas Blvd. NE FAX: _____
 CITY: ABQ. STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): BPLW Architects & Engineers, Inc. PHONE: 881-2759
 ADDRESS: 6200 Uptown Blvd NE Suite 400 FAX: 881-1230
 CITY: ABQ. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision, Site Plan for Building Permit Sign Off by DRB

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. A, A & B / TRACT B-1 OF TRACKS A & B Block: _____ Unit: _____

Subdiv. / Addn. HYDER-MAISEL

Current Zoning: C-2 & P

Proposed zoning: ZONE ESTABLISHMENT C-2

Zone Atlas page(s): J-20-Z

No. of existing lots: _____

No. of proposed lots: _____

Total area of site (acres): 17.3

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. 102005808602430105

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: NORTHEAST CORNER OF WYOMING & LOMAS BLVD. NE 8601 Lomas NE
 Between: _____ and JUST SOUTH OF INTERSTATE 40 Blvo.

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-11-87, ZA-81-114, J-20 02EPC-00826, 27 & 28, SDP 4 B/P, S/D, ZMA.

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

SIGNATURE

(Print) Guy C. Jackson, PE

DATE 8/12/03

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers

03DRB - 01344
03DRB - 01345

Action

SDP 4 S/D
SDP B/P

S.F.

P(3)
P(3)

Fees

\$ 0
 \$ 0
 \$ _____
 \$ _____
 \$ _____

Hearing date August 20, '03

Total

\$ 0

B. Akers 8/12/03
 Planner signature / date

Project # 1001984

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

BPLW Architects & Engineers

Guy C. Jackson

Applicant name (print)

[Signature]

Applicant signature / date



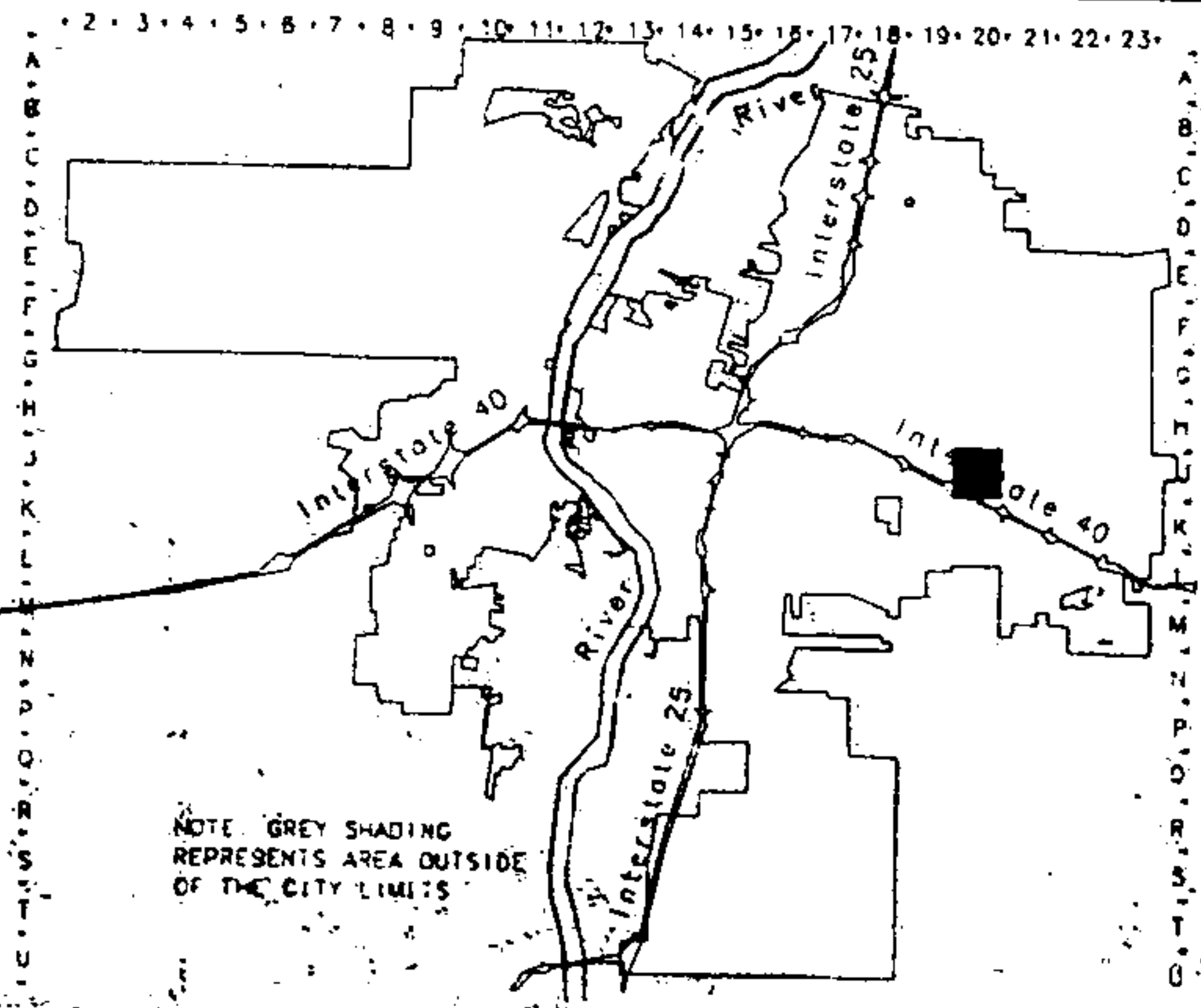
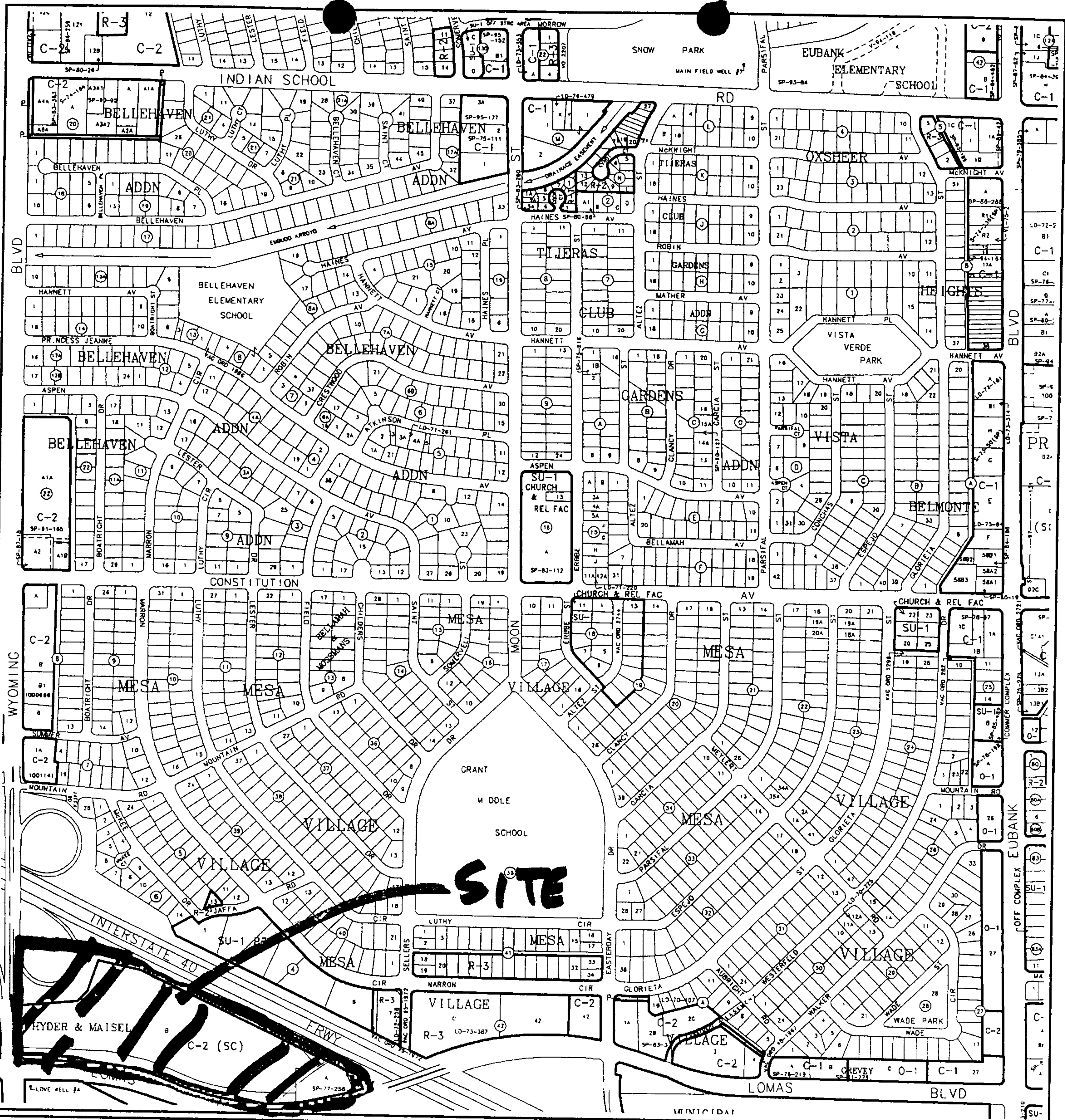
Form revised September 2001

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

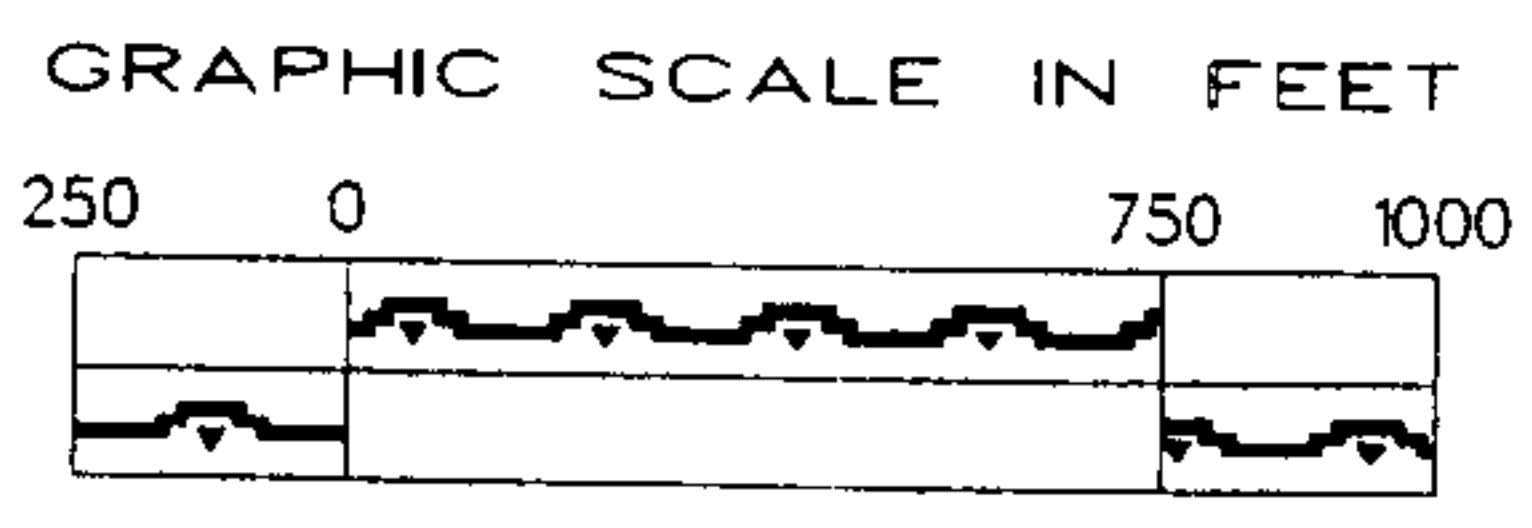
Application case numbers
03DRB - -01344
03DRB - -01345

Berkert 8/12/03
 Planner signature / date

Project # 1001984



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

J-20-Z

Map Amended through July 09, 2003

August 12, 2003

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

Officers

William L. Burns, AIA
Ronald L. Peters, AIA, AICP
Joseph D. Long, Emeritus, AIA, PE
Bill J. Waters, Emeritus, AIA
Eugene A. Valentine, AIA, CCS
W. Paul Waters, AIA

Senior Vice Presidents

Roger Easley, AICP
Guy C. Jackson, PE
James M. Jones, Jr., PE
Carl W. Jordan, AIA
Pamela M. Lentini, PE
Michael J. Melichar, PE
David A. Penasa, PE
Bruce A. Schneider, PE
Maureen M. Walter, AIA, CCS

Vice Presidents

Paul W. Browne, AIA, CDT
Curtis L. Chavez
Ian F. Harmon
Tyler M. Mason, AIA, CCS
Mary Ann Modzelewski, AIA
Daniel R. Partida, AIA
L. Fontaine Sanchez
Molly E. Smith, REFP

LETTER FOR D.R.B. FINAL SIGN-OFF For Site Development Plan for Subdivision and Site Development Plan for Building Permit.

RE: Rich Ford Addition and Remodel
BPLW Project Number: 20068
Tracts A and B of the Hyder and Maisel Subdivision, Tract A
Lands of Robert L. Johnston
Albuquerque, New Mexico
Zone Map: J-20
Related File Number: ZA-81-114
Project Number: 1001984
02EPC-00826 SDP-Subdivision
02EPC-00827 SDP-Building Permit
02EPC-00828- Zone Map Amendment

BPLW, as agent for Rich Ford Investments, is submitting the following changes to the original EPC submittal to meet all conditions stated in the Official Notification of Decision document dated July 19, 2002, and to indicated adjustments to the design.

Site Development Plan for Building Permit:

Cover Sheet: Drawing ESP- Existing Site Plan was added in compliance with Condition 10.a.

Sheet A-1: Building areas have been adjusted to reflect owner changes.
Parking requirements have been adjusted to meet building area adjustments and to meet the required number of off-street parking and handicap spaces as provided in the Comprehensive City Zoning Code (CCZC), complying with Condition 2.

Nine of the 25 bicycle parking spaces are secure bicycle parking for employees, a note has been added stating that showers are available for employee use, in compliance with Condition 3.

All required off street parking meets the requirements as specified in the CCZC, only standard parking spaces are provided, small car spaces will not be provided. Standard parking detail 12/A1 has been added, in compliance with Condition 4.

All light fixtures on the site will be retrofitted to comply with Area Lighting Regulations, Section 14-16-3-9, of the CCZC. A note has been added stating so. All existing light fixtures shall be retrofitted, in compliance with Condition 5.



Landscaping throughout the parking areas insure that off-street parking spaces are within 100' of a tree as required in Section 14-16-3-10 of the CCZC, in compliance with Condition 6.

Note 5 has been added describing typical style and size of windows and doors to be used on all facades including portions that are deemed as existing, in compliance with Condition 7.

A signature block for the members of the Development Review Board (DRB) has been added in compliance with Condition 8.

Note 3 has been changed to indicate that all interior parking will only be accessible by way of valet parking services, in compliance with Condition 9.

A new sheet, ESP-Existing Site Plan has been added in accordance with Condition 10.a.

The Site Plan shall comply with and is designed per DPM Standards, in compliance with Condition 10.b.

All site improvements for this project have been designed to be in compliance with DPM Standards, in accordance with Condition 10.c. Right of Way Dedication/Vacation is being processed concurrently with this submittal.

All Traffic Engineer requirements comply with DPM Standards, in accordance with Condition 10.d.i, 10.d.ii, 10.d.iii, 10.d.iv, 10.d.v, 10.d.vi, and 10.d.vii.

A water and sanitary sewer availability statement was been requested, and comments incorporated in the revised Utility Plan, in accordance with Condition 10.e.

The Conceptual Grading and Drainage plan has been approved, in accordance with Condition 10.f.

No chain link, razor wire (concertina) or plastic fencing is permitted, however, existing chain link fencing including existing razor wire, along the Interstate may remain, in accordance with Condition 11.

Sheet A2: Dimensions have been added to windows in accordance with Condition 7.

Sheet A3: Dimensions have been added to windows in accordance with Condition 7.

Sheet A4: A west building elevation has been added for clarification.

Site Development Plan for Subdivision:

A request for re-plat of Tracts A & B, Hyder-Maisel, Track a, Lands of Robert L. Johnson, and Air Space Agreement Parcel B-13-5 into one Track is being processed concurrently with this submittal, in accordance with Condition 2.

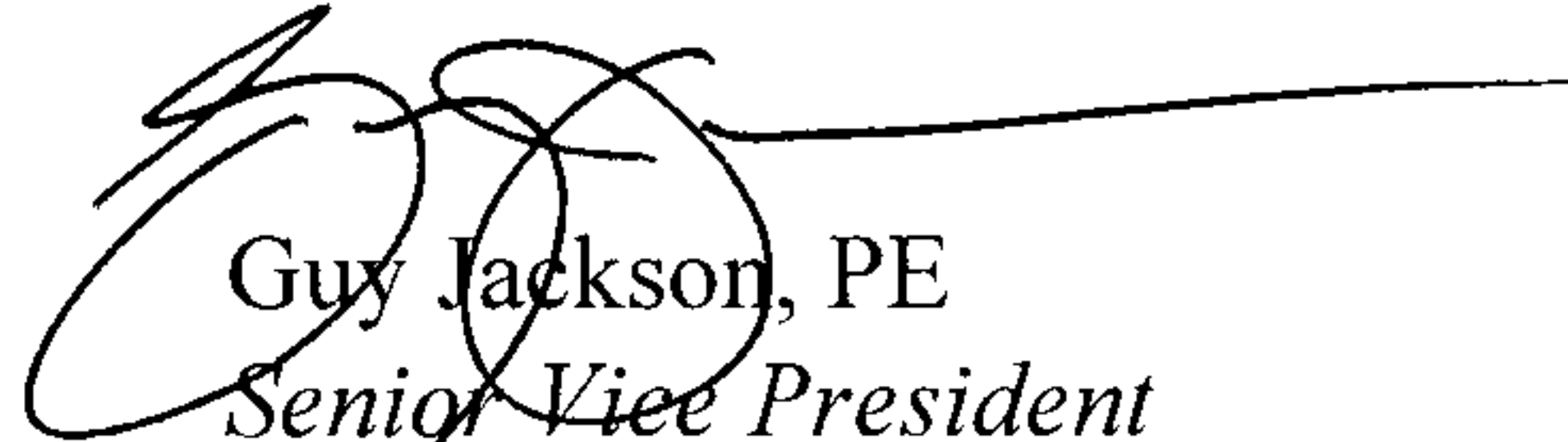
The Floor Area Ratio has been calculated based on the square footage calculations of the buildings, in accordance with Condition 3.

The submittal meets the setback regulations as specified in the C-2 regulations of the CCZC, in accordance Condition 4.

All building heights meet the building height regulations as specified in the C-2 regulations of the CCZC, in accordance with Condition 5.

Respectfully,

BPLW ARCHITECTS & ENGINEERS, INC.



Guy Jackson, PE
Senior Vice President
Director of Civil Engineering



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

Date: July 19, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001984**
02EPC-00826 SDP - Subdivision
02EPC-00827 SDP – Building Permit
02EPC-00828 - Zone Map Amendment

Rich Ford
8601 Lomas Blvd., NE
Albuquerque, NM 87112

LEGAL DESCRIPTION: BPLW agent(s) for RICH FORD request the above action(s) for Tract B, **Hyder-Maisel Subdivision**, zoned C-2 & a zone map amendment for Tract A, **Hyder-Maisel Subdivision** from P to C-2, Tract A, **Lands of Robert L. Johnston**, and Airspace Agreement Parcel B-13-5, zoned C-2, located on LOMAS BLVD. NE, between WYOMING BLVD. NE and I-40, containing approximately 18 acre(s). (J-20) Juanita Vigil, Staff Planner

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / 02EPC-00828, a Zone Map Amendment from P to C-2, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from P to C-2 for Tract A, Hyder-Maisel, containing approximately 2.13 acres and located on the northeast corner of Lomas Blvd and Wyoming Blvd NE.
2. This request will remain consistent with the accompanying request for a site development plan for subdivision containing approximately 18 acres which proposes to re-plat four separate tracts to create one cohesive tract of land with C-2 zoning.
3. This site was zoned P from R-1 in 1962 to provide a building buffer area between the main tract of this site, Tract B, and Lomas Blvd.
4. This request is in compliance with the applicable policies of the *Comprehensive Plan* because the location, intensity and design of new development will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The accompany site development plans ensure that the site will be compatible with the area.
5. The request is consistent with Section 1D of Resolutions 270-1980 and its relationship to the *Comprehensive Plan*, specifically, Policy 5I that states "Quality and innovation in design that shall be encouraged in all new development, design shall be encouraged which is appropriate to the plan area." Having this area's zone designation C-2 further requires this site to be site controlled based on Shopping Center Regulations (Section 14-16-3-2) of the *Comprehensive City Zoning Code*.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828

JULY 19, 2002

PAGE 3

2. The applicant shall re-plat Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5 into one Tract.
 3. The submittal shall specify the building square footage for each building on the site and provide overall Floor Area Ratio (F.A.R.) calculations based on the square footage calculations of the buildings.
 4. The submittal shall specify that the site will meet the setback regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.
 5. The submittal shall specify that building heights will meet the building height regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.
-

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / EPC-00827, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5, containing approximately 17.27 acres and located at 8601 Lomas Blvd NE.
2. The applicant is proposing renovations to the site that will include an approximate 93,000 square foot new car showroom, façade, parking and landscaping improvements.
3. The submittal is in compliance with Policy 50 of the *Comprehensive Plan* by continuing and strengthening redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
4. The submittal is in compliance with Policy 51 of the *Comprehensive Plan* by allowing for quality and innovation in design in new development; a design, which is appropriate to the plan area, can be assured.
5. The design of the site in proximity to the Interstate furthers Policy 5m of the *Comprehensive Plan* with an urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment.
6. The submittal, with modifications, meets the definition of a site development plan for building permit as defined in the *Comprehensive City Zoning Code* (Section 14-16-1-5).
7. The applicant proposes an important amenity, an outdoor customer waiting area and lounge area.

CONDITIONS:

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

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828

JULY 19, 2002

PAGE 5

- f. Hydrology section has no objection to the Zone Map amendment. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
11. No chain link, razor wire (concertina) or plastic fencing is permitted, however, existing chain link fencing, including existing razor wire, along the Interstate may remain.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 2, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/JV/nat

cc: BPLW, 6200 Uptown Blvd. NE, Albuquerque, NM 87110
Nancy Dodge, Mesa Village N.A., 1100 McKee Drive NE, Albuquerque, NM 87112
June Peace, Mesa Village N.A., 1349 Marron Circle NE, Albuquerque, NM 87112
Deana Walter, La Mesa Community Improvement Assoc., P.O. Box 8262, Albuquerque, NM 87198
Tommie Jewell, La Mesa Community Improvement Assoc., 912 Utah NE, Albuquerque, NM 87108

#56



Completed 8-27-03
BA

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.: 02DRB-01963 (SPS) 02-01964 (SBP)

Project # 1001984

Project Name: HYDER & MAISEL SUBDIV.

EPC Application No.: 02EPC-00826, 00827, 00828

Agent: BPLW ARCHITECTS & ENGINEERS

Phone No.:

881-8759

JCH PETERSON

Your request for (SDP for SUB), (SDP for BP), (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: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- Carried utility plan, verify pipe sizes and domestic meter locations. Signed by Pagen 8/27/03
- _____
- _____

- 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.

8/27/03 SDP signed off, Pagen Final Signature, called for P/M to make the 3 copies for dist, for B/P.. BA..

Project Number

1001984



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: 1001984

AGENDA ITEM NO: 15

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:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments on site plan for building permit.
Plat should accompany site plan for subdivision.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; 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: January 8, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001984

Item No. 15

Zone Atlas J-20

DATE ON AGENDA 1-08-03

INFRASTRUCTURE REQUIRED (?)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

The medians should be shown, some modification may be needed.

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

<u>No.</u>	<u>Comment</u>

January 6, 2003

City of Albuquerque
Planning Department
Inter-Office Memorandum

TO: Roger Green, Acting DRB Chair

FROM: Juanita Vigil, Planner

SUBJECT: Rich Ford, Project # 1001984

Applications 02EPC-00826 & 02EPC-00827 were approved by the EPC on July 18, 2002 with conditions. The applicant's submittal to DRB is deficient in the following:

Site Development Plan for Subdivision
02EPC-00826

Condition number 3 requires the submittal to provide square footage of all the buildings to verify F.A.R.

Conditions number 4 & 5 also have not been satisfied. The submittal gives specific building heights and building setbacks when the intent of the condition was to have a general notation that the building setbacks and heights will be in compliance with the C-2 zone category.

Site Development Plan for Building Permit
02EPC-00827

Condition number 2 has not been satisfied. The submittal does not show the parking calculations for vestibule, storage, car wash, quick lube, and service lanes. These calculations will increase the number of required off-street parking spaces. The site plan drawing demonstrating the parking spaces is faint and is difficult to determine if the accurate number of parking spaces have been provided.

Condition number 4 requires the submittal to demonstrate that the required off-street parking spaces meet the size requirements. The submittal shows a "typical" standard parking space of 20' in length but shows actual parking spaces that are 19' in length.

The landscape submittal reviewed and approved by EPC is not consistent with what is being presented to DRB. The current landscape submittal shows native seed provided but does not specify the type of native seed. The type of native seed proposed needs to be specified on the submittal.

If you should have any questions regarding this matter, please do not hesitate to call me at 924-3349.

Thank you.

2. **Project # 1000269**
02DRB-01878 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 for C-2, located on CULTURE DR NE, between MONTANO RD NE and MERCANTILE AVE NE containing approximately 1 acre(s). [REF: DRB 96-242, 00460-00802, 00440-01433, 00420-01434, 00420-01435] (F-16) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1000950**
02DRB-01875 Major-Two Year SIA
- DINESH C. KHOLWADWALA request(s) the above action(s) for all or a portion of Lot(s) 4A1, **MENAUL DEVELOPMENT**, zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between UNIVERSITY BLVD NE and PRINCETON DR NE containing approximately 3 acre(s). [REF: 00410-01688, DRB-99-107, V-99-41, Z-98-21] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**
4. **Project # 1000131**
02DRB-01897 Major – Two Year SIA
02DRB-01898 Minor – Ext. SIA Temp
Deferral of Sdwks
- MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Sections 28, 29, 32, 33 - T10R3, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 MH, located on SAN JOSE AVE SE BETWEEN BROADWAY BLVD SE AND I-25 containing approximately 60 acre(s). [REF: DRB-99-8, 02DRB-00400, 02DRB-00402, 01DRB-01559, 01DRB-01791] (M-14) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. THE EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS WAS WITHDRAWN. THE INFRASTRUCTURE LIST WILL BE REVISED TO REMOVE ANY OUTSTANDING SIDEWALK IMPROVEMENTS.**

5. **Project # 1000408**
02DRB-01855 Major-Preliminary Plat
Approval
02DRB-01856 Minor-Sidewalk Variance
02DRB-01857 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC. request(s) the above action(s) for all or a portion of Tract(s) 490 & 91, **SAGE POINTE SUBDIVISION**, TOWN OF ATRISCO GRANT #7, zoned R-D residential and related uses zone, developing area, 14 DU/AC, located on the SOUTH SIDE OF SAGE RD SW, between 82ND ST SW and 86TH ST SW containing approximately 10 acre(s). [REF: DRB-99-21, 00440-00438 XPP, 01440-00353 XPP, 02DRB-00365 XPP, 02DRB-00492 AMPP] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

6. **Project # 1001866**
02DRB-01848 Major-Preliminary Plat
Approval
02DRB-01849 Minor – Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

7. **Project # 1001993**
02DRB-01841 Major-Vacation of Pub
Right-of-Way
02DRB-01842 Minor-Prelim&Final
Plat Approval

JEFF MORTENSEN & ASSOC., INC. agent(s) for CITY OF ALBUQUERQUE & SHIRLEY LESLIE request(s) the above action(s) for all or a portion of Lot(s) F & G, **ACADEMY PLACE SUBDIVISION**, zoned R-2 residential zone & C-1, located on the SOUTH SIDE OF OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB-01545 SK, 02EPC-00825 ZMA, 02EPC-00824 SDP, 02EPC-00844 SDP] (F-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING TO RECORD.**

02DRB-01960 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS request(s) the above action(s) for all or a portion of Tract(s) F1, **ACADEMY PLACE SUBDIVISION**, zoned R-1 residential zone, located on the southside of OSUNA RD NE, between JUAN TABO BLVD NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 01EPC-00824 SDP, 02EPC-00825 ZMA, 02DRB-01841 & 2] [Debbie Stover, EPC Case Planner] (F-21) **WITH THE SIGNING OF THE INFRASTRUCRE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

8. **Project # 1002250**
02DRB-01882 Major-Bulk Land Variance
02DRB-01886 Minor-Prelim&Final Plat
Approval
02DRB-01887 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1, **VENTANA RANCH**, zoned SU-1 for RT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and VENTANA RD NW containing approximately 23 acre(s). [REF: 02EPC-01480, DRB-99-54] (B-10) THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

02DRB-01890 Minor-Amnd SiteDev Plan
Subd/EPC
02DRB-01891 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract (s) A1 and A2, **VENTANA RANCH**, zoned SU-1 for R2 & SU-1 for Church/R2, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: Z-94-105, Z-98-111, DRB-99-54/S-99-17, 02EPC-01480, 02EPC-01481] [Makita Hill, EPC Case Planner] (B-10) THE AMENDED SITE DEVELOPMENT PLAN WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.

|
|

9. **Project # 1001932**
02DRB-01810 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES, PA, agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 5A1A, B1, A1, 393, 392, and 391, **WEST RIDGE SUBDIVISION**, zoned SU-1/RD, located on UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). **[SHOWN AS PROJECT # 1002368 IN ERROR]** (G-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02, 12/4/02 & 12/18/02] (DEFERRED FROM 12/18/02) (G-9/10, H-9/10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/2/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRED OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002375**
02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

11.

Project # 1002384
02DRB-01895 Major-SiteDev Plan
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO SUR**) COORS VILLAGE, zoned SU-3 special center zone, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 11 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01896 Major-SiteDev Plan
BldPermit

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 (to be known as **RANCHO ENCANTADO NORTE**) COORS VILLAGE, zoned SU-3, located on WESTERN TRAIL NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 01138-01744, Z-95-94, Z-99-84, DRB-95-195, DRB-96-361] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01879 Major-Preliminary Plat
Approval
02DRB-01880 Major-Vacation of Pub
Right-of-Way
02DRB-01883 Major-Vacation of Public
Easements
02DRB-01884 Minor-Sidewalk Waiver
02DRB-01885 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1 and 4, **RANCHO ENCANTADO NORTE, RANCHO ENCANTADO SUR AND CONDOMINIUM SUBDIVISIONS**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 02EPC-01165, 02EPC-01170, 02EPC-01161] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

02DRB-01892 Minor-SiteDev Plan
Subd/EPC
02DRB-01893 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4B, **COORS VILLAGE**, zoned SU-3 special center zone, located on the southside of WESTERN TR NW, between ATRISCO DR NW and COORS BLVD NW [REF: 02DRB-01879, 02EPC-01170, 01138-01744, DBB-96-361, DRB-95-195, Z-99-84] [**Juanita Vigil, EPC Case Planner**] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

12.

Project # 1002141
02DRB-01230 Major-Vacation of Pub
Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489] [DEFERRED FROM 11/13/02 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/13/03.**

13.

Project # 1002351
02DRB-01758 Major-Preliminary Plat
Approval
02DRB-01759 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for CURB WEST, INC & WESTFORK LIMITED request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-C and Tracts 1-B-1-D, 1-B-1-E, 1-B-1-F, 1-B-1-G, **SEVILLE SUBDIVISION**, zoned R-LT, located on KAYENTA BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 48 acre(s). [REF: 1001306, 02-01250, 02-01381] [DEFERRED FROM 12/18/02] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/8/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/6/03 THE PRELIMINARY PLAT IS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

14. **Project # 1002338**
02DRB-01905 Minor-SiteDev Plan
BldPermit
- JOHN E. MECHENBIER request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between WEST I-25 FRONTAGE RD NE and SAN MATEO BLVD NE containing approximately 3 acre(s). [REF: 02DRB-01709] (B-18) **WITH THE SIGNING OF THE INFRASTURE LIST DATED 1/8/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVE DWITH FINAL ISGN OFF DELEGATED TO CITYENGINEER FOR SIA AND PLANNING.**
15. **Project # 1001984**
02DRB-01963 Minor-SiteDev Plan
Subd/EPC
02DRB-01964 Minor-SiteDev Plan
BldPermit/EPC
- BPLW ARCHITECTS & ENGINEERS INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Lot(s) A and A and B, Tract(s) B-1 of A & B, **HYDER & MAISEL SUBDIVISION**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02EPC-00826, 02EPC-00827, 02EPC-00828] [**Juanita Vigil, EPC Case Planner**] (J-20) **INDEFINITELY DEFERERD AT THE AGENT'S REQUEST TO BE HEARD WITH THE PLAT.**

16. **Project # 1000651**
02DRB-01946 Minor-Prelim&Final
Plat Approval
02DRB-01947 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for TIJERAS PLACE LLC - SERIES B request(s) the above action(s) for all or a portion of Tract(s) A29A, **TOWN OF ATRISCO GRANT NE**, zoned SU-1 FOR PDA & C-1 USES & OFFICES, located on the southside of REDLANDS RD NW, between COORS BLVD NW and CORONA DR NW, containing approximately 4 acre(s). [REF: 02EPC-00311] [**Debbie Stover, EPC Case Planner**] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LSIT DATED 1/8/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WSA APPROVED WITH FINAL SIGN OFF DELETED TO CITY ENGINEER FOR SIA. FINAL PLAT WAS INTENTIONALLY DEFERRED FOR FRONT COUNTER ROUTING.**

17. **Project # 1002371**
02DRB-01824 Minor-SiteDev Plan
BldPermit/EPC
02DRB-01825 Minor-Prelim&Final
Plat Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] [**Russell Brito, EPC Case Planner**] [Deferred from 12/11/02 AND 1/8/03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/5/03.**

18. **Project # 1000060**
02DRB-01453 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

19. **Project # 1000147**
02DRB-01961 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XT PP, 01DRB-00039 AmPP][Deferred from 1/8/03] (L-10) **DEFERRED AT THE AGENT'S REUEST TO 1/29/03.**

20. **Project # 1000150**
02DRB-01877 Minor-Extension of
Preliminary Plat

WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **THE CROSSING (UNIT 2)**, zoned R-D residential and related uses zone, developing area, located 1/2 MILE WEST OF UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 30 acre(s). [REF: 01500-01852, 01440-00106] (H-9) **A ONE-YEAR EXTENSION TO THE DPRELIMANRY PATL WAS APRROVED TO JANUARY 8, 2004.**

21. **Project # 1000941**
02DRB-01901 Minor-Ext of SIA for
Temp Defer SDWK

COMMUNITY SCIENCES CORP. agent(s) for PARADISE BLUFF, LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 23, 32-34, 61-70, 83 and 84, Block A and Lot(s) 11, 12, 14-18, 20 and 21, Block D, **PARADISE BLUFF, UNIT 1**, zoned SU-1 special use zone, PRD, located on the southside of PARADISE BLVD NW, between JUSTIN DR NW and LILIENTHAL AVE NW containing approximately 6 acre(s). [REF: 01DRB-01150, 00DRB-01656, DRB-94-594, SU-94-61, V-94-128] (B-11) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

22. **Project # 1001068**
02DRB-01888 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **DESERT RIDGE TRAILS**, zoned R-D residential and related uses zone, developing area, located on VISTAS DR NE, between EAGLE ROCK AVE NE and the LA CUEVA CHANNEL containing approximately 2 acre(s). [REF: 02DRB-01280 PP, 02DRB-01281 Am.SPS] (C-19) **DELEGATED OFF THE AGENDA 1/7/03.**

23. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final
Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/29/03.**

24. **Project # 1002245**
02DRB-01907 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A, **FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX**, zoned SU-1 special use zone, PDA, Res & Comm., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 3 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

25. **Project # 1002276**
02DRB-01957 Minor-Prelim&Final
Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EDWIN & MONA LESTER request(s) the above action(s) for all or a portion of Lot(s) 15 and 16, Unit 1, **SUNRISE TERRACE WEST**, zoned R-D residential and related uses zone, developing area, located on SHIRE ST SW, between TOWER RD SW and 114TH ST SW containing approximately 1 acre(s). [REF: 02DRB-01568] (L-8) **DELEGATED OFF THE AGENDA 1/7/03.**

26. **Project # 1002339**
02DRB-01958 Minor-Prelim&Final
Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS - UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS NW containing approximately 2 acre(s). [REF: 02DRB-01711] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/15/03.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

27. **Project # 1002400**
02DRB-01935 Minor-Sketch Plat or
Plan

ABQ. ENGINEERING, INC. agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 18, **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2 special neighborhood zone, R-T, located on the northside of CANDELARIA RD NW, between OTRA VEZ CT. NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, BA-874, Z-905] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for December 11 and December 18, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: 1 P.M.

156



Completed 8-27-03
B.A.

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.: 02DRB-01963 (SPS) 02-01964 (SBP)

Project # 1001984

Project Name: HYDER & MAISEL SUBDIV.

EPC Application No.: 02EPC-00826, 00827, 00828

Agent: BPLW ARCHITECTS & ENGINEERS

Phone No.: 881-5754

JCH PETERSON

Your request for (SDP for SUB), (SDP for BP), (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

Project Number

1001984

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- Correct Utility Plan, Verify Pipe Sizes and Domestic Meter Locations. Signed by Roger 8/27/03
- _____
- _____

- 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.

8/27/03 SDP signed off, Roger Final Signature, called for P/M to make the 3 copies for dist, for B/P... B.A.

8/28/03 PU Return for 3 copies Released JCH

BPLW

June 10, 2003

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

Officers

William L. Burns, AIA
Ronald L. Peters, AIA, AICP
Joseph D. Long, Emeritus, AIA PE
Bill J. Waters, Emeritus, AIA
Eugene A. Valentine, AIA, CCS
W. Paul Waters, AIA

Senior Vice Presidents

Roger Easley, AICP
Guy C. Jackson, PE
James M. Jones, Jr., PE
Carl W. Jordan, AIA
Pamela M. Lentini, PE
Michael J. Melchor, PE
David A. Ponasa, PE
Bruce A. Schneider, PE
Maureen M. Walter, AIA, CCS

Vice Presidents

Paul W. Browne, AIA, CDT
Curtis L. Chavez
Ian F. Harmon
Tyler M. Mason, AIA, CCS
Mary Ann Modzelewski, AIA
Daniel R. Partida, AIA
L. Fontaine Sanchez
Molly E. Smith, REFP

Claire Senova
Administrative Assistant - Planning Department
City of Albuquerque
600 2nd Street, NW
Albuquerque, New Mexico 87102
924-3946
924-3864(f)

**Re: Rich Ford, 8601 Lomas Blvd. NE
Albuquerque, NM 87112
Project: 1001984
BPLW Project No. A03009**

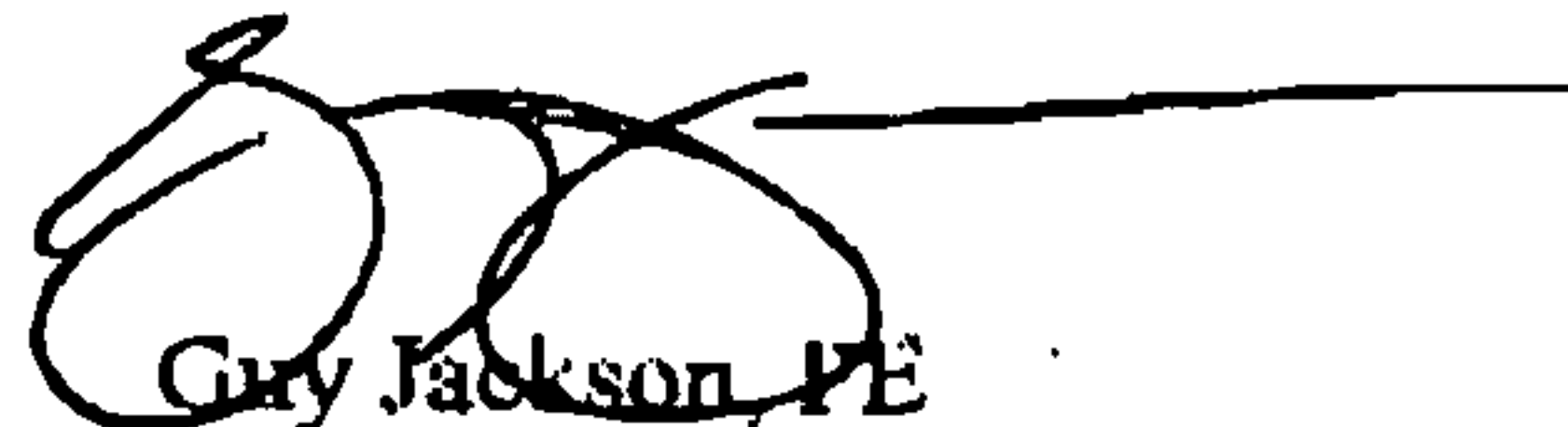
Dear Claire:

This letter is to formally withdraw the original DRB application (dated January 8, 2003, with Application Case Numbers: 02DRB -01963 (SPS) and 02DRB-01964(SPBP)) for Site Plan for Subdivision and Site Plan for Building Permit for the referenced project. ~~A new application was submitted on August 12, 2003 with Application Case Numbers: 03DRB -01344 (SPS) and 03DRB -01345(SPBP) to be heard on 8/20/03. If at all possible, please schedule these cases to be heard in conjunction with Jeff Mortensen's Vacation Request and Sketch Plat Review for the same project.~~

Please call if you have any questions or comments.

Sincerely,

BPLW ARCHITECTS AND ENGINEERS INC.


Guy Jackson, PE
Senior Vice President,
Director of Civil Engineering

Cc:

Paul Waters, AIA -BPLW
Maria Shelton, AIA -BPLW



City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

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

APPEAL / PROTEST of... **A**
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Rich Ford PHONE: 292-0000
 ADDRESS: 8601 LOMAS BOULEVARD NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): BPLW ARCHITECTS AND ENGINEERS INC PHONE: 881-2759
 ADDRESS: 6200 UPTOWN BLVD. NE FAX: 881-1230
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION, SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SIGN-OFF BY DRB.

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. A, A AND B / TRACT B-1 OF TRACKS A & B Block: _____ Unit: _____
 Subdiv. / Addn. HUYDER - MAISEL
 Current Zoning: C-2 ANP P Proposed ~~zoning~~ AND ZONE ESTABLISHMENT C-2
 Zone Atlas page(s): J-20-Z No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 17.3 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. 102005808602430105 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: LOMAS BLVD AND WYOMING BLVD NE
 Between: _____ and I-40

CASE HISTORY: Juanita Vigil EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 2-11-87
2A-81-114 J-20

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

(Print) Guy Jackson _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>02DRB - 01963</u>	<u>SPS</u>	<u>P3</u>	\$ <u>0</u>
<u>02DRB - 01964</u>	<u>SPB</u>	<u>P3</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>JAN 8 2003</u>			Total \$ <u>0</u>

M 12/30/02
 Planner signature / date

Project # 1001984

Judy Deferral

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Guy E. Jackson, PE

Applicant name (print)

Applicant signature / date

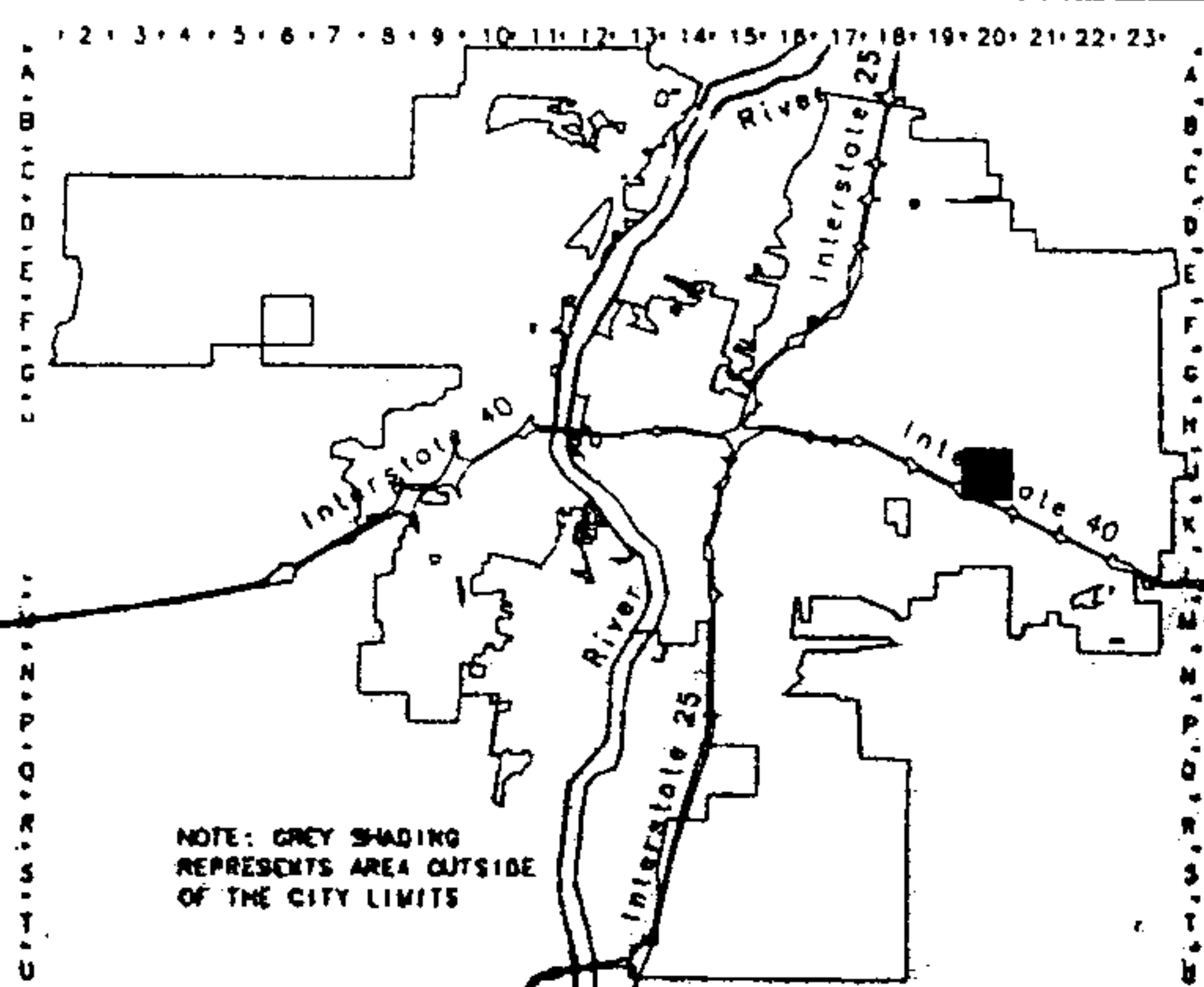
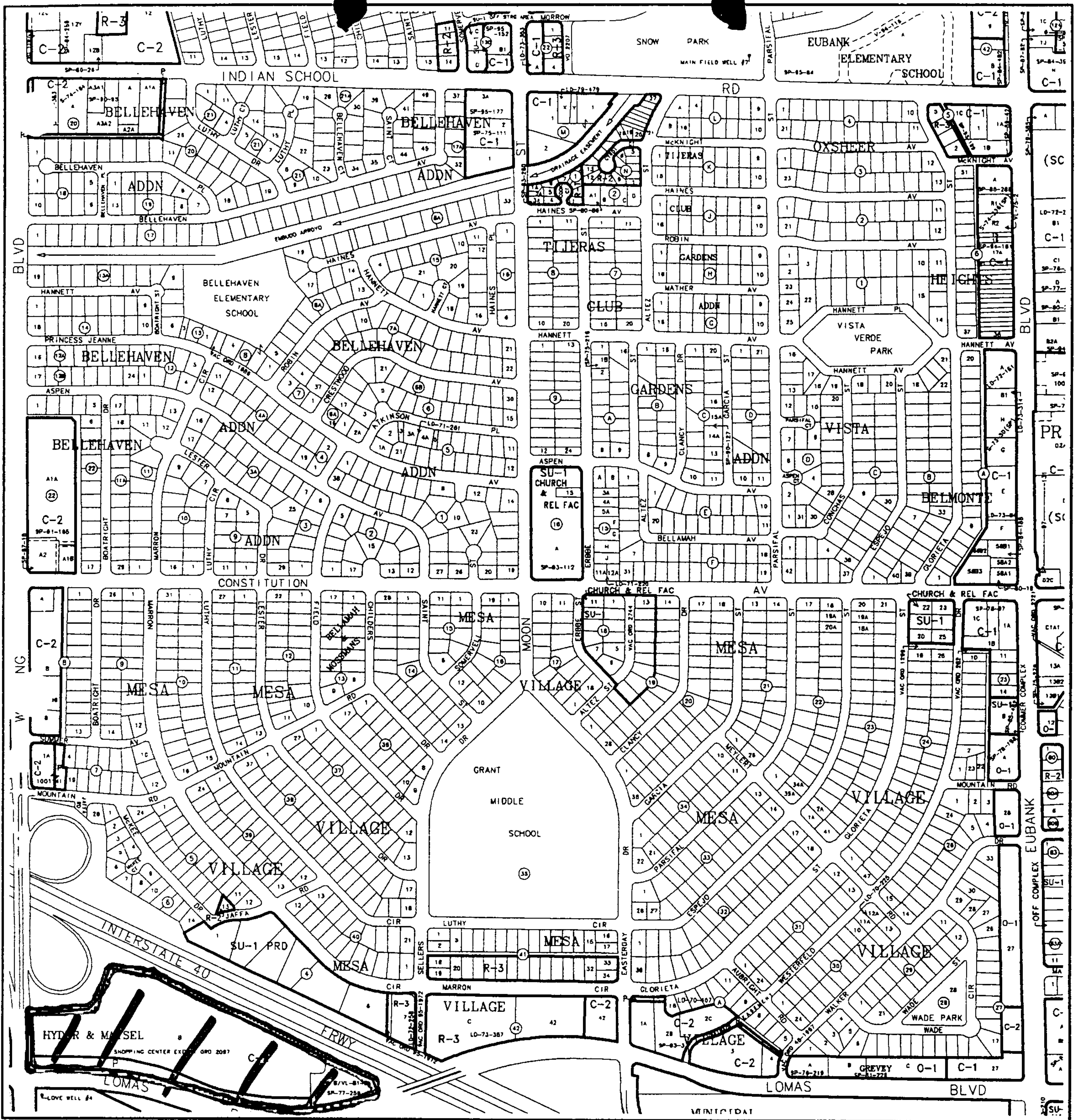


<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	02DRB - - 01963
<input checked="" type="checkbox"/> Case #s assigned	02DRB - - 01964
<input checked="" type="checkbox"/> Related #s listed	- - -

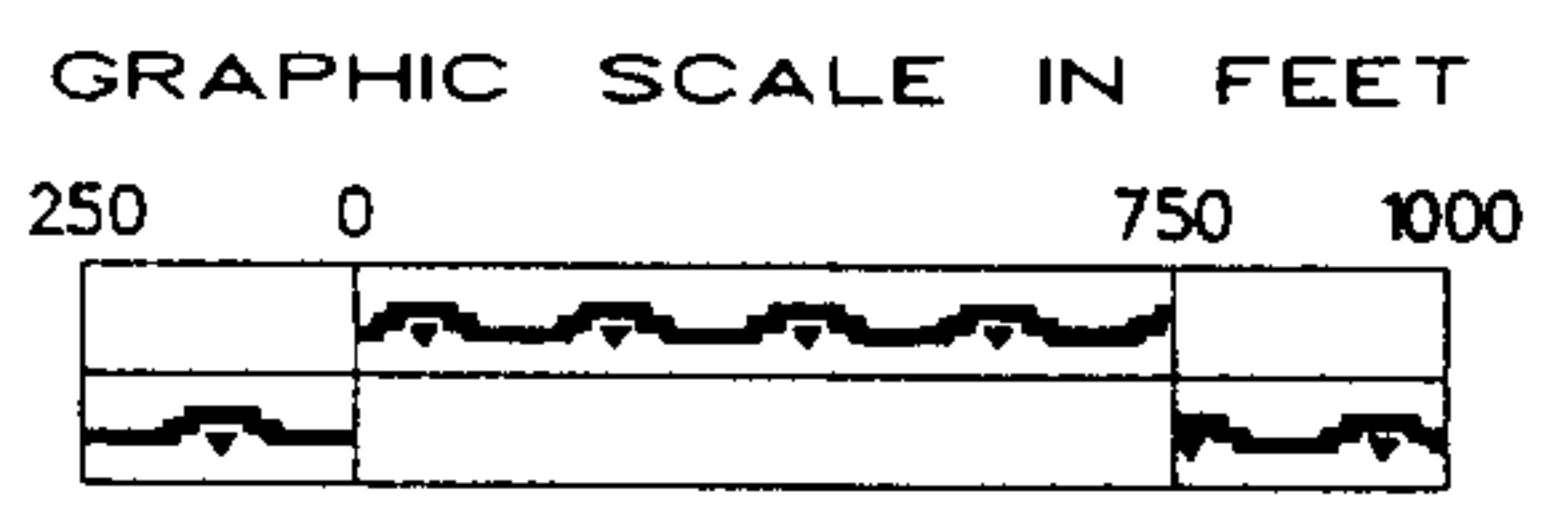
Form revised September 2001

Planner signature / date

Project # 100 1984



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



Zone Atlas Page

J-20-Z

Map Amended through April 03, 2002

May 30, 2002

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

LETTER OF JUSTIFICATION For Zone Map Amendment

Officers

William L. Burns, AIA
Ronald L. Peters, AIA, AICP
Joseph D. Long, Emeritus, AIA, PE
Bill J. Waters, Emeritus, AIA
Charlie M. Otero, AIA
Eugene A. Valentine, AIA, CCS
W. Paul Waters, AIA

Senior Vice Presidents

Robert B. Burghelmer, AIA
Roger Easley, AICP
Guy C. Jackson, PE
Carl W. Jordan, AIA
Michael J. Melichar, PE
David A. Penasa, PE
Bruce A. Schneider, PE
Maureen M. Walter, AIA, CCS

Vice Presidents

Paul W. Browne, AIA, CDT
Curtis L. Chavez
Manuel Gabaldon, PE
Ian F. Harmon
Pamela M. Lentini, PE
Tyler M. Mason, AIA, CCS
L. Fontaine Sanchez
Molly E. Smith, REFP

RE: Rich Ford Addition and Remodel
BPLW Project Number: 20068
Tracts A and B of the Hyder and Maisel Subdivision, Tract A
Lands of Robert L. Johnston
Albuquerque, New Mexico
Zone Map: J-20
Related File Number: ZA-81-114
Proposed EPC Hearing Date: July 18, 2002

BPLW, as agent for Rich Ford Investments, is proposing to change the current zoning of the above referenced property from P and C-2 to C-2.

The property is currently zoned C-2 for approximately 80% of the area. The P zone is a narrow strip fronting Lomas Boulevard.

As indicated in Resolution 270-1980, Section 1, items A through J:

- A. The proposed zone change is consistent with the health, safety, morals, and general welfare of the City because it does not alter the zoning significantly and it does not change the use of the existing facility in any way.
- B. Stability of land use and zoning is maintained by consolidating the various zones into one which best suits the use of the property.
- C. The proposed change is not in conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments, including privately developed area plans, which have been adopted by the City.
- D. The existing zoning is inappropriate because it separates the single property into different categories of zoning. The C-2 proposed zoning is more advantageous to the community because it better defines the actual use of the property.
- E. The proposed zone change from P and C-2 to C-2 will not be harmful to adjacent property, neighborhood or community because the existing use of the property will not change in anyway.



F. The proposed zone change does not require any capital expenditures by the City.

G. Economic considerations are not a determining factor for the proposed zone change.


H. The location of the property is not the justification for the proposed zone change.

I. The proposed zone change is not a "spot zone". Most properties along Lomas Boulevard are zoned C-2, therefore, the proposed zone change will facilitate realization of the Comprehensive Plan.

J. The proposed zone change is not "strip zoning". The proposed change does away with the P zone, which is strip zoning, facilitating the realization of the Comprehensive Plan.

Respectfully,

BPLW ARCHITECTS & ENGINEERS, INC.


for W. Paul Waters, AIA
Senior Principal

December 20, 2002

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

Officers

William L. Burns, AIA
Ronald L. Peters, AIA, AICP
Joseph D. Long, Emeritus, AIA, PE
Bill J. Waters, Emeritus, AIA
Charlie M. Otero, AIA
Eugene A. Valentine, AIA, CCS
W. Paul Waters, AIA

Senior Vice Presidents

Robert B. Burgheimer, AIA
Roger Easley, AICP
Guy C. Jackson, PE
Carl W. Jordan, AIA
Michael J. Melichar, PE
David A. Penasa, PE
Bruce A. Schneider, PE
Maureen M. Walter, AIA, CCS

Vice Presidents

Paul W. Browne, AIA, CDT
Curtis L. Chavez
Manuel Gabaldon, PE
Ian F. Harmon
Pamela M. Lentini, PE
Tyler M. Mason, AIA, CCS
L. Fontaine Sanchez
Molly E. Smith, REFP

LETTER FOR D.R.B. FINAL SIGN-OFF For Site Development Plan for Subdivision and Site Development Plan for Building Permit.

RE: Rich Ford Addition and Remodel
BPLW Project Number: 20068
Tracts A and B of the Hyder and Maisel Subdivision, Tract A
Lands of Robert L. Johnston
Albuquerque, New Mexico
Zone Map: J-20
Related File Number: ZA-81-114
Project Number: 1001984
02EPC-00826 SDP-Subdivision
02EPC-00827 SDP-Building Permit
02EPC-00828- Zone Map Amendment

BPLW, as agent for Rich Ford Investments, is submitting the following changes to the original EPC submittal to meet all conditions stated in the Official Notification of Decision document dated July 19, 2002, and to indicated adjustments to the design.

Site Development Plan for Building Permit:

Cover Sheet: Drawing ESP- Existing Site Plan was added in compliance with Condition 10.a.

Sheet A-1: Building areas have been adjusted to reflect owner changes. Parking requirements have been adjusted to meet building area adjustments and to meet the required number of off-street parking and handicap spaces as provided in the Comprehensive City Zoning Code (CCZC), complying with Condition 2.

Nine of the 25 bicycle parking spaces are secure bicycle parking for employees, a note has been added stating that showers are available for employee use, in compliance with Condition 3.

All required off street parking meets the requirements as specified in the CCZC, only standard parking spaces are provided, small car spaces will not be provided. Standard parking detail 12/A1 has been added, in compliance with Condition 4.

All light fixtures on the site comply with Area Lighting Regulations, Section 14-16-3-9, of the CCZC. A note has been added stating so. All existing light fixtures shall be removed, in compliance with Condition 5.



Landscaping throughout the parking areas insure that off-street parking spaces are within 100' of a tree as required in Section 14-16-3-10 of the CCZC, in compliance with Condition 6.

Note 5 has been added describing typical style and size of windows and doors to be used on all facades including portions that are deemed as existing, in compliance with Condition 7.

A signature block for the members of the Development Review Board (DRB) has been added in compliance with Condition 8.

Note 3 has been changed to indicate that all interior parking will only be accessible by way of valet parking services, in compliance with Condition 9.

A new sheet, ESP-Existing Site Plan has been added in accordance with Condition 10.a.

The Site Plan shall comply with and is designed per DPM Standards, in compliance with Condition 10.b.

All site improvements for this project have been designed to be in compliance with DPM Standards, in accordance with Condition 10.c. Right of Way Dedication/Vacation is being processed concurrently with this submittal.

All Traffic Engineer requirements comply with DPM Standards, in accordance with Condition 10.d.i, 10.d.ii, 10.d.iii, 10.d.iv, 10.d.v, 10.d.vi, and 10.d.vii.

A water and sanitary sewer availability statement was been requested, and comments incorporated in the revised Utility Plan, in accordance with Condition 10.e.

The Conceptual Grading and Drainage plan has been approved, in accordance with Condition 10.f.

No chain link, razor wire (concertina) or plastic fencing is permitted, however, existing chain link fencing including existing razor wire, along the Interstate may remain, in accordance with Condition 11.

Sheet A2: Dimensions have been added to windows in accordance with Condition 7.

Sheet A3: Dimensions have been added to windows in accordance with Condition 7.

Sheet A4: A west building elevation has been added for clarification.

Site Development Plan for Subdivision:

A request for re-plat of Tracts A & B, Hyder-Maisel, Track a, Lands of Robert L. Johnson, and Air Space Agreement Parcel B-13-5 into one Track is being processed concurrently with this submittal, in accordance with Condition 2.

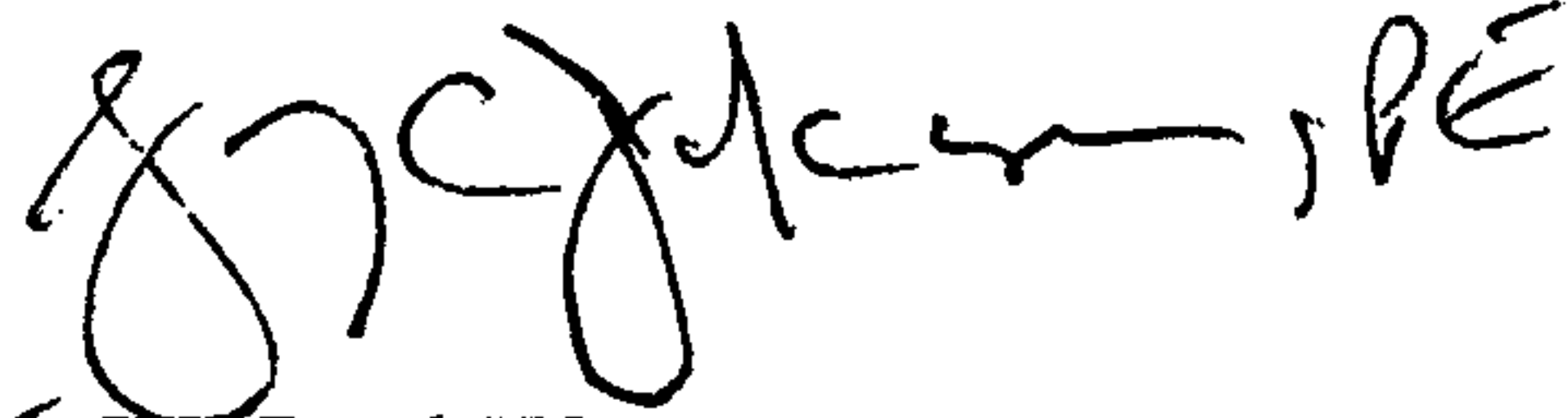
The Floor Area Ratio has been calculated based on the square footage calculations of the buildings, in accordance with Condition 3.

The submittal meets the setback regulations as specified in the C-2 regulations of the CCZC, in accordance Condition 4.

All building heights meet the building height regulations as specified in the C-2 regulations of the CCZC, in accordance with Condition 5.

Respectfully,

BPLW ARCHITECTS & ENGINEERS, INC.



for W. Paul Waters, AIA
Senior Principal

|

|



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

Date: July 19, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1001984**
02EPC-00826 SDP - Subdivision
02EPC-00827 SDP – Building Permit
02EPC-00828 - Zone Map Amendment

Rich Ford
8601 Lomas Blvd., NE
Albuquerque, NM 87112

LEGAL DESCRIPTION: BPLW agent(s) for RICH FORD request the above action(s) for Tract B, **Hyder-Maisel Subdivision**, zoned C-2 & a zone map amendment for Tract A, **Hyder-Maisel Subdivision** from P to C-2, Tract A, **Lands of Robert L. Johnston**, and Airspace Agreement Parcel B-13-5, zoned C-2, located on LOMAS BLVD. NE, between WYOMING BLVD. NE and I-40, containing approximately 18 acre(s). (J-20) Juanita Vigil, Staff Planner

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / 02EPC-00828, a Zone Map Amendment from P to C-2, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from P to C-2 for Tract A, Hyder-Maisel, containing approximately 2.13 acres and located on the northeast corner of Lomas Blvd and Wyoming Blvd NE.
2. This request will remain consistent with the accompanying request for a site development plan for subdivision containing approximately 18 acres which proposes to re-plat four separate tracts to create one cohesive tract of land with C-2 zoning.
3. This site was zoned P from R-1 in 1962 to provide a building buffer area between the main tract of this site, Tract B, and Lomas Blvd.
4. This request is in compliance with the applicable policies of the *Comprehensive Plan* because the location, intensity and design of new development will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The accompany site development plans ensure that the site will be compatible with the area.
5. The request is consistent with Section 1D of Resolutions 270-1980 and its relationship to the *Comprehensive Plan*, specifically, Policy 51 that states "Quality and innovation in design that shall be encouraged in all new development, design shall be encouraged which is appropriate to the plan area." Having this area's zone designation C-2 further requires this site to be site controlled based on Shopping Center Regulations (Section 14-16-3-2) of the *Comprehensive City Zoning Code*.

6. The use of the land will remain consistent allowing this request to be in compliance with Section 1B of *Resolution 270-1980*.
 7. This request will be in compliance with Section 1E of *Resolution 270-1980* because the permissive uses of the C-2 zone will not be harmful to adjacent property, the neighborhood or community.
-

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / EPC-00826, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5, containing approximately 18 acres and located at 8601 Lomas Blvd NE, zoned C-2 and P. The applicant is proposing to re-plat all of the tracts to create one cohesive tract.
2. This site meets the definition of a shopping center (SC) and therefore, requires approval from the Environmental Planning Commission.
3. This site was exempt from the shopping center regulations in 1962. That exemption is now deemed void by Zoning Code Services because the applicant is proposing to enlarge the shopping center site.
4. Air Space Agreement Parcel B-13-5 was originally a part of the State Highway Department Right-Of-Way for Interstate 40, but was recently exchanged for portions of Tract B Hyder-Maisel to accommodate a wall easement along south side of the interstate. Air Space Agreement Parcel B-13-5 will automatically be designated a C-2 zone category because it meets the definition of "Zone" of the *Comprehensive City Zoning Code*.
5. The applicant is proposing renovations to the site that will include an approximate 93,000 square foot new car showroom, façade improvements, parking and landscaping improvements.
6. The submittal is in compliance with Policy 50 of the *Comprehensive Plan* by continuing and strengthening redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
7. The submittal is in compliance with Policy 51 of the *Comprehensive Plan* by allowing for quality and innovation in design in new development; a design, which is appropriate to the plan area, can be assured.
8. The submittal, with modifications, meets the definition of the a site development plan for subdivision as defined in the *Comprehensive City Zoning Code* which specifies floor area ratio, building setback, maximum building heights, and pedestrian and vehicular ingress/egress.

CONDITIONS:

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

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828
JULY 19, 2002
PAGE 3

2. The applicant shall re-plat Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5 into one Tract.
3. The submittal shall specify the building square footage for each building on the site and provide overall Floor Area Ratio (F.A.R.) calculations based on the square footage calculations of the buildings.
4. The submittal shall specify that the site will meet the setback regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.
5. The submittal shall specify that building heights will meet the building height regulations as specified in the C-2 regulations of the *Comprehensive City Zoning Code*.

On July 18, 2002, the Environmental Planning Commission voted to approve Project 1001984 / EPC-00827, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts A & B, Hyder-Maisel, Tract A, Lands of Robert L. Johnston, and Air Space Agreement Parcel B-13-5, containing approximately 17.27 acres and located at 8601 Lomas Blvd NE.
2. The applicant is proposing renovations to the site that will include an approximate 93,000 square foot new car showroom, façade, parking and landscaping improvements.
3. The submittal is in compliance with Policy 5o of the *Comprehensive Plan* by continuing and strengthening redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
4. The submittal is in compliance with Policy 5l of the *Comprehensive Plan* by allowing for quality and innovation in design in new development; a design, which is appropriate to the plan area, can be assured.
5. The design of the site in proximity to the Interstate furthers Policy 5m of the *Comprehensive Plan* with an urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment.
6. The submittal, with modifications, meets the definition of a site development plan for building permit as defined in the *Comprehensive City Zoning Code* (Section 14-16-1-5).
7. The applicant proposes an important amenity, an outdoor customer waiting area and lounge area.

CONDITIONS:

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

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828
JULY 19, 2002
PAGE 4

2. The submittal shall reflect the required number of off-street parking and handicap spaces as provided in the *Comprehensive City Zoning Code* and shall supply such spaces in areas that are dedicated to employee and customer service.
3. Nine of the 25 bicycle parking spaces shall be secure bicycle parking for employees, a total of nine personal effects lockers for employees and two employee showers shall also be provided.
4. The submittal shall demonstrate that the required off-street parking spaces meet the size requirements as specified in the *Comprehensive City Zoning Code* (Section 14-16-1-5). There shall be no compact parking spaces.
5. All light fixtures on the site shall comply with Area Lighting Regulations, Section 14-16-3-9, of the *Comprehensive City Zoning Code* and a notation on the submittal shall so state. Existing light fixtures shall be removed.
6. The submittal shall provide landscape throughout the parking areas to ensure that off-street parking spaces are within 100' of a tree as required in section 14-16-3-10(G) of the *Comprehensive City Zoning Code*.
7. The submittal shall provide specific notation on typical style and size of windows and doors to be used on all facades including portions that are deemed as existing.
8. The submittal for site plan for building permit shall contain a signature block for the members of the Development Review Board (DRB).
9. The submittal shall contain a notation on the illustration of "interior parking-lower service area" to ensure that these parking spaces will only be accessible by way of a valet parking service.
10. The submittal shall comply with the following Public Works requirements:
 - a. Provide existing site plan (for comparison between existing and proposed):~
 - b. Site shall comply and be designed per DPM Standards.
 - c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and 6' sidewalk along Lomas and Wyoming that have not already been provided for.
 - d. Access requirements shall be met to the satisfaction of the Traffic Engineer as follows:
 - i. Proposed driveway locations and existing driveway deletions.
 - ii. Driveway widths (i.e. designed for car only, su-30 or wb-40?) per DPM standards.
 - iii. Number of drives on Lomas and Wyoming.
 - iv. Deceleration lanes on Lomas and Wyoming, as required, per DPM standards.
 - v. Maintain access throughout the site to accommodate solid waste, fire, emergency and auto transport vehicles.
 - vi. Parking lot designed per chapter 23, section 7, of the DPM. (including, 24' drive aisles and 6' sidewalks where parking is adjacent to buildings).
 - vii. Cross access agreements as necessary.
 - e. A water and sanitary sewer availability statement must be requested and completed prior to DRB action on the site plan. The utility plan must be revised per that statement.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001984 / 02EPC-00826, 02EPC-00827, 02EPC-00828
JULY 19, 2002
PAGE 5

- f. Hydrology section has no objection to the Zone Map amendment. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
11. No chain link, razor wire (concertina) or plastic fencing is permitted, however, existing chain link fencing, including existing razor wire, along the Interstate may remain.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY AUGUST 2, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,


for Victor J. Chavez
Planning Director

VJC/JV/nat

cc: BPLW, 6200 Uptown Blvd. NE, Albuquerque, NM 87110
Nancy Dodge, Mesa Village N.A., 1100 McKee Drive NE, Albuquerque, NM 87112
June Peace, Mesa Village N.A., 1349 Marron Circle NE, Albuquerque, NM 87112
Deana Walter, La Mesa Community Improvement Assoc., P.O. Box 8262, Albuquerque, NM 87198
Tommie Jewell, La Mesa Community Improvement Assoc., 912 Utah NE, Albuquerque, NM 87108