

#8



# COMPLETED 01/13/06 *SH* DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: **06DRB-00002 (P&F)**

Project # **1002002**

Project Name: **SAN MATEO DEL NORTE**

Agent: **Forstbauer Surveying**

Phone No.: **268-2112**

Your request for (SDP for SUB), (SDP for BP), **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 1/11/06 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): *Record plat*  
*Add public to drainage easement on sheet 3*

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required. *OKay*
- Copy of recorded plat for Planning.

Project Number

1002002

#8



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 06DRB-00002 (P&F)

Project # 1002002

Project Name: SAN MATEO DEL NORTE

Agent: Forstbauer Surveying

Phone No.: 268-2112

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

UTILITIES: \_\_\_\_\_

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_

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

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

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

PLANNING (Last to sign): *Record plat*

\_\_\_\_\_  
 *Add public to drainage law enforcement on sheet 3*

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

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- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required: *OKay*
- Copy of recorded plat for Planning.

Project Number

1002002



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 11, 2006

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

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**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: Adjourned:
- 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 # 1001685**  
05DRB-01893 Major-Vacation of Public Easements  
05DRB-01894 Minor-Vacation of Private Easements  
GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, 1B-3, 1B-4 and 1B-5, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned C-2 (SC) located on MCMAHON BLVD NW between GOLF COURSE NW and BANDELIER NW containing approximately 9 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 05DRB-01349, 05DRB-01350] (A-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002461**  
05DRB-01902 Major-Vacation of  
Public Easements  
05DRB-01903 Minor-Prelim&Final Plat  
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 8A1, **EL RANCHO GRANDE 1, UNIT 1**, zoned R-LT residential zone, located on VERMEJO PARK DR SW at the east end of AMOLE MESA AVE SW and containing approximately 16 acre(s). [REF: 05DRB-01505, 03DRB-00163, 03DRB-00164] (N-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1004606**  
05DRB-01900 Major-Preliminary Plat  
Approval  
05DRB-01901 Minor-Temp Defer  
SDWK

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW west of RAINBOW BLVD NW and containing approximately 12 acre(s). [REF: 04DRB-01322] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/11/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN OPEN SPACE TABLE BE PROVIDED. AN OPEN SPACE NOTE BE ADDED TO THE PLAT. TO REVISE THE RIGHT-OF-WAY FOR THE STREET WIDTHS. CALL OUT PRIVATE STREETS. REVISION OF THE PERIMETER WALLS SHALL BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS BE APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer  
SDWK
- WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned R-1, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**
5. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer  
SDWK
- RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**
6. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05 & 7/27/05 & 1/11/06]* (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**

**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 PLAN THIS WEEK . . . .**

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

7. **Project # 1003429**  
06DRB-00003 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION**) zoned R-LT, R-D, located on GIBSON BLVD SW and AMOLE MESA AVE SW, containing approximately 62 acre(s). (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
  
8. ~~**Project # 1002002**~~  
06DRB-00002 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for RETAIL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **SAN MATEO DEL NORTE**, zoned C-3, located on SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY BLVD NE containing approximately 3 acre(s). [REF: 04-DRB-00805] (E-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT AND TO CHECK FOR THE ADDITION OF A PUBLIC DRAINAGE EASEMENT ON SHEET 3.**

9. **Project # 1003655**  
05DRB-01833 Minor-Final Plat  
Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 12/14/05 & 1/11/06] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

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

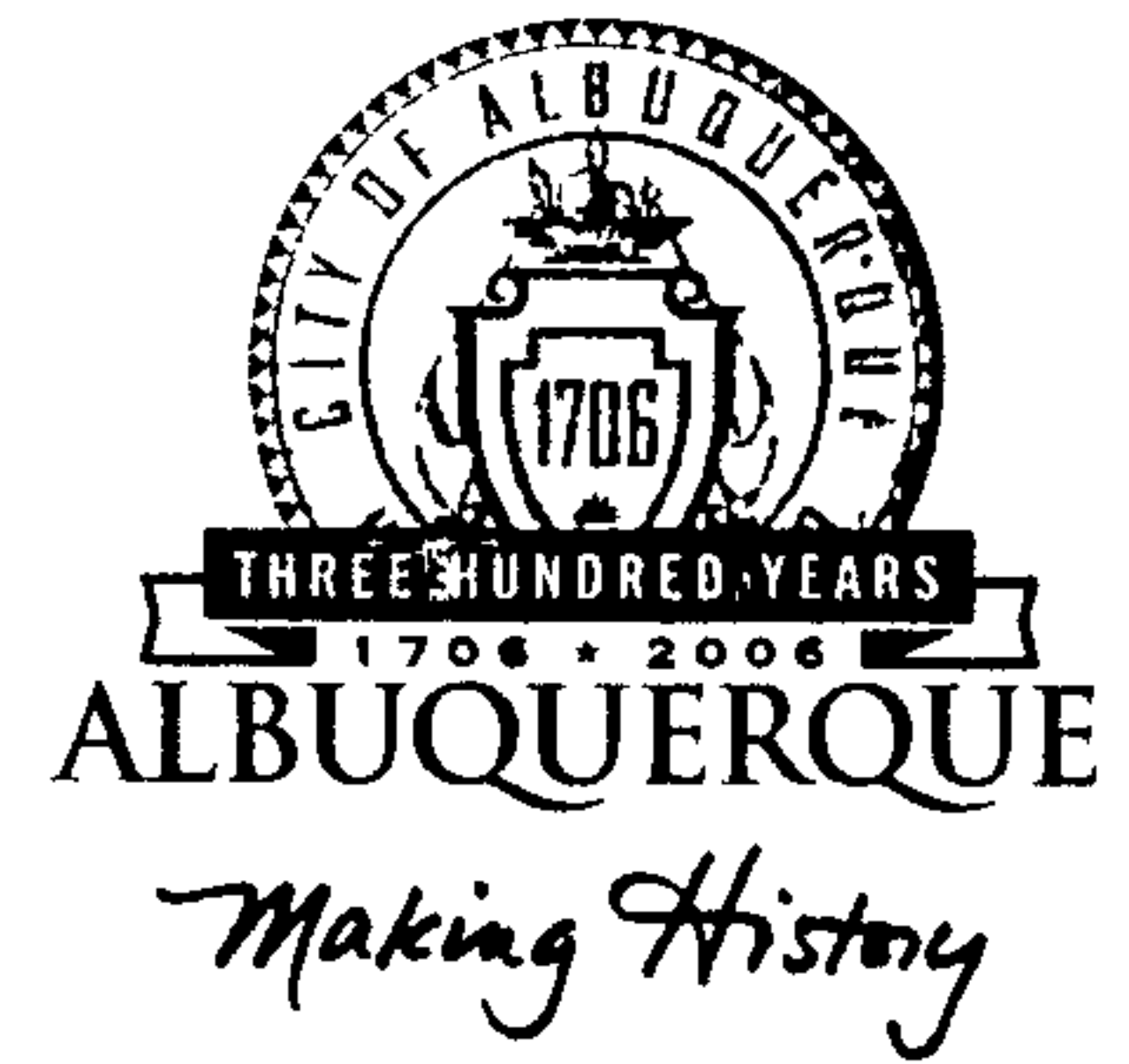
10. **Project # 1004613**  
05DRB-01929 Minor-Sketch Plat or  
Plan

STEPHEN BUTTERWORTH agent(s) for STEVE BUTTERWORTH AND SARAH & RICK TENORIO request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **LANDS OF RAYMOND & CAROL DURAN**, zoned SU-2 special neighborhood zone, located on MARQUEZ LN SW, between TINGLEY DR SW and 8<sup>TH</sup> STREET SW containing approximately 1 acre(s). [REF: DRB-93-290] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for January 4, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 4, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002002**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT: ( )    APPROVAL: (X)    SIGN-OFF: ( )    EXTN: ( )    AMEND: ( )

**ENGINEERING COMMENTS:**

Minor plat comments.

**RESOLUTION:**

P.O. Box 1293

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

Albuquerque

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

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

**DATE:** JANUARY 11, 2006

New Mexico 87103

www.cabq.gov



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 11, 2006**  
**DRB Comments**

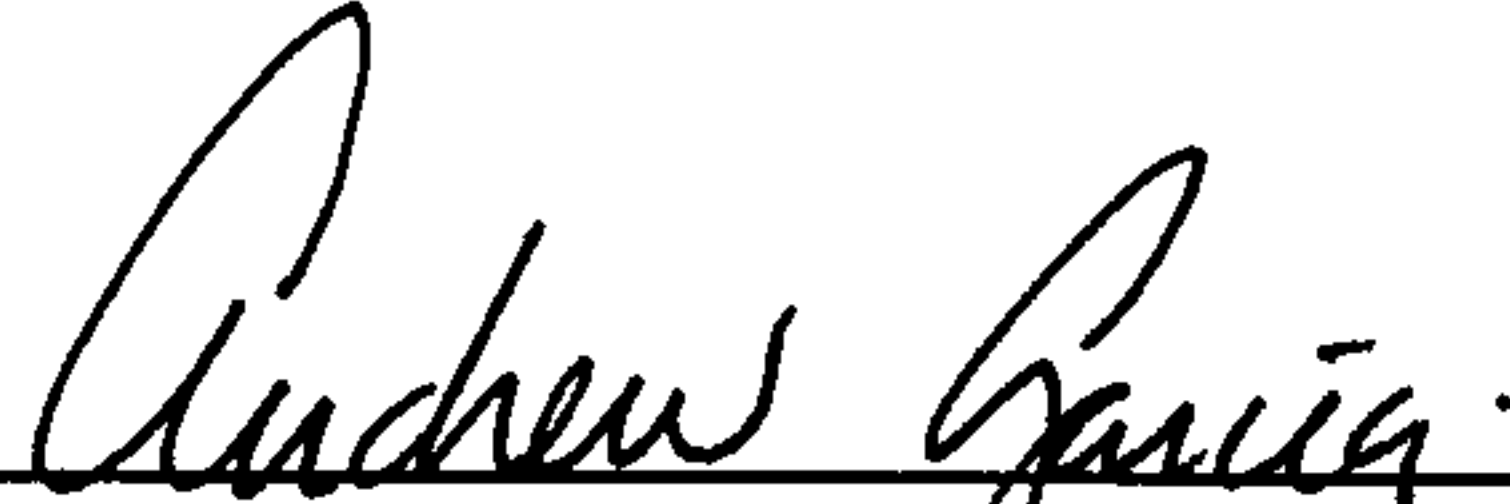
**ITEM # 8**

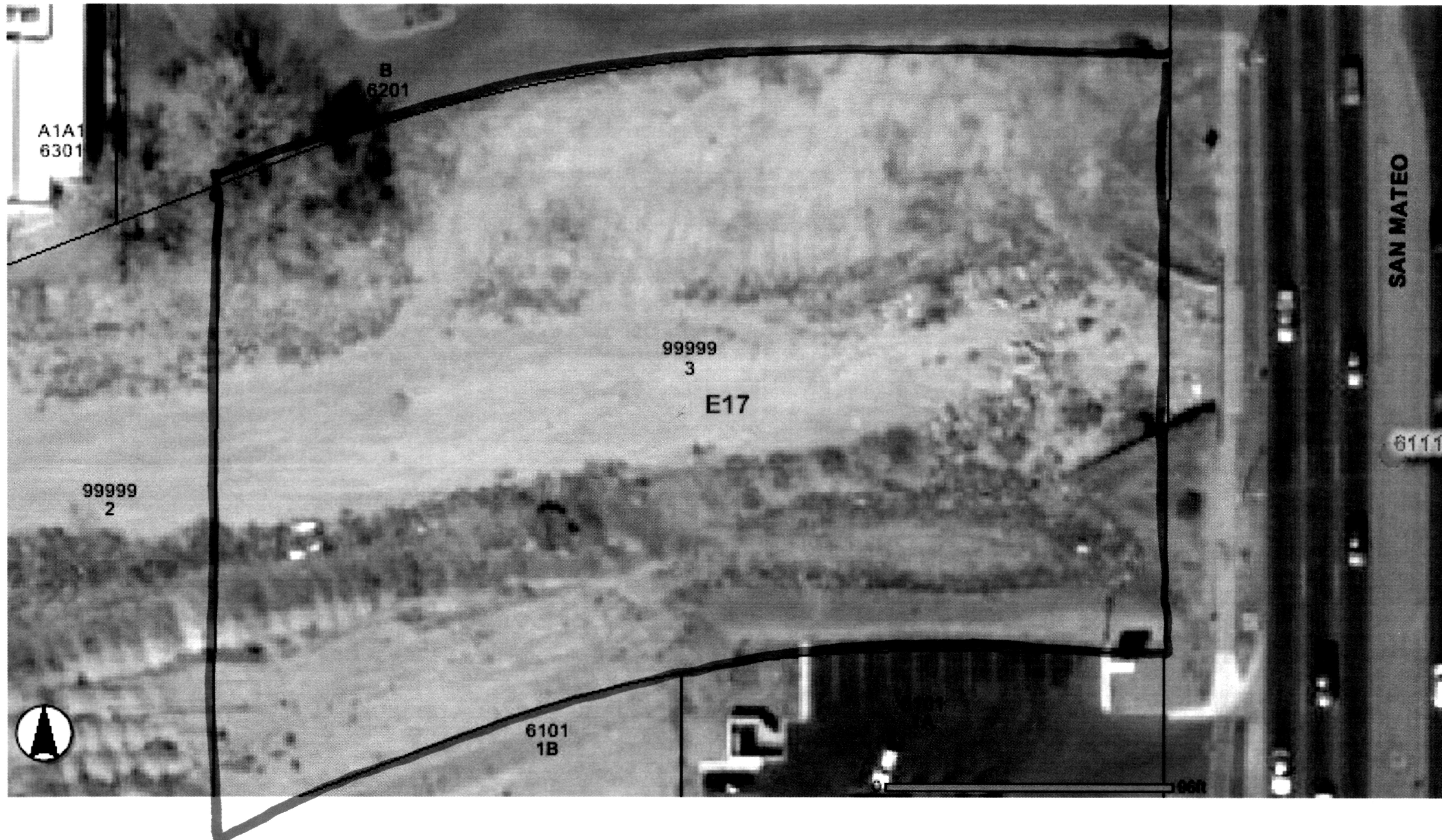
**PROJECT # 1002002    APPLICATION # 05-00002**

**RE: San Mateo Del Norte/p&f plat**

AGIS dxf is approved.

Planning will take delegation to record the plat.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



**2002**

### DXF Electronic Approval Form

DRB Project Case #: 1002002

*66 DRB. 00002*

Subdivision Name: SAN MATEO DEL NORTE LOT 3A

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 1/3/2006

Hard Copy Received: 1/3/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

*01-04-2006*  
Date

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

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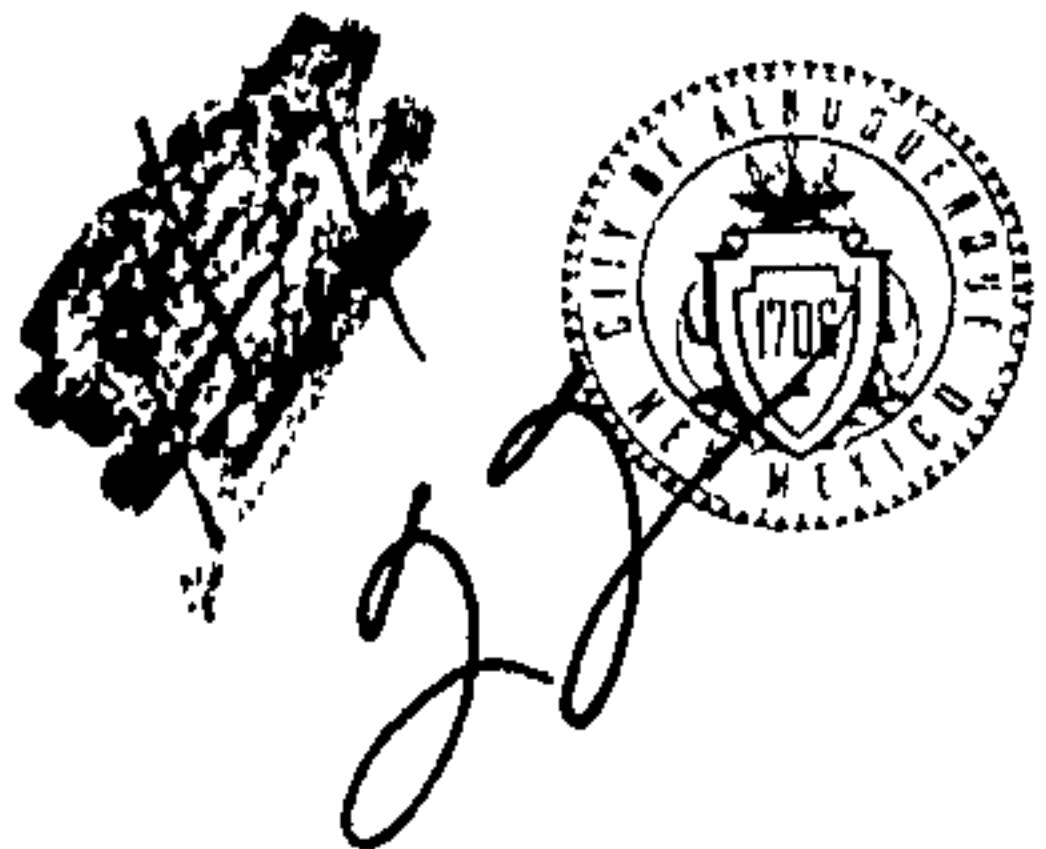
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**AGIS Use Only**

Copied fc **2002** to agiscov on **1/4/2006** Contact person notified on **1/4/2006**



# DRB CASE ACTION LOG (~~PRELIM~~ 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.: 04DRB-00805 (~~P&E~~) FP Project # 1002002  
 Project Name: BEAR CANYON ARROYO  
 Agent: Advanced Engr. & Consulting LLC Phone No.: 899-5570

Project Number 1002002

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/22/04 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:**

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- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

*[Handwritten signature]*  
no.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

September 22, 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

\*\*\*\*\*

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

Adjourned: 12:30 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002250**  
04DRB-01314 Major-Preliminary Plat Approval  
04DRB-01315 Major-Vacation of Public Easements  
04DRB-01316 Minor-Sidewalk Waiver  
04DRB-01317 Minor-Temp Defer SDWK  
  
04DRB-01412 Minor- Amended SiteDev Plan Subd  
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC
- 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-B, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
- CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH**, zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] [Elvira Lopez, EPC Case Planner] (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**  
04DRB-01319 Major-Bulk Land Variance  
04DRB-01320 Major-Vacation of Pub Right-of-Way  
04DRB-01321 Major-Vacation of Public Easements  
04DRB-01322 Minor-Prelim&Final Plat Approval
- WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
3. **Project # 1003610**  
04DRB-01251 Major-Preliminary Plat Approval  
04DRB-01252 Minor-Temp Defer SDWK  
04DRB-01469 Minor-Sidewalk Waiver
- WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04 & 9/22/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**
4. **Project # 1003629**  
04DRB-01288 Major-Vacation of Public Easements
- ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97<sup>TH</sup> ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55][Deferred from 9/15/04] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.**

5.       **Project # 1003364**  
04DRB-01407 Minor-SiteDev Plan  
Subd/EPC  
04DRB-01408 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-01409 Minor-Prelim&Final Plat  
Approval
- TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
6.       **Project # 1003637**  
04DRB-01302 Minor-SiteDev Plan  
BldPermit
- OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7.       **Project # 1000658**  
04DRB-01421 Minor-Prelim&Final Plat  
Approval
- MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**



8. **Project # 1002668**  
04DRB-01419 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
9. **Project # 1000739**  
04DRB-01382 Minor-Ext of SIA for Temp Defer SDWK
- SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH**, zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
10. **Project # 1003542**  
04DRB-01391 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2, TH, located on 15<sup>th</sup> ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**  
04DRB-01396 Minor-Extension of Preliminary Plat
- ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90<sup>th</sup> ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003665**  
04DRB-01404 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOKYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**
13. **Project # 1003666**  
04DRB-01405 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD**, zoned S-M1, located on 18<sup>TH</sup> ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44 ] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003667**  
04DRB-01406 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2**, zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15. **Project # 1002511**  
04DRB-01380 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16. **Project # 1003353**  
04DRB-01415 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**  
04DRB-01416 Minor-Final Plat Approval
- ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1002718**  
04DRB-01410 Minor-Final Plat Approval  
04DRB-01411 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**
19. **Project # 1003573**  
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH 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-01138] *[Deferred from 9/22/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
21. **Project # 1003466**  
04DRB-01420 Minor-Prelim&Final Plat  
Approval
- CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION**, zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4<sup>TH</sup> ST SW and 8<sup>TH</sup> ST SW containing approximately 3 acre(s). (L-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
22. ~~Project # 1002002~~  
04DRB-00805 Minor-Final Plat-Approval
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (*Final Plat was indefinitely deferred*) (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**  
04DRB-01425 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1**, zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003675**  
04DRB-01427 Minor-Sketch Plat or Plan
- AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT**, zoned R-1 residential zone, located on CENTRAL AVE NW, between 57<sup>th</sup> ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003671**  
04DRB-01422 Minor-Sketch Plat or Plan
- KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98<sup>th</sup> ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**  
04DRB-01418 Minor-Sketch Plat or Plan
- MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION**, zoned SR-1, located on KINLEY ST NW, between 5<sup>th</sup> ST NW and 6<sup>th</sup> ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003672**  
04DRB-01423 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. **Project # 1003673**  
04DRB-01424 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**  
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
9/22/04 DRB  
Comments**

**ITEM # 22**

**PROJECT # 1002002**

**APPLICATION # 04-00805**

**RE: Portion of Drainage Easement, Bear Canyon Arroyo/final plat**

Has the condition of final plat, i.e., shared use bicycle access easement been satisfied?

The current zoning should be on the final plat.

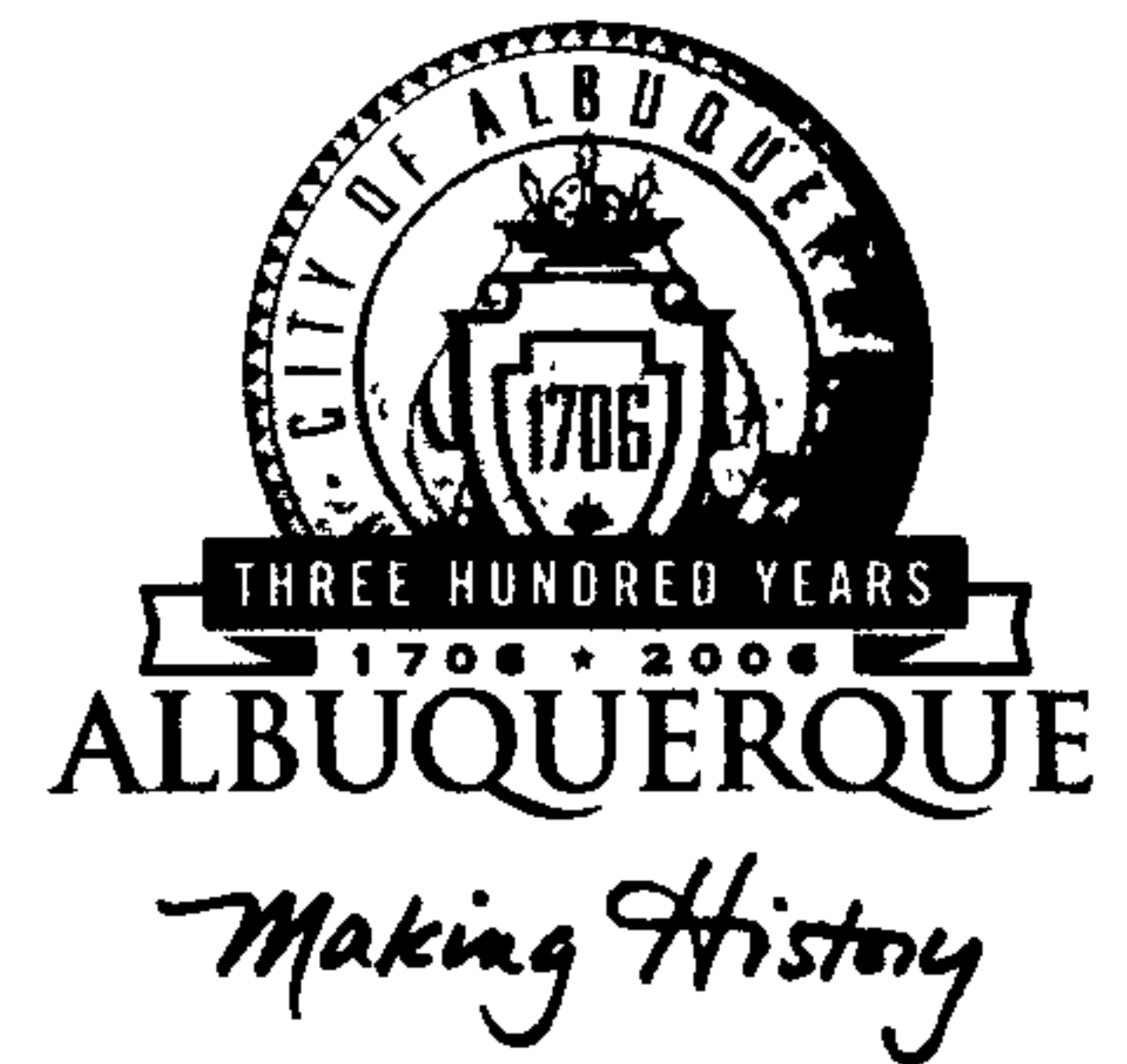
AGIS dxf approval is required before Planning signs the final plat.



---

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

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002002**

**AGENDA ITEM NO: 22**

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

**ENGINEERING COMMENTS:**

Albuquerque

An Subdivision Improvements Agreement with financial guarantees is in process.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** September 22, 2004



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

- 1. Project # 1002002**  
04DRB-00803 Major-Vacation of Public Easements  
04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17)

At the June 16, 2004, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

### FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

### CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

With the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 12/17/02 the preliminary plat was approved with the following condition of final plat:

✓ The issue of the bike path is resolved with City Transportation Planning, in writing, prior to approval of the final plat.

The final plat was indefinitely deferred.



## OFFICIAL NOTICE OF DECISION

### PAGE 2

If you wish to appeal this decision, you must do so by July 1, 2004 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.)

Sherah Matson, AICP, DRB Chair

cc: Retail Development Inc., LLC, 7404 Brazos Ct NE, 87109  
Advanced Engineering & Consulting LLC, 4416 Anaheim Ave NE, 87113  
Marilyn Maldonado, 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: 1002002 AGENDA#: 1 DATE: 6.16.04

1. Name: Jeff Henry Address: 7404 Brazos Ct Zip: 87109

2. Name: Shawn Beagle Address: Ad. Ely Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002002**

**AGENDA ITEM NO: 1**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the vacation request.  
An approved drainage report dated 12-17-02 is on file for Preliminary Plat approval.

**RESOLUTION:**

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

*F.P. indef*

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:** June 16, 2004



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 16, 2004

**Project # 1002002**

04DRB-00803 Major-Vacation of Public Easements

04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No comments received.
Neighborhood Coordination	
Letter sent to Academy Acres North (R) Neighborhood Association.	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	PNM approves vacation of drainage easement.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

## City Engineer

The Hydrology section has no objection to the vacation request or preliminary plat action.

## Transportation Development

DMD – Transportation requires a 25' public trail easement along the south boundary of the lots. Where is infrastructure for decel lane on I-25 frontage road? Does the applicant have NMDOT approval for this access? Are all improvements in place on San Mateo? Is this entrance a right-in/right-out? Do the curb returns exist? Where is infrastructure for private easement?

Parks & Recreation A trail easement will need to be provided through the site.

## Utilities Development

No objection to Vacation request. Public water/sewer line extensions are required, need infrastructure list.

## Planning Department

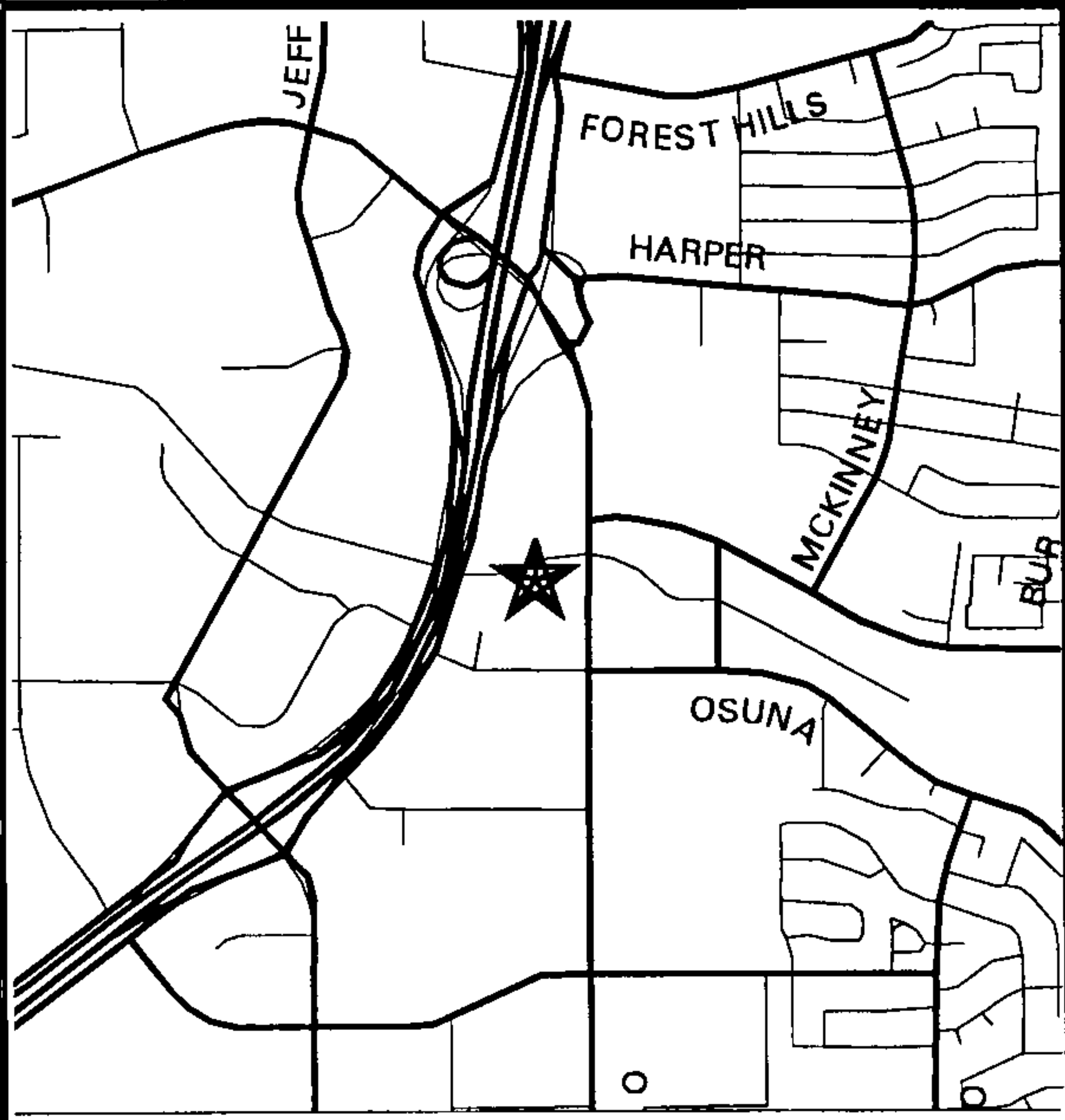
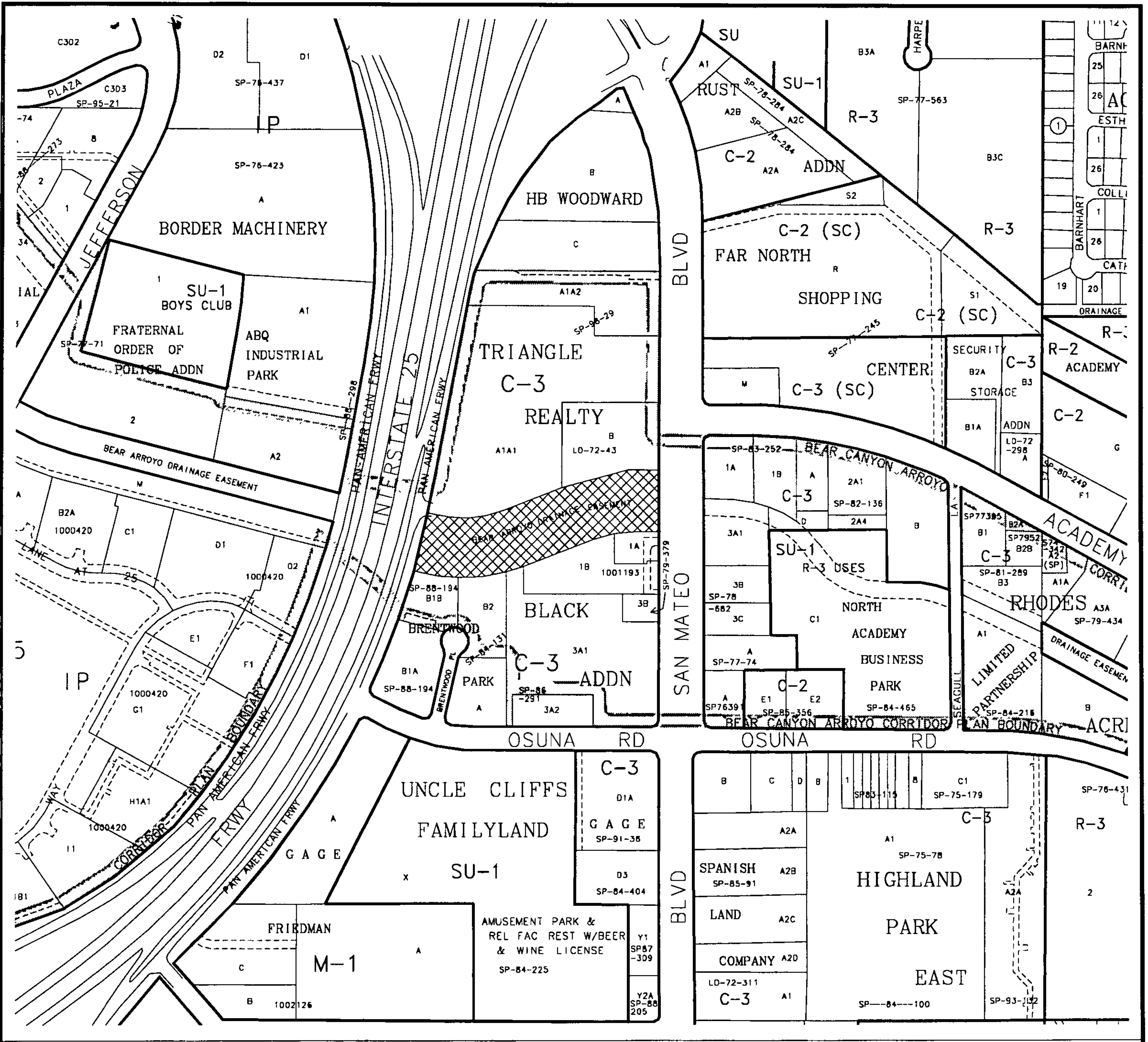
Planning has no objection to the vacation or the replat. Be aware that, if any walls or fences are constructed along San Mateo or the Frontage Road for I25, a perimeter wall design submittal is required.

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

cc:Retail Development Inc., LLC, 7404 Brazos Ct NE, 87109

Advanced Engineering & Consulting LLC, 4416 Anaheim NE, 87113





Note: Shaded area indicates County Not to Scale

## ZONING MAP



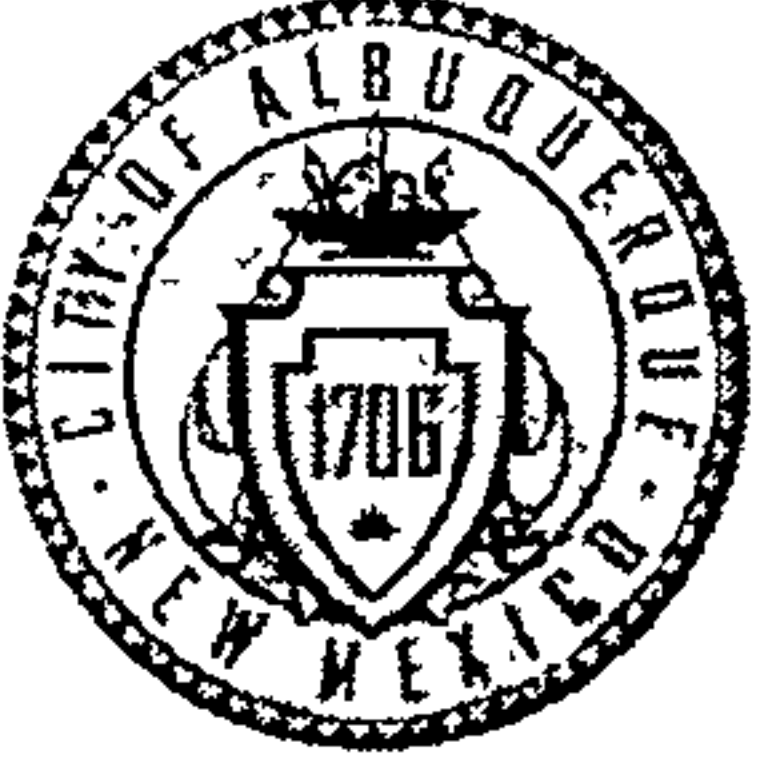
Scale 1" = 518'

PROJECT NO.  
1002002

HEARING DATE  
6-16-04

MAP NO.  
E-17

ADDITIONAL CASE NUMBER(S)  
04DRB-00803  
04DRB-00805



**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, June 16, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002002**

04DRB-00803 Major-Vacation of Public Easements  
04DRB-00805 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

**Project # 1002397**

04DRB-00798 Major-Vacation of Public Easements  
04DRB-00797 Minor-Vacation of Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762 ] (E-12)

**Project # 1003236**

04DRB-00802 Major-Vacation of Public Easements  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan BldPermit/EPC  
04DRB-00801 Major-Preliminary Plat Approval  
04DRB-00804 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOUL request(s) the above action(s) for all or a portion of Lot(s) 1, **MARIN S/D, TBKA VILLA DE LA CHAMISA**, zoned SU-1 special use zone, FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150 ] (B-10)

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, May 31, 2004.**

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

**Meeting Date:** JUNE 16, 2004  
**Zone Atlas Page:** E-17-Z  
**Notification Radius:** 100 Ft.

**Project#** 1002002  
**App#** 04DRB-00803  
**App#** 04DRB-00805

**Cross Reference and Location:**

**Applicant:** RETAIL DEVELOPMENT INC, LLC  
**Address:** 7404 BRAZOS CT. NE  
ALBUQUERQUE NM 87109

**Agent:** ADVANCED ENGINEERING & CONSULTING, LLC  
**Address:** 4416 ANAHEIM NE  
ALBUQUERQUE NM 87113

**Special Instructions:**

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

**Date Mailed:** MAY 28, 2004

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH BELS

PAGE 1

101706247210540211	LEGAL: TRAC T A- 1-A-1 PLAT FOR TRACTS A-1-A-1 & A-1-A-2 PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: SANDIA FOUNDATION OWNER ADDR: 00700 LOMAS	LAND USE:   BL NE ALBUQUERQUE NM	87102
101706248508740114	LEGAL: PARC EL A -2 PLAT OF PARCELS A-1 & A-2 ALBUQUERQUE I PROPERTY ADDR: 00000 PAN AMERICAN OWNER NAME: ALVARADO ENTERPRISES OWNER ADDR: 44897 N EL MACERO	LAND USE:   DR EL MACERO CA	95618
101706234407540109	LEGAL: BEAR ARR OYO DRAINAGE EASEMENT CONT 5.8373 AC M/L D PROPERTY ADDR: 00000 JEFFERSON OWNER NAME: A M A F C A OWNER ADDR: 02600 PROSPECT	LAND USE:   NE ALBUQUERQUE NM	87110
101706250909040209	LEGAL: TR B REV ISED PLAT OF DIV OF LAND OF TRIANGLE INCOR PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: ALB NATL BANK OWNER ADDR: 00000	LAND USE:   ALPHARETTA GA	30023
101706232309840410	LEGAL: TRAC T M PLAT OF TRACTS A. B1. B2. C. D. E. F. G. H PROPERTY ADDR: 00000 JEFFERSON OWNER NAME: AGB ALBUQUERQUE LLC OWNER ADDR: 00245 PARK	LAND USE:   AV NEW YORK NY	10167
101806202508030111	LEGAL: TR I RED IV OF TR 1-A & TR 1-B DIV OF TR 1 OF DIV D PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: HIGHLAND PARK LIMITED PRTRNSHP OWNER ADDR: 06220 SAN MATEO	LAND USE:   BL NE ALBUQUERQUE NM	87109
101706250606840208	LEGAL: N'LY 100 FT OF THE BEAR CANYON ARROYO LOCATED S'LY PROPERTY ADDR: 00000 N/A OWNER NAME: ALBUQUERQUE NATIONAL BANK OWNER ADDR: 00000	LAND USE:   ALPHARETTA GA	30023
101706245805540202	LEGAL: DRAI NAGE ROW BEAR CANYON ARROYO CONT 1.1923 AC M/L PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE:   ALBUQUERQUE NM	87103
101706247004840201	LEGAL: DRAI NAGE ESM'T BEAR CANYON ARROYO CONT 2.0700 AC M PROPERTY ADDR: 00000 N/A OWNER NAME: SIMMS ALBERT G II OWNER ADDR: 00413 CIRCLE	LAND USE:   DR SANTA FE NM	87501
101806202105530115	LEGAL: TR 3 -A-1 LD OF D R G ASSOCIATES OF CORRECTED SUMMA PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: S M P PARTNERSHIP ETAL OWNER ADDR: 00000	LAND USE:   ALBUQUERQUE NM	87199
101706255104740307	LEGAL: TRAC T 1- A PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS OWNER ADDR: 01208 HIDEAWAY	LAND USE:   LN SE ALBUQUERQUE NM	87123

## RECORDS WITH LABELS

PAGE 2

101706254004340308	LEGAL: TRAC T 1- B PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS OWNER ADDR: 01208 HIDEAWAY	LAND USE:   LN SE ALBUQUERQUE NM	87123
101706238106140411	LEGAL: TRAC T D- 2 PLAT OF TRACT D-1 & D-2 THE 25 CONT 1.3 PROPERTY ADDR: 00000 THE 25 WAY OWNER NAME: LEVINE INVESTMENTS LIMITED PTN OWNER ADDR: 01702 E HIGHLAND	LAND USE:   AV PHOENIX AZ	85016
101706250502540306	LEGAL: TR 3 A1 ( REPLAT OF TR 3A) BLACK ADDN CONT 5.0405 AC PROPERTY ADDR: 00000 SAN MATEO OWNER NAME: FIESTA DEL NORTE ONE LLC OWNER ADDR: 06919 E 5TH	LAND USE:   ST SCOTTSDALE AZ	85251
101706245902940309	LEGAL: TR B -2 A REPLAT OF BRENTWOOD PARK SUBD CONT 1.1245 PROPERTY ADDR: 00000 BRENTWOOD OWNER NAME: CUE, INC. OWNER ADDR: 06040 BRENTWOOD	LAND USE:   LN NE ALBUQUERQUE NM	87109
101706244031040303	LEGAL: TR B -1B REPL OF TRB-1 (NOW COMPR TRS B-1A & B-1B) PROPERTY ADDR: 00000 N/A OWNER NAME: DDC INVESTMENT PARTNERS OWNER ADDR: 07408 PIMENTON	LAND USE:   NE ALBUQUERQUE NM	87113

## **"Attachment A"**

Sally Salazar, Advance Engineering and Consulting, LLC  
Zone Map: E-17

**ACADEMY ACRES NORTH N.A. (R)**

**\*Roberta Lipman**

6503 Mendius NE/87109 821-2599 (h)

Irene Minke

6504 Dungan NE/87109 828-9810 (h)

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

7003 1010 0002 8675 9036

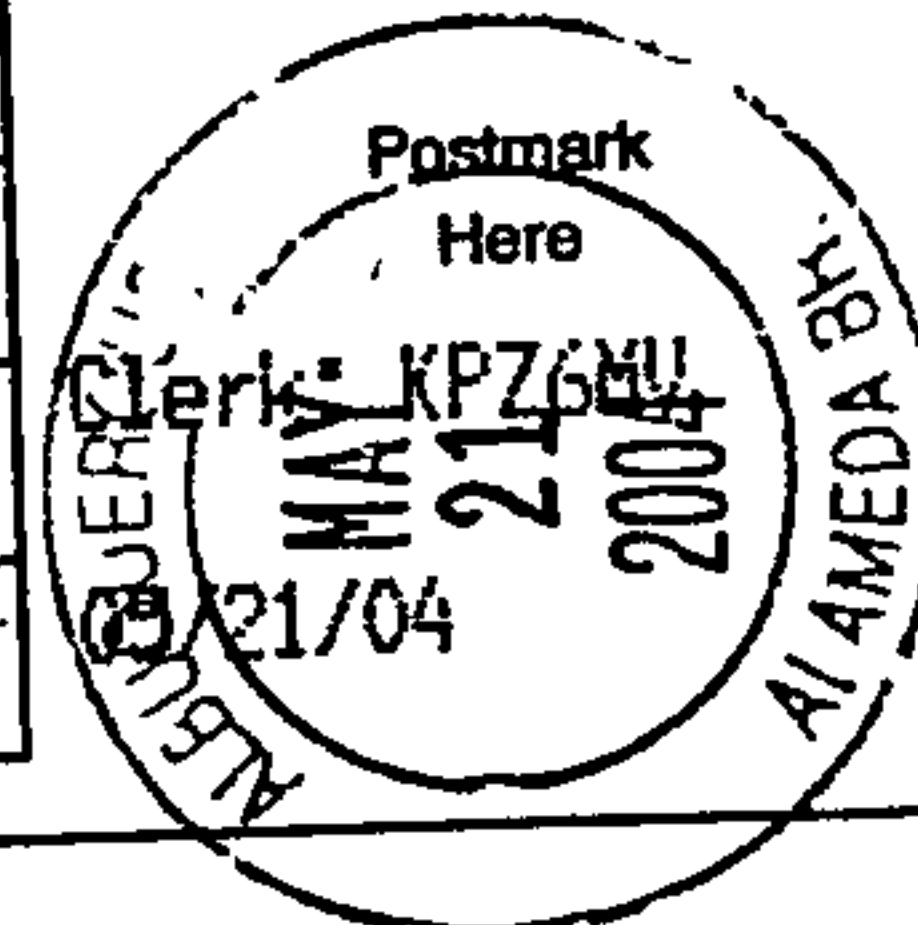
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>

UNIT ID: 0114



Sent To *Frene Mirke*  
 Street, Apt. No.;  
 or PO Box No. *6504 Duroyan NE*  
 City, State, ZIP+4 *Alb., NM 87109*

PS Form 3800, June 2002

See Reverse for Instructions

7003 1010 0002 8675 9043

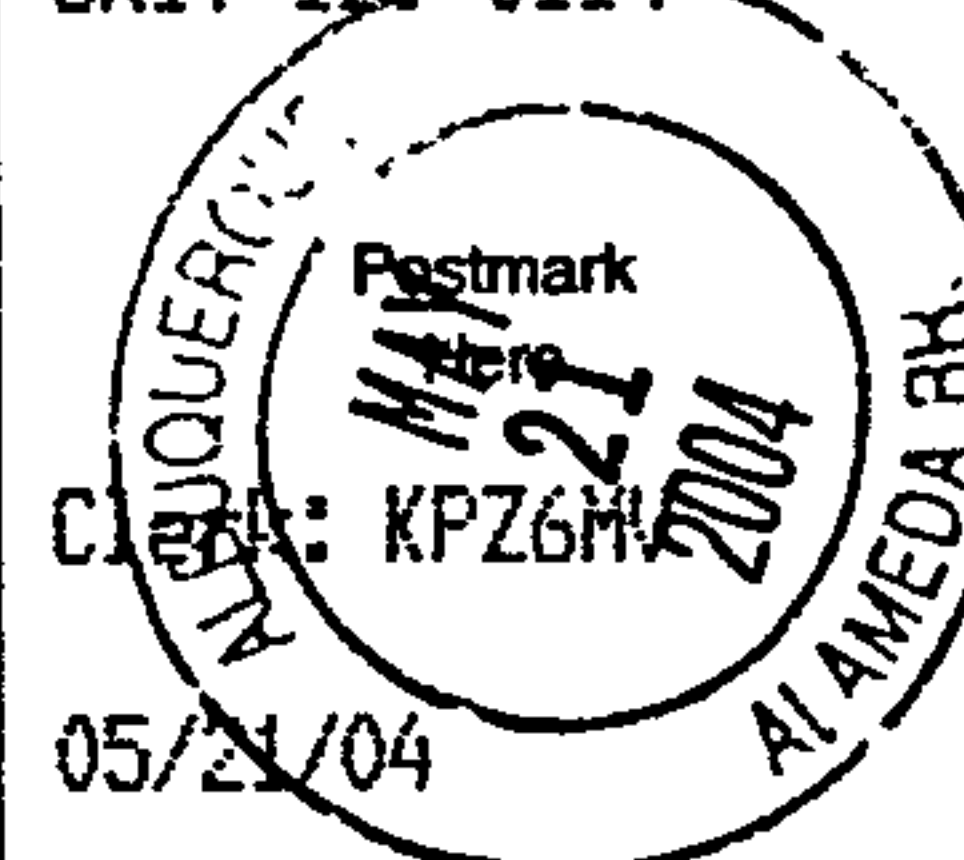
**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>

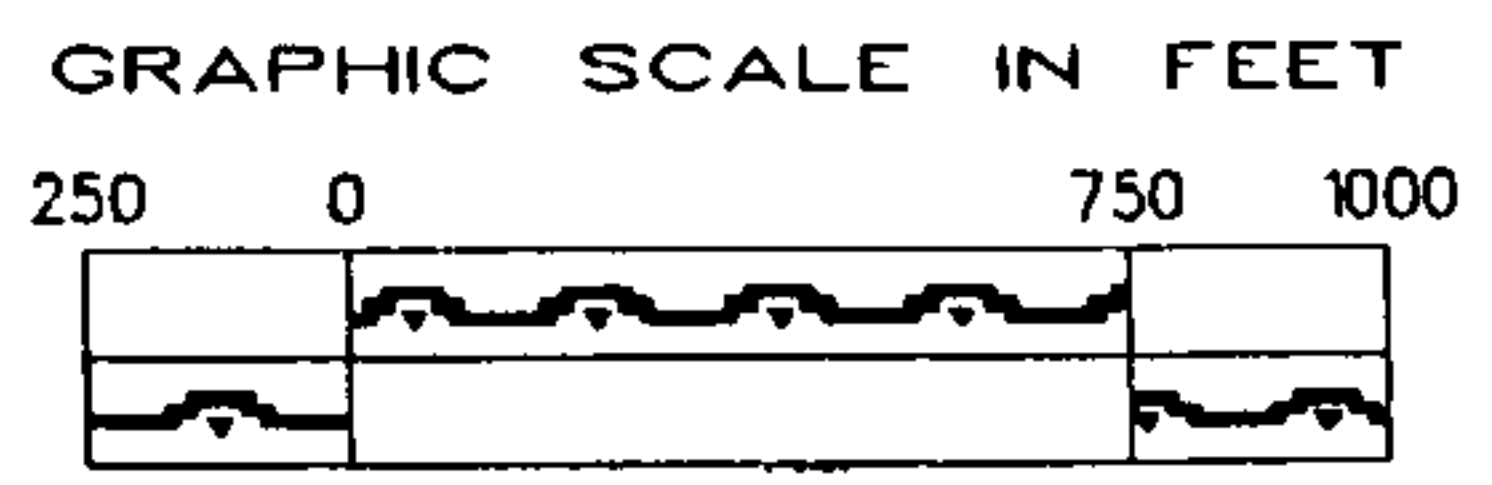
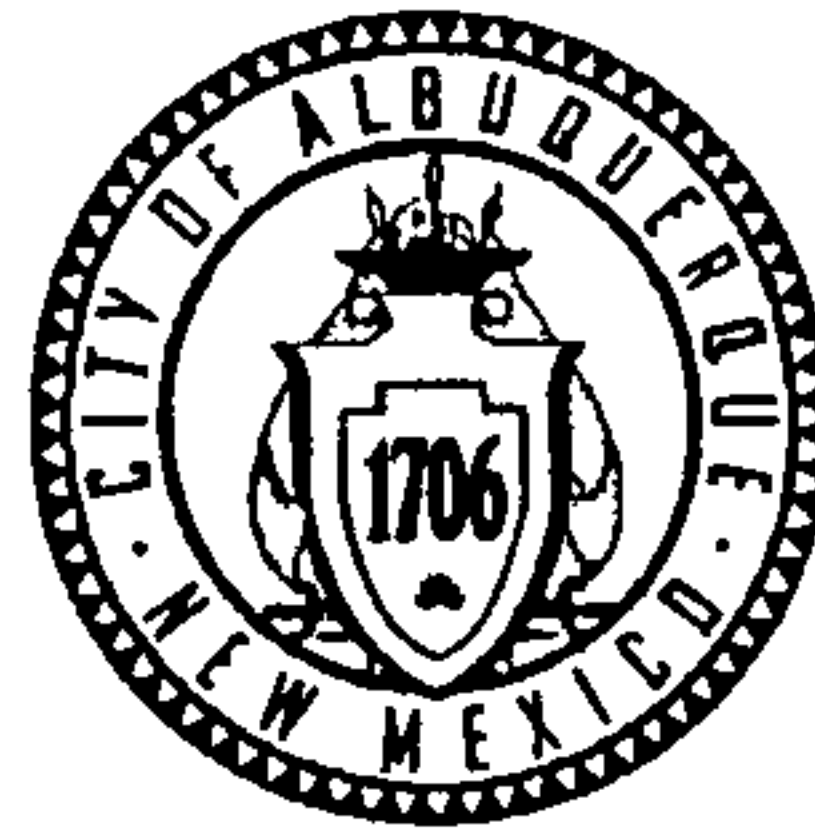
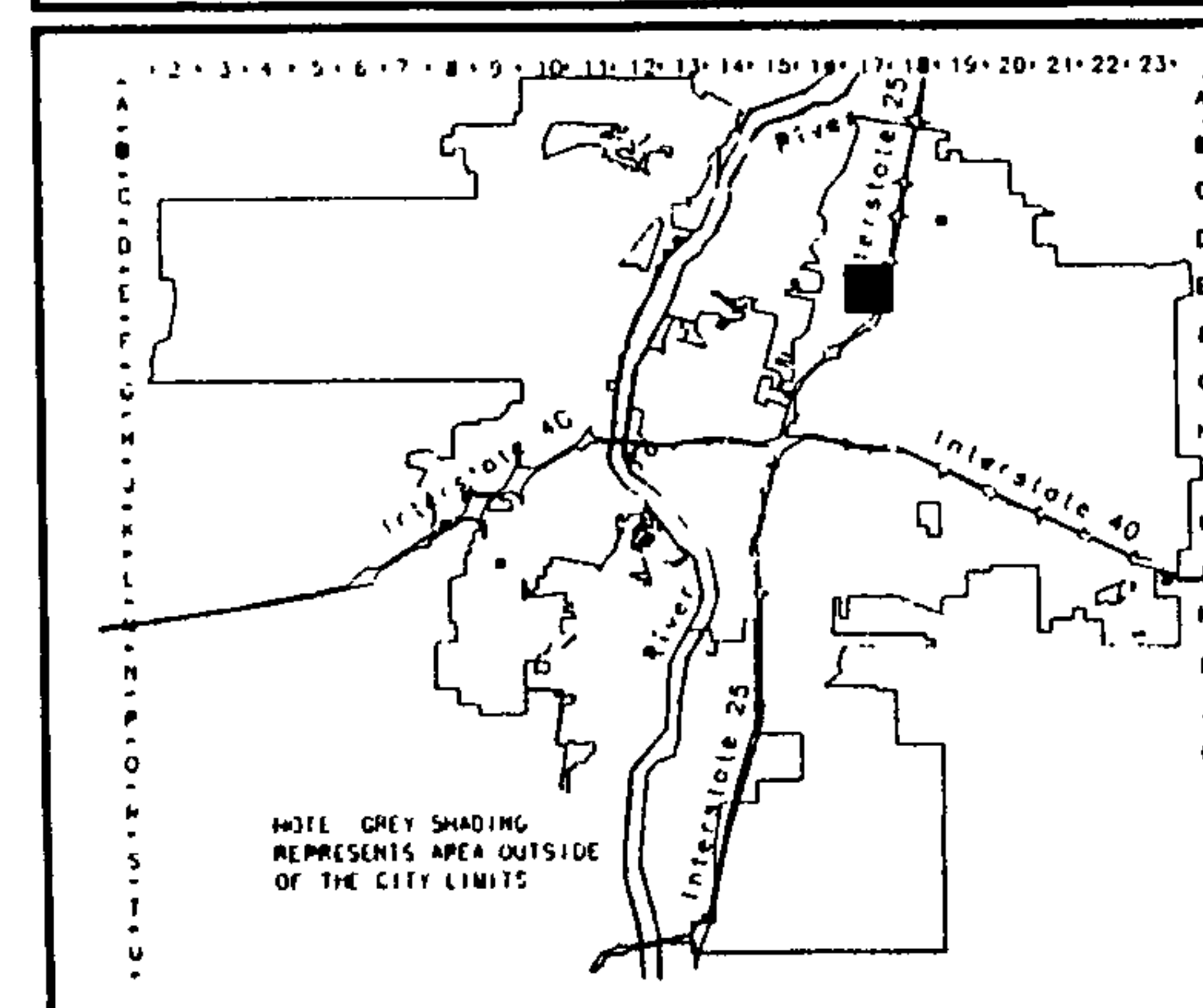
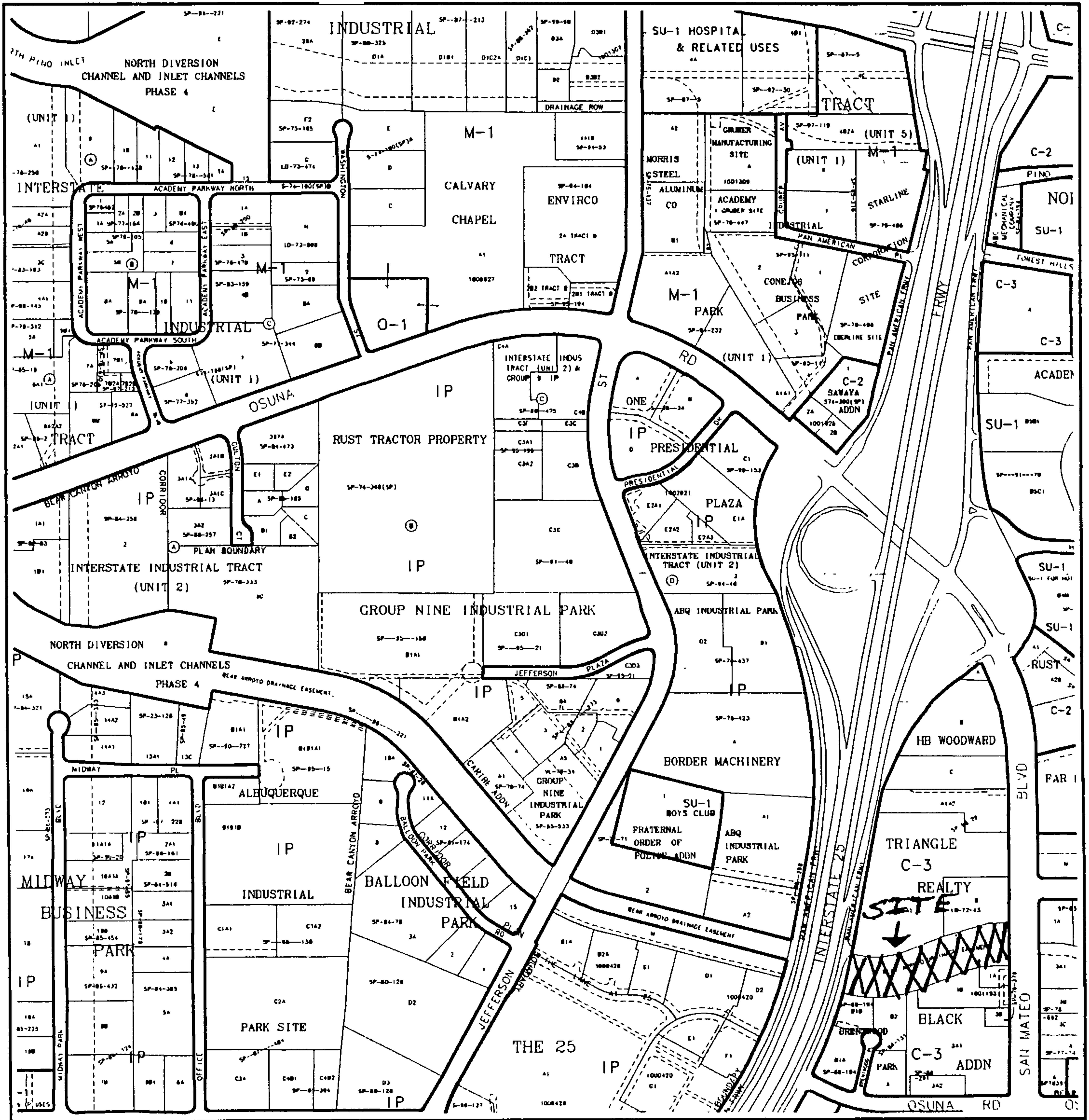
UNIT ID: 0114



Sent To *Roberta Lipman*  
 Street, Apt. No.;  
 or PO Box No. *6503 Mendius NE*  
 City, State, ZIP+4 *Alb NM 87109*

PS Form 3800, June 2002

See Reverse for Instructions



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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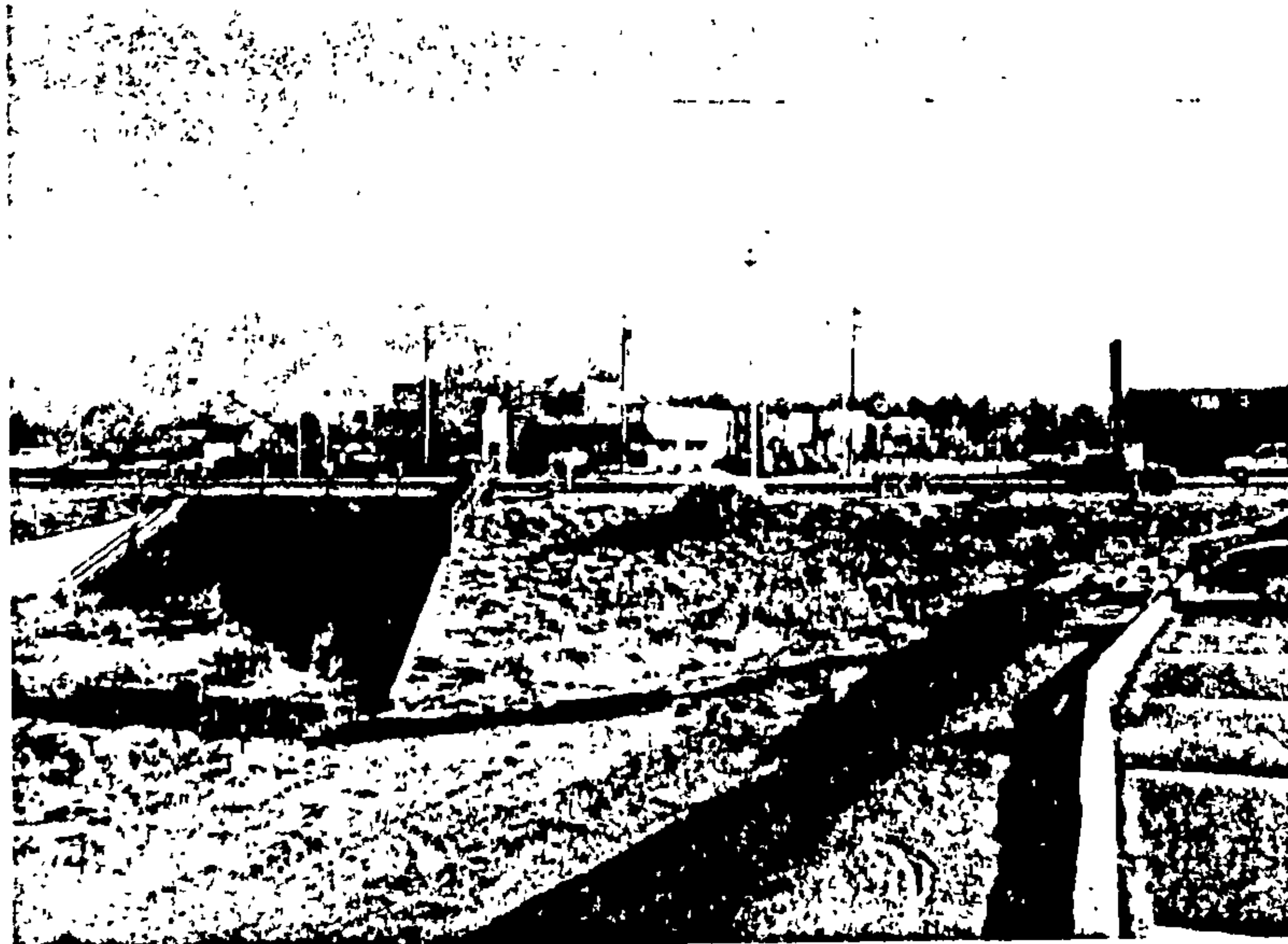
**Zone Atlas Page**

**E-17-Z**

Map Amended through May 04, 2004

**Letter of Explanation  
For  
Vacating Drainage Easement of the  
Bear Canyon Arroyo  
And  
Associated Replat**

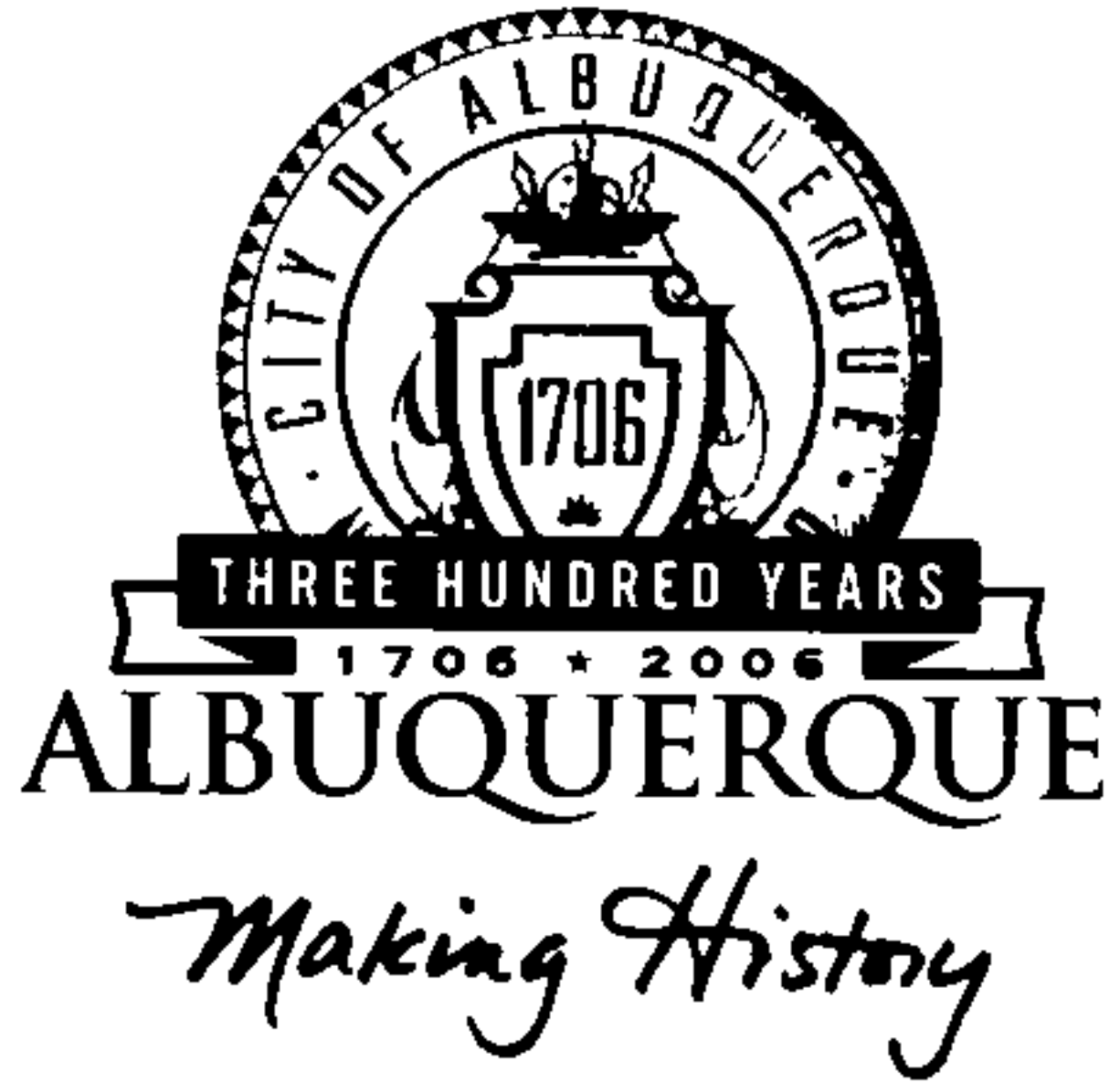
1. The three separate parcels have been contracted into a single ownership.
  - a. As of this date all parcels have been purchased or are under contract for purchase pending City approval of the plan to vacate the drainage easement.
  - b. No title or survey issues exist to prevent the replat and vacation process.
2. Sketch plat and review has commented favorably on the re-routing of the drainage runoff and other matters related to the process
  - a. City departments including Hydrology, Traffic Engineering and Planning have reviewed the contemplated development of the site and can support proposed vacation and replat, pending the submission of the structural engineering necessary to channel the existing runoff into an underground culvert connecting to the existing concrete culvert coming for the eastern side of San Mateo Blvd. (As pictured below)



- b. The City will also support the CLOMAR/LOMAR submission to FEMA to vacate the federal flood plain. Point's 2a and 2b have been accomplished in several spots along the Bear Canyon Arroyo and there appear to be no obstacles present to prevent this from occurring here.



# CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



02 1A  
0004329277 MAY 28 2004  
MAILED FROM ZIP CODE 87102

\$ 00.37<sup>0</sup>

←--RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED

PHOENIX, AZ [OCR F6] 06/06 10:19

*DRR*

101706250502540306

FIESTA DEL NORTE ONE LLC  
6919 E 5TH  
SCOTTSDALE AZ 85251

*Ave*

*No SACRO*

85251+55



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CITY OF ALBUQUERQUE**

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**Project # 1002396**  
04DRB-00805 Major-Vacation of Public  
Easements  
04DRB-00805 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743 ] (E-17)

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Easements  
04DRB-00797 Minor-Vacation of Private  
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Easements  
04DRB-00799 Minor-SiteDev Plan Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
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04DRB-00804 Minor-Temp Defer SDWK

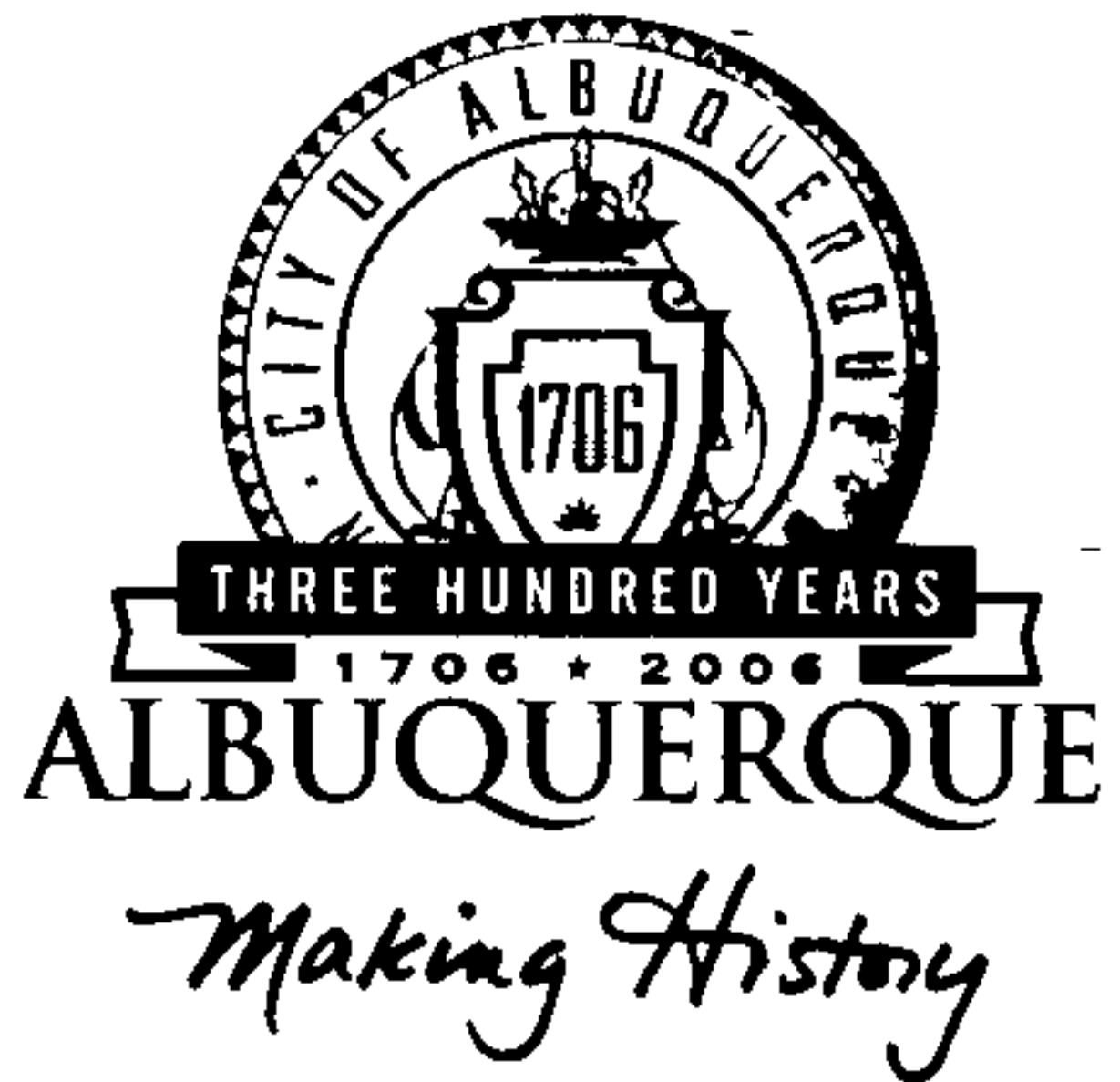
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Sheran Matson, AICP, DRB Chair  
Development Review Board

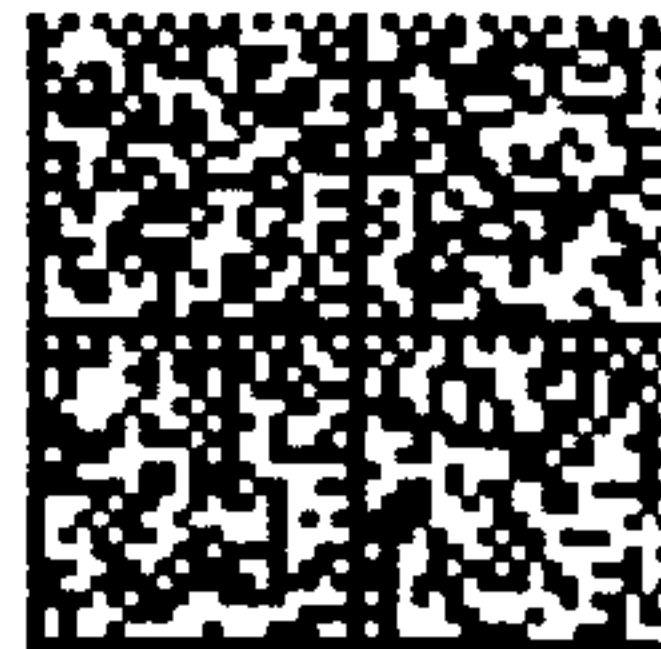
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 31, 2004.**

# CITY OF ALBUQUERQUE



←←RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED

PHOENIX, AZ [OCR F7] 06/08 06:24



02 1A \$ 00.37<sup>0</sup>  
0004329277 JUN 02 2004  
MAILED FROM ZIP CODE 87102

*DRB*

101706250502540306

FIESTA DEL NORTE ONE LLC  
6919 E 5TH ST  
SCOTTSDALE AZ *me* 85251

*NO SUCH #*

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

85251 4705/1293





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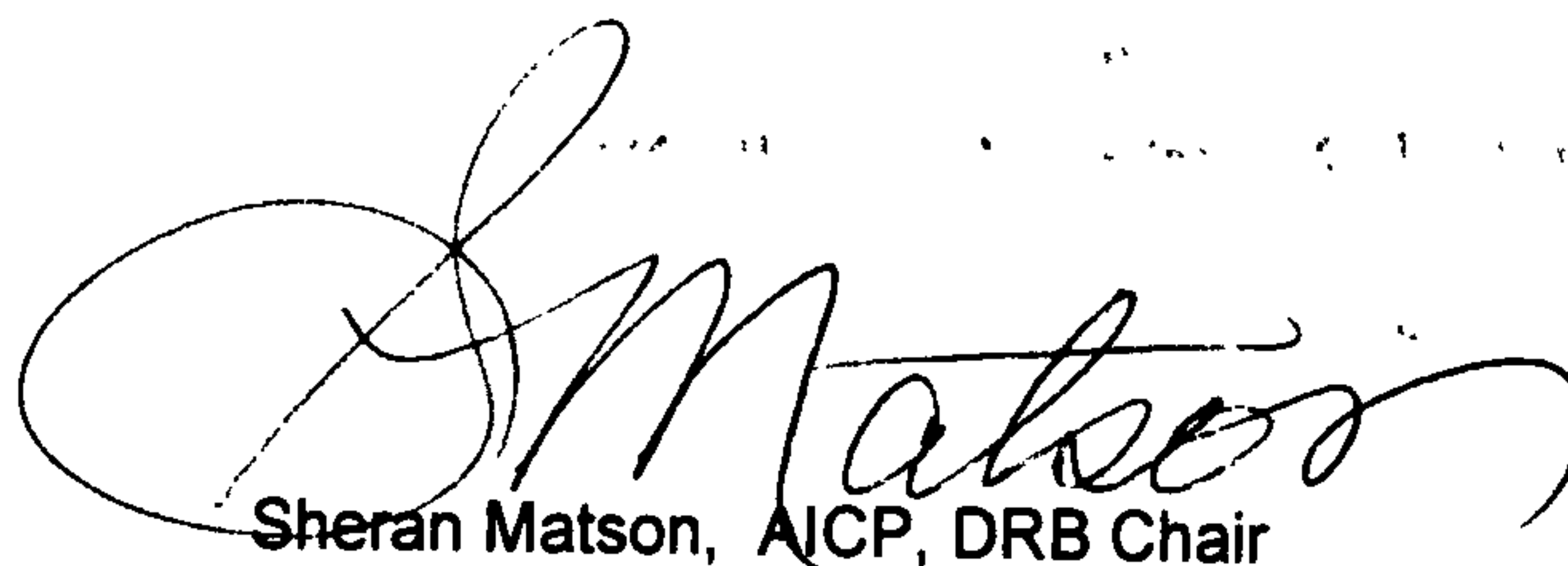
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Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, May 31, 2004.**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

Supplemental form

- |          |          |   |
|----------|----------|---|
| <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>  |
|          |          | Annexation  |
|          |          | County Submittal  |
| <b>V</b> |          | EPC Submittal   |
|          |          | Zone Map Amendment (Establish or Change Zoning)                                       |
| <b>P</b> |          | Sector Plan (Phase I, II, III)  |
|          |          | Amendment to Sector, Area, Facility or Comprehensive Plan                             |
|          |          | Text Amendment (Zoning Code/Sub Regs)   |
|          |          | Street Name Change (Local & Collector)  |
| <b>L</b> | <b>A</b> | <b>APPEAL / PROTEST of...</b>   |
| <b>D</b> |          | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

**APPLICANT INFORMATION:**

NAME: RETAIL DEVELOPMENT, LLC PHONE: 217-1396  
 ADDRESS: 8101 SAN PEDRO NE, SUITE 1 FAX: 217-1399  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: Hogelandjanissa@aol.com  
 Proprietary interest in site: OWNER List all owners: RETAIL DEVELOPMENT, LLC  
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112  
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032  
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

**DESCRIPTION OF REQUEST:** CONSOLIDATE LOTS 2 & 3 INTO 1 LOT AND GRANT ADDITIONAL UTILITY EASEMENTS

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 of Tract No. 2 AND 3 Block: --- Unit: ---  
 Subdiv. / Addn. SAN MATEO DEL NORTE  
 Current Zoning: C-3 Proposed zoning: NO CHANGE  
 Zone Atlas page(s): E-17 No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 2.3134 Density if applicable: dwellings per gross acre: --- dwellings per net acre: ---  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. Lot 2 101706248305940202 MRGCD Map No. ---  
 LOCATION OF PROPERTY BY STREETS (On or Near): 6111 SAN MATEO BWD. NE  
 Between: OSUNA RD NE and ACADEMY BWD. NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project No. 1002002, 04 DRB - 00805

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 1/3/06

SIGNATURE TERESE C. FORSTBAUER DATE 1/3/06  
 (Print) TERESE C. FORSTBAUER, FORSTBAUER SURVEYING LLC Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

Application case numbers  
06DRB - 00002

Action  
P&F  
CMF

S.F.	Fees
<u>SL3</u>	\$ <u>215.00</u>
	\$ <u>20.50</u>
	\$ <u>---</u>
	\$ <u>---</u>
	\$ <u>---</u>
	\$ <u>---</u>

Hearing date 1/11/06

Total  
\$ 235.00

Kim Sims 1/3/06

Project # 1002002

**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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - 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
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - 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
  - Copy of recorded SIA
  - 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.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - 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

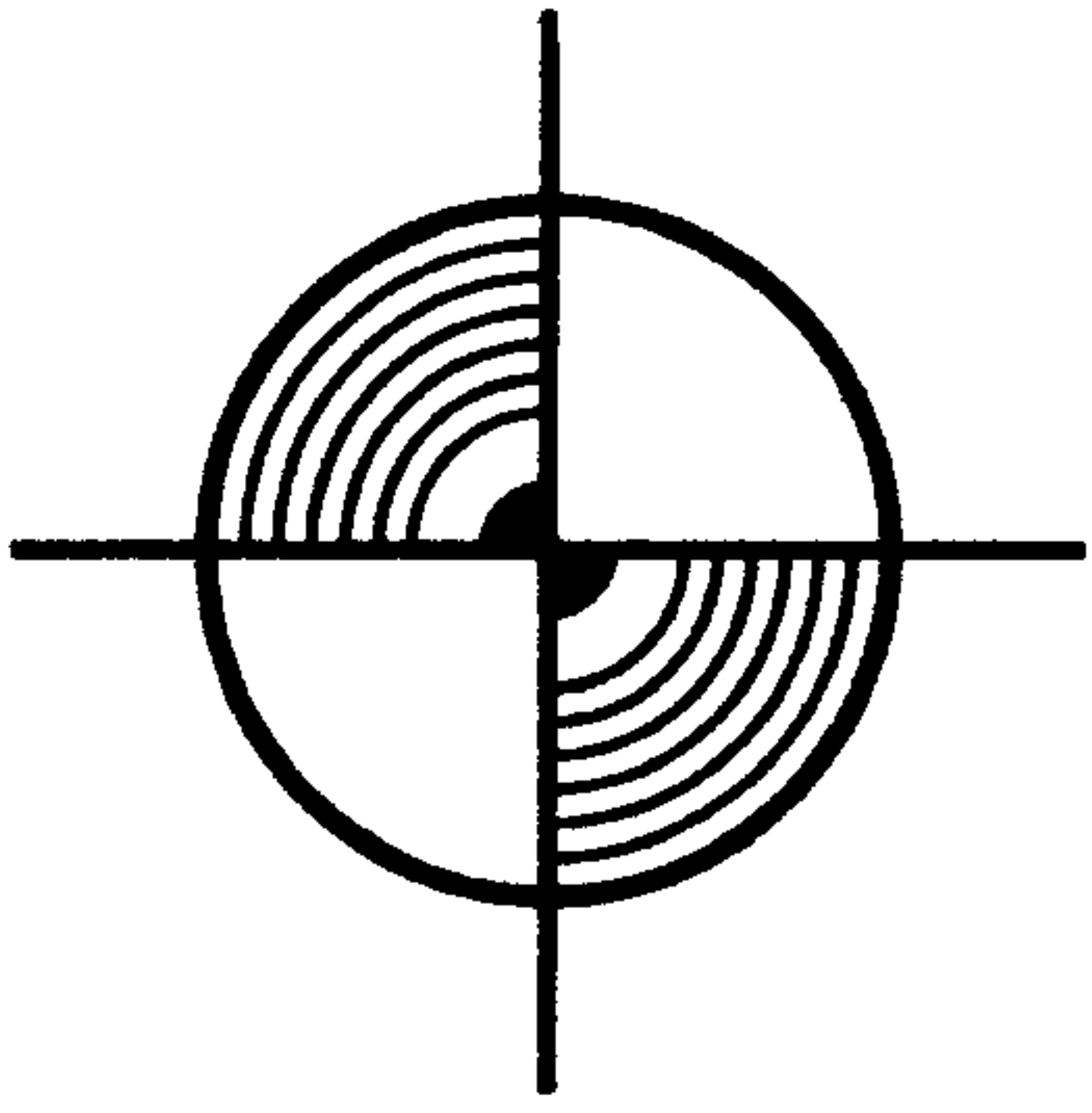
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

FORSTBAUER SURVEYING LLC BY TERESE FORSTBAUER  
 Applicant name (print)  
TERESE FORSTBAUER 1/3/06  
 Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06 DRB - 00002

Form revised 8/04, 1/05 & 10/05  
Kim [Signature] 1/3/06  
 Planner signature / date  
**Project #** 1002002



**Forstbauer  
Surveying  
Company, LLC**

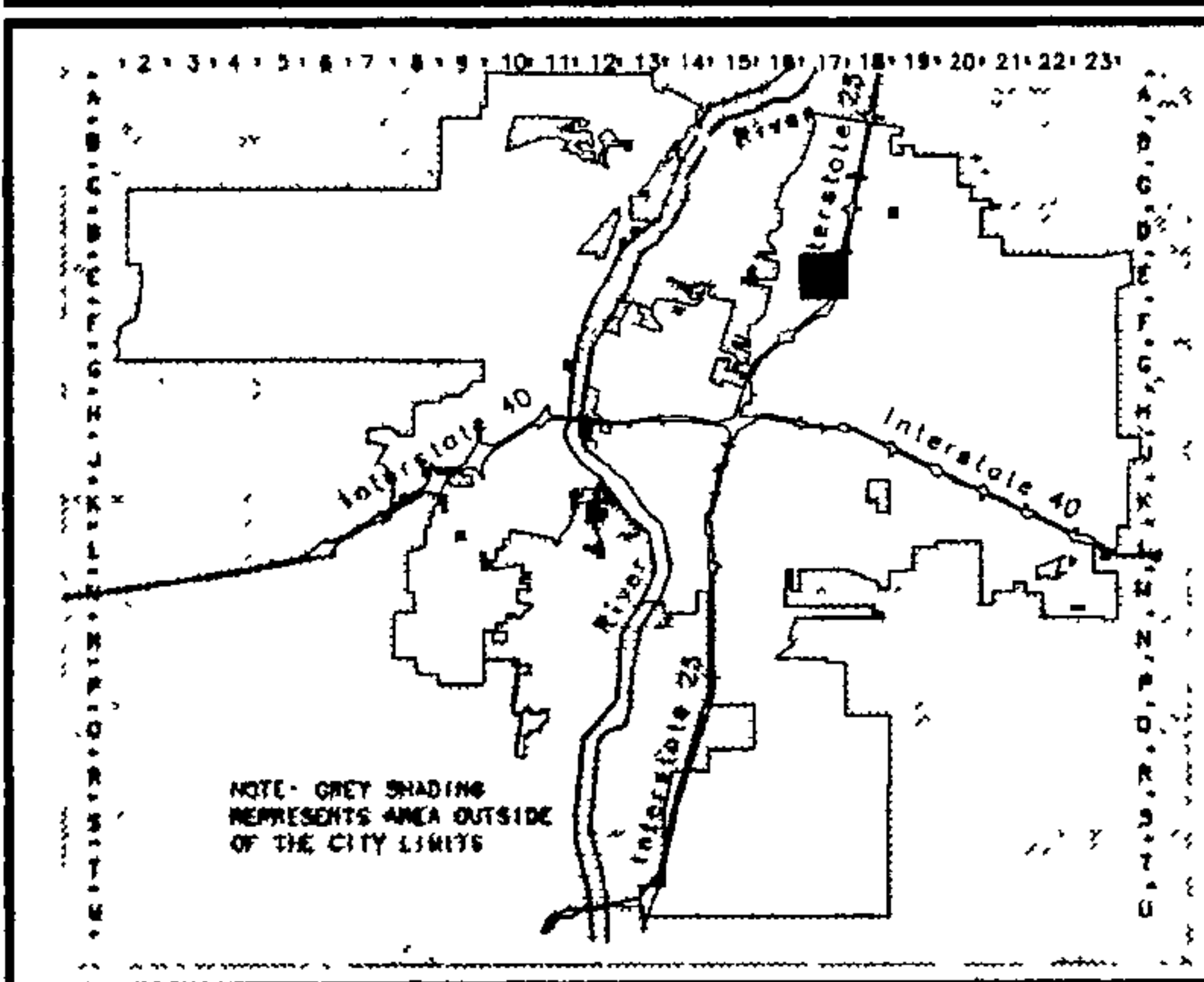
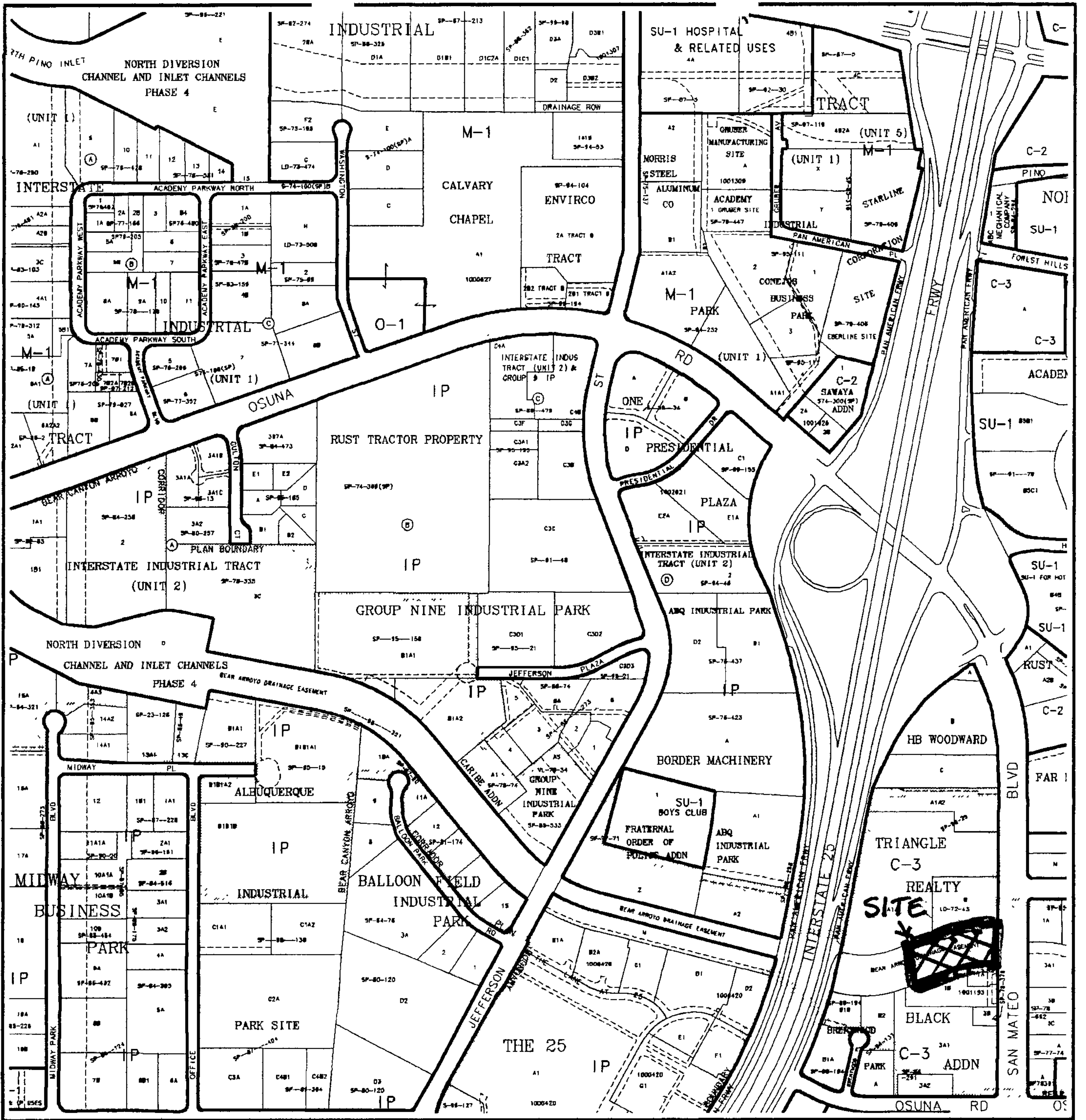
*Professional Surveyor  
New Mexico • Arizona • Colorado  
United States Mineral Surveyor*

December 29, 2005

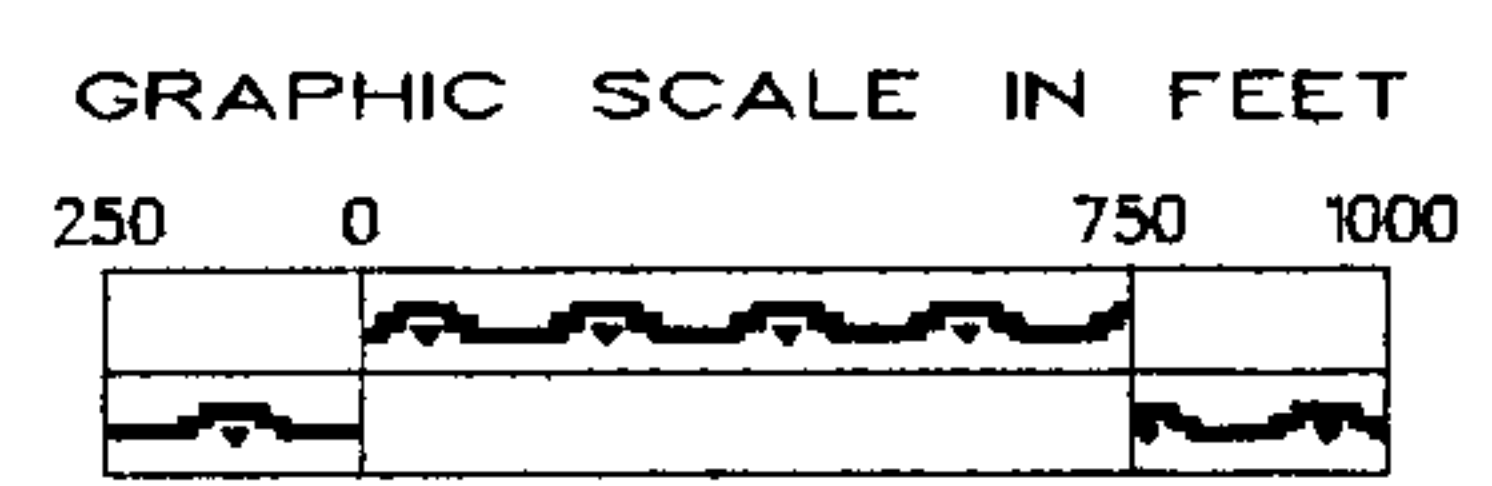
To: Development Review Board  
From: Terese Forstbauer  
Re: Lots 2 and 3, San Mateo del Norte

Forstbauer Surveying LLC, agent for Retail Development LLC, requests Preliminary / Final Plat Approval regarding replat of said Lots 2 and 3 to achieve the following:

1. Consolidation of said Lots 2 and 3 into one lot as shown on the attached plat. The proposed lot consolidation is needed for development in progress.
2. Granting of additional utility easements as shown on the attached plat.



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



**Zone Atlas Page**  
**E-17-Z**  
Map Amended through July 31, 2003



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

**PAID RECEIPT**

APPLICANT NAME RETAIL DEV. LLC  
 AGENT FOR ST BAUER SURVEYING  
 ADDRESS 4116 Lomas Blvd. NE.  
 PROJECT & APP # 1002002 / 06DRB - 00002  
 PROJECT NAME SAN MATEO DEL NORTE

\$ 20.50 441032/3424000 Conflict Management Fee  
 \$ 216.50 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  
 \$ 235.00 TOTAL AMOUNT DUE

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

CHARGE  
 1/3/2006  
 RECEIPT# 00050236  
 ACCOUNT 441032  
 ACTIVITY 3424000  
 TRANSFER 00002  
 J24 Misc

STERLING DEVELOPMENT INC  
 8101 SAN PEDRO NE STE 1  
 ALBUQUERQUE, NM 87113  
 441006  
 050237  
 City of Albuquerque  
 Water Utility Dept  
 PO Box 1293  
 Albuquerque, NM 87103  
 Furr's Replat

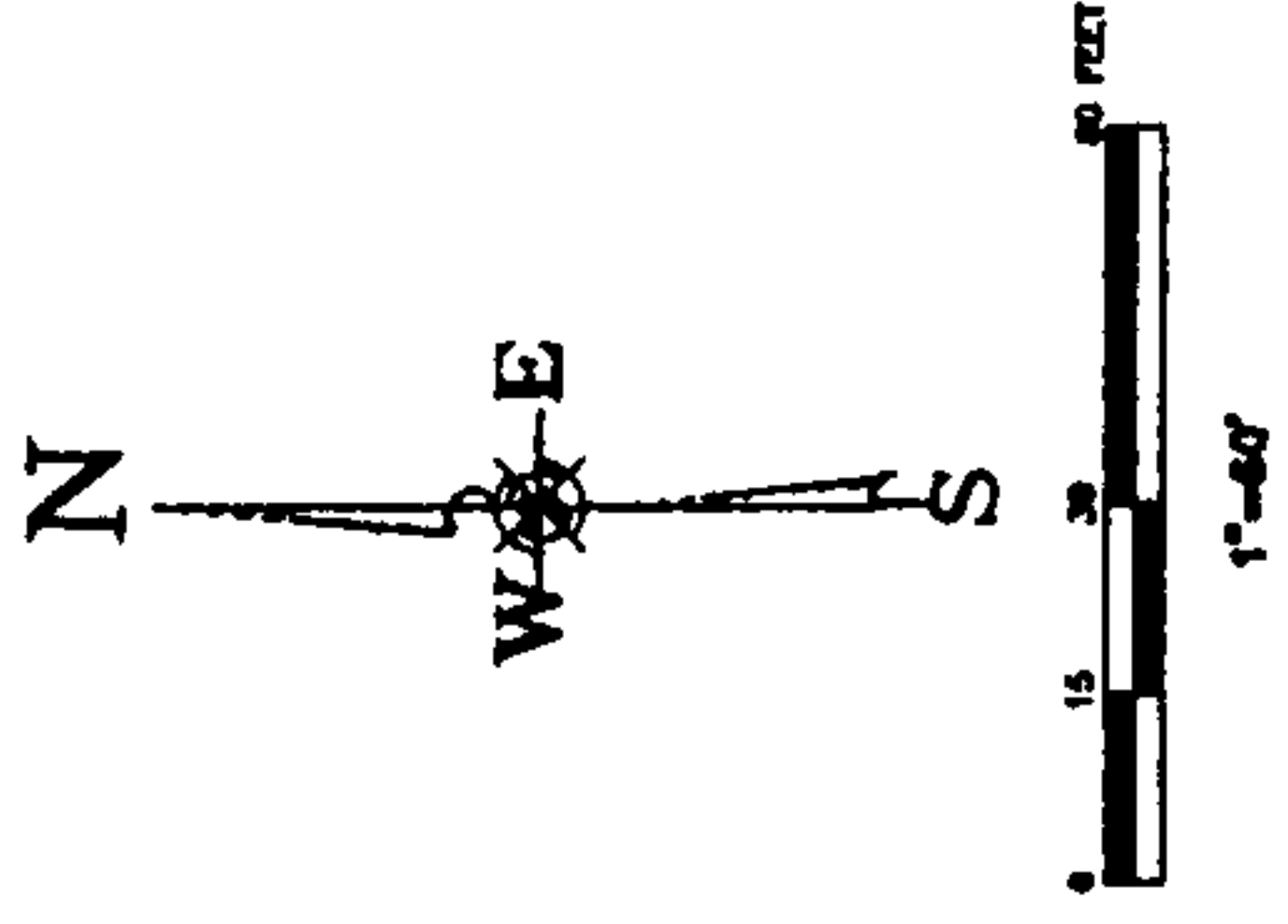
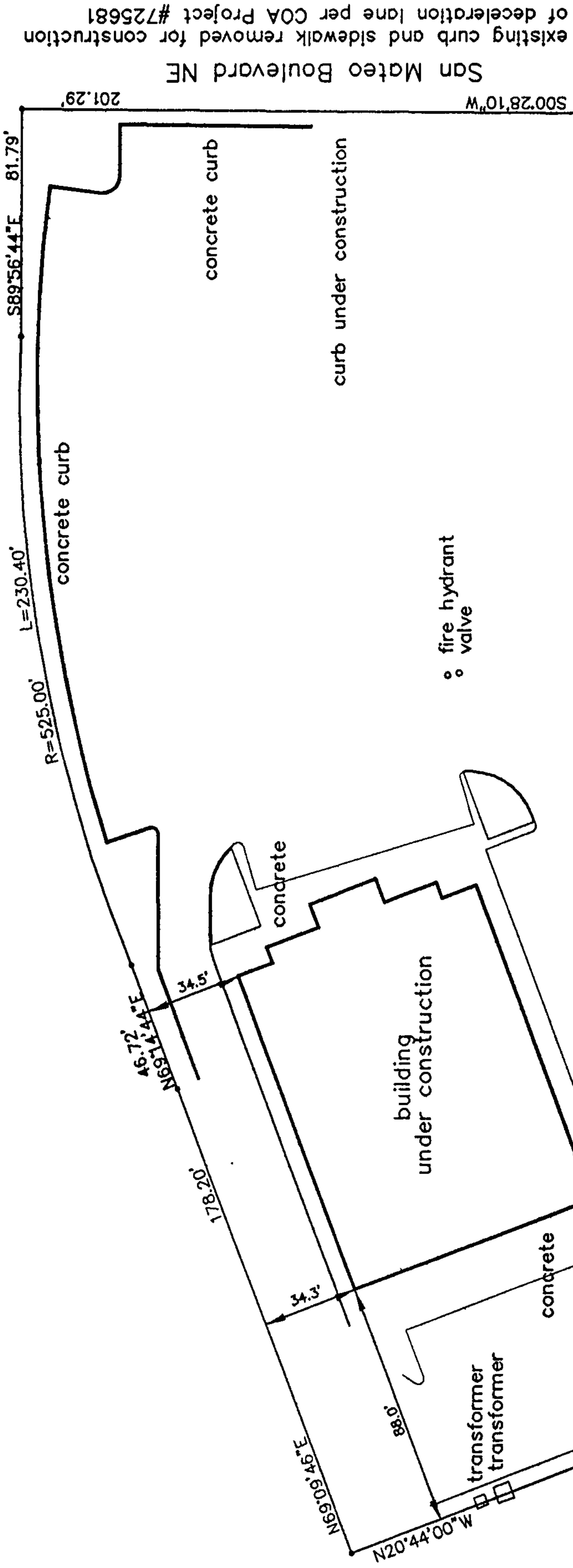
CHARTER BANK  
 95-7242/3070  
 4530  
 12/29/2005  
 \*\*\*DOLLAR \$ 235.00\*\*\*  
 DOLLARS

1/3/2006 8:47AM LOC: ANNY  
 RECEIPT# 00050236 WSH 008 TRANSH 0002  
 Account 441032 Fund 0110  
 Activity 3424000 TRSCCS  
 Trans \$235.00  
 J24 Misc \$20.00  
 AUTHORIZED SIGNATURE  
 Thank You

MEMO  
 \$235.00  
 \$0.00

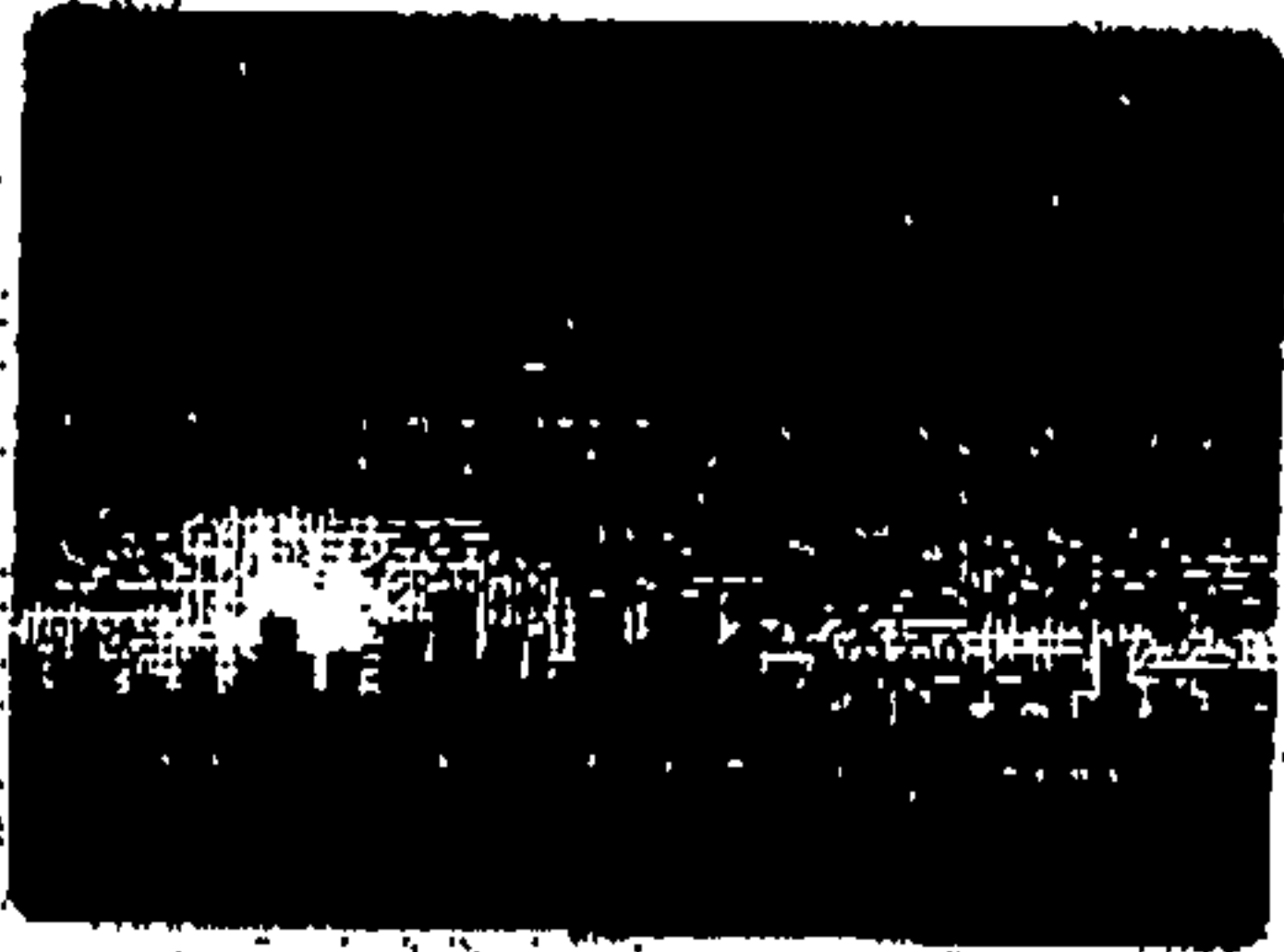
004530 307072427 0070018764

PROPOSED LOT 3-A  
 San Mateo del Norte  
 (SITE SKETCH)



San Mateo Boulevard NE  
 S00°28'10"W  
 201.29'

existing curb and sidewalk removed for construction of deceleration lane per COA Project #725681



PR 1002002

**Retail Development, LLC**

7404 Brazos Ct NE Albuquerque, NM 87109

Philip Sterling & Jeff Henry, Principals

Phone (505) 450-2383 or 480-5333

July 12, 2004

John Hartmann and Wilfred Gallegos (all CC via email July 12, 2004  
Transportation Division  
City of Albuquerque

Following our meeting(s) we have come to some conclusions on the City's request for a PUBLIC BICYCLE AND PEDESRTIAN ACCESS EASEMENT (PBP AE). They are as follows:

1. The bicycle pathway does not present a problem provided it is considered a "shared use" pathway of our proposed site plan drive lane. SHALL BE NOTED ON THE PLAT AS "20 FT. SHARED USE BICYCLE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT". In other words there will not be a special segmented or specifically striped bicycle pathway, but will function in conjunction with the access from San Mateo to the I-25 Frontage road as a surface easement on top of the 50 ft. drainage easement.
2. The pedestrian pathway however does impose a significant impact to our property. We have not been able to come up with a continuous connection pathway adjacent to the bike-path and drive lane that we would consider acceptable. Especially granting a width as great as 10 ft.
3. However we would consider granting a separate 8 ft. wide continuous connection PAE along the north property line from San Mateo to I-25 Frontage road, with the following conditions:
  - That any parking space abutting the PAE can overhang 2 ft
  - That any parking space abutting the PAE can have a depth of 18 ft
  - The 8 ft PAE will be included in landscaping area calculations
  - A property owner may landscape or ground cover the PAE as part of a building permit, but is NOT required to put any pathway facility in place
  - Any PAE improvements or retro fit including modifications to any systems or utilities affected, shall be built and paid for by the City of

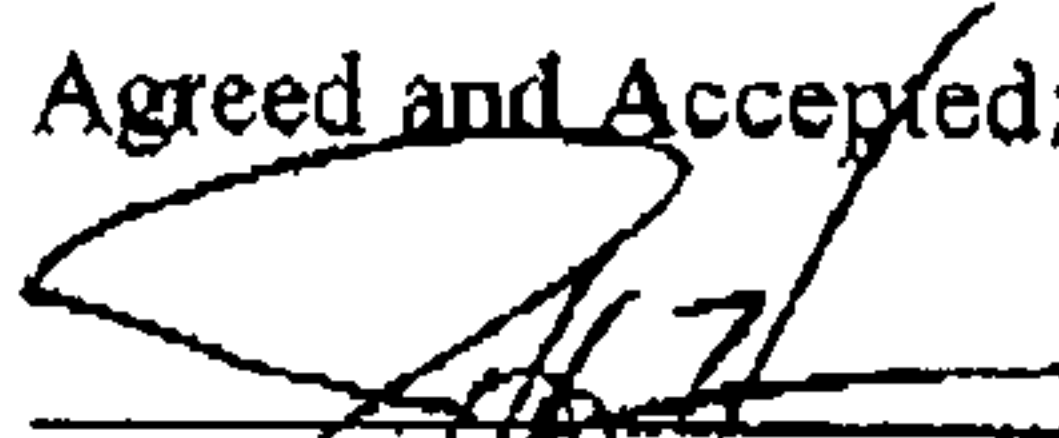
JH

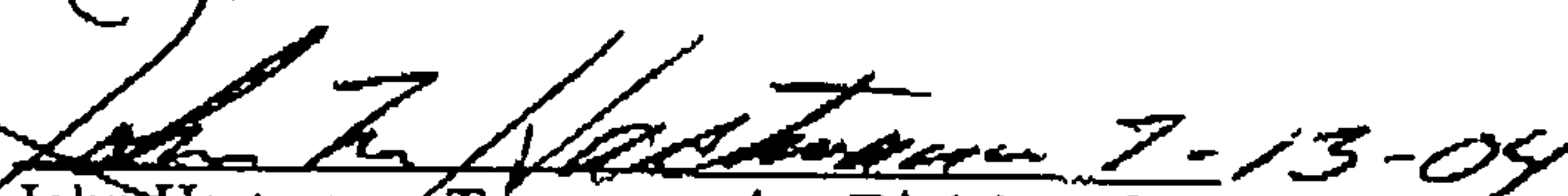
Albuquerque, and each property owner shall be notified by the City with the opportunity to comment prior to construction of the PAE

- Should the City adopt another means or route for a PAE this granted PAE shall be release or removed by administrative order

The bullet items above will be noted on the plat and indicated as an "8 FT PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT (SEE NOTES FOR DETAIL)"

Agreed and Accepted:

 7/13/04  
 Jeff Henry, Retail Development LLC

 7-13-04  
 John Hartmann, Transportation Division (COA)

 7-15-04  
 Wilfred Gallegos, Planning Department, (COA)



(505) 899-5570

4416 Anaheim Ave., NE Albuquerque, NM 87113

TO Sheran Matson

LETTER OF TRANSMITTAL

DATE: 11-5-04 JOB NO: 200244  
 ATTENTION:  
 RE: Bear Arroyo  
Project # 1002002

- WE ARE SENDING YOU  Attached  Under Separate cover via \_\_\_\_\_ the following items:
- Shop drawings  Prints  Plans  Samples  Specifications
- Copy of letter  Change order

COPIES	DATED	NO.	DESCRIPTION
<u>1</u>			<u>Plat</u>

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  FOR SIGNATURE(S)
- For your use  Approved as noted
- As requested  Returned for corrections
- For review and comments
- FOR BIDS DUE  PRINTS RETURNED AFTER LOAN TO US

REMARKS

Rec'd Recorded Plat  
Did not bring in Blue sheet  
11-5-04 B

COPY TO \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

SIGNED

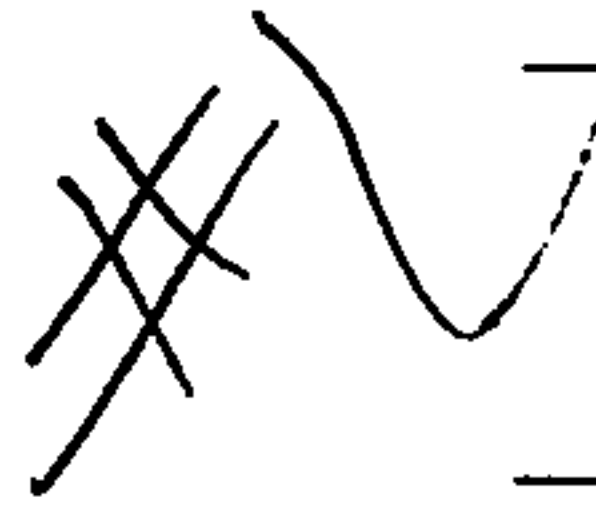
S. Salazar

# ORIGINAL

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 LOTS 1-3, SAN MATEO DEL NORTE

DATE 1/23/03  
 DRB 1002002

~~03028-2005~~  
 Approved 6/16/04  
 Expires ~~4-23-04~~  
 6/16/05



PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PUBLIC DRAINAGE EASEMENT (BEAR ARROYO)

04-00805

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 portion 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
<b>WATER LINE</b>									
		10"	Waterline PVC C-900	Public SAS/WATER Line Easement	I-25 Frontage RD.	SAN MATEO BLVD.	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewerline SDR-35	Public SAS/WATER Line Easement	I-25 Frontage RD.	Lot 3, West PL	/	/	/
<b>STORM SEWER</b>									
		Two 5'X10'	Storm Sewer Box Culvert	Public Drainage Ease.	I-25 Frontage RD.	SAN MATEO BLVD.	/	/	/
		30"	Storm Sewer, RCP	Public Drainage Ease.	Tract 3-A-1, Black Add.	I-25 Frontage RD.	/	/	/
		12'	Dee-el-Lane	San mateo	North PL	South PL	/	/	/
							/	/	/
							/	/	/

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

**NOTES**

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage for SIA/Financial Release
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_

**AGENT/OWNER**

Shawn Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

04/14/2003

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 4-23-05

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

<p><i>Shawn Biazar</i> 6/16/04 <i>Sheran Nelson</i> 4/23/03 DRB CHAIR - date</p>	<p><i>Christina Sandoral</i> 6/16/04 <i>Christina Sandoral</i> 4/23/03 PARKS &amp; GENERAL SERVICES - date <small>Recreation</small></p>	<p>_____ - date</p> <p>_____ - date</p> <p>_____ - date</p>
<p><i>R. P. [unclear]</i> 6-10-04 <i>R. P. [unclear]</i> 4-23-03 TRANSPORTATION DEVELOPMENT - date</p>		
<p><i>Loren Green</i> 4/23/03 UTILITY DEVELOPMENT - date</p>		
<p><i>Bradt J. Bigham</i> 6/16/04 <i>Bradt J. Bigham</i> 4/23/03 CITY ENGINEER - date</p>		

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation **V**  
 Variance (Non-Zoning)  
**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

Supplemental form  
**ZONING & PLANNING** **Z**  
 Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Retail Development Inc. LLC  
 ADDRESS: 7404 Brazos Ct., NE FAX (505) 821-9986  
 CITY: Albuquerque STATE NM ZIP 87109  
 Proprietary interest in site: Owner & Contract Purchaser List all owners: \_\_\_\_\_  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570  
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Partial Vacation of Drainage Easement of Bear Arroyo And Preliminary/Final Plat Request.

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. See attached description Drainage easement Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
Canyon  
 Subdiv. / Addn. Bear Arroyo Bear Canyon arroyo  
 Current Zoning: C-3 Proposed zoning: The Same  
 Zone Atlas page(s): E-17-Z No. of existing lots: 3 No. of proposed lots: 3  
 Total area of site (acres): 4.1 Acre Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill?  No  
 UPC No. See attached description 101706247004840201 MRGCD Map No. \_\_\_\_\_  
10170624805540202, 101706250606840208  
 LOCATION OF PROPERTY BY STREETS: On or Near: On San Mateo just south of Academy Blvd.  
 Between: San Mateo Blvd NE and I-25 Frontage NE

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Project # 1002002, 03DRB00168, 03DRB00605, 02DRB01743.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_  
 SIGNATURE [Signature] DATE 05-21-04  
 (Print) Shahram (Shawn) Biazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	04DRB - 00803	VPE	✓	\$ 45.00
<input type="checkbox"/> All fees have been collected	04DRB - 00805	P+F		\$ 215.00
<input type="checkbox"/> All case #s are assigned		CMF		\$ 20.00
<input type="checkbox"/> AGIS copy has been sent		P. Notif.		\$ 75.00
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ 355.00

Hearing date June 16, 04  
[Signature] Shahram Biazar Interested Project # 1002002  
 Planner signature / date



**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

**VACATION OF PRIVATE EASEMENT**

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
  - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the vacation
  - Letter of authorization from the grantors and the beneficiaries
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Shahram (Sharon) Piazar  
 Applicant name (print)  
Shahram Piazar  
 Applicant signature / date  
5-21-04



Form revised 4/03 and October 2003

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

Application case numbers  
04DRB - 00803  
04DRB - 00805  
 - - -

Planner signature / date  
Project # 1002002

**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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- \_\_\_ 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.
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ 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.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - \_\_\_ 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.

\_\_\_\_\_ Applicant name (print)

\_\_\_\_\_ Applicant signature / date

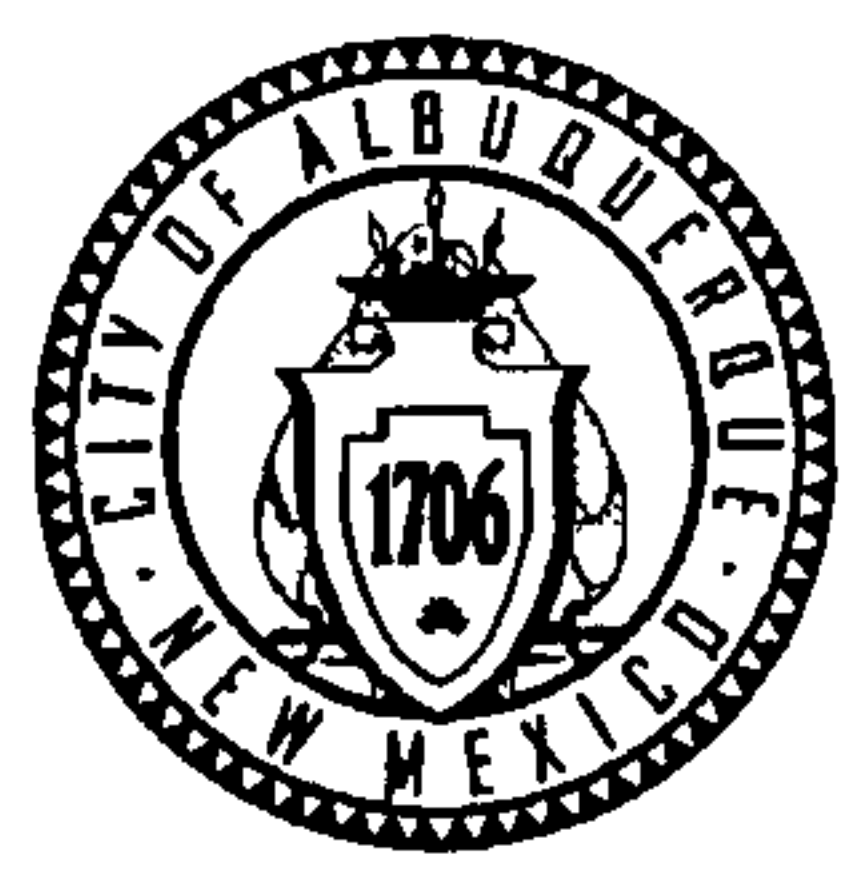
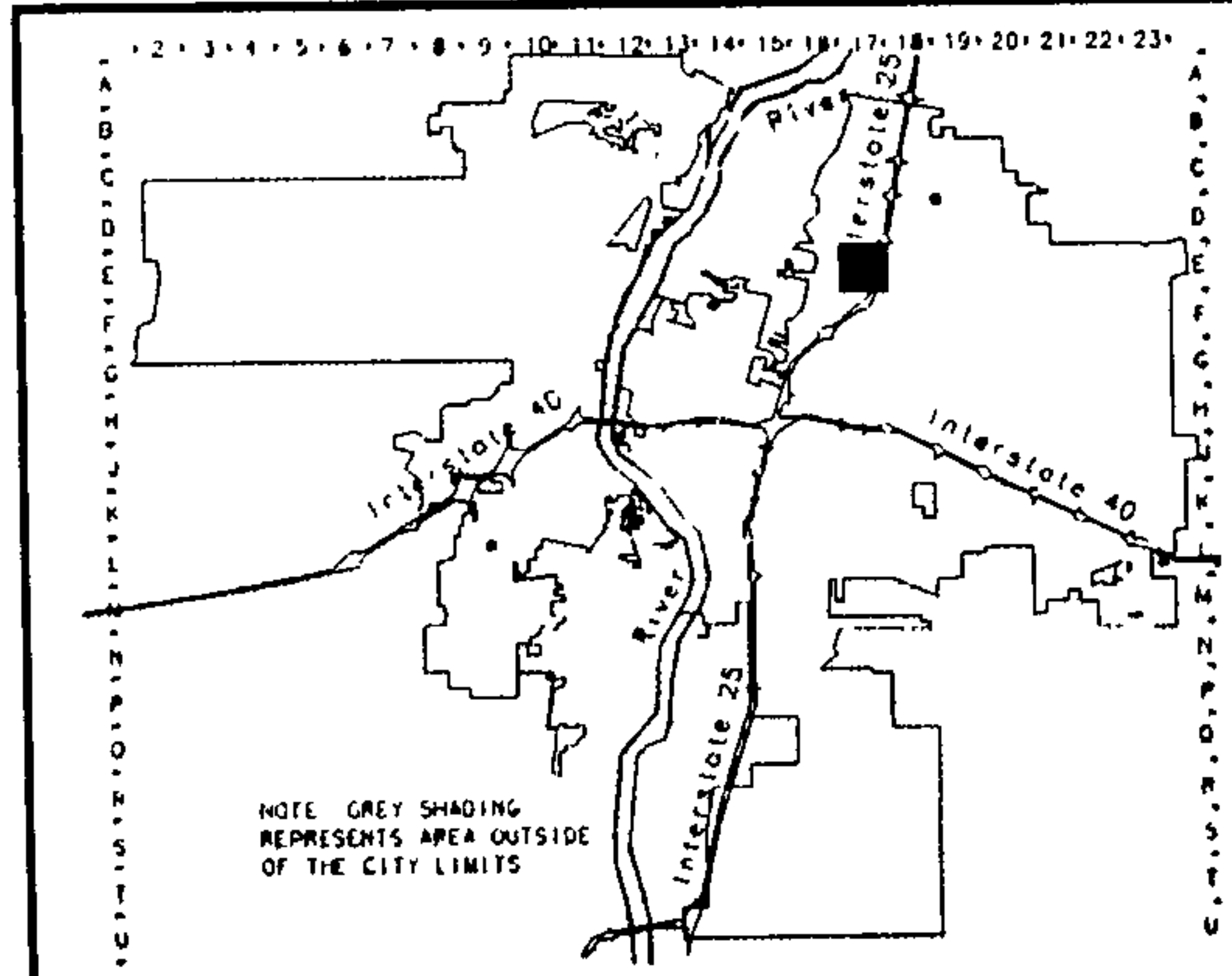
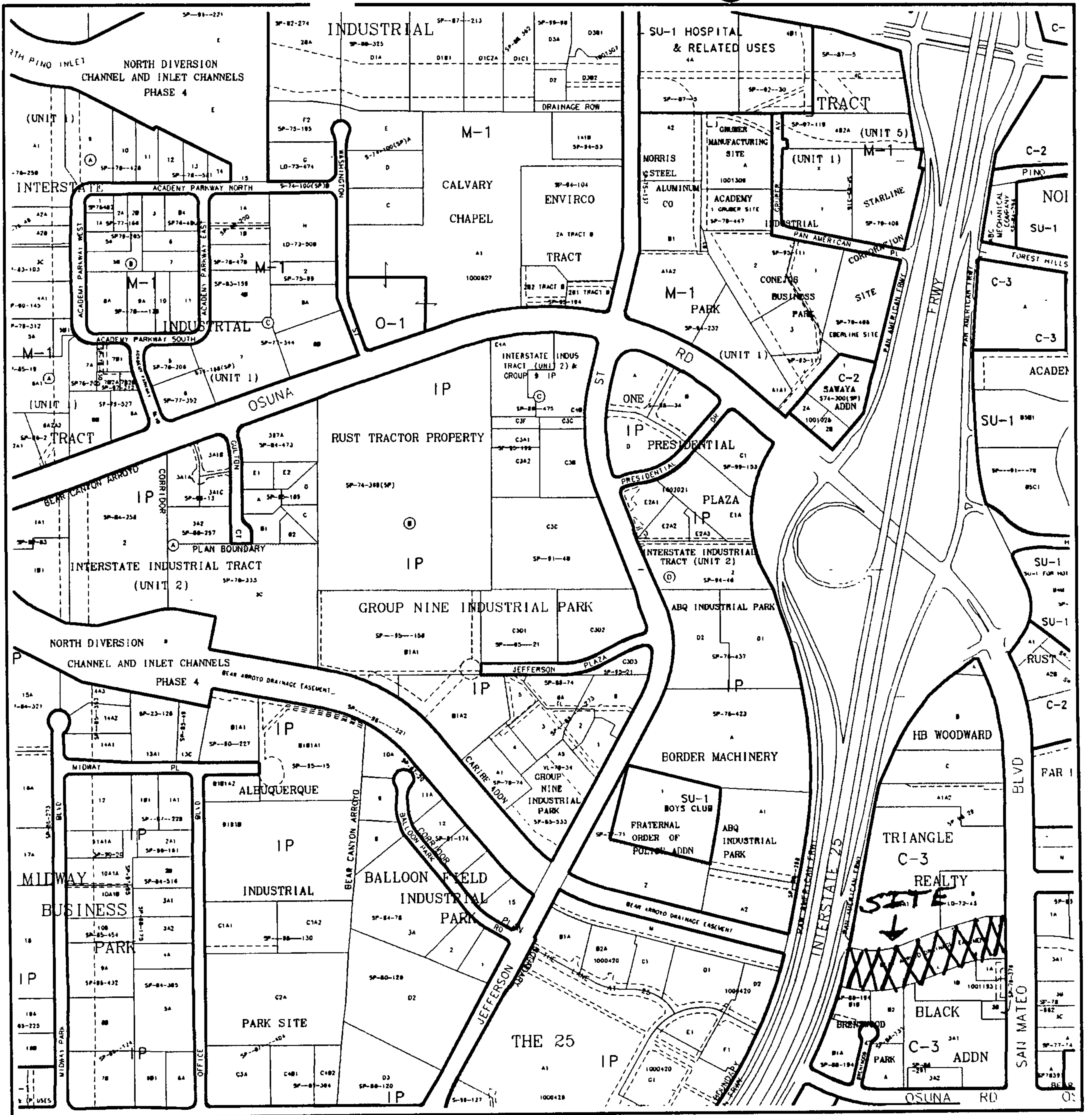


Form revised 3/03, 8/03 and 11/03

- |  |                          |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected      | 04DRB - 00803            |
| <input type="checkbox"/> Case #s assigned    | 04DRB - 00805            |
| <input type="checkbox"/> Related #s listed   | _____ - _____ - _____    |

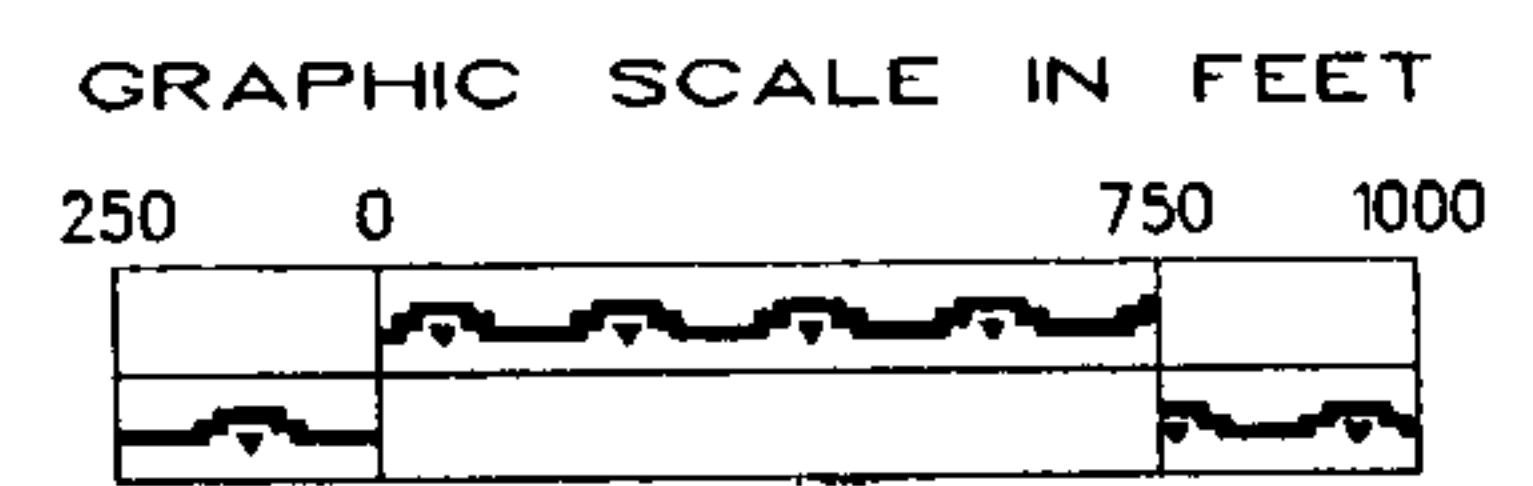
\_\_\_\_\_ Planner signature / date

**Project #** 1003002



**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

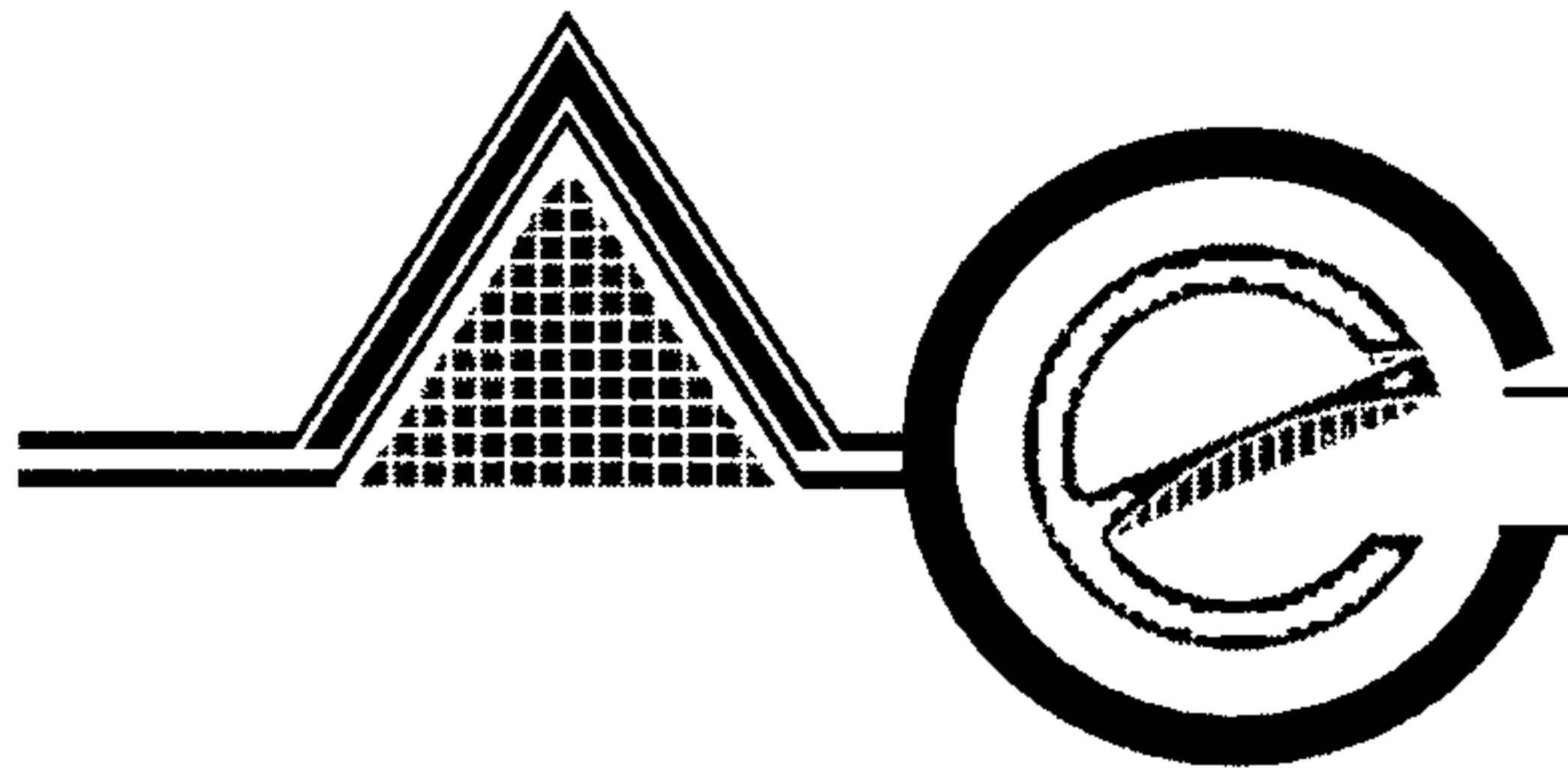
© Copyright 2004



**Zone Atlas Page**

**E-17-Z**

Map Amended through May 04, 2004



ADVANCED ENGINEERING and CONSULTING, LLC

May 21, 2004

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Ms. Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Re: Vacation of Partial Drainage Easement for Project # 1002002, Bear Arroyo, Zone Atlas Page E-17-Z, Containing ± 4.1207 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting is requesting a partial drainage easement located within Bear Arroyo, between San Mateo and I-25 Frontage NE. This vacation expired in April of this year. Therefore, we are reapplying for vacation of this easement. Please find attached 24 copies of the document and drawing that created this easement.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

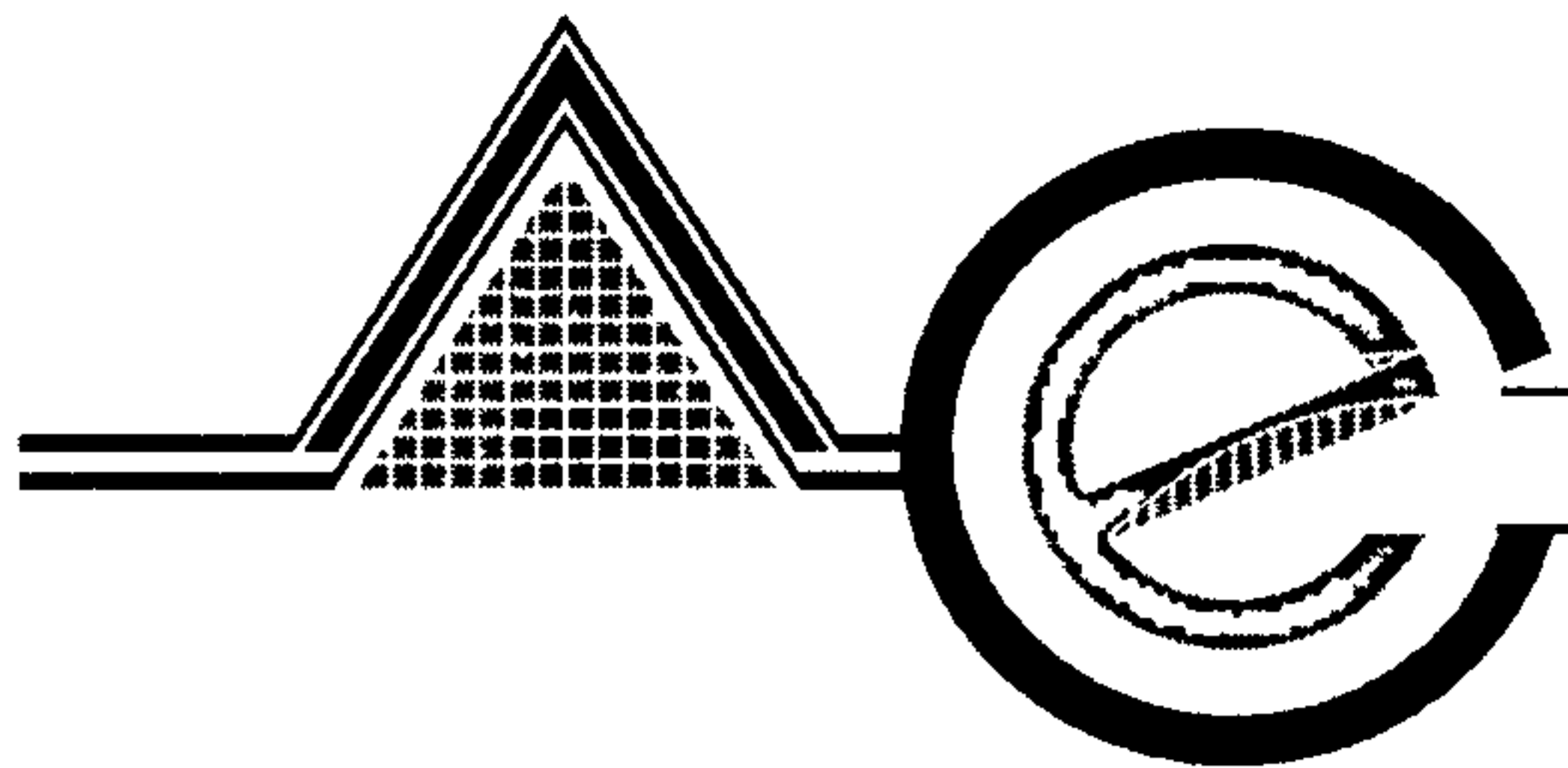
Sally Salazar, Assistant Manager

Enclosure

cc: Retail Development Inc. LLC

JN: 200244

SS



ADVANCED ENGINEERING and CONSULTING, LLC

May 21, 2004

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Preliminary / Final Plat Request Project # 1002002, Bear Canyon Arroyo  
Zone Atlas Page E-17-Z, Containing 4.1207 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC on behalf of Retail Development Inc., LLC is requesting a Preliminary / Final Plat for the above referenced site. Enclosed please find six copies of the preliminary plat for your review. The site is located on San Mateo Blvd., NE between Osuna Road, NE and Academy Road, NE. The property is a drainage easement. We have applied for vacation of the drainage easement and have obtained approval by DRB. Presently, we are proposing to subdivide the parcel into 3 lots with private access easement to the site from San Mateo and I-25 Frontage Road, NE. In addition, we have included a copy of the Infrastructure List that includes the drainage facilities, water and sewer lines.

If you require additional information, please contact our office at your convenience.

Sincerely,

Sally Salazar, Assistant Manager

Enclosures

JN: 200244  
SS

~~ORIGINAL~~

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 LOTS 1-3, SAN MATEO DEL NORTE

DRB 1002002  
 03DCB-00605  
 Approved 4-23-03  
 Expires 4-23-04

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PUBLIC DRAINAGE EASEMENT (BEAR ARROYO)

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 portion 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
<b>WATER LINE</b>									
		10"	Waterline PVC C-900	Public SAS/WATER Line Easement	I-25 Frontage RD.	SAN MATEO BLVD.	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewerline SDR-35	Public SAS/WATER Line Easement	I-25 Frontage RD.	Lot 3, West PL	/	/	/
<b>STORM SEWER</b>									
		Two 5'X10'	Storm Sewer Box Culvert	Public Drainage Ease.	I-25 Frontage RD.	SAN MATEO BLVD.	/	/	/
		30"	Storm Sewer, RCP	Public Drainage Ease.	Tract 3-A-1, Black Add.	I-25 Frontage RD.	/	/	/
		12'	Devel. Lane	San mateo	North PL	South PL	/	/	/
							/	/	/
							/	/	/

# ORIGINAL

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
Sequence #	Project #						Inspector	Inspector	Engineer
[ ]	[ ]						/	/	/
[ ]	[ ]						/	/	/

### NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage for SIA/Financial Release
- 5
- 6

#### AGENT/OWNER

Shawn Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

04/14/2003

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 4-23-05

#### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson 4/23/03  
DRB CHAIR - date
Christina Santoral 4/23/03  
PARKS & GENERAL SERVICES - date  
Recreation

[Signature] 4-23-03  
TRANSPORTATION DEVELOPMENT - date

[Signature] 4/23/03  
UTILITY DEVELOPMENT - date

[Signature] 4/23/03  
CITY ENGINEER - date

AMAFCA - date

- date

- date

#### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

May 20, 2004

Sally Salazar  
Advanced Engineering and Consulting, LLC  
4416 Anaheim Ave. NE/87113  
Phone: 899-5570/Fax: 897-4996

Dear Sally:

Thank you for your inquiry of May 21, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **BEAR ARROYO, BETWEEN SAN MATEO AND I-25 FRONTAGE NE**, zone map E-17.

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

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(03/09/04)



7003 1010 0002 8675 9036

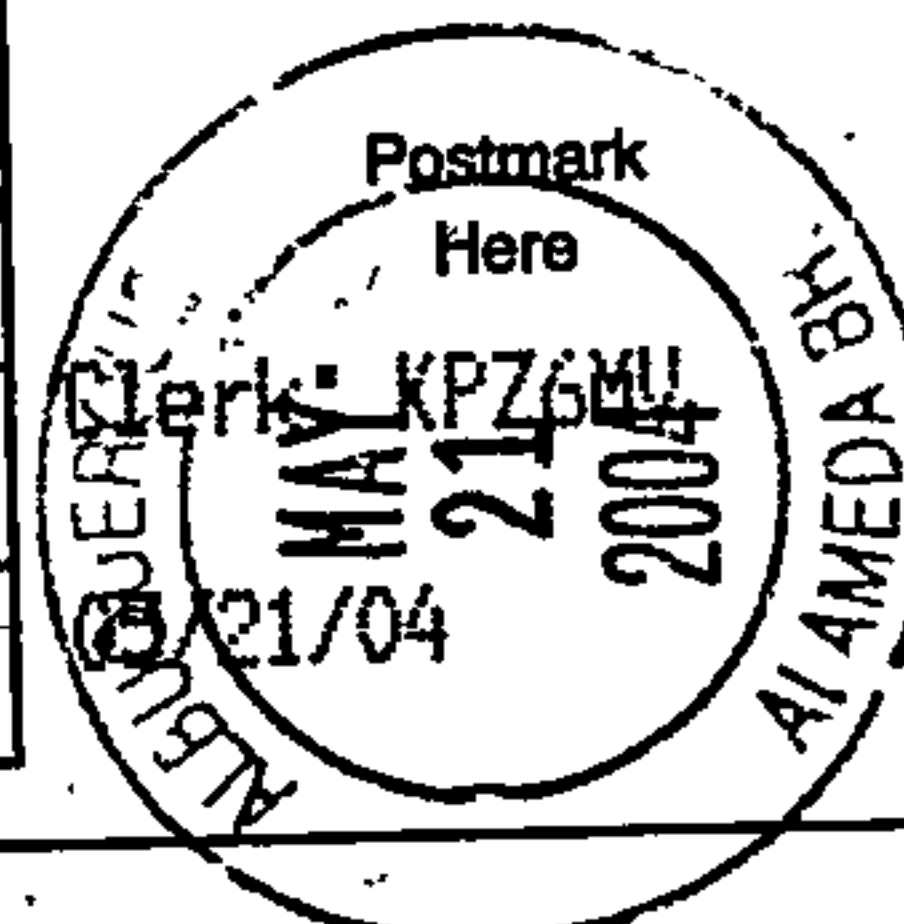
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>

UNIT ID: 0114



Sent To Irene Mirke  
 Street, Apt. No.,  
 or PO Box No. 6504 Dungan NE  
 City, State, ZIP+4 Alb., NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0002 8675 9043

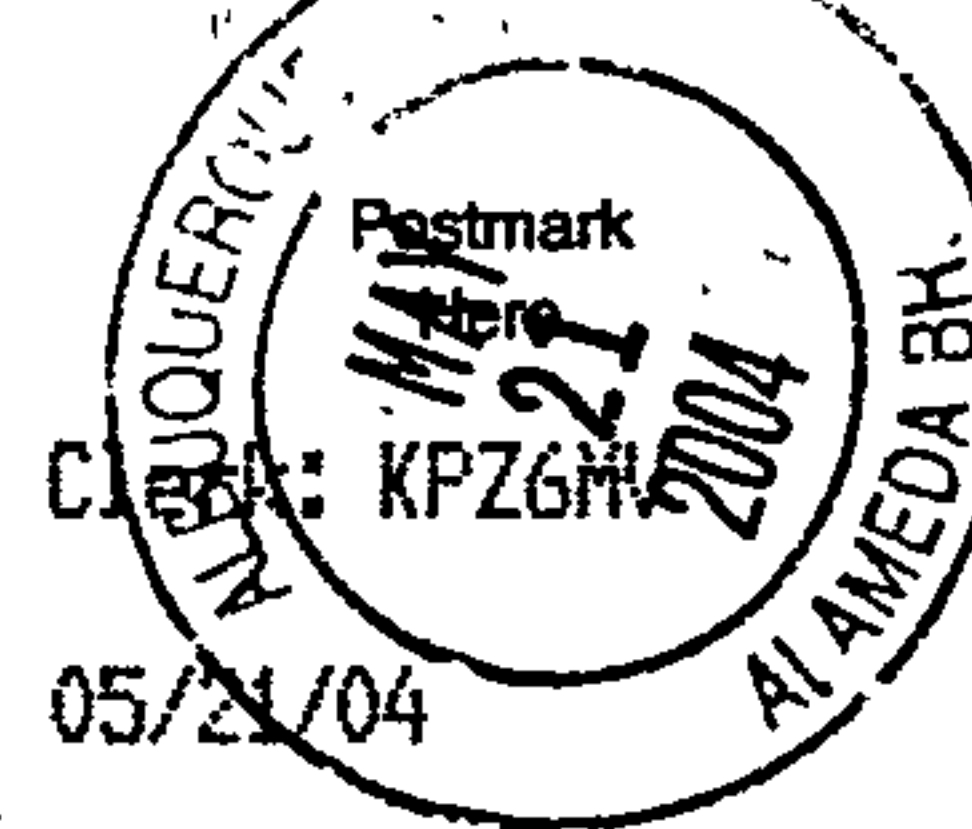
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.11</b>

UNIT ID: 0114



Sent To Roberta Lipman  
 Street, Apt. No.,  
 or PO Box No. 6503 Mendius NE  
 City, State, ZIP+4 Alb NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

## **"Attachment A"**

Sally Salazar, Advance Engineering and Consulting, LLC  
Zone Map: E-17

**ACADEMY ACRES NORTH N.A. (R)**

**\*Roberta Lipman**

6503 Mendius NE/87109 821-2599 (h)

Irene Minke

6504 Dungan NE/87109 828-9810 (h)

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

4416 Anaheim Ave., NE Albuquerque, NM 87113 Phone (505) 899-5570 Fax (505) 897-4996



## MEMO:

**To:** Roberta Lipman, Academy Acres North N. A.  
Irene Minke, Academy Acres North N. A.  
**From:** Sally Salazar, Assistant Manager *SS*  
**Subject:** Partial Vacation of Drainage Easement  
**Date:** May 21, 2004

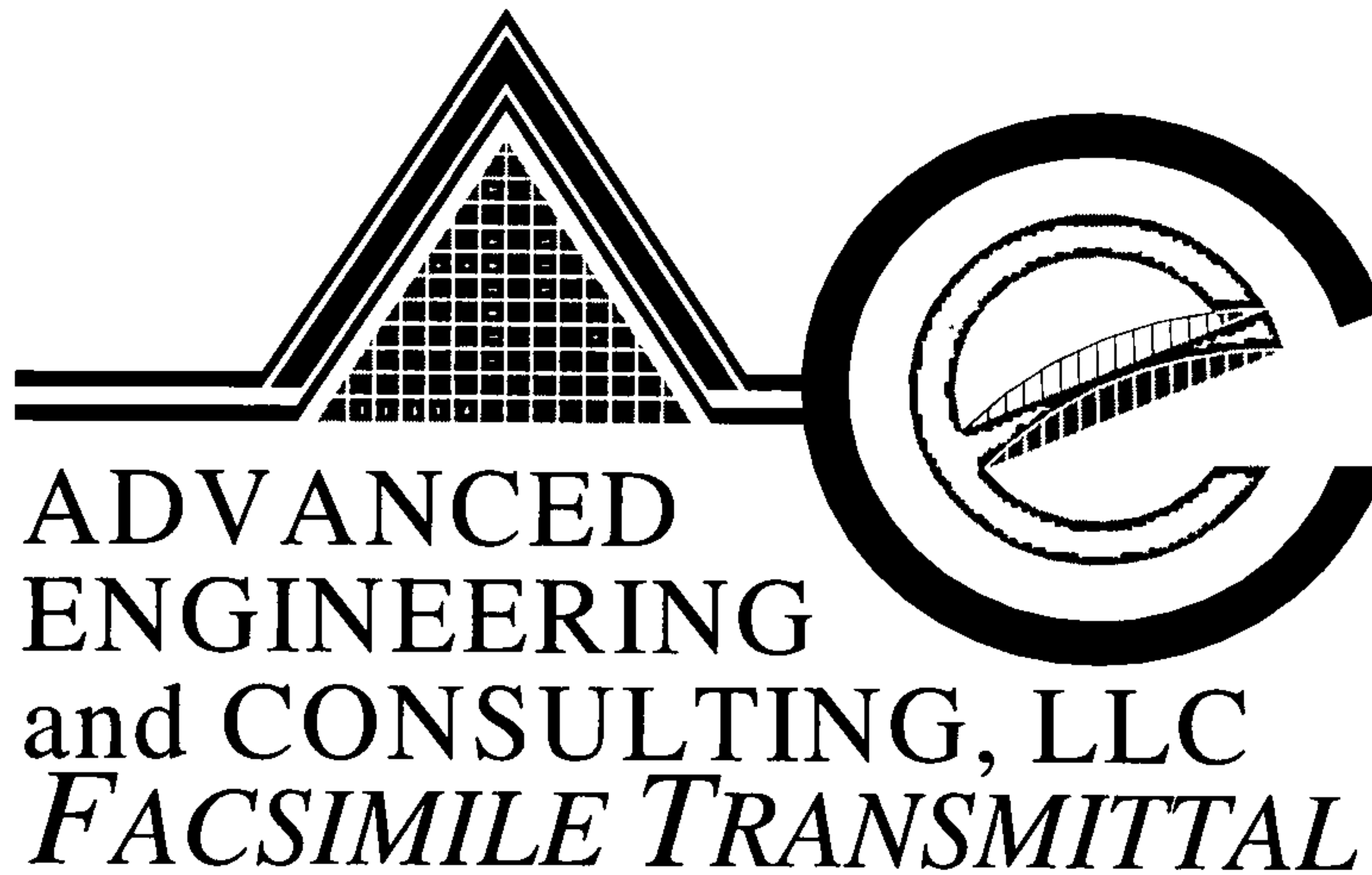
JN: 200244

---

Dear Ms. Lipman / Ms. Minke:

Attached please find a copy of application to the City of Albuquerque Development Review Board (DRB) for a partial vacation of drainage easement for Bear Arroyo.

Please review this application and if there are any questions or you would like to meet on this project, please do not hesitate to contact me at (505) 899-5570. Thank you.



<b>To:</b>	OFFICE OF NEIGHBORHOOD COORDINATION	FAX: 924-3913
		TOTAL OF ( 1 ) PAGE(S)
<b>From:</b>	SALLY SALAZAR, ASSISTANT MANAGER	
<b>Subject:</b>	HOMEOWNER'S ASSOCIATION INFORMATION	JN: 200244
<b>Date:</b>	May 20, 2004	

PLEASE FORWARD INFORMATION ON ANY HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

BEAR ARROYO, Zone Atlas Page E-17-Z,  
LEGAL DESCRIPTION

LOCATED ON: N/A  
STREET NAME OR OTHER IDENTIFYING LANDMARK

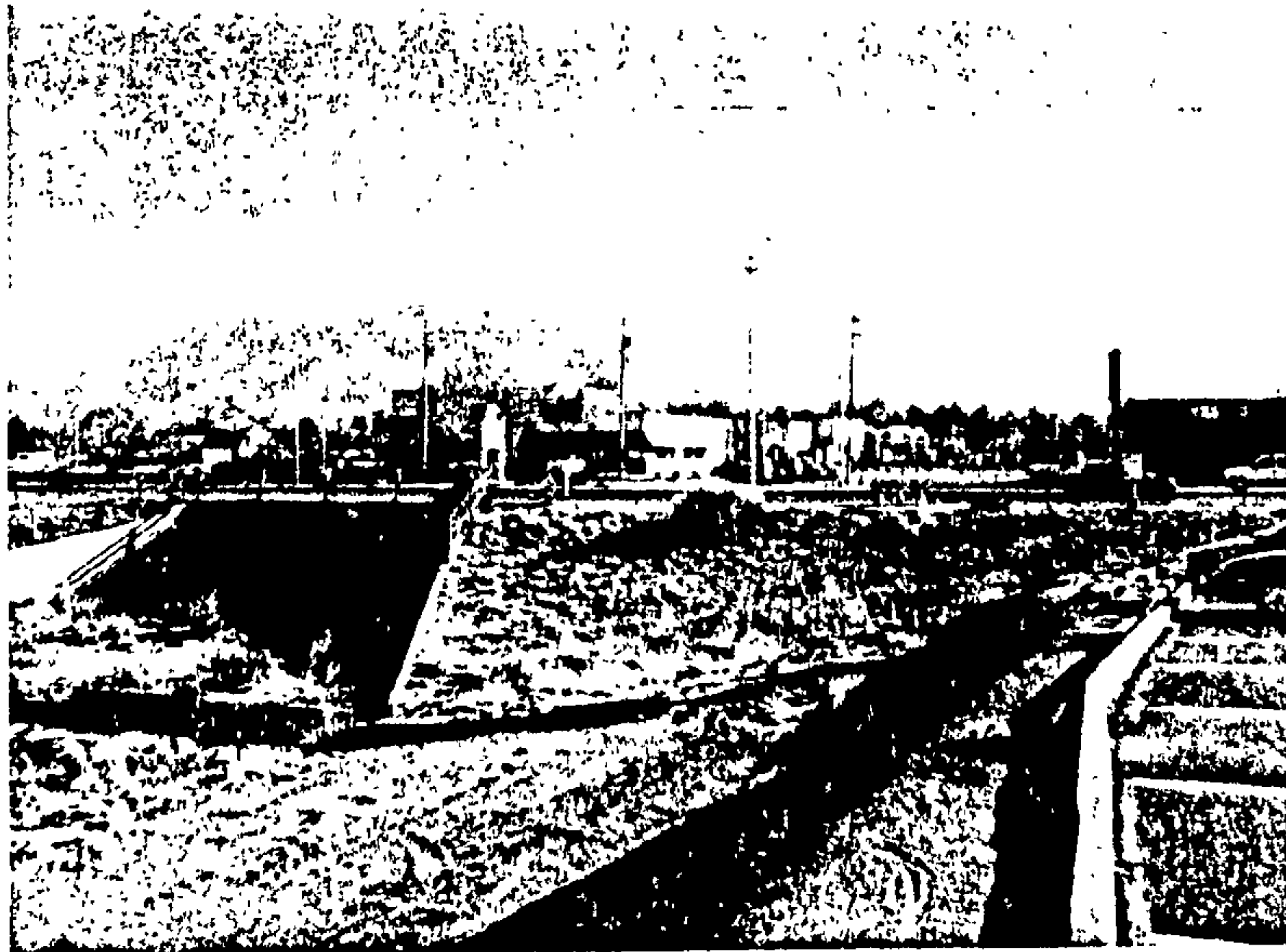
BETWEEN SAN MATEO AND I-25 FRONTAGE  
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET ( E-17-Z ).  
ZONE ATLAS #

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

**Letter of Explanation  
For  
Vacating Drainage Easement of the  
Bear Canyon Arroyo  
And  
Associated Replat**

1. The three separate parcels have been contracted into a single ownership.
  - a. As of this date all parcels have been purchased or are under contract for purchase pending City approval of the plan to vacate the drainage easement.
  - b. No title or survey issues exist to prevent the replat and vacation process.
2. Sketch plat and review has commented favorably on the re-routing of the drainage runoff and other matters related to the process
  - a. City departments including Hydrology, Traffic Engineering and Planning have reviewed the contemplated development of the site and can support proposed vacation and replat, pending the submission of the structural engineering necessary to channel the existing runoff into an underground culvert connecting to the existing concrete culvert coming for the eastern side of San Mateo Blvd. (As pictured below)



- b. The City will also support the CLOMAR/LOMAR submission to FEMA to vacate the federal flood plain. Point's 2a and 2b have been accomplished in several spots along the Bear Canyon Arroyo and there appear to be no obstacles present to prevent this from occurring here.

3. The object of the vacation of the existing drainage easement and replat is to create usable property that will allow building consistent with the surrounding commercial neighborhood.

a. In the recent DRB sketch plat review, the submission for a replat of 3 differently configured properties was approved with one frontage right in right out and probable left in median cut accepted on San Mateo. The State Highway Department has give preliminary approval to a right in right out access on the I-25 frontage. The parcels will have private cross access from and to San Mateo and I-25 frontage road. All utilities including sewer, water, gas, electric and communications are readily available at the site.

16.  
Machinery ]

PARCEL A-1

395 123

SET A-2

485 087  
14

PAN

MUNICIPAL LIMITS

Tr C  
49-160 12

396 120

14

TRACT A-1-A

LANDS

480-115  
11

OF

2

TRIANGLE REALTY

TR.B

509 090  
9

INCORP

SMT 506-068  
8

SAN MATEO BLVD. N.E.

JUST

MRIE

ACALF...

Parcel 1

Parcel 2

Parcel 3

R.O.W. 458-065  
2

BEAR

ARROYO

ESMT 470-048  
1

CANYON

544  
049  
1

TR.B-1E  
443-315  
3

TR.B-2

BRENTWOOD

459-029  
9

TR.1

TR.3-A-1

BLACK ADDITION

TR.3-B  
352  
028  
5

TR.B-1A  
436-008  
2

PARK

3

505-025  
6

456-001  
4

SUB'D.

TR.3-A-2  
492 001  
1

26 25  
35 36

OSUNA RD N.F.

Zone Atlas Page E-17

Attached Description:

Tax ID numbers and Legal descriptions of the parcels in the Bear Canyon Arroyo as follow:

Parcel 1 tax ID # 101706250606840208,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo containing 35,912.5 square feet which lies southerly from and adjacent to Tract B land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.

Parcel 2 tax ID # 101706247004840201,

Legal Description: South Half of the 200' drainage easement shown on plat of Black Addition, C9-141 filed in the office of the County Clerk of Bernalillo County, New Mexico dated January 15, 1974.

Parcel 3 tax ID #101706245805540202,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo which lies southerly from and adjacent to Tract A land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.



# 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 crosshairs 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

June 1, 2004 To June 16, 2004

#### 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)

5/21/04  
(Date)

I issued 2 signs for this application,

5/21/04  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER:

1002002

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

**PAID RECEIPT**

APPLICANT NAME

*Retail Development, Inc*

AGENT

*Advanced Engineering*

ADDRESS

*4416 Anaheim Ave NE*

PROJECT & APP #

*1002002*

PROJECT NAME

*Bear Arroyo*

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 260.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification  
*750*

\$ \_\_\_\_\_ 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

\$ 355.00 TOTAL AMOUNT DUE

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

**\*\*\*DUPLICATE\*\*\***  
 CITY OF ALBUQUERQUE  
 TREASURY DIVISION

05/21/2004 12:12PM LOC: ANN  
 X RECEIPT# 00026467 WSH 007 TRANS# 0018  
 Account 441018 Fund 0110  
 Activity 4971000 TRSLJS  
 Trans Amt \$355.00  
 J24 Misc \$75.00  
 VI \$355.00  
 CHANGE \$0.00

05/21/2004 12:12PM LOC: ANN  
 X RECEIPT# 00026468 WSH 007 TRANS# 0018  
 Account 441006 Fund 0110  
 Activity 4983000 TRSLJS  
 Trans Amt \$355.00  
 J24 Misc \$260.00

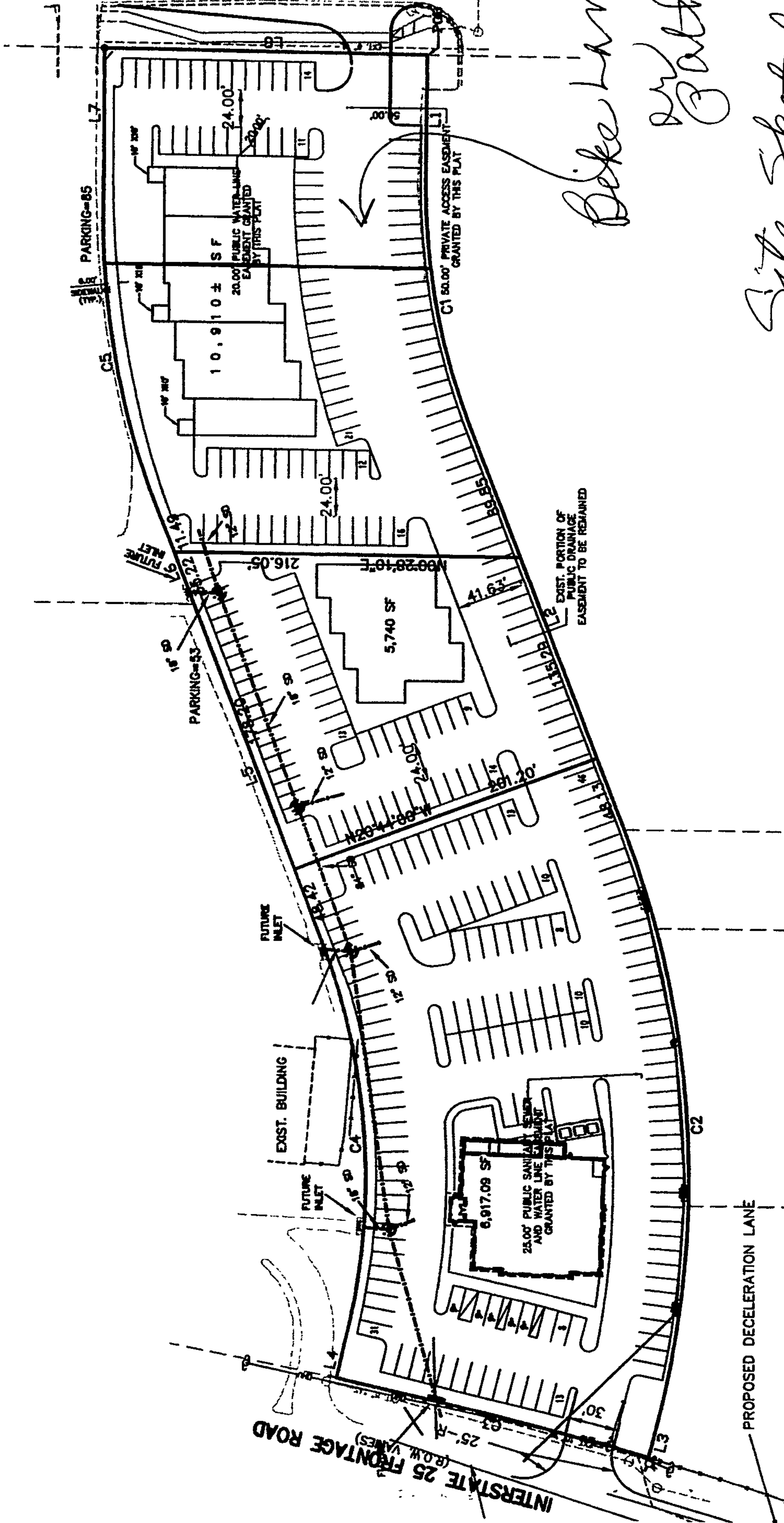
Thank You

**\*\*\*DUPLICATE\*\*\***  
 City Of Albuquerque  
 Treasury Division

05/21/2004 12:12PM LOC: ANN  
 X RECEIPT# 00026467 WSH 007 TRANS# 0018  
 Account 469099 Fund 0110  
 Activity 4916000 TRSLJS  
 Trans Amt \$355.00  
 J24 Misc \$20.00

Thank You

SAN MATEO BLVD. NE  
(150' R.O.W.)



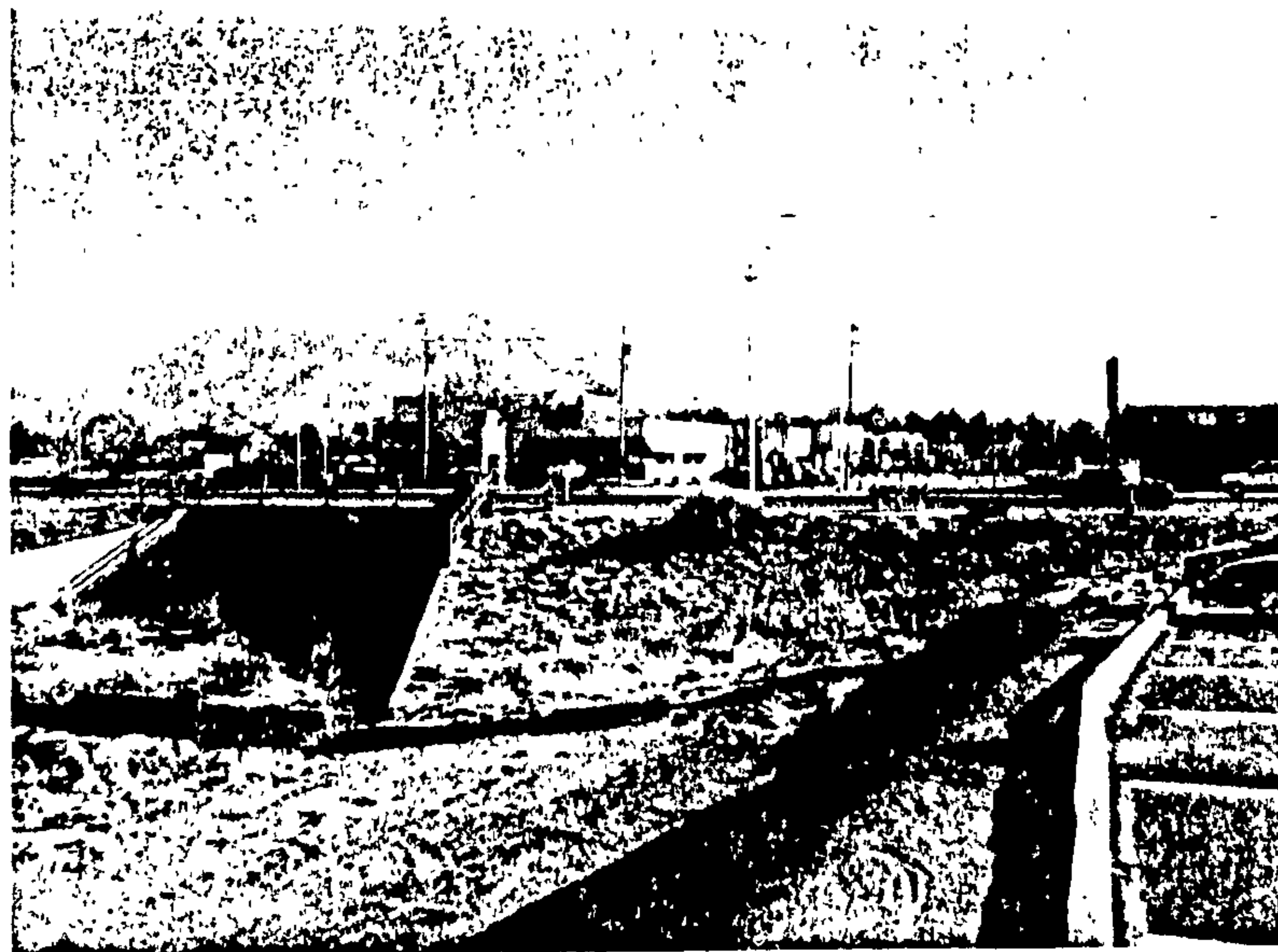
*Bike Lane*

*Path?*

*Site Sketch*

**Letter of Explanation  
For  
Vacating Drainage Easement of the  
Bear Canyon Arroyo  
And  
Associated Replat**

1. The three separate parcels have been contracted into a single ownership.
  - a. As of this date all parcels have been purchased or are under contract for purchase pending City approval of the plan to vacate the drainage easement.
  - b. No title or survey issues exist to prevent the replat and vacation process.
2. Sketch plat and review has commented favorably on the re-routing of the drainage runoff and other matters related to the process.
  - a. City departments including Hydrology, Traffic Engineering and Planning have reviewed the contemplated development of the site and can support proposed vacation and replat, pending the submission of the structural engineering necessary to channel the existing runoff into an underground culvert connecting to the existing concrete culvert coming for the eastern side of San Mateo Blvd. (As pictured below)



- b. The City will also support the CLOMAR/LOMAR submission to FEMA to vacate the federal flood plain. Point's 2a and 2b have been accomplished in several spots along the Bear Canyon Arroyo and there appear to be no obstacles present to prevent this from occurring here.

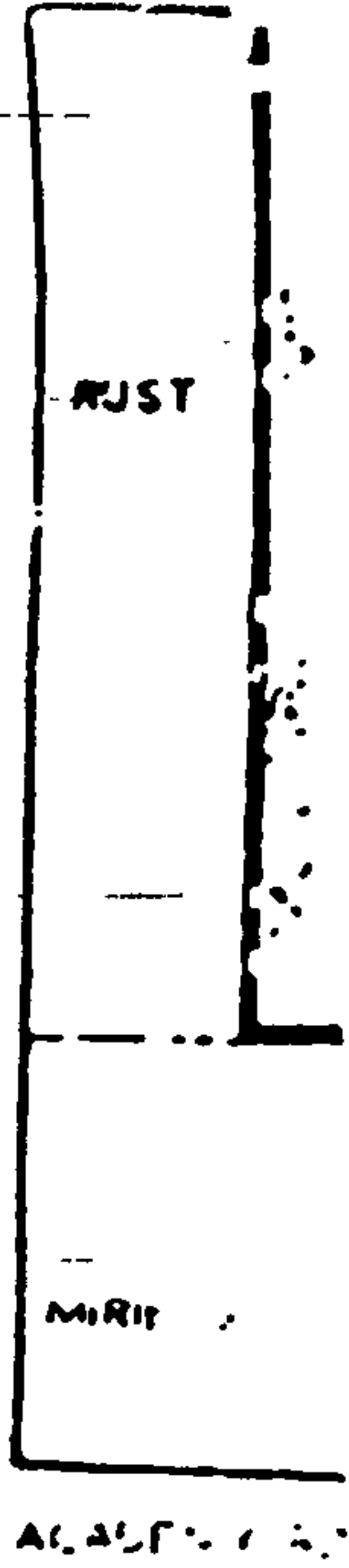
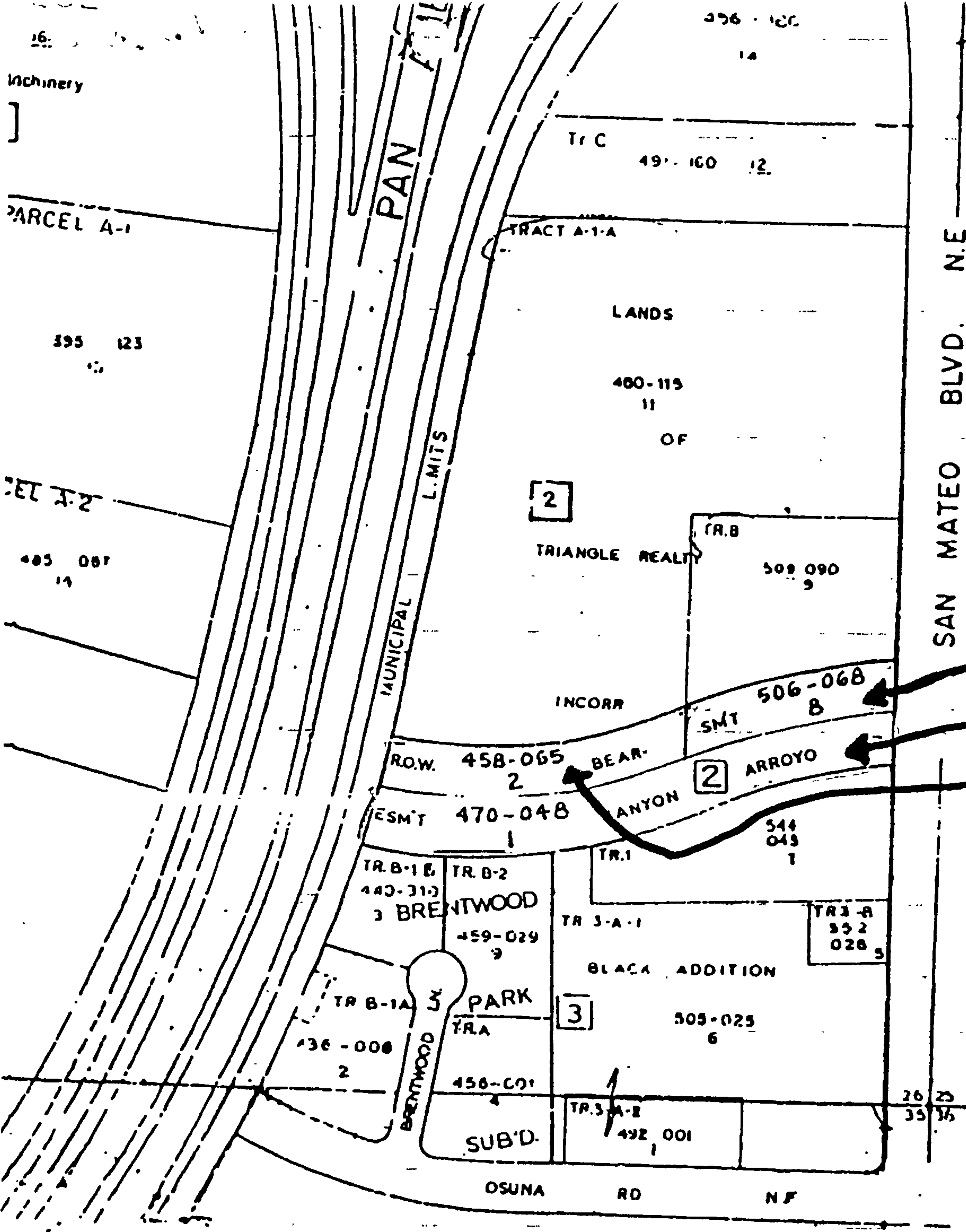
3. The object of the vacation of the existing drainage easement and replat is to create usable property that will allow building consistent with the surrounding commercial neighborhood.
  - a. In the recent DRB sketch plat review, the submission for a replat of 3 differently configured properties was approved with one frontage right in right out and probable left in median cut accepted on San Mateo. The State Highway Department has give preliminary approval to a right in right out access on the I-25 frontage. The parcels will have private cross access from and to San Mateo and I-25 frontage road. All utilities including sewer, water, gas, electric and communications are readily available at the site.

16. Machinery ]

PARCEL A-1

SET 2-2

485 087 14



SAN MATEO BLVD. N.E.

Parcel 1

Parcel 2

Parcel 3

Zone Atlas Page E-17

*vacation*  
**EXHIBIT B**  
 Date 1-11-04

Attached Description:

Tax ID numbers and Legal descriptions of the parcels in the Bear Canyon Arroyo as follow:

Parcel 1 tax ID # 101706250606840208,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo containing 35,912.5 square feet which lies southerly from and adjacent to Tract B land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.

Parcel 2 tax ID # 101706247004840201,

Legal Description: South Half of the 200' drainage easement shown on plat of Black Addition, C9-141 filed in the office of the County Clerk of Bernalillo County, New Mexico dated January 15, 1974.

Parcel 3 tax ID #101706245805540202,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo which lies southerly from and adjacent to Tract A land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.

206244  
DRB

REVISED  
PLAT OF DIVISION OF LAND OF  
TRIANGLE REALTY, INCORPORATED  
ALBUQUERQUE, NEW MEXICO

APPROVED, PLANNING DEPARTMENT  
CITY OF ALBUQUERQUE, NEW MEXICO  
Aug. 22, 1972

by John R. Fisher  
Planner

SCALE 1" = 100'

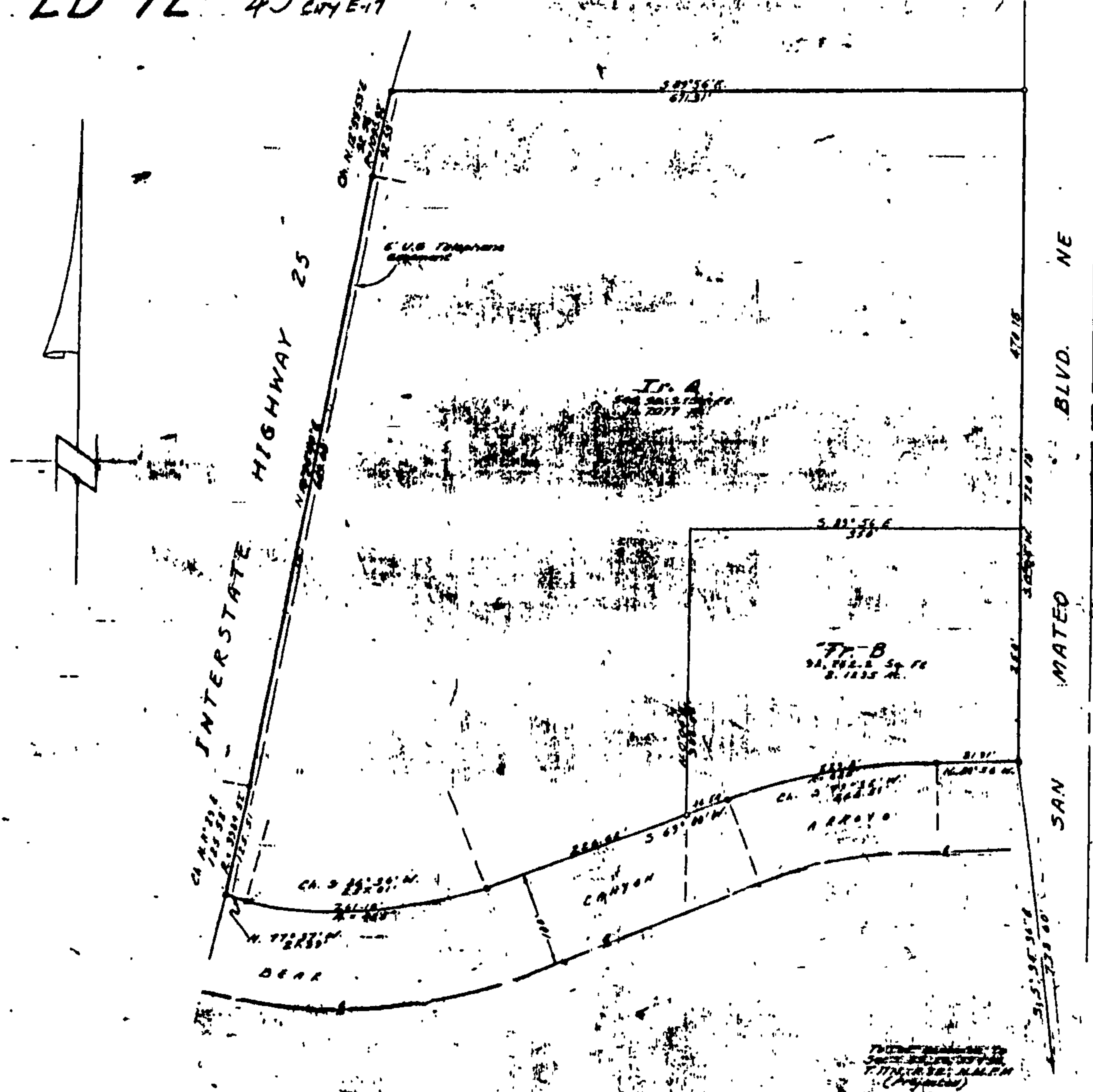
ELDER COMPANY JULY, 1972 2954 ERE

324157

LD 72-43 CITY E-17

State of New Mexico  
County of Bernalillo  
11 JAN 23 1973  
Clock & Recorder  
Deputy Clerk

State of New Mexico  
County of Bernalillo  
11 JAN 29 1973  
Clock & Recorder  
Deputy Clerk



**D E S C R I P T I O N**

The above and foregoing division of that certain tract of land in the City of Albuquerque, New Mexico, within the Elena Salillas Grant, more particularly described by survey of ELDER COMPANY in June, 1972 and amended by the Record in July, 1980 as follows: BEGINNING at the Southeast corner, the point of intersection of the westerly right-of-way line of San Mateo Boulevard NE with the North line of the San Mateo Arroyo Floodway, thence the corner common to Sections 25, 26, 28 and 36 (projected), Township 11 North, Range 3 East, Meridian 2, S. 89°55'28" W., 772.80 feet distant; THENCE from said beginning point S. 89°55'28" W., along said floodway line, 81.91 feet to a point of curve; THENCE Southwesterly and to the Left, following a curve in said line having a Radius of 625.00 feet and a central angle of 21°04', a distance measured along the arc of 229.80 feet to a point of tangency; THENCE S. 69°00' W. along said line, 273.15 feet to a point of curve; THENCE Westerly and to the Right, following a curve in said line having a Radius of 425.00 feet and a central angle of 56°12', a distance measured along the arc of 251.10 feet to end of curve; THENCE N. 79°37' W. along said line, 21.59 feet to the Southwest corner, a point on the westerly line of U. S. Interstate Highway 25; THENCE Northwesterly and to the Left along said Highway line, following a curve having a Radius of 3984.52 feet and a central angle of 1948'12", a distance measured along the arc of 186 feet to a point of tangency; THENCE N. 10°34' 40" E. along said line, 659.08 feet to a point of curve; THENCE Northwesterly and to the Right, following a curve in said line having a Radius of 1095.92 feet and a central angle of 2°50' 26", a distance measured along the arc of 92.59 feet to end of curve; THENCE S89°56' 2" leaving said Highway line, 671.31 feet to the Northwest corner, a point on the westerly line of San Mateo Boulevard NE; THENCE S. 00°04' W. along said Boulevard line, 720.16 feet to the point of beginning; CONTAINING 13.8972 Acres, more or less, and subject to encumbrances of record, now surveyed, platted and divided as shown herein, is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

OWNER AND PROPRIETOR

TRIANGLE REALTY, INC.

by D. W. Falls President

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO } ss:

The foregoing instrument was acknowledged before me on August 4, 1972 by D. W. Falls, President of TRIANGLE REALTY, INCORPORATED, a New Mexico Corporation, on behalf of said Corporation.

My Commission expires August 26, 1974.

Edward K. Elder NOTARY PUBLIC

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this plat was prepared from a field survey performed by me, and that it is true and correct to the best of my knowledge and belief.

Edward Ross Elder  
EDWARD ROSS ELDER, N.M.R.L.S. No. 4690

This is to certify that the property taxes assessed against the land shown hereon have been paid for the ten years prior to and including \_\_\_\_\_

FIRST AMERICAN TITLE COMPANY

by P. C. Templeton

Approved January 15, 1973 Albuquerque Metropolitan Arroyo Flood Control Authority

by John R. Fisher





BLACK ADDITION ALBUQUERQUE, NEW MEXICO

45411

1-15-74 Planning Director, City of Albuquerque, NM Date

ROSS HOWARD COMPANY DECEMBER 3, 1973 DRK-MJ

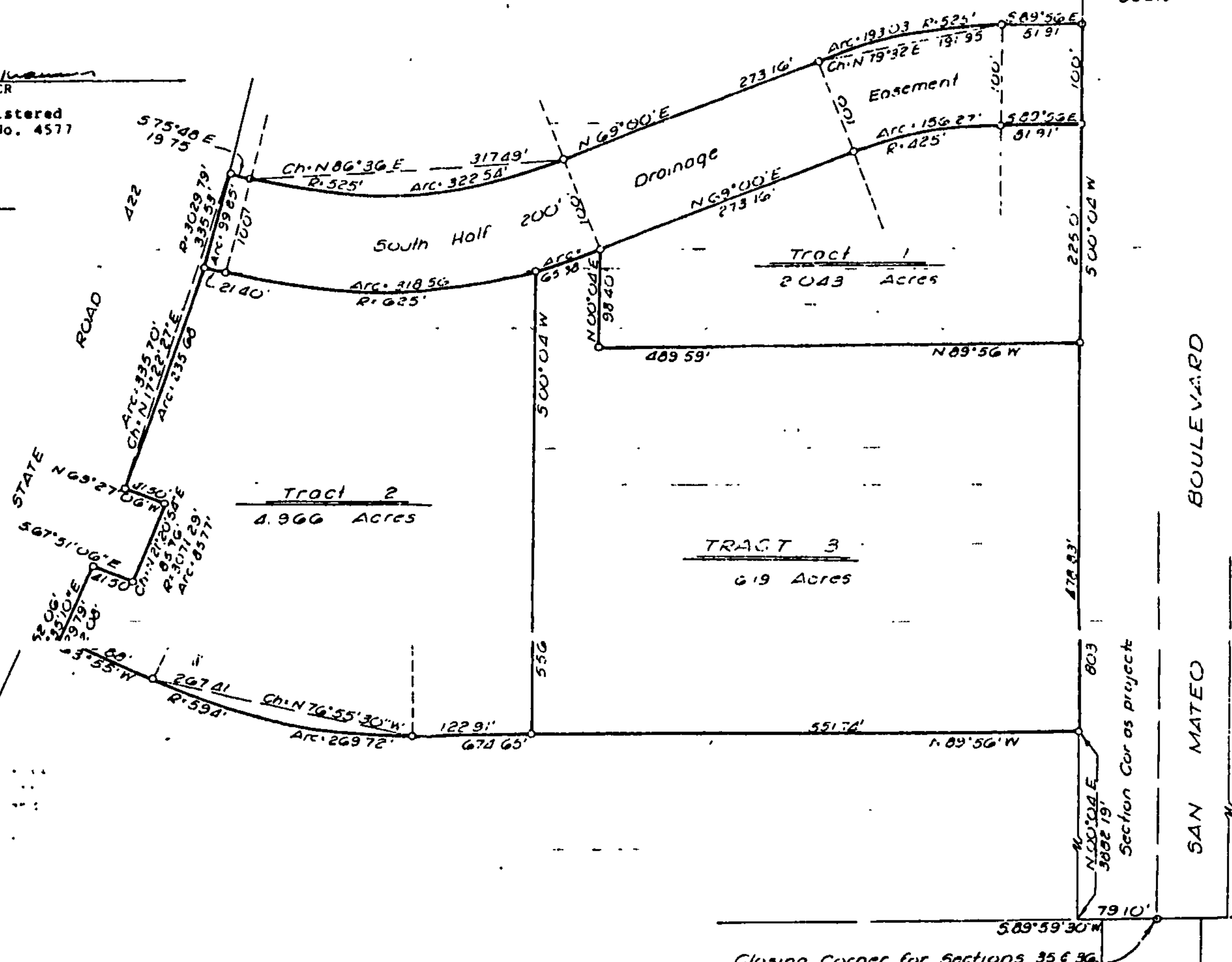
State of New Mexico County of Bernalillo

S-74-15 SP 1-12-74 at EF 17 Date

JANUARY 15, 1974

David M. Kraemer, under the laws of New Mexico, certify that this plat was prepared by me or under my supervision, shows all easements recorded, meets the minimum requirements for monumentation surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

David R. Kraemer DAVID R. KRAEMER New Mexico Registered Land Surveyor No. 4577



standing pro-rata charges for water and sewer installations are \$389.18 if 11.3 1970

H. P. [Signature]

Closing Corner for Sections 35 & 36, T11N., R3E., NMRM., on South Boundary of Elena Gallegos Grant

foregoing subdivision of that certain tract of land situated within the Elena Gallegos Grant, in the City of Albuquerque, New Mexico, being and comprising a portion of Sections 34 and 35 (as projected), Township 11 North, Range 3 East N.M.P.M., and being more particularly described as follows: SECTION 34 and 35 (as projected), Township 11 North, Range 3 East, N.M.P.M., a point within the right of way line of San Mateo Boulevard NE and running S.89°59'30"W., 79.10 feet along the southerly boundary of said Elena Gallegos Grant to a point on the westerly right of way line of said San Mateo Boulevard NE; thence leaving said southerly boundary of the Elena Gallegos Grant and running N.00°04'E., 3882.19 feet along said westerly right of way line of San Mateo Boulevard NE to the Southeast and beginning corner No. 1 of the tract herein set forth; thence leaving said San Mateo Boulevard NE and running N.09°56'W., 594.00 feet to a point of curve and corner No. 2 of the tract herein set forth; thence westerly along a curve right having a radius of 594.00 feet a distance along arc of 269.72 feet (chord = N.76°55'30"W., 267.41 feet) to the end of curve and corner No. 3 of the tract herein set forth; thence northerly along a curve left having a radius of 3029.79 feet a distance along arc of 335.53 feet (chord = N.17°22'27"E., 335.53 feet) to a point on the Easterly right of way line of the frontage road on New Mexico State Road 422 and the Southwest corner No. 4 of the tract herein set forth; thence northerly along said Easterly right of way line of said frontage road as follows; Northerly along a curve left having a radius of 3029.79 feet a distance along arc of 335.53 feet (chord = N.17°22'27"E., 335.53 feet) to corner No. 5 of the tract herein set forth; thence S.67°51'06"E., 41.50 feet to a point on curve and corner No. 6 of the tract herein set forth; thence northerly along a curve left having a radius of 3071.29 feet a distance along arc of 85.77 feet (chord = N.21°20'54"E., 85.77 feet) to corner No. 7 of the tract herein set forth; thence northerly along a curve left having a radius of 3029.79 feet a distance along arc of 335.53 feet (chord = N.17°22'27"E., 335.53 feet) to a point on the centerline of a 200 foot drainage easement and corner No. 9 of the tract herein set forth; thence leaving said frontage road and running along the centerline of said 200 foot drainage easement as follows; S.75°48'E., 19.75 feet to a point of curve and corner No. 10 of the tract herein set forth; thence easterly along a curve right having a radius of 525.00 feet a distance along arc of 322.54 feet (chord = N.86°36'E., 317.49 feet) to the end of curve and corner No. 11 of the tract herein set forth; thence easterly along a curve right having a radius of 525.00 feet a distance along arc of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 13 of the tract herein set forth; thence easterly along a curve right having a radius of 525.00 feet a distance along arc of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 13 of the tract herein set forth; thence S.09°56'W., 81.91 feet to a point on said westerly right of way line of San Mateo Boulevard NE and the Northeast corner No. 14 of the tract herein set forth; thence leaving said drainage easement and running S.00°04'W., 803.83 feet along said westerly right of way line of San Mateo Boulevard NE to the Southeast corner No. 1 of the tract herein set forth. And now hereon shown and comprising Tracts numbered "1", "2" and "3" of the foregoing subdivision.

subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors do hereby dedicate the public rights of way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim trees. Any drainage easements shown hereon are also easements for underground water and water lines.

containing 15.27 acres more or less. Less drainage easement of 2.07 acres more or less.

ALBERT G. SIMMS, Jr. (Sole and separate estate)

JOHN F. SIMMS, Jr. (Sole and separate estate)

STATE OF NEW MEXICO COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th day of January, 1974, by Albert G. Simms, as his sole and separate estate, and by John F. Simms, Jr., as his sole and separate estate.



**City of Albuquerque**  
CITY OF ALBUQUERQUE  
P.O. BOX 1295 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
HYDROLOGY DEVELOPMENT SECTION

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002002**

**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 request.  
An approved drainage report identifying all required infrastructure is required for Preliminary plat.

**RESOLUTION:**

APPROVED ; DENIED \_\_\_\_; DEFERRED ; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

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

**DATE:** February 25, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: <sup>1002002</sup>~~1002462~~ AGENDA#: <sup>6</sup>~~7~~ DATE: 2.26.03

1. Name: Shawn B Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
February 26, 2003  
Project # 1002002

**Project # 1002002**  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	No Association.
APS	No adverse comments.
Police Department	

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

Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for vacation approval.

Transportation Development

T

The Bear Arroyo Corridor plan needs to be adhered to. A bike facility has been identified on this plan and needs to be incorporated into this site

Parks & Recreation

Wasn't this vacation approved on 7/10/02?

Utilities Development

No objection to Vacation request. Public water and sanitary sewer easements will be required as a condition of Plat approval. This vacation action will supercede the previous vacation action on 7/10/02.

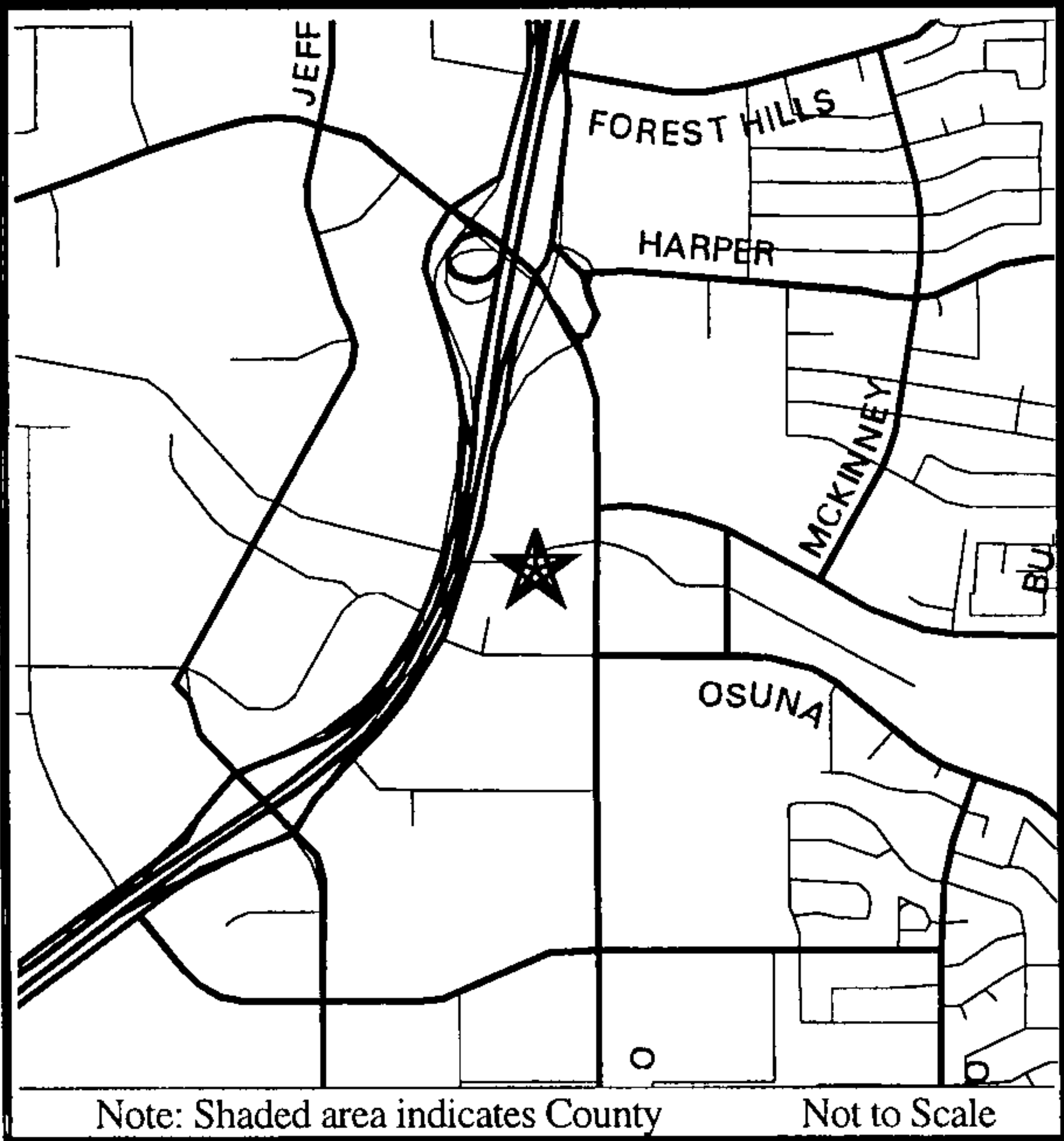
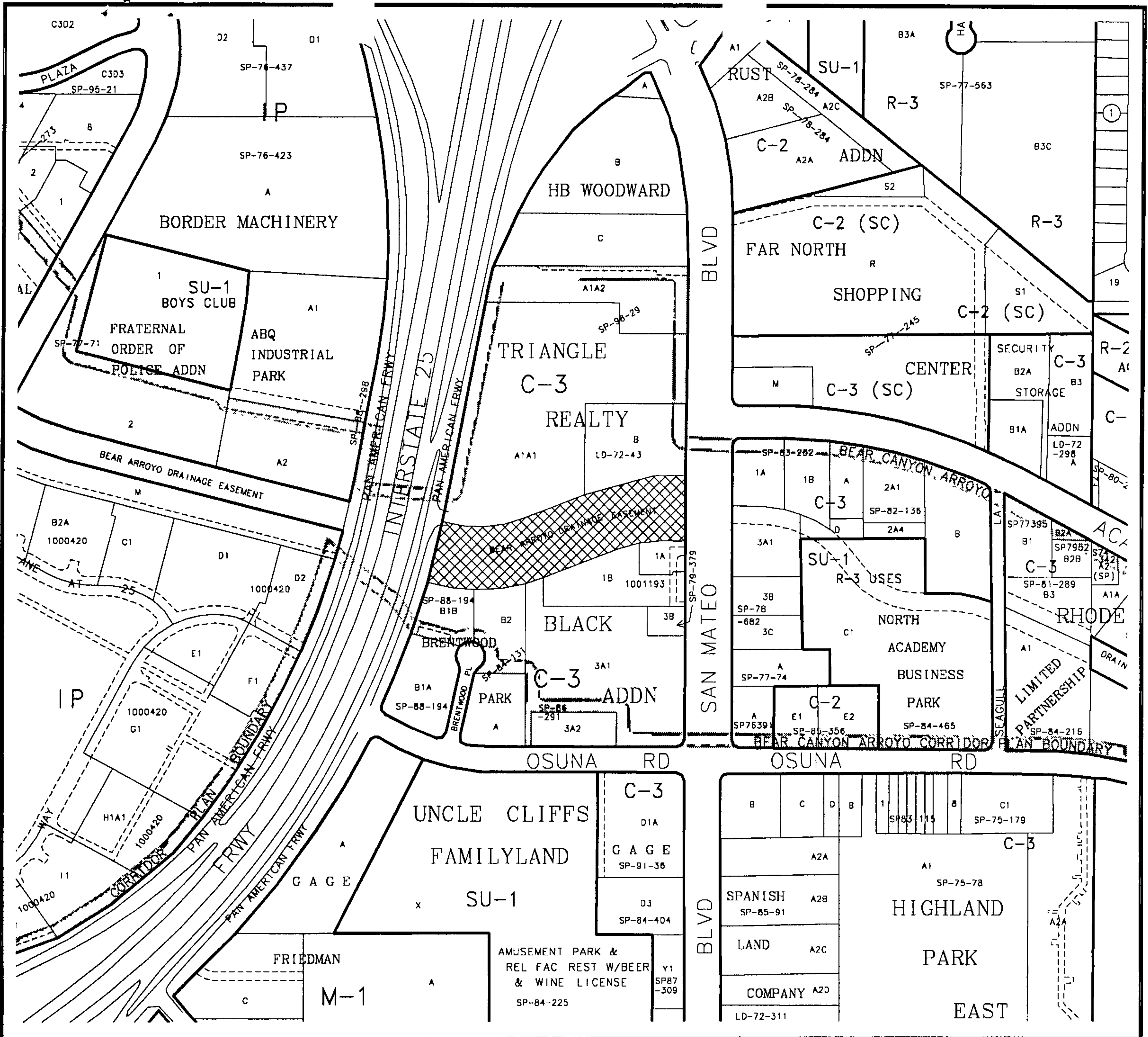
Planning Department

No objection to the requested action. A plat incorporating the vacated easement into the surrounding property must be approved by DRB& recorded within one year or the vacation will expire. If the vacation expires, the process will have to be reinitiated including the payment of fees.

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

cc:Retail Development Inc., LLC, 7404 Brazos Ct NE, 87109

Shawn & Shahab Biazer, 10205 Snowflake Ct NW, 87114



**ZONING MAP**



Scale 1" = 489'

PROJECT NO.  
1002002

HEARING DATE  
2-26-03

MAP NO.  
E-17

ADDITIONAL CASE NUMBER(S)  
03DRB-00168

Note: Shaded area indicates County Not to Scale



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2

Project # 1001067  
03DRB-00123 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15)

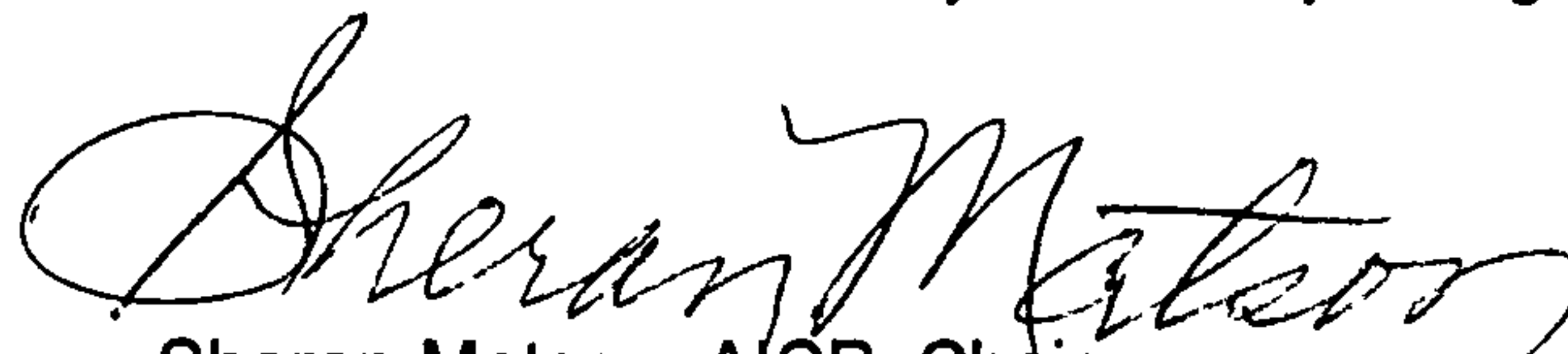
Project # ~~1002002~~  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

Project # 1002462  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, Chair  
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 10, 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, February 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002461**

03DRB-00164 Minor-Prelim&Final Plat  
Approval  
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9)

**Project # 1001347**

03DRB-00165 Major-Bulk Land Variance  
03DRB-00167 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9)

**Project # 1001579**

03DRB-00133 Major-Vacation of Pub  
Right-of-Way  
03DRB-00132 Minor-Prelim&Final Plat  
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19)

**Project # 1002243**

03DRB-00121 Major-Preliminary Plat Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460](L-10)

**SEE PAGE 2...**



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

Meeting Date: Feb. 24, 2003

Zone Atlas Page: E-17-E

Notification Radius: 100 Ft.

App# <u>13 DRB-01108</u>
Proj# <u>1002002</u>
Other#

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

\_\_\_\_\_

\_\_\_\_\_

Applicant: Retai/Development Inc., LLC ✓

Address: 7404 Brazos Ct. NE, 87109

Agent: Shawn & Sharab Buzer ✓

Address: 10205 Snowflake Ct. NW, 87114

**SPECIAL INSTRUCTIONS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Date Mailed: 2/6/03

Signature: K. Tschaffner

PROPERTY OWNERSHIP / LEGAL LIST

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

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

Page \_\_\_\_ / \_\_\_\_ Of \_\_\_\_ / \_\_\_\_

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-17	1017062	470-048	462-01	✓
		458-055	02	✓ CPA
		520-068	08	✓ mp
		509-090	09	✓ mp
		472-105	11	✓
		551-047	403-07	✓ mp
		540-043	08	✓ mp
		505-025	06	✓
		459-029	09	✓
		440-310	03	✓
		381-061	464-11	✓ mp
		323-098	10	✓ mp
		344-075	401-09	✓
		485-087	14	✓
		395-123	13	✓
E-18	1018062	021-038	301-10	✓
		021-055	15	✓ PD Box 98456 ABQ, NM 87199-3456
		025-080	11	✓
		023-112	303-05	✓

1017062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101706247004840201 LEGAL: DRAINAGE ESM'T BEAR CANYON ARROYO CONT 2.0700 AC M LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: SIMMS ALBERT G II  
OWNER ADDR: 00413 CIRCLE DR SANTA FE NM 87501

101706245805540202 LEGAL: DRAINAGE ROW BEAR CANYON ARROYO CONT 1.1923 AC M/L LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT  
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

1 101706250606840208 LEGAL: N'LY 100 FT OF THE BEAR CANYON ARROYO LOCATED S'LY LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALBUQUERQUE NATIONAL BANK % DE  
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

101706250909040209 LEGAL: TR B REVISED PLAT OF DIV OF LAND OF TRIANGLE INCOR LAND USE:  
PROPERTY ADDR: 00000 6201 SAN MATEO NE  
OWNER NAME: ALB NATL BANK % DELOITTE & TOU  
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

101706247210540211 LEGAL: TRACT A-1-A-1 PLAT FOR TRACTS A-1-A-1 & A-1-A-2 TR LAND USE:  
PROPERTY ADDR: 00000 6301 SAN MATEO BLVD NE  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 00700 LOMAS BL NE ALBUQUERQUE NM 87102

101706255104740307 LEGAL: TRACT 1-A PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI LAND USE:  
PROPERTY ADDR: 00000 6101 SAN MATEO NE  
OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS  
OWNER ADDR: 01208 HIDEAWAY LN SE ALBUQUERQUE NM 87123

101706254004340308 LEGAL: TRACT 1-B PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS  
OWNER ADDR: 01208 HIDEAWAY LN SE ALBUQUERQUE NM 87123

101706250502540306 LEGAL: TR 3 A1 ( REPLAT OF TR 3A) BLACK ADDN CONT 5.0405 AC LAND USE:  
PROPERTY ADDR: 00000 6001 SAN MATEO NE  
OWNER NAME: FIESTA DEL NORTE ONE LLC C/O C  
OWNER ADDR: 06919 5TH ST SCOTTSDALE AZ 85251

101706245902940309 LEGAL: TR B -2 A REPLAT OF BRENTWOOD PARK SUBD CONT 1.1245 LAND USE:

PROPERTY ADDR: 00000 6040 BRENTWOOD LN NE  
OWNER NAME: CUE, INC.  
OWNER ADDR: 06040 BRENTWOOD LN NE ALBUQUERQUE NM 87109

101706244031040303 LEGAL: TR B -1B REPL OF TR B-1 (NOW COMPR TRS B-1A & B-1B) LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: DDC INVESTMENT PARTNERS  
OWNER ADDR: 07408 PIMENTON NE ALBUQUERQUE NM 87113

101706238106140411 LEGAL: TRAC T D- 2 PLAT OF TRACT D-1 & D-2 THE 25 CONT 1.3 LAND USE:  
PROPERTY ADDR: 00000 4331 THE LANE AT 25 NE  
OWNER NAME: AGB ALBUQUERQUE LLC  
OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706232309840410 LEGAL: TRAC T M PLAT OF TRACTS A, B1, B2, C, D, E, F, G, H LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: AGB ALBUQUERQUE LLC  
OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706234407540109 LEGAL: BEAR ARR OYO DRAINAGE EASEMENT CONT 5.8373 AC M/L O LAND USE:  
PROPERTY ADDR: 00000 0 JEFFERSON BLVD NE  
OWNER NAME: A M A F C A  
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

101706248508740114 LEGAL: PARC EL A -2 PLAT OF PARCELS A-1 & A-2 ALBUQUERQUE I LAND USE:  
PROPERTY ADDR: 00000 5901 PAN AMERICAN FWY NE  
OWNER NAME: ALVARADO ENTERPRISES % LARRY M  
OWNER ADDR: 44897 N EL MACERO DR EL MACERO CA 95618

101706239512340113 LEGAL: PARC EL A -1 PLAT OF PARCELS A-1 & A-2 ALBUQUERQUE I LAND USE:  
PROPERTY ADDR: 00000 6001 PAN AMERICAN FWY NE  
OWNER NAME: TAYLOR STEVE B AND TAYLOR BRIG  
OWNER ADDR: 06001 PAN AMERICAN FW NE ALBUQUERQUE NM 87109

101806202103830116 LEGAL: TRAC T 3- B OF CORRECTION PLAT A REPLAT OF NORTH ACA LAND USE:  
PROPERTY ADDR: 00000 6204 SAN MATEO NE  
OWNER NAME: D R G ASSOCIATES DBA WENDYS S  
OWNER ADDR: 04810 HARDWARE DR NE ALBUQUERQUE NM 87109

101806202105530115 LEGAL: TR 3 -A-1 LD OF D R G ASSOCIATES OF CORRECTED SUMMA LAND USE:  
PROPERTY ADDR: 00000 6210 SAN MATEO NE  
OWNER NAME: S M P PARTNERSHIP ETAL  
OWNER ADDR: 00000 ALBUQUERQUE NM 87199

101806202508030111 LEGAL: TR I RED IV OF TR 1-A & TR 1-B DIV OF TR 1 OF DIV O LAND USE:  
PROPERTY ADDR: 00000 6220 SAN MATEO BLVD NE  
OWNER NAME: HIGHLAND PARK LIMITED PRTRNSHP  
OWNER ADDR: 06220 SAN MATEO BL NE ALBUQUERQUE NM 87109

101806202311230305 LEGAL: TR M SUM MARY PLAT FAR NORTH SHOPPING CENTER CONT O LAND USE:  
PROPERTY ADDR: 00000 6300 SAN MATEO NE  
OWNER NAME: PACIFIC MUTUAL LIFE INSURANCE  
OWNER ADDR: 10400 ACADEMY NE ALBUQUERQUE NM 87111

Proj# 1002002

RETAIL DEVELOPMENT INC, LLC  
7404 BRAZOS CT. NE  
ALBUQUERQUE NM 87109

101706250606840208

ALBUQUERQUE NATIONAL BANK  
5550 LBJ FREEWAY  
DALLAS TX 75240

101706250502540306

FIESTA DEL NORTE ONE LLC C/O  
6919 5TH ST  
SCOTTSDALE AZ 85251

101706238106140411

AGB ALBUQUERQUE LLC  
245 PARK AV  
NEW YORK NY 10167

101706239512340113

TAYLOR STEVE B AND TAYLOR BRI  
6001 PAN AMERICAN FW NE  
ALBUQUERQUE NM 87109

101806202508030111

HIGHLAND PARK LIMITED PRTRNSH  
6220 SAN MATEO BL NE  
ALBUQUERQUE NM 87109

Proj# 1002002

SHAWN & SHAHAB BIAZAR  
10205 SNOWFLAKE CT. NW  
ALBUQUERQUE NM 87114

101706247210540211

SANDIA FOUNDATION  
700 LOMAS BL NE  
ALBUQUERQUE NM 87102

101706245902940309

CUE, INC.  
6040 BRENTWOOD LN NE  
ALBUQUERQUE NM 87109

101706234407540109

A M A F C A  
2600 PROSPECT NE  
ALBUQUERQUE NM 87110

101806202103830116

D R G ASSOCIATES DBA WENDYS  
4810 HARDWARE DR NE  
ALBUQUERQUE NM 87109

101806202311230305

PACIFIC MUTUAL LIFE INSURANCE  
10400 ACADEMY NE  
ALBUQUERQUE NM 87111

101706247004840201

SIMMS ALBERT G II  
413 CIRCLE DR  
SANTA FE NM 87501

101706255104740307

HSU SAM BUU & LING YEN CO-TRU  
1208 HIDEAWAY LN SE  
ALBUQUERQUE NM 87123

101706244031040303

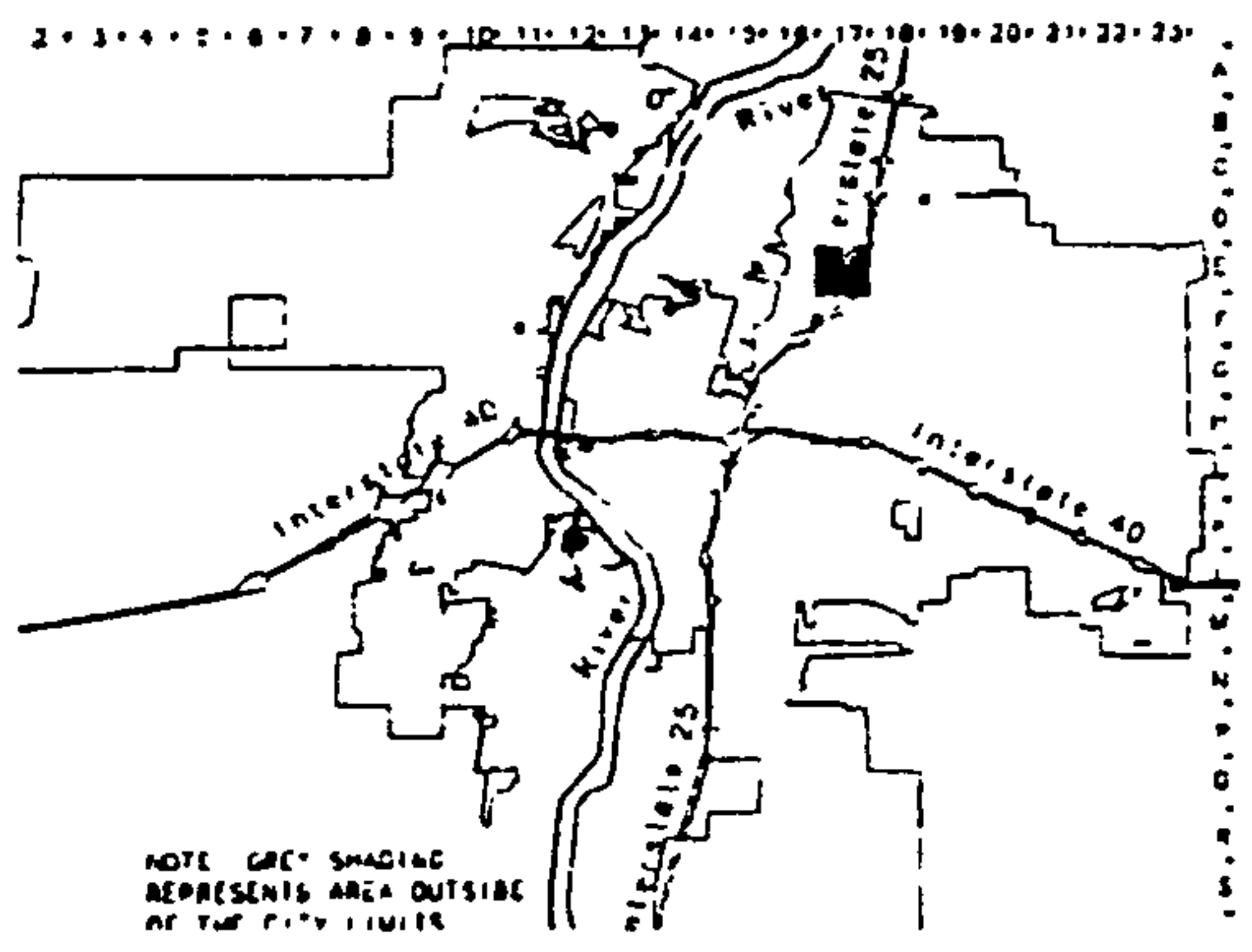
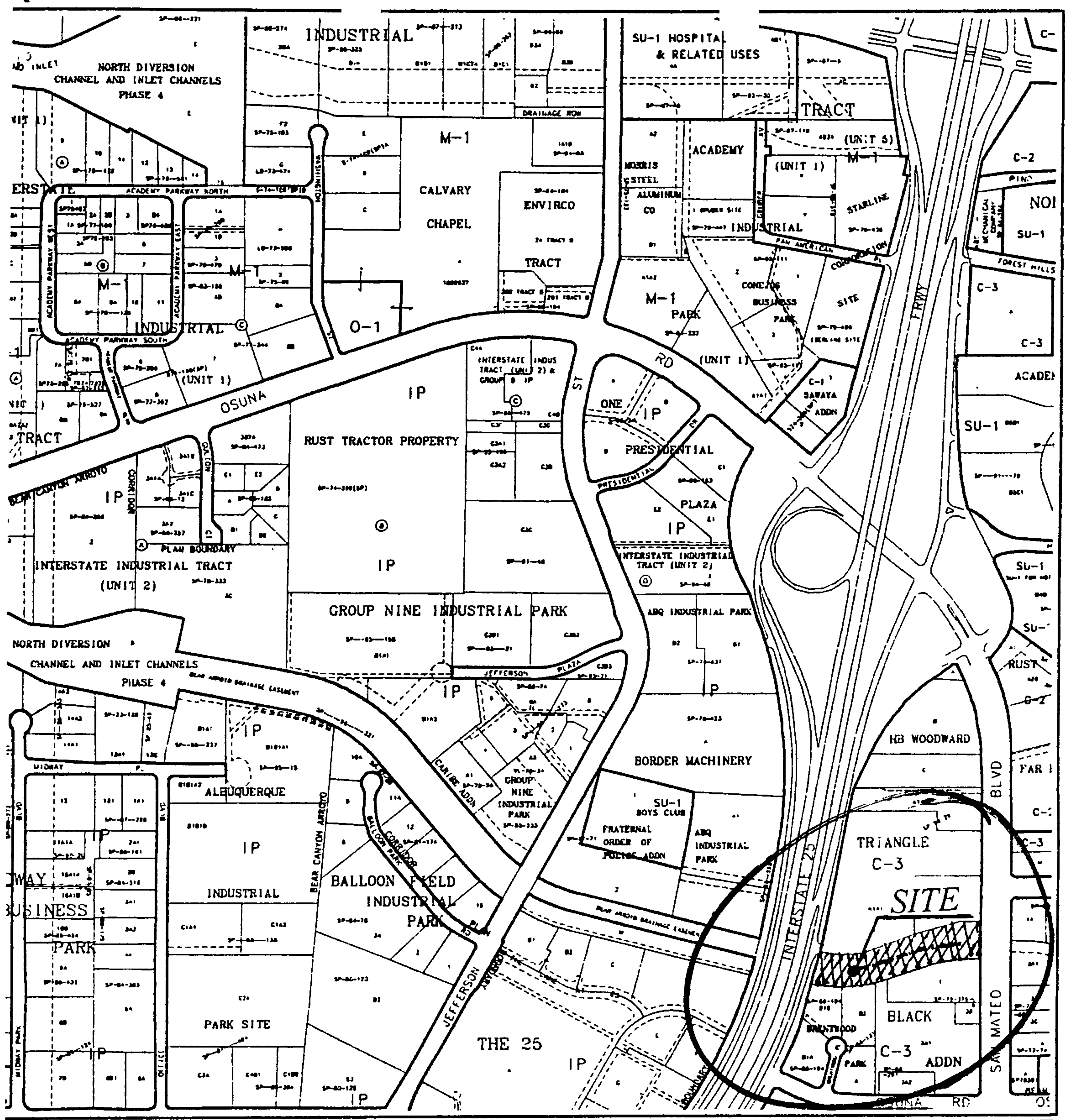
DDC INVESTMENT PARTNERS  
7408 PIMENTON NE  
ALBUQUERQUE NM 87113

101706248508740114

ALVARADO ENTERPRISES  
44897 N EL MACERO DR  
EL MACERO CA 95618

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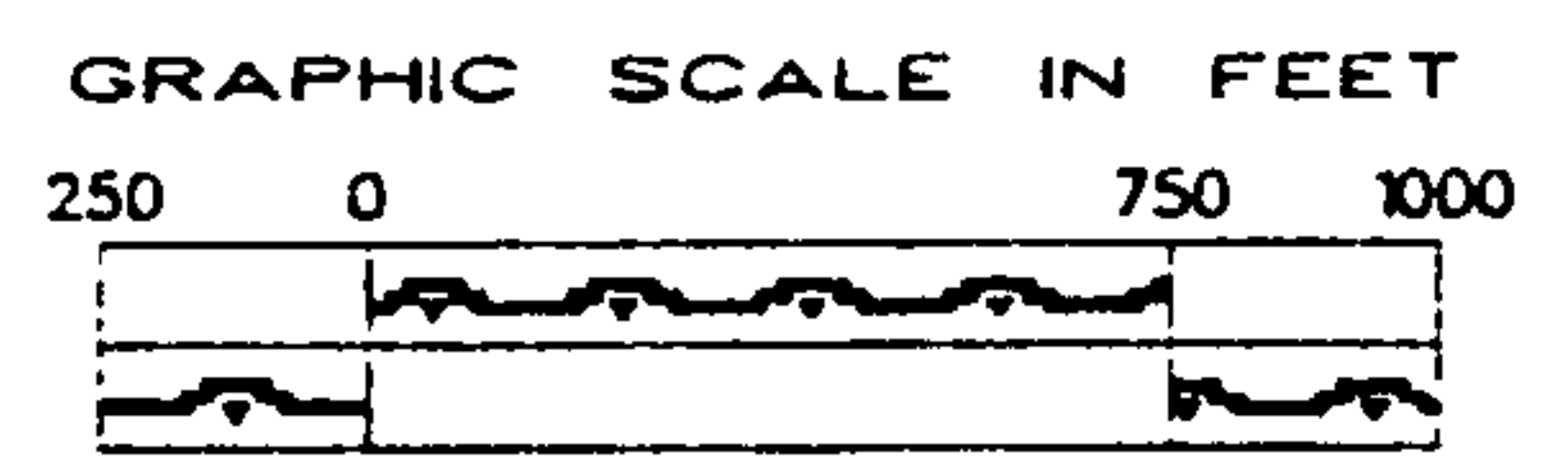
S M P PARTNERSHIP ETAL  
P O BOX 93656  
ALBUQUERQUE NM 87199-3656



CITY OF Albuquerque

ALBUQUERQUE Geographic Information System  
PLANNING DEPARTMENT

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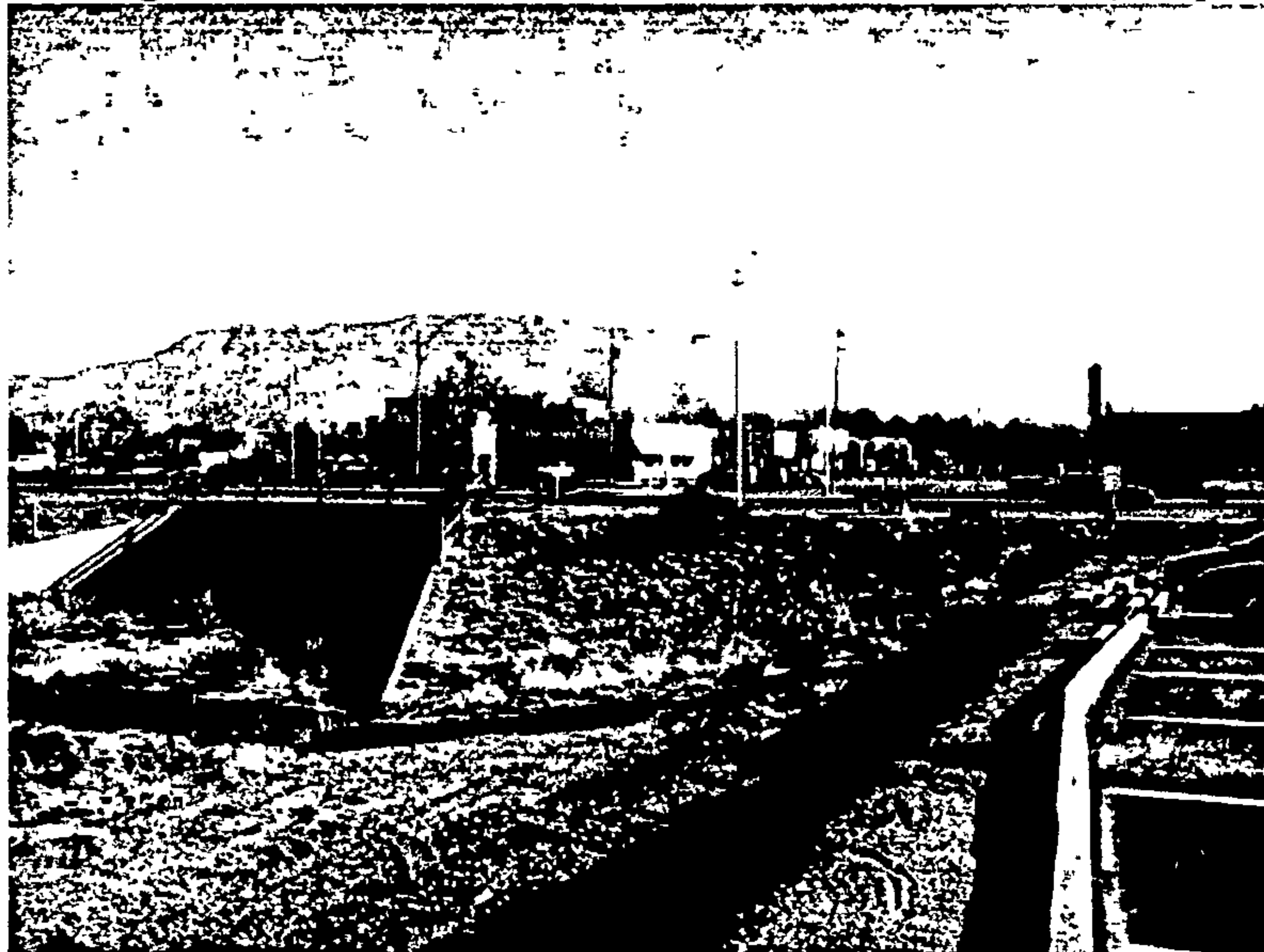
Zone Atlas Page

E-17-Z

Map Amended through December 07 2000

**Letter of Explanation  
For  
Vacating Drainage Easement of the  
Bear Canyon Arroyo  
And  
Associated Replat**

1. The three separate parcels have been contracted into a single ownership.
  - a. As of this date all parcels have been purchased or are under contract for purchase pending City approval of the plan to vacate the drainage easement.
  - b. No title or survey issues exist to prevent the replat and vacation process.
2. Sketch plat and review has commented favorably on the re-routing of the drainage runoff and other matters related to the process
  - a. City departments including Hydrology, Traffic Engineering and Planning have reviewed the contemplated development of the site and can support proposed vacation and replat, pending the submission of the structural engineering necessary to channel the existing runoff into an underground culvert connecting to the existing concrete culvert coming for the eastern side of San Mateo Blvd. (As pictured below)



- b. The City will also support the CLOMAR/LOMAR submission to FEMA to vacate the federal flood plain. Point's 2a and 2b have been accomplished in several spots along the Bear Canyon Arroyo and there appear to be no obstacles present to prevent this from occurring here.





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

2-27-2003

**6. Project # 1002002**  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

At the February 26, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

A CONDITION OF FINAL PLAT:

1. PUBLIC WATER AND SANITARY SEWER EASEMENTS WILL BE REQUIRED. THIS VACATION ACTION SUPERCEDES THE PRIOR VACATION REQUEST.

If you wish to appeal this decision, you must do so by March 13, 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.



## OFFICIAL NOTICE OF DECISION

### PAGE TWO

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: Retail Development Inc., LLC, 7404 Brazos Ct NE, 87109  
Advanced Engineering and Consulting LLC , 10205 Snowflake Ct NW, 87114  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
File

12



# DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00605 (P&F)	Project # 1002002
Project Name: <b>Bear Canyon Arroyo</b>	EPC Application No.:
Agent: Advanced Engineering & Consulting LLC	Phone No.: 899-5570

Project Number 1002002

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

X

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.**
- Copy of final plat AND a DXF File for AGIS is required.**
- Copy of recorded plat for Planning.**

4/12/04

Sally called + asked if a vacation has expired, can the preliminary plat be extended.

Because the vacation is an integral part of the plat, it can not be extended.

A new application for the vacation + preliminary plat is needed.



1111111111

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 23, 2003

9:00 a.m.

**MEMBERS:**

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

Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

**NOTE:** REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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. Announcements

Adjourned: 10:50 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1000945**  
03DRB-00485 Major-Two Year SIA

EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 00236-01677, AA-99-21, Z-98-28] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001004**  
03DRB-00521 Major-Two Year SIA  
Procedure B

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-2, R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 01410-00043/01410-00045, 01440-01056/01440-01055] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000444**  
03DRB-00516 Major-Vacation of Public  
Easements

BOHANNAN HUSTON agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 294, **STONEBRIDGE UNIT 4**, zoned R-1, located on RIDGE ROCK AVE NW, SOUTH OF WESTSIDE BLVD NW and NORTH OF MCMAHON NW containing approximately 1 acre(s). [REF:1000444/1440-00826] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000635**  
03DRB-00454 Major-Amnd SiteDev Plan  
Subd  
03DRB-00455 Major-Amnd SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

5. **Project # 1000933**  
03DRB-00515 Major-Preliminary Plat Approval  
03DRB-00517 Major-Vacation of Public Easements  
03DRB-00518 Minor-Sidewalk Variance  
03DRB-00519 Minor-Sidewalk Waiver  
03DRB-00520 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/23/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/23/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

7. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat  
Approval  
03DRB-00416 Major-Vacation of Public  
Easements  
03DRB-00417 Minor-Sidewalk Waiver

03DRB-00574 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00575 Minor-SiteDev Plan  
BldPermit/EPC

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS 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.**

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] [Debbie Stover, EPC Case Planner] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN.**



**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 # 1000694**  
03DRB-00540 Minor-SiteDev Plan  
Subd/EPC

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

9. **Project # 1000831**  
03DRB-00562 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00564 Minor-SiteDev Plan  
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP)] **[Russell Brito, EPC Case Planner]** [Deferred from 4/16/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

03DRB-00602 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

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

10. **Project # 1000485**  
03DRB-00601 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1000720**  
03DRB-00603 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3, located on LOMAS BLVD NW, between 4<sup>TH</sup> ST NW and 5<sup>TH</sup> ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002002**  
03DRB-00605 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on the WEST SIDE OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [REF: 02DRB-00889, 02DRB-01743, 03DRB-00168] (E-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST FOR SIA.**

13. **Project # 1000363**  
03DRB-00251 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK**, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s). (Indefinitely deferred 3/5/03 at the agent's request). (C-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

14. **Project # 1002531**  
03DRB-00604 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, UNIT 1, **ALVARADO GARDENS**, zoned RA-2, located on RIO GRANDE BLVD NW, SOUTH OF MATTHEW NW, approximately 3 acre(s). [REF: 03DRB-00397] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002588**  
03DRB-00599 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for SHARLA BERTRAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 1 and portions of Lot(s) 3, 5 AND 6, Block(s) 2, **MANCHESTER PLACE ADDITION**, zoned RA-2, located on MANCHESTER PL NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002590**  
03DRB-00607 Minor-Sketch Plat or Plan

AMBROSE CHAVEZ, CONTRACT OWNER request(s) the above action(s) for all or a portion of Tract(s) B, **COURSON BRACKSON**, zoned R-D, located on 64<sup>TH</sup> ST NW, between MILNE NW and WAYNE NW containing approximately 4 acre(s). [REF: DRB-93-389] (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 9, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:50 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments  
4/23/03**

**Item: 12**

**Project: 1002002**

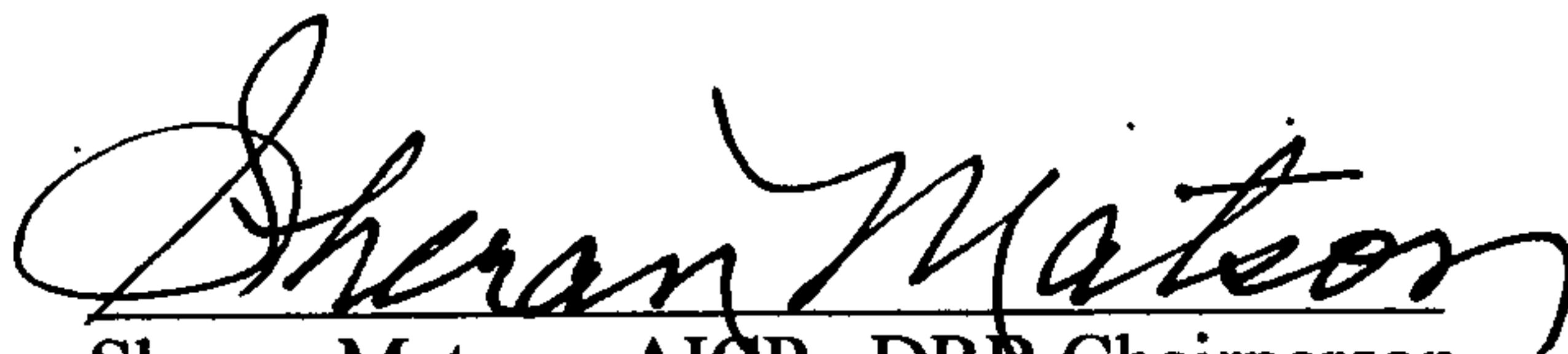
**Application: 03DRB-00605**

**Re: Bear Canyon Arroyo**

No objection to the requested action.

Applicant may record this plat. However, Planning needs a recorded copy to close out the file.

Before Planning signs the plat, a digital dxf file and a hard copy of the plat should be taken to AGIS. Once they approve the data, they will give you an approval slip to bring with the mylar to Development Services Front Counter for Planning's signature.

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

4/23/03

Final plot indefinitely deferred  
for SIA.



H

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

Development Review Board Comments

**Project Number:** 1002002  
**Application Number:** 03DRB-00605

**DRB Date:** 4/23/03  
**Item Number:** 12

**Subdivision:**

Bear Canyon Arroyo

**Zoning:** C-3

**Zone Page:** E-17

**New Lots (or units) :** 3

**Request for:**

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

**Parks and Recreation Comments:**

The 50' access easement granted by this plat needs to be changed from Private to Public.

**Signed:**

Christina Sandoval, (PRD)

Phone: 768-5328



**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: 1002002**

**AGENDA ITEM NO: 12**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 12-17-02 is on file for Preliminary Plat approval.  
Comments on infrastructure list.

**RESOLUTION:**

APPROVED  I.L.; 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:** April 23, 2003



# ORIGINAL

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 LOTS 1-3, SAN MATEO DEL NORTE

*Clair*

DRB-1002002  
~~DRB-2005~~  
 6/16/04  
 Approved 4-23-03  
 Expires 4-23-04  
 6/16/05

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PUBLIC DRAINAGE EASEMENT (BEAR ARROYO)

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

04-00805

△ 8/10/06

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 portion 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		
		<b>WATER LINE</b>									
		10"	Waterline PVC C-900	Public SAS/WATER Line Easement	I-25 Frontage RD	SAN MATEO BLVD	/	/	/		
		<b>SANITARY SEWER</b>									
		8"	Sanitary Sewerline SDR-35	Public SAS/WATER Line Easement	I-25 Frontage RD.	Lot 3, West PL	/	/	/		
		<b>STORM SEWER</b>									
		Two 5'X10'	Storm Sewer Box Culvert	Public Drainage Ease.	I-25 Frontage RD.	SAN MATEO BLVD	/	/	/		
		30"	Storm Sewer, RCP	Public Drainage Ease	Tract 3-A-1, Black Add	I-25 Frontage RD.	/	/	/		
		12'	Dee-el Lane	San mateo	North PL	South PL	/	/	/		
							/	/	/		
							/	/	/		

# ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
[ ]	[ ]						/	/	/
[ ]	[ ]						/	/	/

**NOTES**

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage for SIA/Financial Release. ⚠ not req'd  
for W.O.
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_

<b>AGENT/OWNER</b>
Shawn Biazar
NAME (print)
Advanced Engineering and Consulting, LLC
FIRM
04/14/2003
SIGNATURE - date

<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>	
<i>Shawn Biazar</i> 6/16/04 <i>Shawn Biazar</i> 4/23/03 DRB CHAIR - date	<i>Christina Sandoral</i> 6/16/04 <i>Christina Sandoral</i> 4/23/03 PARKS & GENERAL SERVICES - date <i>Recreation</i>
<i>R. D. Dunde</i> 4-23-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>Loren Green</i> 4/23/03 UTILITY DEVELOPMENT - date	- date
<i>Brad &amp; Bijan</i> 6/16/04 <i>Brad &amp; Bijan</i> 4/23/03 CITY ENGINEER - date	- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 4-23-05

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8/10/06	<i>[Signature]</i>	Brad Bish	<i>[Signature]</i>

# ORIGINAL

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 LOTS 1-3, SAN MATEO DEL NORTE

*Claire*

DRB 1002002  
 03DCB-00005  
 Approved 4-23-03  
 Expires 4-23-04

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PUBLIC DRAINAGE EASEMENT (BEAR ARROYO)

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 portion 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
<b>WATER LINE</b>									
		10"	Waterline PVC C-900	Public SAS/WATER Line Easement	I-25 Frontage RD.	SAN MATEO BLVD	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewerline SDR-35	Public SAS/WATER Line Easement	I-25 Frontage RD.	Lot 3, West PL	/	/	/
<b>STORM SEWER</b>									
		Two 5'X10'	Storm Sewer Box Culvert	Public Drainage Ease	I-25 Frontage RD.	SAN MATEO BLVD.	/	/	/
		30"	Storm Sewer, RCP	Public Drainage Ease	Tract 3-A-1, Black Add.	I-25 Frontage RD.	/	/	/
		12'	Dee-el Lane	San mateo	North PL	South PL	/	/	/
							/	/	/
							/	/	/

# ORIGINAL

SIA	COA DRC	Size	Type of Improvement	Location	From	To	Private	City	City Cnst
Sequence #	Project #						Inspector	Inspector	Engineer
[ ]	[ ]						/	/	/
[ ]	[ ]						/	/	/

### NOTES

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to Include Manholes and Service Connections as required
- 4 Certified Grading and Drainage for SIA/Financial Release
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_

#### AGENT/OWNER

Shawn Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

04 /14 / 2003

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: 4-23-05

#### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

4/23/03
 4/23/03

DRB CHAIR - date

PARKS & GENERAL SERVICES - date  
*Recreation*

4-23-03

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/23/03

UTILITY DEVELOPMENT - date

- date

4/23/03

CITY ENGINEER - date

- date

#### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



<b>SUBDIVISION</b>	Supplemental form <b>S</b>	Supplemental form <b>Z</b>
<input type="checkbox"/> Major Subdivision action		<b>ZONING</b>
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Vacation	<b>V</b>	<input type="checkbox"/> Sector Plan
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change
		<input type="checkbox"/> Text Amendment
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>	<b>APPEAL / PROTEST of...</b>
<input type="checkbox"/> ... for Subdivision Purposes		<b>A</b>
<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)	<b>L</b>	

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

**APPLICANT INFORMATION:**

NAME: Retail Development Inc, LLC PHONE: 821-9567  
 ADDRESS: 7404 Brazos Ct., NE FAX: 821-9986  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: 899-5570  
 ADDRESS: 10205 Snowflake Ct., NW FAX: 897-4996  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: AECLLC@AOL.COM

**DESCRIPTION OF REQUEST:** Preliminary/Final Plat Request

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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Bear Canyon Arroyo  
 Current Zoning: C-3 Proposed zoning: Same  
 Zone Atlas page(s): E-17-Z No. of **existing** lots: 1 No. of **proposed** lots: 3  
 Total area of site (acres): 4.1176 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. 101706245805540202 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: West of San Mateo, NE  
 Between: Osuna Road, NE and Academy Road, NE

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1002002, 03DRB-00168 Major Vacation Of Public Easement 02DRB-00889, 02DRB-00743

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team  Date of review: 1002002

SIGNATURE Shahram (Shawn) Biazar DATE \_\_\_\_\_  
 (Print) Shahram (Shawn) Biazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input type="checkbox"/> <b>INTERNAL ROUTING</b>	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00605</u>	<u>P&amp;F</u>	<u>S(3)</u>	<u>\$ 355<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 23<sup>rd</sup> 03</u>			<u>\$ 355<sup>00</sup></u>

Shahram Biazar 4.15.03  
 Planner signature / date

Project # 1002002

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing
  - N/A  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) 355.00
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

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

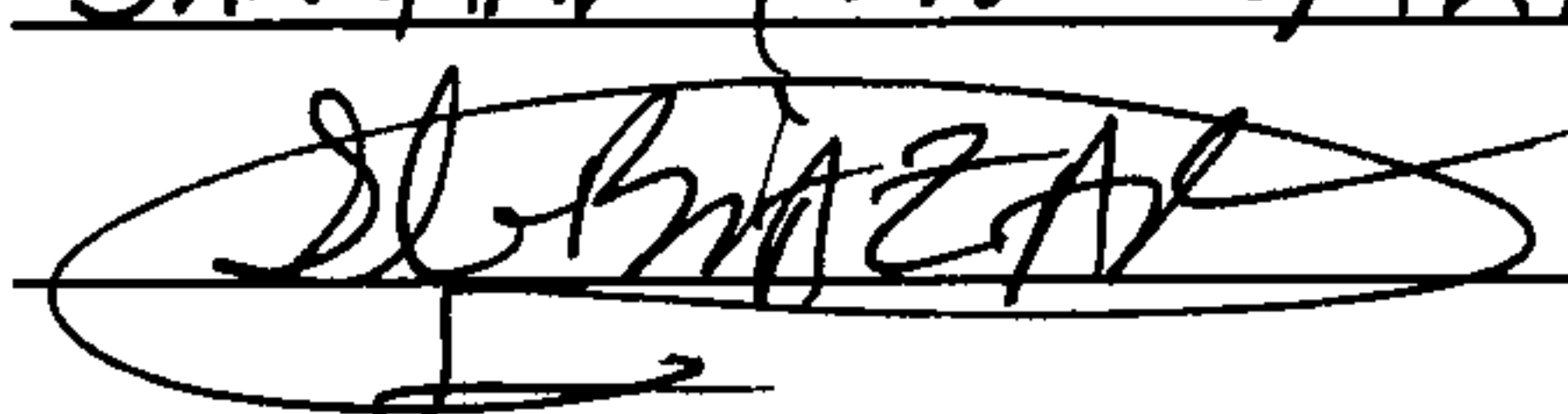
**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

SHAHRAM (Shawn) BIAZAR  
 Applicant name (print)  
  
 Applicant signature / date  
4/14/03

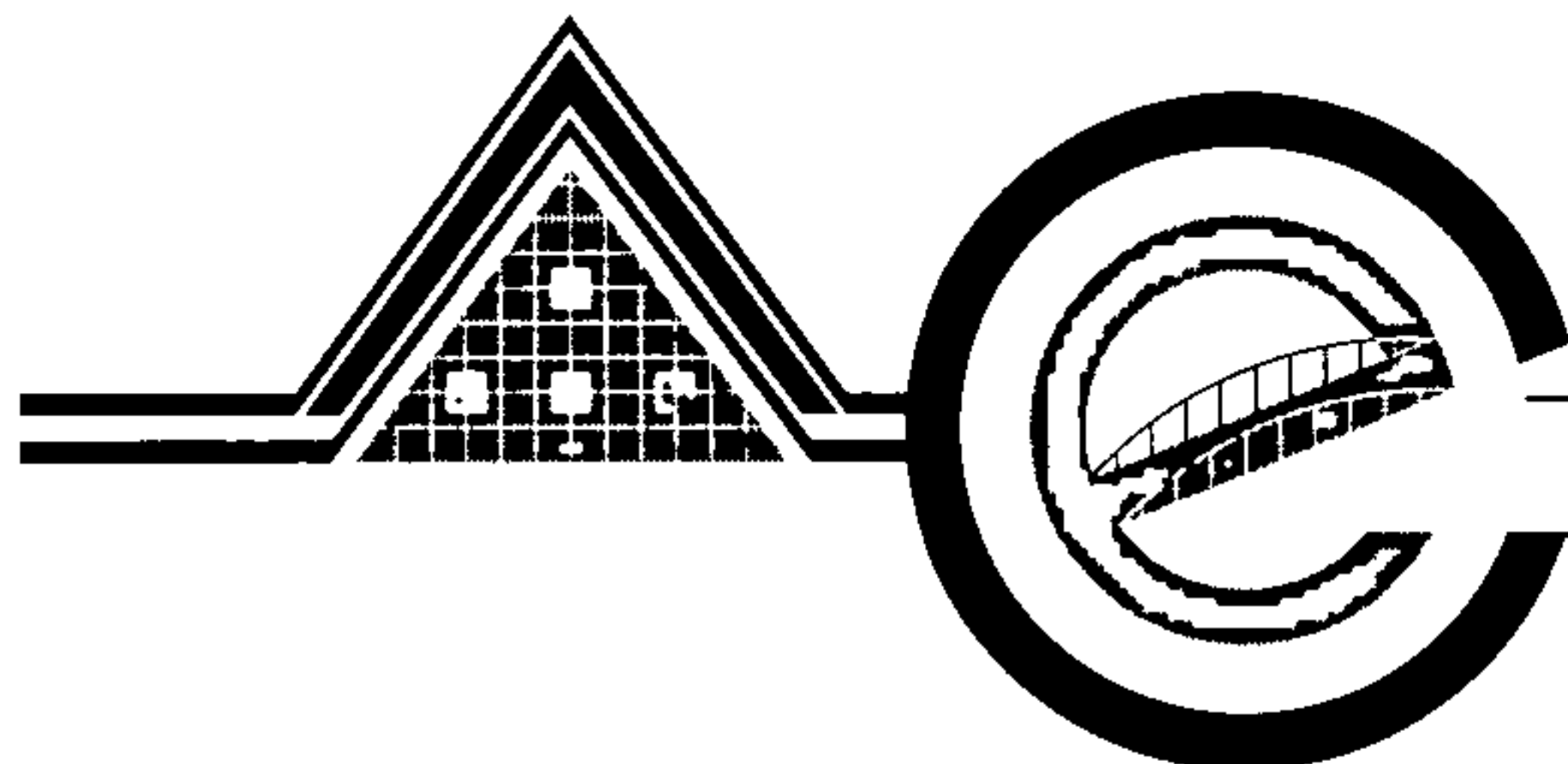


Form revised September 2001

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

Application case numbers  
03DRB- -00605  
 - - -  
 - - -

B. Whit 9/15/03  
 Planner signature / date  
**Project #** 1002002



ADVANCED ENGINEERING and CONSULTING, LLC

April 14, 2003

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Sheran Matson, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Preliminary / Final Plat Request Project # 1002002 Bear Canyon Arroyo  
Zone Atlas Page E-17-Z, Containing 4.1176 Acres

Dear Ms. Matson:

Advanced Engineering and Consulting on behalf of the Retail Development Inc., LLC is requesting Preliminary / Final Plat for above referenced site. Enclosed please find 6 copies of the preliminary plat for your review. The site is located on San Mateo Blvd., NE between Osuna Road, NE and Academy Road, NE. The property at the present time is a drainage easement. We have applied for vacation of the drainage easement and have obtained approval by DRB. We are proposing to subdivide the parcel into 3 lots with private access easement to site from San Mateo and I-25 Frontage Road. We have also included a copy of Infrastructure List that includes all the drainage facilities as well as water and sewer lines.

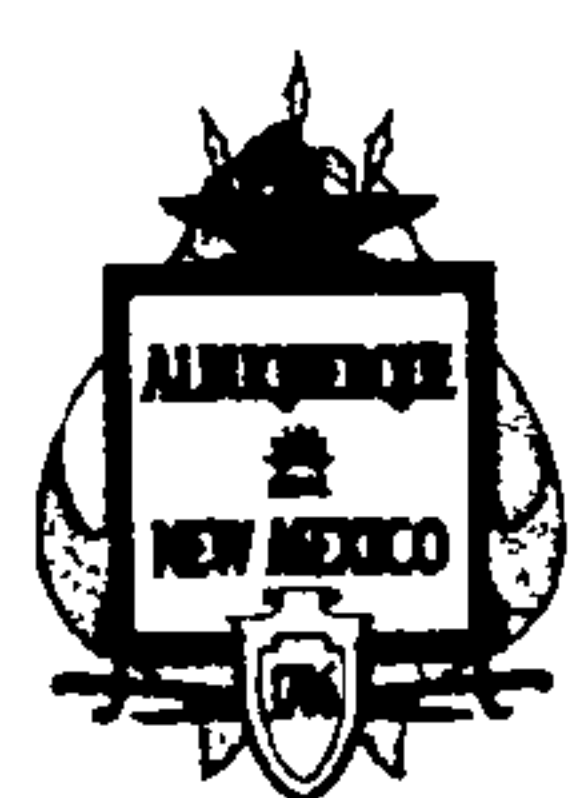
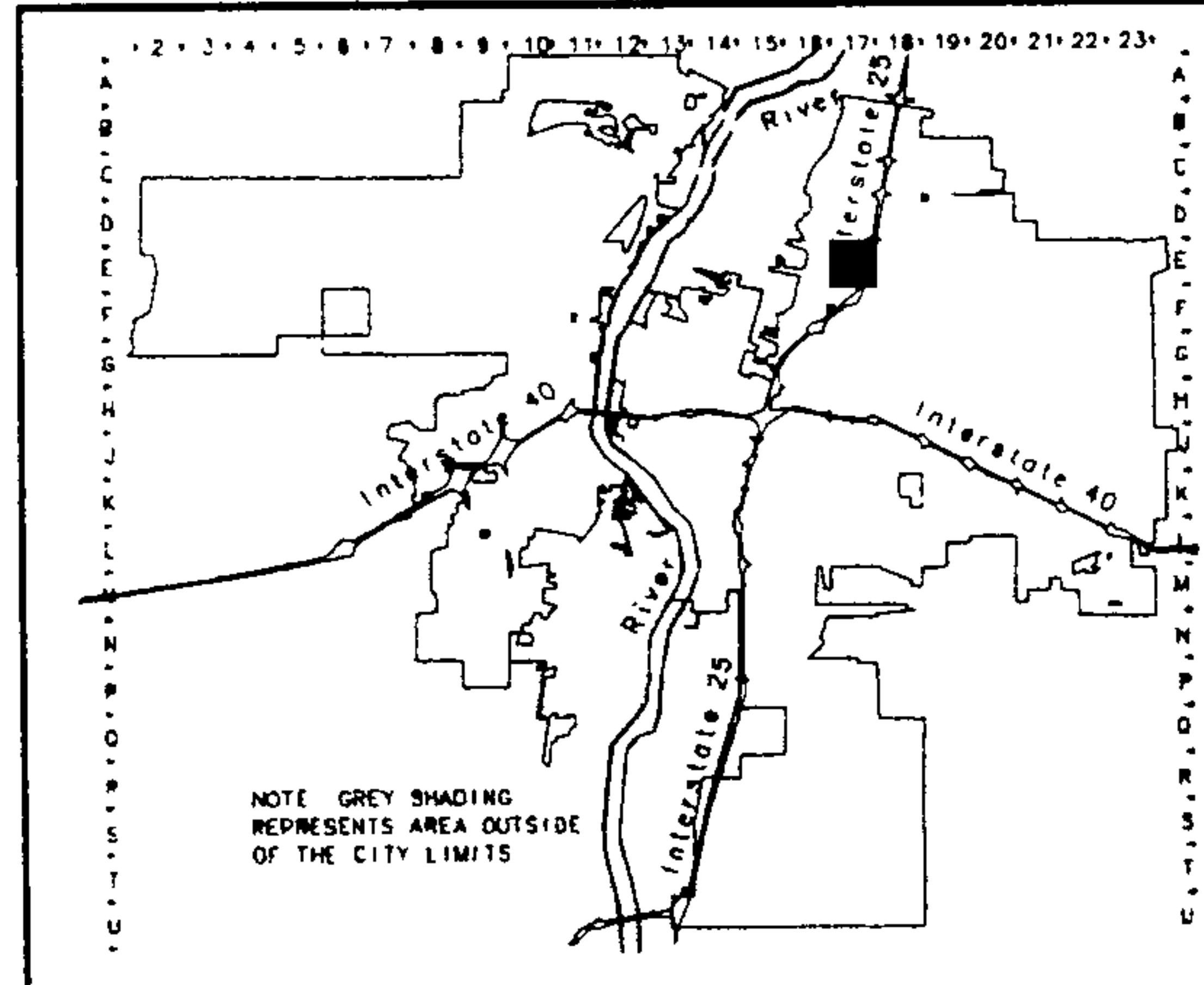
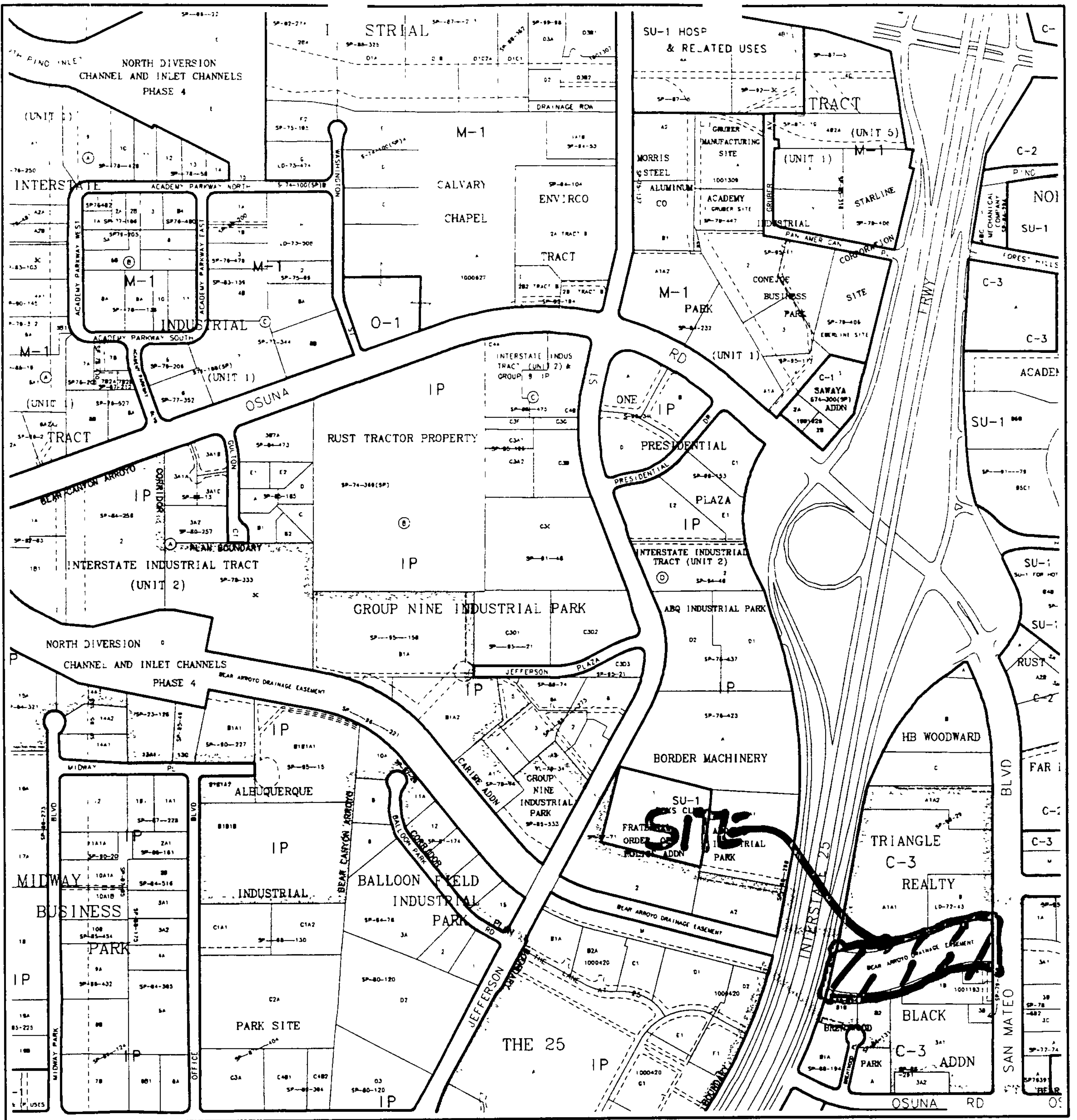
If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

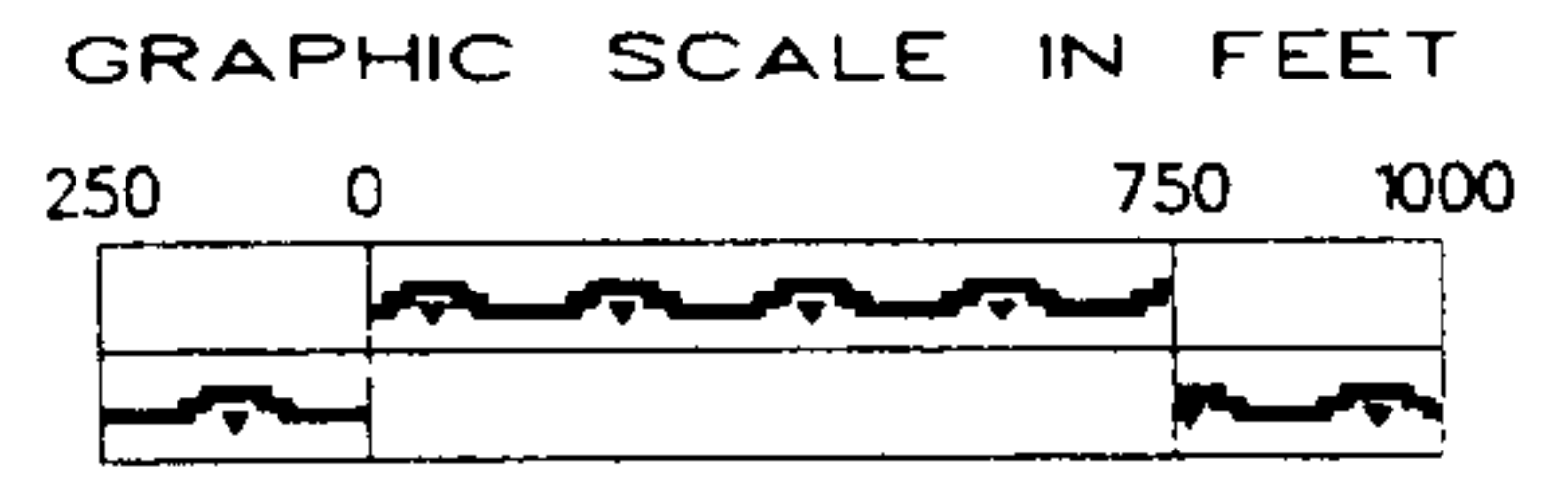
Shahram (Shawn) Biazar

Enclosures

JN: 200244  
SB

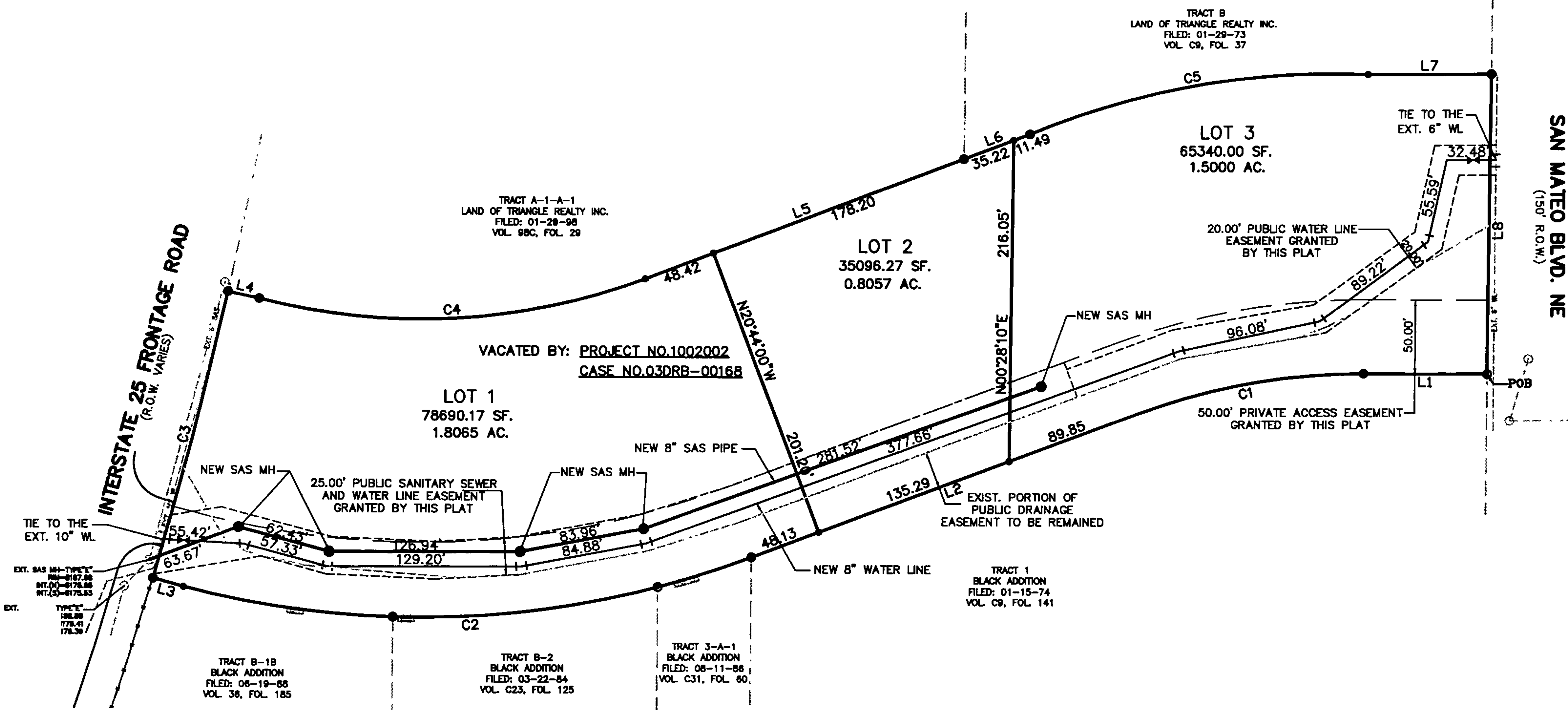


CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page  
**E-17-Z**  
Map Amended through April 03, 2002





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 & 4<sup>th</sup> 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

Retail Dev Inc. LLC

AGENT

Adv. Eng. & Consult. LLC

ADDRESS

10205 Snowflake Ct. NW.

PROJECT NO.

1002002

APPLICATION NO.

03DRB-00605

\$ 355<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 355<sup>00</sup> Total amount due

SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

ADVANCED ENGINEERING AND CONSULTING, LLC  
10205 SNOWFLAKE COURT, NW  
ALBUQUERQUE, NM 87114  
(505) 899-5570

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION  
P O BOX 8530  
ALBUQUERQUE, NM 87198-8530  
95-8366/3070

002765

4/15/03 <sup>SB</sup>

PAY TO THE ORDER OF City of Albuquerque

\$ 355<sup>00</sup>

Three hundred Fifty Five only DOLLARS

FOR 200244 Prel. Plat sub.

\*\*\*DUPLICATE\*\*\*  
*[Signature]*  
City of Albuquerque  
Treasury Division

⑆307083665⑆

00156438506 2765

11:10AM

LOC: ANN

RECEIPT# 00005543 WS# 007 TRANSH 0016  
Account 441006 Fund 0110  
Activity 4983000 TRCCS  
Trans Amt 1028000  
J24 Misc \$355.00  
CK \$355.00  
CHANGE



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

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

**APPLICANT INFORMATION:**

NAME: <u>Retail Development Inc. LLC</u>	PHONE: <u>505-480-5333</u>
ADDRESS: <u>7404 Brazos Ct NE</u>	FAX: <u>505-821-9986</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jpaul2u@msn.com</u>
Proprietary interest in site: <u>Owner &amp; Contract Purchaser</u>	
AGENT (if any): <u>Shawn &amp; Shahab Biazar</u>	PHONE: <u>505-899-5570</u>
ADDRESS: <u>10205 Snowflake Ct NW</u>	FAX: <u>505-897-4996</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>aecllc@aol.com</u>

**DESCRIPTION OF REQUEST:** Partial vacation of drainage easement

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

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

Lot or Tract No. See attached description Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv. / Addn. 1/25 S half of Bear Canyon Arroyo SM frontage R1

Current Zoning: C-3 Proposed zoning: C-3

Zone Atlas page(s): E-17 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): 4.1 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. See attached description 10170 624 700 484 0201 MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: On San Mateo just south of Academy Blvd  
Between: San Mateo and I-25 frontage

**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 1002002

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

SIGNATURE [Signature] DATE 1-30-03

(Print) Shawn Biazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 200

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB-00168</u>	<u>VPE</u>	<u>V</u>	\$ <u>45.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>No fee</u>	_____	\$ <u>75.-</u>
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>FEB 26 2003</u>			\$ <u>120.-</u>

[Signature] 1/31/03  
Planner signature / date

Project # 1002002

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire  
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**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.

SHAWN BIAZAR

Applicant name (print)

[Signature]

Applicant signature / date

1-30-03



Form revised September 2001

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

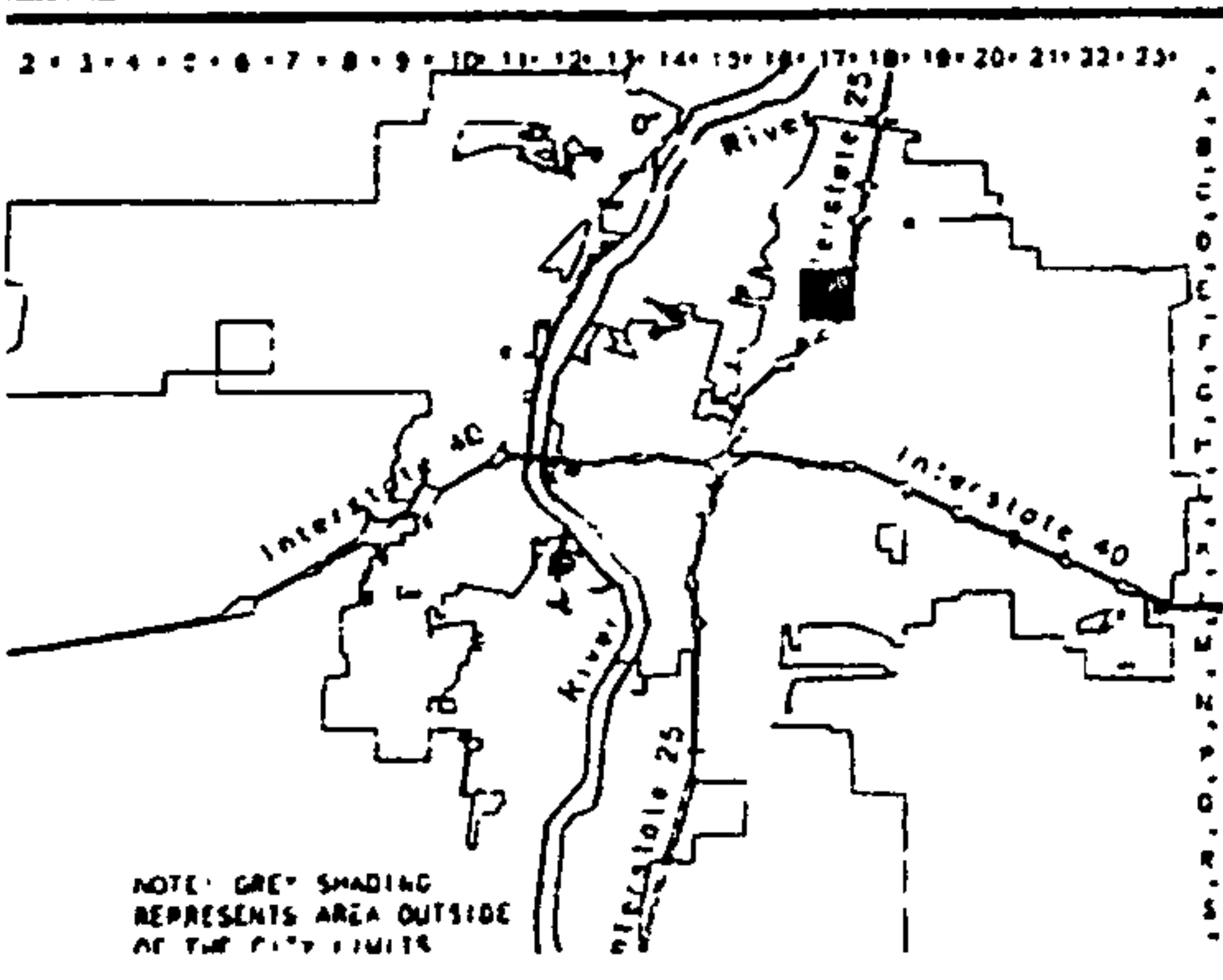
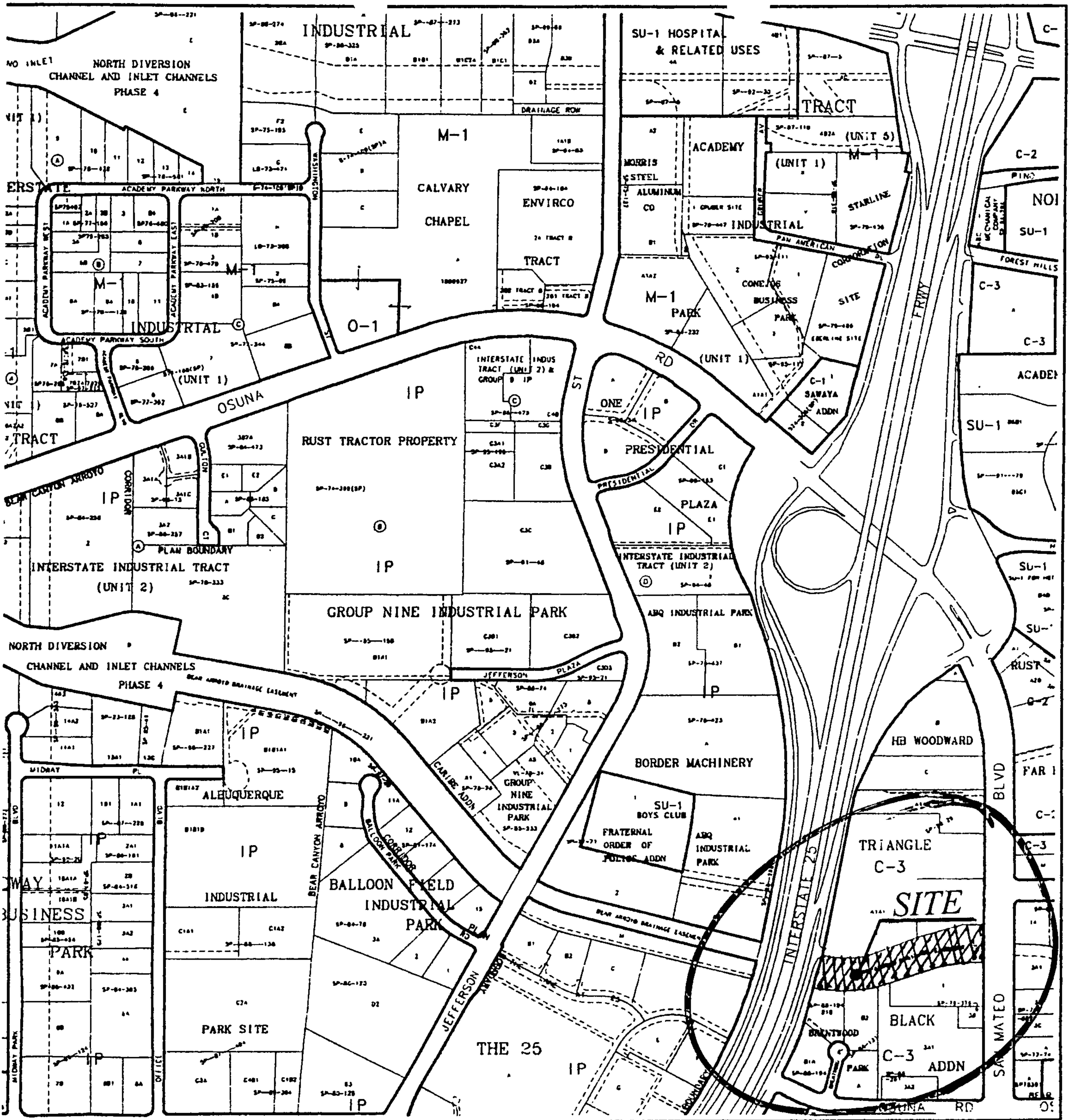
Application case numbers

03DRB - - 00168

[Signature] 1/31/03

Planner signature / date

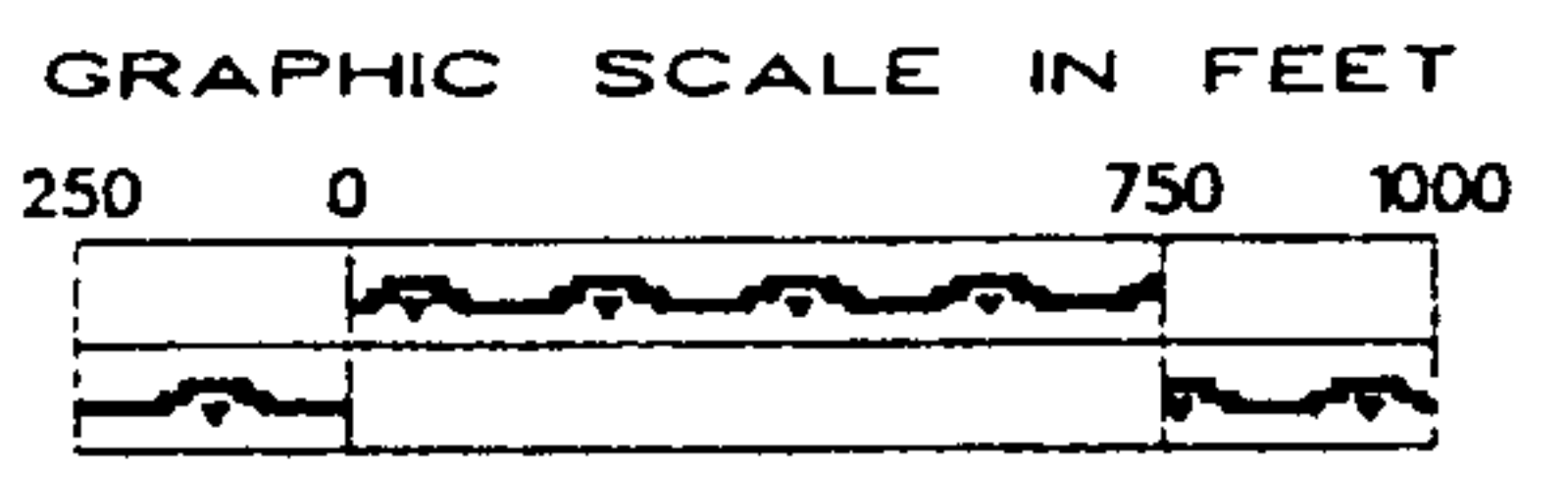
**Project #** 1002002



CITY OF Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2000



Zone Atlas Page

E-17-Z

Map Amended through December 07 2000


**Letter of Explanation  
For  
Vacating Drainage Easement of the  
Bear Canyon Arroyo  
And  
Associated Replat**

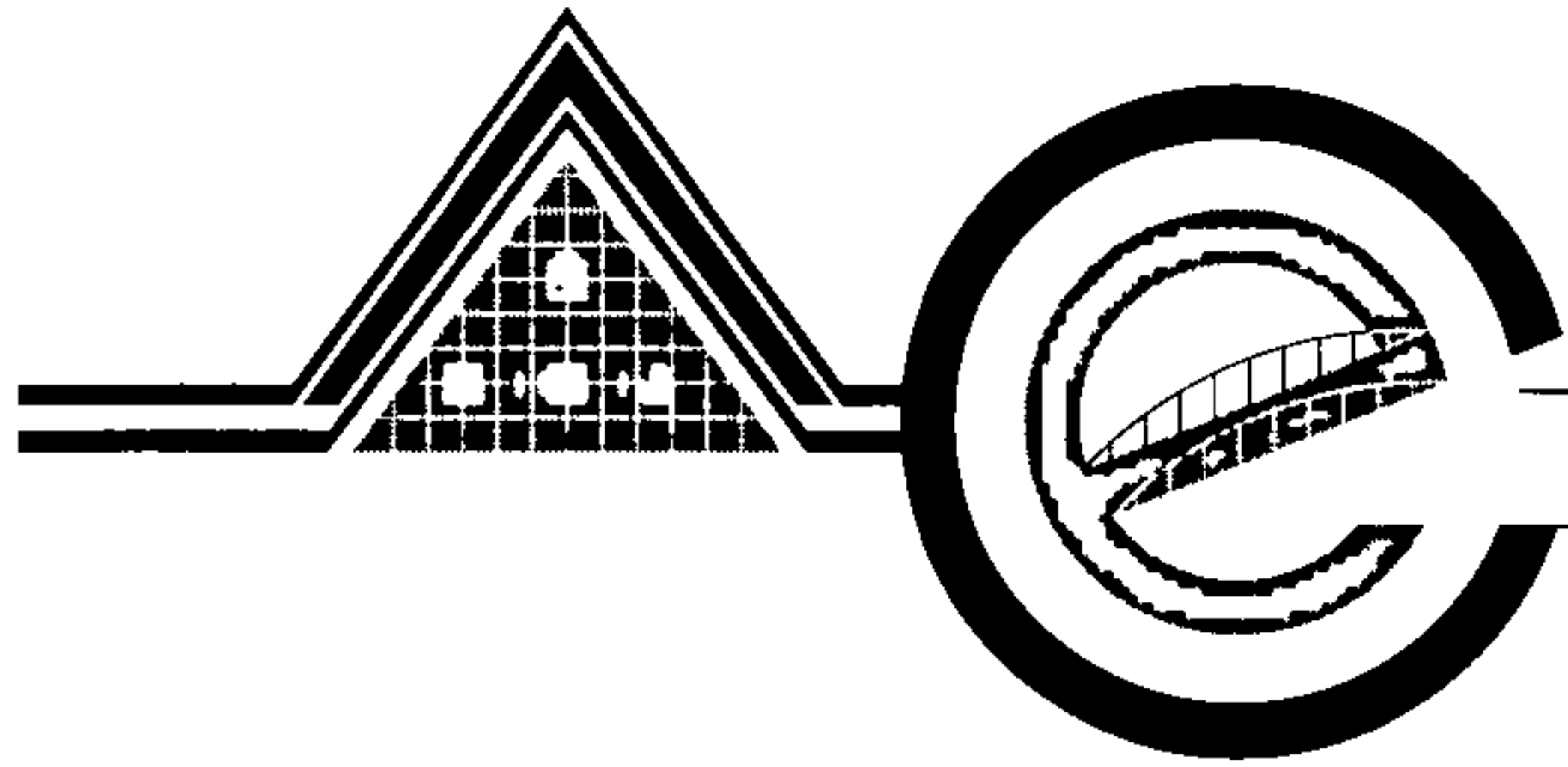
1. The three separate parcels have been contracted into a single ownership.
  - a. As of this date all parcels have been purchased or are under contract for purchase pending City approval of the plan to vacate the drainage easement.
  - b. No title or survey issues exist to prevent the replat and vacation process.
2. Sketch plat and review has commented favorably on the re-routing of the drainage runoff and other matters related to the process
  - a. City departments including Hydrology, Traffic Engineering and Planning have reviewed the contemplated development of the site and can support proposed vacation and replat, pending the submission of the structural engineering necessary to channel the existing runoff into an underground culvert connecting to the existing concrete culvert coming for the eastern side of San Mateo Blvd. (As pictured below)



- b. The City will also support the CLOMAR/LOMAR submission to FEMA to vacate the federal flood plain. Point's 2a and 2b have been accomplished in several spots along the Bear Canyon Arroyo and there appear to be no obstacles present to prevent this from occurring here.

3. The object of the vacation of the existing drainage easement and replat is to create usable property that will allow building consistent with the surrounding commercial neighborhood.
  - a. In the recent DRB sketch plat review, the submission for a replat of 3 differently configured properties was approved with one frontage right in right out and probable left in median cut accepted on San Mateo. The State Highway Department has give preliminary approval to a right in right out access on the I-25 frontage. The parcels will have private cross access from and to San Mateo and I-25 frontage road. All utilities including sewer, water, gas, electric and communications are readily available at the site.

  
SHAHRAM (SHAVYN) BIAZAK 1-30-03  
Date



---

ADVANCED ENGINEERING and CONSULTING, LLC

---

January 30, 2003

City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87103

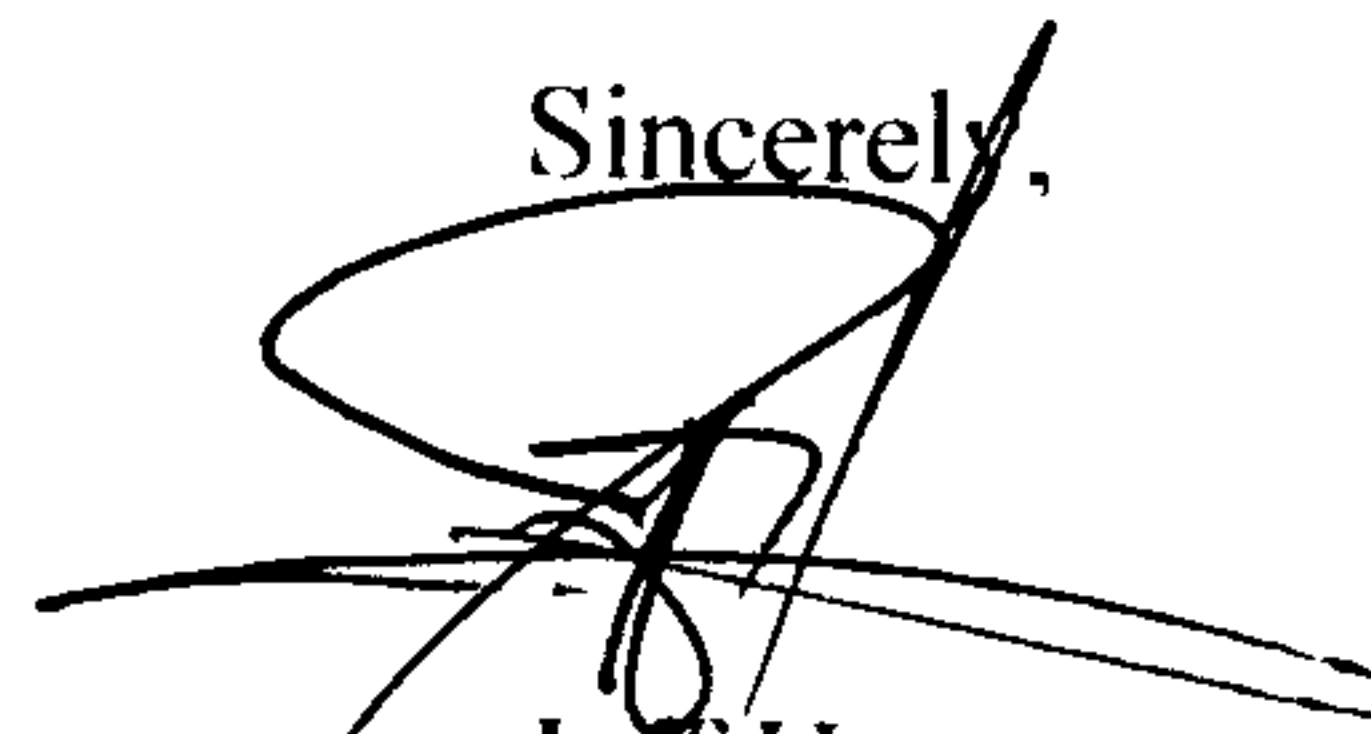
*Consulting*  
*Design*  
*Development*  
*Management*  
*Inspection*  
*Surveying*

RE: Vacation of Public Drainage Easement, Preliminary and Final Plat for  
Bear Canyon Arroyo, Between San Mateo, NE and I-25 Frontage Road., NE  
Zone Atlas Page E-17-Z, Containing 4.10 Acres.

To whom it may concern:

I, Jeff Henry, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC, to act on my behalf regarding the preparation and submittal of all necessary materials and applications in connection with Vacation of Public Drainage Easement and Preliminary/Final Plat approval to DRB.

Sincerely,



Jeff Henry





# City of Albuquerque

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

Date: January 30, 2003

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

This letter will serve to notify you that on January 30, 2003  
(date)

TO CONTACT NAME: Jeff Henry  
COMPANY/AGENCY: Retail Development Inc  
ADDRESS/ZIP: 7404 Brayos Ct. NE 87109  
PHONE/FAX #: 821-9567 / 821-9986

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Bearcanyon Arroyo  
(see attached)  
zone map page(s) E-17.

Our records indicate that as of 1-30-03, there were **no Recognized**  
(date)

**Neighborhood Associations** in this area.

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

Sincerely,

Dalana A. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attached Description:

Tax ID numbers and Legal descriptions of the parcels in the Bear Canyon Arroyo as follow:

Parcel 1 tax ID # 101706250606840208,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo containing 35,912.5 square feet which lies southerly from and adjacent to Tract B land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.

Parcel 2 tax ID # 101706247004840201,

Legal Description: South Half of the 200' drainage easement shown on plat of Black Addition, C9-141 filed in the office of the County Clerk of Bernalillo County, New Mexico dated January 15, 1974.

Parcel 3 tax ID # 101706245805540202,

Legal Description: the adjacent northerly one hundred feet (100') of the right of way of the Bear Canyon Arroyo which lies southerly from and adjacent to Tract A land of Triangle Realty, Incorporated as shown on the Revised Plat of Division of Land filed in the office of the County Clerk of Bernalillo County, New Mexico on January 29, 1973.

Inchinery

PARCEL A-1

395 123

PARCEL A-2

485 087

PANAMA

MUNICIPAL LIMITS

Tr C 49-160 12

TRACT A-1-A

LANDS 480-115 11 OF

[2]

TRIANGLE REALTY

TR. B

509 090 9

INCORR

SMT 506-068 8

R.O.W. 458-065 2

BEAR CANYON

[2] ARROYO

ESMT 470-048 1

544 049 1

TR. B-1 & TR. B-2 440-317 3 BRENTWOOD

TR. 1

TR. 3-A-1

TR. 3-B 952 028 5

BLACK ADDITION

TR. B-1A 436-008 2

PARK TR. A [3]

505-025 6

456-001 4

TR. 3-A-B 492 001 1

SUB'D.

26 25 35 36

OSUNA RD N.F.

SAN MATEO BLVD. N.E.

RJST

MIRIT

ALCALDE

Parcel 1

Parcel 2

Parcel 3

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

RETAIL DEVELOPMENT

AGENT

ADVANCED ENGINEERING

ADDRESS

PROJECT NO.

1002002

APPLICATION NO.

\$ 45 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 120 Total amount due

SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

ADVANCED ENGINEERING AND CONSULTING, LLC  
10205 SNOWFLAKE COURT, NW  
ALBUQUERQUE, NM 87114  
(505) 899-5570

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION  
P.O. BOX 8530  
ALBUQUERQUE, NM 87198-8530  
95-8366/3070

002654

1-31-03

PAY TO THE ORDER OF City of Albuquerque  
One hundred Twenty only

\$ 120<sup>00</sup>

DOLLARS

RECEIPT # 00002671  
US# 007  
FUND 0110  
TRANS# 0027  
CITY OF ALBUQUERQUE  
TREASURY DIVISION

FOR 200244 Vacation of ease.

⑆307083665⑆

0015638616⑆

01/31/2003

X  
RECEIPT# 00002670 US# 007 TRANS# 0027  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt 10/28/02 \$120.00  
J24 Misc

LOC: ANN

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from FEB 11 2003 To FEB 26 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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] \_\_\_\_\_, 1-31-03  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 1/31/03, [Signature]  
(Date) (Staff Member)

03 DRB - 00168

# Document that created the public easement (Parcel 2)

Zone Atlas Map Index No. 1-17 and 1-17

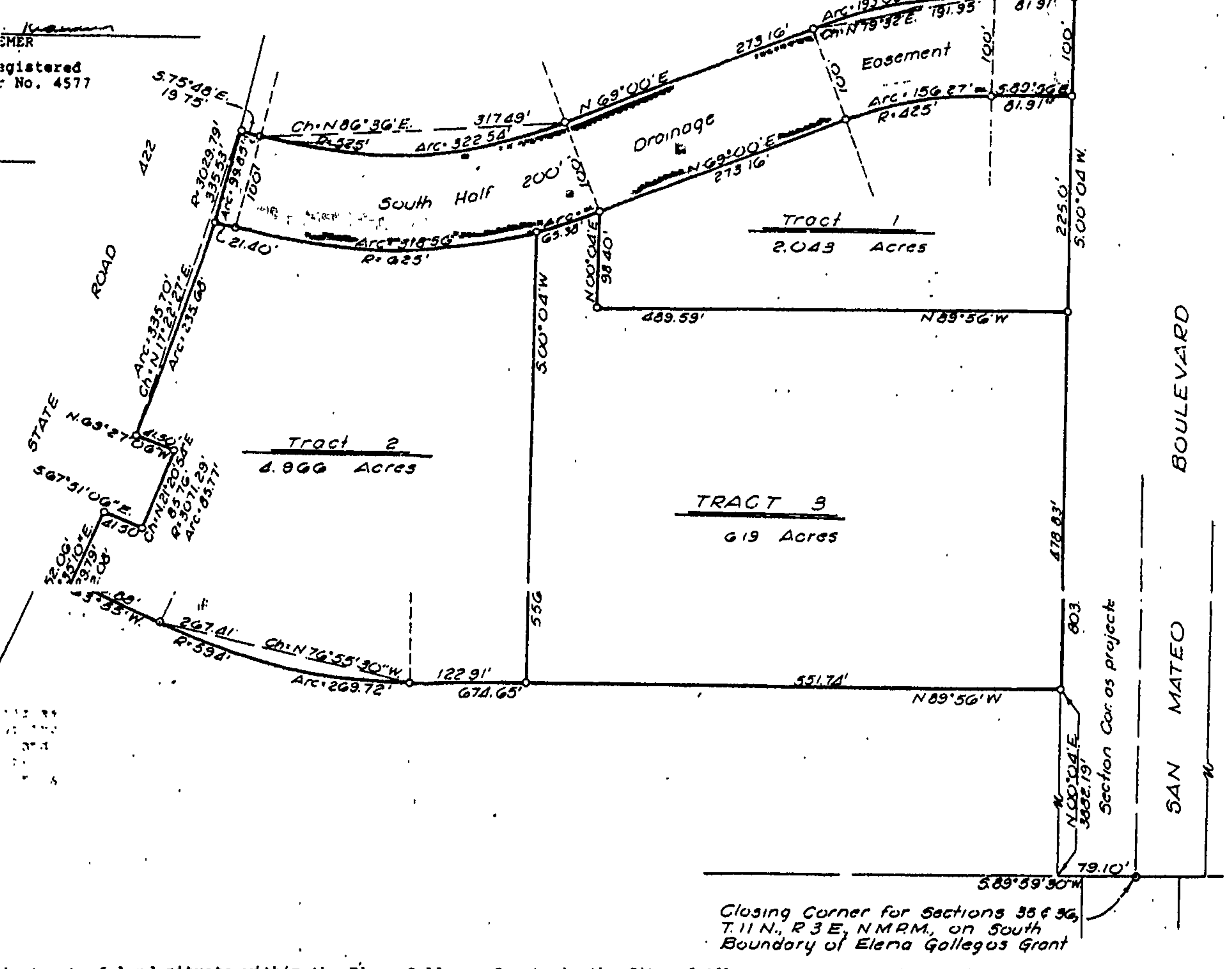
**BLACK ADDITION**  
**ALBUQUERQUE, NEW MEXICO**

1-15-74  
 Date  
 1-15-74  
 Date

ROSS HOWARD COMPANY  
 DECEMBER 3, 1973  
 DRK-MJ

State of New Mexico  
 County of Bernalillo  
 City of Albuquerque  
 January 15, 1974

I, Albert G. Simms, certify that this plat was prepared by me or under my supervision, shows all easements and encumbrances for monumentation and is true to the best of my knowledge and belief.



Tract of land situate within the Elena Gallegos Grant, in the City of Albuquerque, New Mexico, being and comprising a portion of Township 11 North, Range 3 East N.M.P.M., and being more particularly described as follows: A point within the right of way of San Mateo Boulevard set along the southerly boundary of said Elena Gallegos Grant to a point on the westerly right of way line of said San Mateo Boulevard beginning corner No. 1 of the tract herein set forth; thence leaving said San Mateo Boulevard NE and running N.89°56'W., 803.83 feet to the end of curve and corner No. 2 of the tract herein set forth; thence leaving said San Mateo Boulevard NE and running N.89°56'W., 803.83 feet to the end of curve and corner No. 3 of the tract herein set forth; thence N.63°55'W., 130.88 feet to a point on the frontage road on New Mexico State Road 422 and the Southwest corner No. 4 of the tract herein set forth; thence N.63°55'W., 130.88 feet to a point on the frontage road as follows; Northerly along a curve left having a radius of 3029.79 feet a distance along arc of 335.70 feet (chord = N.17°22'27"E., 335.53 feet) to corner No. 5 of the tract herein set forth; thence S.67°51'06"E., 41.50 feet to a point on curve and corner No. 6 of the tract herein set forth; thence Northerly along a curve left having a radius of 3071.29 feet a distance along arc of 85.77 feet (chord = N.21°20'54"E., 267.41 feet) to the end of curve and corner No. 7 of the tract herein set forth; thence N.69°27'06"W., 41.50 feet to a point on curve and corner No. 8 of the tract herein set forth; thence N.69°27'06"W., 41.50 feet to a point on curve and corner No. 9 of the tract herein set forth; thence leaving said frontage road and running along the centerline of said frontage road S.75°48'E., 19.75 feet to a point of curve and corner No. 10 of the tract herein set forth; thence Easterly along a curve right having a radius of 322.54 feet (chord = N.86°36'E., 317.49 feet) to the end of curve and corner No. 11 of the tract herein set forth; thence Easterly along a curve right having a radius of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 12 of the tract herein set forth; thence Easterly along a curve right having a radius of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 13 of the tract herein set forth; thence Easterly along a curve right having a radius of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 14 of the tract herein set forth; thence leaving said frontage road and running S.00°04'W., 803.83 feet along said westerly right of way line of San Mateo Boulevard NE to the Southeast corner No. 1 of the tract herein set forth and comprising Tracts numbered "1", "2" and "3" of the BLACK ADDITION to the City of Albuquerque, New Mexico.

This instrument is with free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors have acknowledged the public rights of way shown hereon, together with all easements shown on this plat. Power and communication lines shown hereon are shown as shown, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, for ingress and egress and the right to trim trees. Any drainage easements shown hereon are also easements for underground utilities.

As drainage easement of 2.07 acres more or less.  
 \_\_\_\_\_  
 ALBERT G. SIMMS, Jr.  
 (Sole and separate estate)  
 \_\_\_\_\_  
 JOHN F. SIMMS, Jr.  
 (Sole and separate estate)

The foregoing instrument was acknowledged before me this 14th day of January, 1974, by Albert G. Simms, as his sole and separate estate, and by John F. Simms, Jr., as his sole and separate estate.

# Document that created the public easement (Parcel 1 and 3)

REG DEPARTMENT  
LAND, NEW MEXICO

REVISED  
PLAT OF DIVISION OF LAND OF  
**TRIANGLE REALTY, INCORPORATED**  
ALBUQUERQUE, NEW MEXICO

SCALE 1" = 100'

ELDER COMPANY JULY 1972 2954 ERE

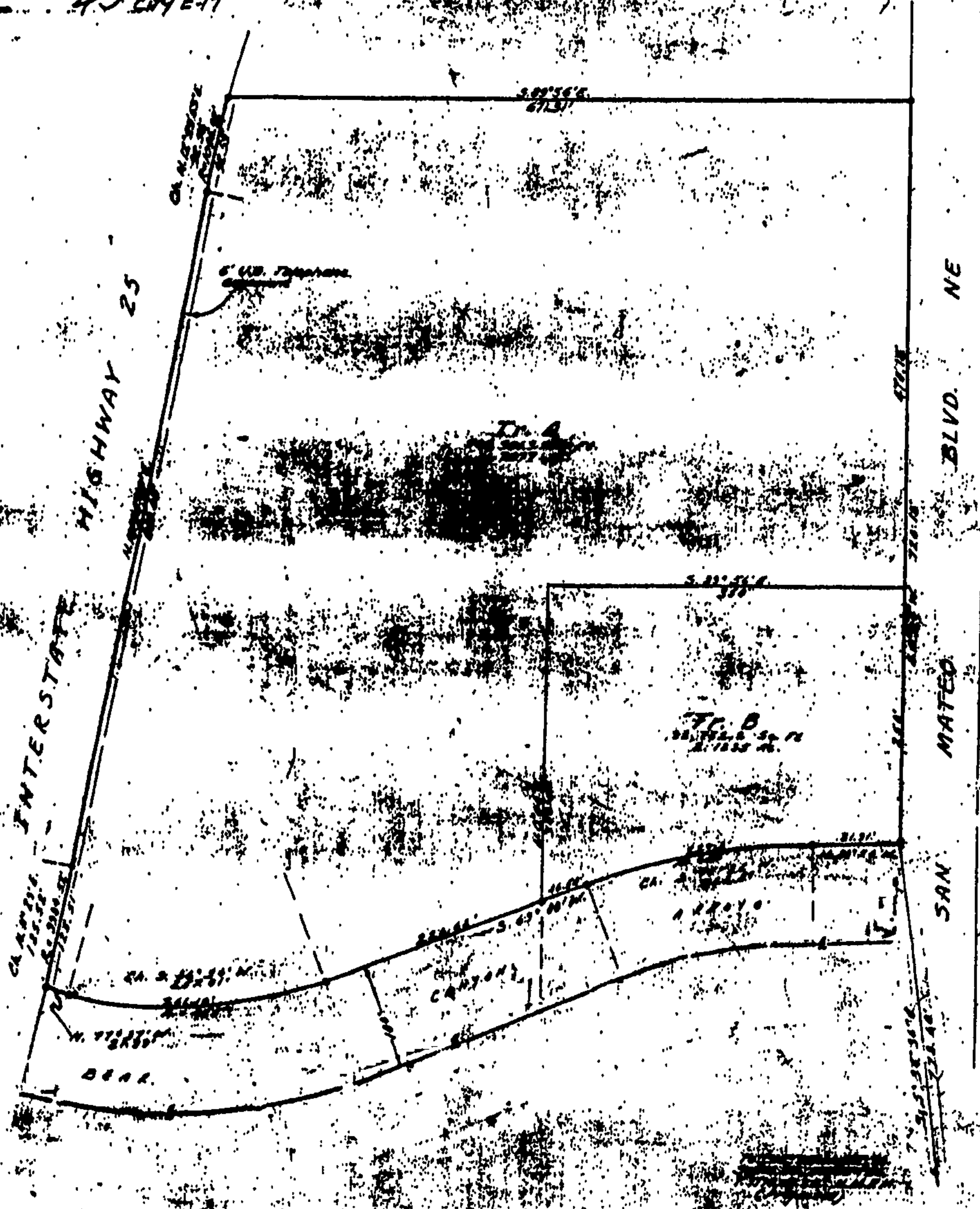
322157

*Mapping Dept*

72-43 LOT E-1

~~State of New Mexico  
County of Bernalillo  
The undersigned Clerk of said County  
JAN 22 1973  
Ed Ross Elder  
Clerk & Recorder  
County of Bernalillo~~

State of New Mexico }  
County of Bernalillo } SS  
This instrument was filed for record on  
JAN 30 1973  
Ed Ross Elder, Recorder  
of records of said County  
Clerk & Recorder  
Deputy Clerk



The division of that certain tract of land... within the Elmore - Salinas Grant, more particularly described by lines of San Mateo Boulevard NE, County of Bernalillo, New Mexico, as follows: Beginning at the southwest corner, the point of intersection of the line of San Mateo Boulevard NE and the line of Interstate Highway 25... along the arc of a curve having a radius of 425.00 feet and a central angle of 31°04'...

OWNER AND PROPRIETOR  
**TRIANGLE REALTY, INC.** by D. W. Falls President

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO } SS:  
The foregoing instrument was acknowledged before me on August 4, 1972 by D. W. Falls, President of TRIANGLE REALTY, INCORPORATED, a New Mexico Corporation, on behalf of said Corporation.  
My Commission expires August 26, 1974.

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the state of New Mexico, hereby certify that this plat was prepared from a field survey performed by me, and that it is true and correct to the best of my knowledge and belief.

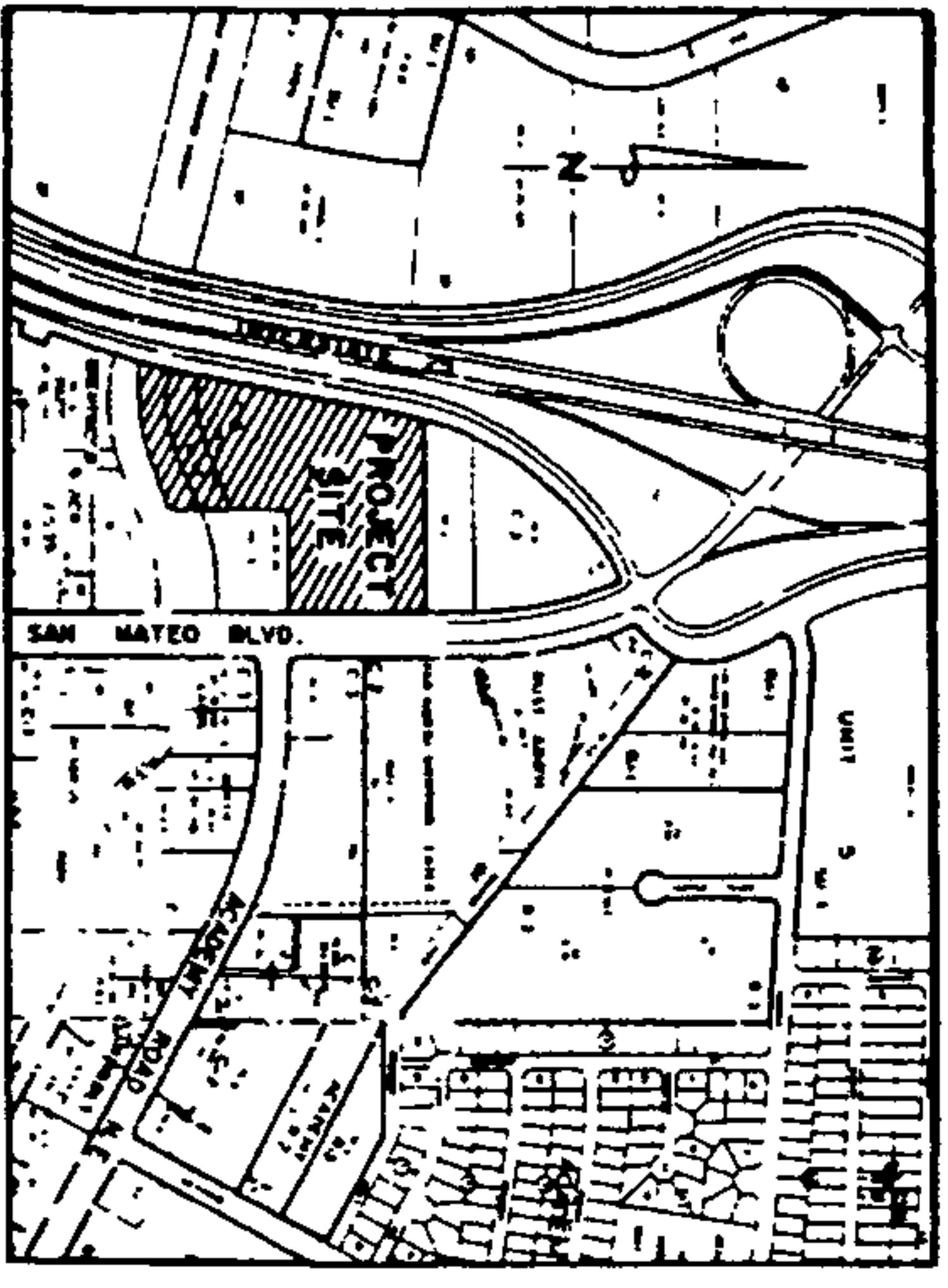
Edward Ross Elder  
EDWARD ROSS ELDER, N.M.L.S. No. 4690

This is to certify that the property taxes assessed against the land shown herein have been paid for the ten years prior to and including \_\_\_\_\_.

FIRST AMERICAN TITLE COMPANY  
by P. C. Templar

C32-76(1)

05-12-1025



LOCATION MAP  
NOT TO SCALE  
ZONE ATLAS MAP NO E-17-2

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) based on ACS Control Stations 9-818W and 9-818A.
2. Distances are ground distances.
3. Record bearings and distances of adjoining recorded plat are shown in parentheses.
4. Set 5/8" rebar with 1-1/4" red plastic survey cap stamped WEAVEN L565411 were set on corners designated by a.
5. 5/8" rebar in concrete were found at all corners designated by a.
6. Re nail with 1-1/2" diameter aluminum Survey Washer stamped WEAVEN RLS 6514 were set on all corners designated by a.

SUBDIVISION DATA

1. DMB No.: 68-228
2. Zone Atlas Under No. 1 E-17-2
3. Gross Subdivision Acreage: 12,9002 Acres
4. Total Number of tracts created: 1
5. No streets created or deleted.
6. Within projected Section 26, T11N, R3E, M.M.P.M.
7. Date of survey: February 1986
8. This plat shows existing assessments.
9. The purpose of this plat is to change interior lot lines and to dedicate drainage right-of-way to the City of Albuquerque

APPROVALS	DATE
PLAN NUMBER SP-96-446 AC 6 12-10-86	
RECORDING DATE 16.12.86	
CITY ENGINEER [Signature]	5/23/86
CITY PLANNING [Signature]	6/5/86
CITY CLERK [Signature]	6/5/86
CITY COMMISSIONER [Signature]	6-5-86
CITY ATTORNEY [Signature]	6-5-86
CITY MANAGER [Signature]	6-5-86
CITY SUPERVISOR [Signature]	6-5-86
CITY ENGINEER [Signature]	6-5-86
CITY PLANNING [Signature]	6-5-86
CITY CLERK [Signature]	6-5-86
CITY COMMISSIONER [Signature]	6-5-86
CITY ATTORNEY [Signature]	6-5-86
CITY MANAGER [Signature]	6-5-86
CITY SUPERVISOR [Signature]	6-5-86

DESCRIPTION

A certain tract of land situated within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being Tract "A-1" and "A-2" of LANDS OF TRIANGLE REALTY, INCORPORATED as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 3, 1977 in Volume C12, Folio 38, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the easterly boundary of said Tract "A-1" being a point on the westerly right-of-way of San Mateo Boulevard, whence the ACS Brass Tablet 9-818W (having New Mexico State Plane Grid Coordinates, Central Zone, X = 399,703.47, Y = 1,509,269.90) bears S71°33'15"E, 187.52 feet and from said point of beginning leaving said westerly right-of-way,

N89°47'09"W, 350.00 feet to a point on the easterly boundary of Tract "A-1", thence continuing along said easterly boundary,

S00°12'51"W, 415.66 feet to a point on the centerline of said Bear Canyon Arroyo, thence, continuing along the southerly boundary of the tract herein described being also the centerline of said Bear Canyon Arroyo,

S49°08'52"W, 188.10 feet to a point of curvature; thence, 322.53 feet along the arc of a curve to the right having a radius of 525.00 feet and a chord bearing S86°44'51"W, 317.40 feet to a point of tangency; thence,

N72°28'09"W, 19.47 feet to a point on a curve on the easterly right-of-way of Interstate 29 Frontage Road being the southeast corner of the tract herein described, thence continuing along said right-of-way, being the westerly boundary of the tract herein described, 225.48 feet along the arc of a curve to the left having a radius of 3984.52 feet and a chord bearing S12°20'41"E, 225.45 feet to a point (non-tangent); thence continuing along said right-of-way,

N10°43'31"E, 699.09 feet to a point of curvature; thence, 92.59 feet along the arc of a curve to the right having a radius of 1095.92 feet and a chord bearing N13°08'44"E, 92.57 feet to the northeast corner of said Tract "A-1"; thence leaving said right-of-way and continuing along the northerly boundary of said Tract "A-1",

S89°43'09"E, 673.31 feet to a point on the said westerly right-of-way of San Mateo Boulevard, being the northeast corner of said Tract "A-1"; thence continuing along said right-of-way and also along the easterly boundary of said Tract "A-1",

S00°12'51"W, 470.18 feet to the point and place of beginning.  
Tract contains 12,9002 acres, more or less.

96121859  
SUBDIVISION PLAT MAP FOR  
TRACTS A-1-A AND A-1-B  
TRIANGLE REALTY,  
INCORPORATED  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1986

FREE CONSENT AND DEDICATION

The foregoing Report of that certain tract of land situated within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tracts "A-1" and "A-2" of LANDS OF TRIANGLE REALTY, INCORPORATED as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 3, 1977, in Volume C12, Folio 38, and an unplatted portion of the Bear Canyon Arroyo and now hereon shown and comprising Tracts A-1-A and A-1-B TRIANGLE REALTY, INCORPORATED is with the free consent and in accordance with the desires of the undersigned owners, and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby grant all easements shown on this plat, and do hereby dedicate the 1,1923 acres to City of Albuquerque for Drainage Right-of-Way; Electrical Power and Communication easements are reserved for overhead, distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated; and including the right of ingress and egress for construction maintenance, and the right to trim interfering trees and shrubs.

Sandra Foundation

[Signature]  
H. Tom Taylor, Managing Executive,  
Sandra Foundation,  
1418 W. 11th St.,  
N.M. 87102

State of New Mexico )  
County of Bernalillo ) ss

The foregoing instrument was acknowledged before me this 1st day of February, 1986 by H. Tom Taylor, Managing Executive, on behalf of Sandra Foundation.

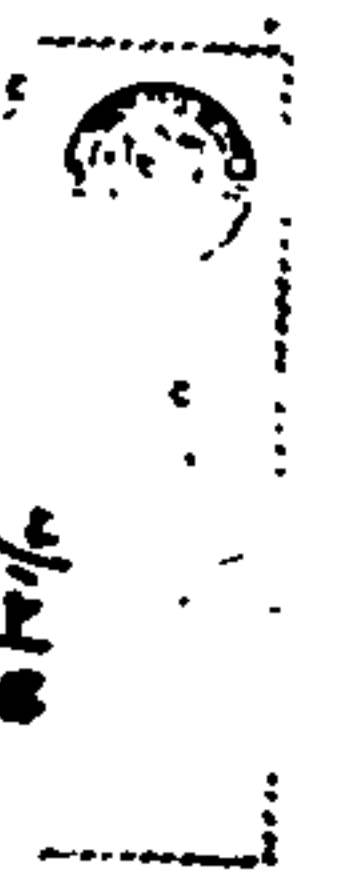
My commission Expires: [Signature]  
Notary Public

ENGINEER'S CERTIFICATION

I, A. Dula Weaver, a registered Professional Surveyor and Land Surveyor, certify that this plat was prepared by me or under my supervision, that all necessary records, maps, station requirements for communication and surveys contained in the Albuquerque Subdivision Ordinance, and its term and accurate to the best of my knowledge and belief.

[Signature]  
A. Dula Weaver, Surveyor,  
P.L.S. No. 6544  
State of New Mexico )  
County of Bernalillo )  
Professional Engineer's Seal (5544)  
Weaver Engineering, Inc.,  
4123 Carlisle Blvd. N.E.,  
Albuquerque, NM 87107

The foregoing instrument was acknowledged before me this 1st day of February, 1986, by A. Dula Weaver,  
My Commission Expires: [Signature]



1/1 1/8  
SHEET 1 OF 2 SHEETS

1/8 NO. 61860



Copyright of Bahamian-Nelson, Inc. 1986

C32-76(1)

C32-76(1)



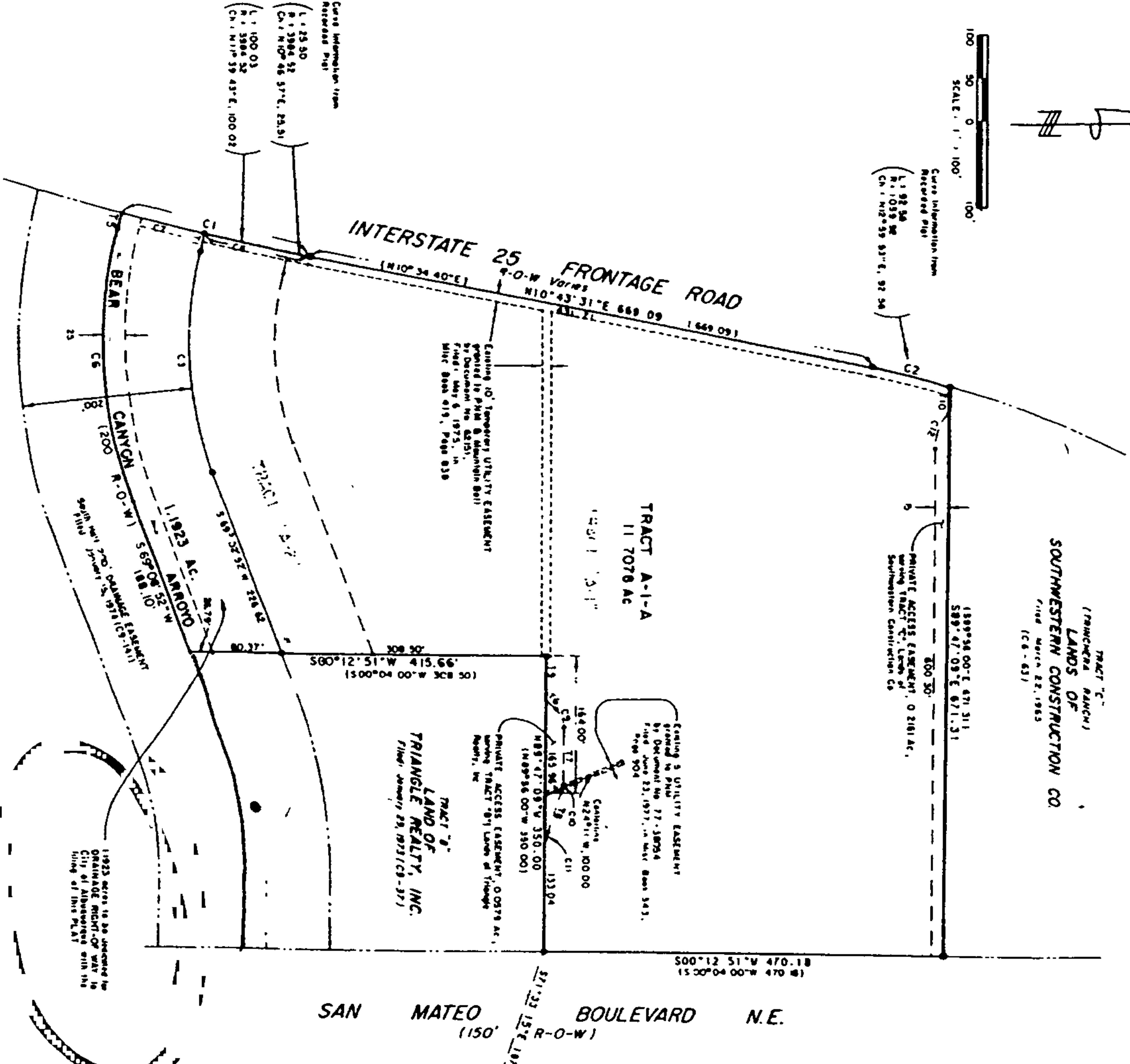
# EXHIBIT "B"

Date 7/10/02



86121859  
SUBDIVISION PLAT MAP FOR  
TRACTS A-1-A AND A-1-B  
TRIANGLE REALTY,  
INCORPORATED

ALBUQUERQUE, NEW MEXICO  
MARCH, 1986



CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	225.48	3984.52	03-14-32	225.45	112.77
C2	82.59	1085.52	04-50-27	92.57	46.32
C3	261.10	425.00	35-11-58	257.01	134.82
C6	322.53	525.00	35-11-58	317.48	166.54
C7	99.96	3984.52	01-26-15	99.96	49.98
C8	125.52	3984.52	01-48-18	125.52	62.77
C9	33.56	30.00	45-00-00	22.96	12.43
C10	9.11	30.00	17-24-00	9.08	4.58
C11	9.42	45.00	12-00-05	9.41	4.72
C12	43.38	60.00	41-24-35	42.43	22.68

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N77-28-09W	21.29
T5	N77-28-09W	19.47
T6	N45-12-51E	15.86
T7	S89-47-09E	68.41
T8	S72-23-09E	49.79
T9	S89-47-09E	51.00
T10	S89-47-09E	31.31

ACS Best Tolerated "B-Elig" N.M. State Plane Coordinate (Central Zone) GRS82 - 10-616 Factor 0.99982244 Elev. 2507.60

STATE OF NEW MEXICO

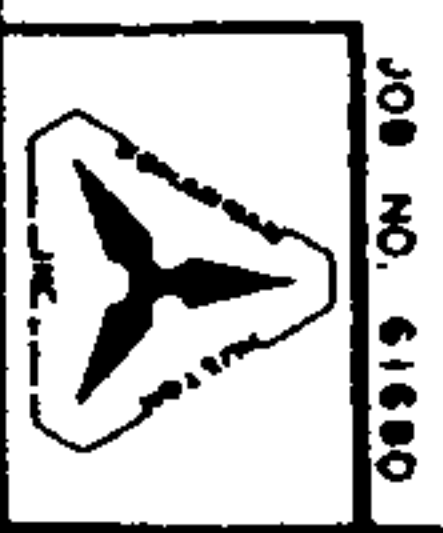
I, A. Dennis Weaver, a registered Professional Surveyor, certify that this plat was prepared by me or under my supervision, shows all monuments of record, meets the minimum requirements for communication and surveys required in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dennis Weaver*  
A. Dennis Weaver  
P.L.S. No. 5344  
State of New Mexico  
County of Bernalillo



This plat was acknowledged before me this 2nd day of March, 1986, by A. Dennis Weaver.  
My Commission Expires: \_\_\_\_\_

**NOTE:**  
An agreement between Sunwest Bank of Albuquerque and Sandia Foundation to create an access easement on Tract A-1-A upon start of construction has been recorded on April 29, 1986 in Miscellaneous Book 348A, Pages 333-331.





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

Development Review Board Comments

**Project Number:** 1002348  
**Application Number:** 02DRB-01743

**DRB Date:** 11/20/02  
**Item Number:** 20

**Subdivision:**

Bear Canyon Arroyo, San Mateo Del Norte

**Zoning:** C-3

**Zone Page:** E-17

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

**Request for:**

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

**Parks and Recreation Comments:**

Vacation request was already heard and approved by DRB.

A 20' trail easement will need to be maintained and incorporated into the site plan for a multi use trail per the Trails and Bikeways Facility Plan and the Bear Canyon Arroyo Corridor Plan. The exact location of the easement will be determined by the Parks and Recreation Trail Planner.

**Signed:** 

Christina Sandoval, (PRD)

Phone: 768-5328



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002002

Item No. 20

Zone Atlas E-17

DATE ON AGENDA 11-20-02

INFRASTRUCTURE REQUIRED ( ) YES (x) NO

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

### TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	Access to the frontage road will require NMSHTD permits.

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

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**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: 1002002**

**AGENDA ITEM NO: 20**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
 An approved infrastructure list is required for Preliminary Plat approval.

*LOMR req'd.*

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** November 20, 2002

*discussed*

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments**

**Meeting Date:** November 20, 2002

**Agenda Item:** 20    **Project #:** ~~1002348~~ <sup>1002002</sup>  
**Application #** 02DRB-01743

**Subject:**        **Bear Canyon Arroyo, San Mateo del Norte**

---

Planning defers to Hydrology.

  
Sheran Matson, DRB Planning Representative  
Telephone: 924-3880        Fax: 505-924-3864



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

7-11-02

**4. Project # 1002002**  
02DRB-00870 Major-Vacation of Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s), **BEAR CANYON ARROYO DRAINAGE EASEMENT**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47] (E-17)

At the July 10, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Prior to preliminary plat an approved drainage report is required in order to determine the size and location of the public drainage easement needed.
2. Final disposition shall be through the City Real Estate Office.
3. 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.
4. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



## OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by July 25, 2002 in the manner described below.

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

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

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

  
Janet Stephens  
DRB Chair

cc: Jeff Henry and/or assigns, 7404 Brazos Ct NE, 87110  
David S Campbell, Attorney at Law, 6100 Uptown Blvd NE, 87110  
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 10, 2002

**Project #1002002**  
**Application # 02DRB-00870**  
**Bear Canyon Drainage Easement**

---

1. The site lies within the Bear Canyon Arroyo Corridor Plan. Trail easements will need to be addressed at the time of platting.
2. No objection to the proposed vacation request. Defer to Public Works and those entities having an interest in the easements.
3. A plat incorporating the vacated property must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire. If the vacation expires and the applicant wishes to pursue the action, a new application must be filed.

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



# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002002 AGENDA#: 4 DATE: 7.10.02

1. Name: DAVID CAMPBELL Address: 6100 UPTOWN<sup>#500</sup> Zip: 87110

2. Name: ~~Ferry Brown~~ Address: ~~POB 92051~~ Zip: ~~87199~~

3. Name: Jeff Henry Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103  
**PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT SERVICE**  
**HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002002**

**AGENDA ITEM NO: 4**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

See staff report dated \_\_7-10-02\_\_.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** July 10, 2002



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
July 10, 2002  
**Project #1002002**

**Project # 1002002**  
02DRB-00870 Major-Vacation of Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) **BEAR CANYON ARROYO DRAINAGE EASEMENT**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47 ] (E-17)

#### AMAFCA

AMAFCA defers to City Public Works Department. Developer should be aware that a 404 permit from the Corps of Engineers will be required for work in the arroyo

COG	Reviewed, no comment.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	No Association.
APS	No comments received.

#### Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume: after implementation of development to all (3) parcels, traffic control devices: if needed, based on complete development, burglaries: depending on usage, lighting issues: additional lighting necessary.

## Police Department

Type of lighting depends on usage, maintenance of landscaping: provide natural surveillance, robbery: depending on usage, shoplifting: depending on usage, a higher probability of crimes during evening/weekend hours: depending on usage, commercial burglary: depending on usage, rape: depending on usage, adequate security: depending on usage, alarm response, i.e. false alarms: depending on usage, transients, project should be evaluated for a number of categories listed above, depending on eventual usage.

Fire Department

No comments received.

PNM Gas

Approves.

PNM Electric

No adverse comments on vacation of the Bear Canyon Arroyo Drainage Easement.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments

City Engineer

This application should have been for a vacation of Drainage ROW. Conditions of approval: 1) Prior to Preliminary Plat, an approved Drainage Report is required in order to determine the size and location of the public drainage easement needed. 2) Final plat must be filed in one year. An infrastructure list will be required for Preliminary Plat.

## Transportation Development

Refer to Hydrology Development for the vacation request of Public Drainage Easement.

## Parks & Recreation

A 20' trail easement will need to be maintained and incorporated into the site plan for a multi-use trail per the Trails and Bikeways Facility Plan and the Bear Canyon Arroyo Corridor Plan. The exact location of the easement will be determined by the Parks and Recreation Trail Planner.

## Utilities Development

Defer Vacation comments to Hydrology. Subsequent platting may require dedication of public water/sewer easements and public line extensions.

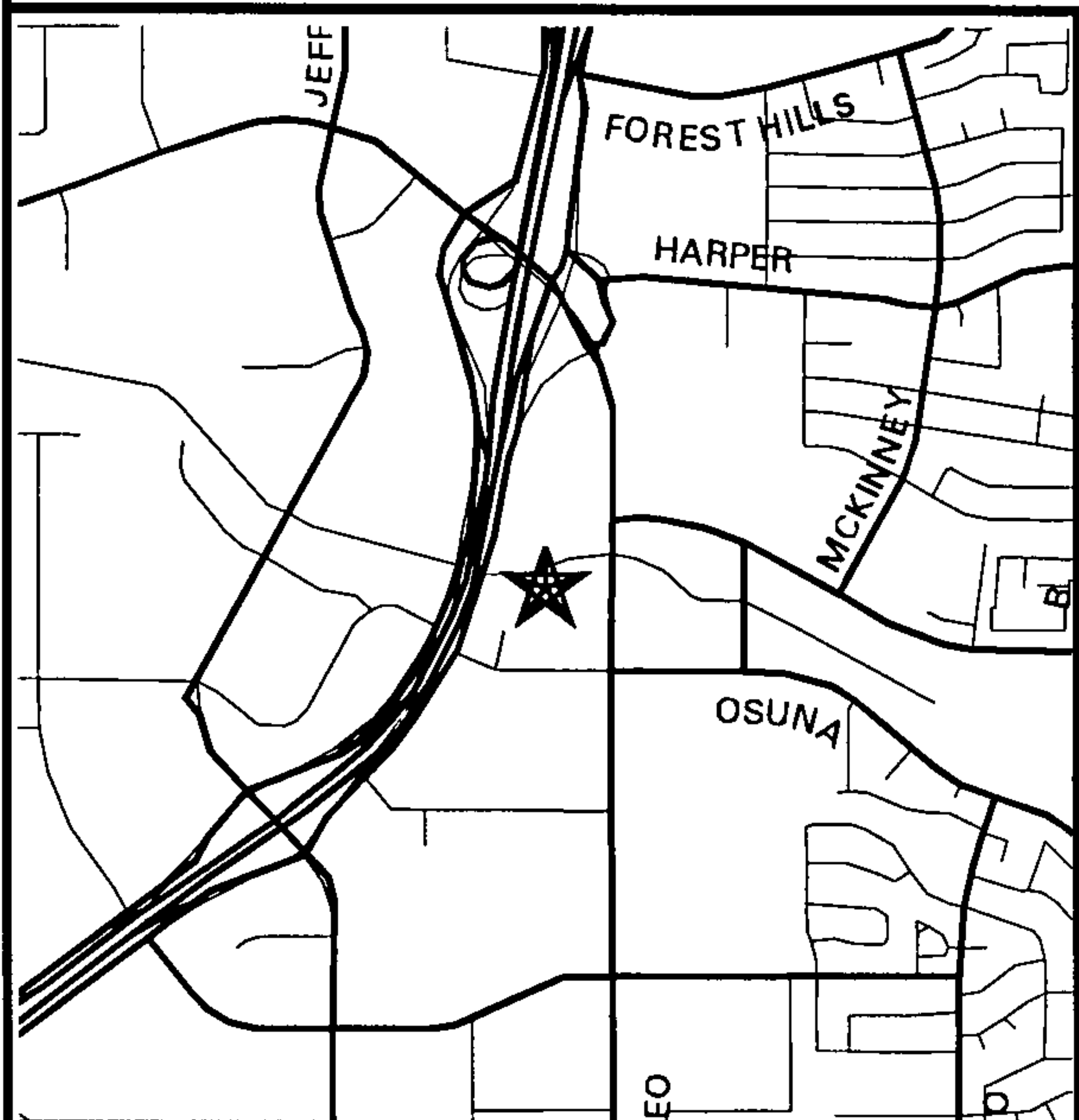
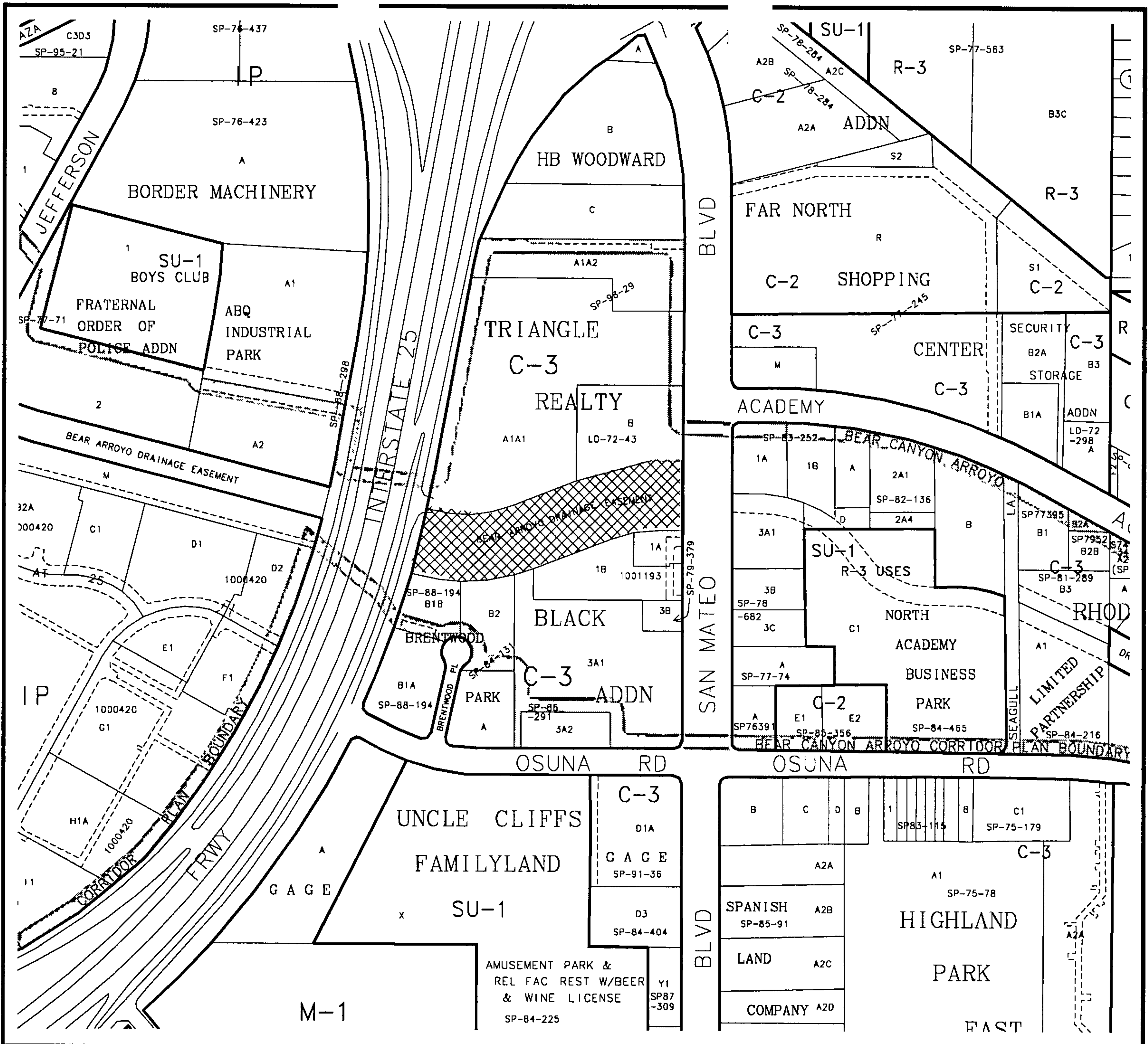
## Planning Department

1. The site lies within the Bear Canyon Arroyo Corridor Plan. Trail easements will need to be addressed at the time of platting. 2. No objection to the proposed vacation request. Defer to Public Works and those entities having an interest in the easements. 3. A plat incorporating the vacated property must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire. If the vacation expires and the applicant wishes to pursue the action, a new application must be filed.

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

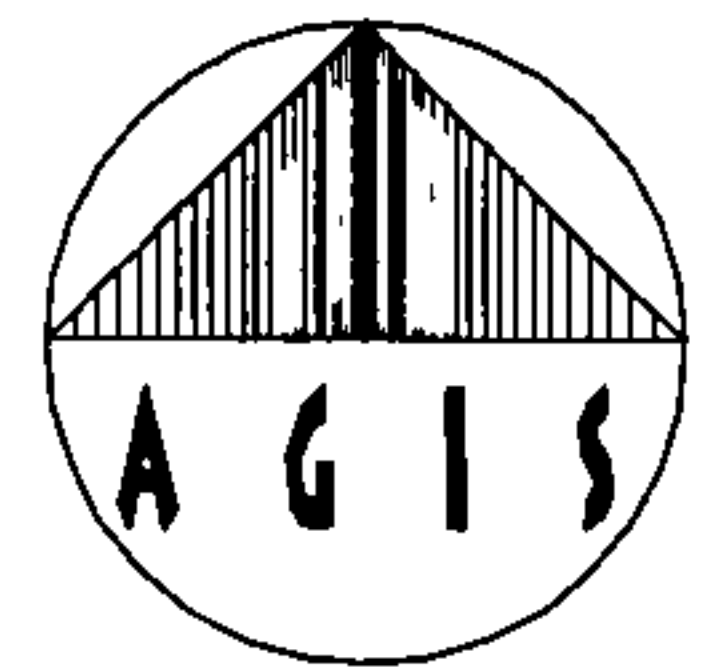
cc:Jeff Henry and/or assigns, 7404 Brazos Ct NE, 87110

David S Campbell, Attorney at Law, 6100 Uptown Blvd NE, 87110



Note: Shaded area indicates County Not to Scale

### ZONING MAP



Scale 1" = 465'

PROJECT NO.  
1002002

HEARING DATE  
7-10-02

MAP NO.  
E-17

ADDITIONAL CASE NUMBER(S)  
02DRB-00870



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, July 10, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1000614**

02DRB-00913 Minor-Temp Defer SDWK  
02DRB-00912 Major-Two Year SIA

TERRY O BROWN PE agent(s) for PASEO DEL NORTE PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 3-12 & 21-29, Block(s) 33 & 34, **NORTH ALBUQUERQUE ACRES - UNIT B**, zoned R-1, located on CARMEL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 37 acre(s). [REF: DRB-97-293, DRB-95-121, 01410-00622 ] (C-18)

**Project # 1001122**

02DRB-00896 Major-Two Year SIA

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned SU-1 for R-2 Uses, located on N. & E. OF MC MAHON BLVD NW, between TUSCANY DR. NW and STONEBRIDGE DR. NW containing approximately 28 acre(s). [REF: 01410-01298, 01410-00348 ] (A-12)

**Project # 1001937**

02DRB-00906 Major-Vacation of Pub Right-of-Way

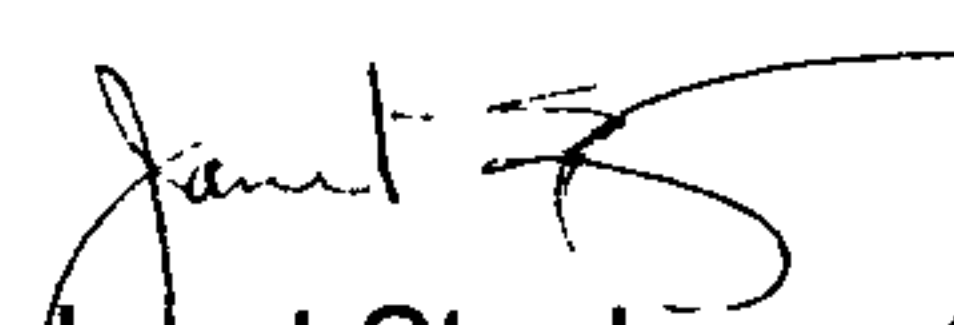
JEFF MAULDIN agent(s) request(s) the above action(s) for all or a portion of Tract(s) A and S & 50' of Tract C, **CROUCH'S SUBDIVISION** and a portion of Tract 1, **PUEBLO ALTO ADDITION**, zoned C-2, located on LOMAS NE, between SAN MATEO NE and TRUMAN NE containing approximately 1 acre(s). [REF: 02DRB 00707 ] (J-17)

**Project # 1002002.** ---

02DRB-00870 Major-Vacation of Public Easements

DAVID CAMPBELL agent(s) for JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) **BEAR CANYON ARROYO DRAINAGE EASEMENT**, zoned C-3, located on SAN MATEO NE, between OSUNA NE and ACADEMY NE containing approximately 5 acre(s). [REF: Z-78-47 ] (E-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Janet Stephens, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 24, 2002.**

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

Meeting Date: 7-10-02

Zone Atlas Page: E-17-E

Notification Radius: 100 Ft.

App# <u>020RB-00870</u>
Proj# <u>1002002</u>
Other#

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

Applicant: Jeff Henry and/or Assigns ✓

Address: 7404 Brazos Court NE, 87110

Agent: David S. Campbell, Attorney at Law ✓

Address: 6100 Uptown Blvd NE, 87110

**SPECIAL INSTRUCTIONS**

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

Date Mailed: 6-21-02

Signature: K. Tselhika



PROPERTY OWNERSHIP / LEGAL LIST

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

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

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

Page    /    Of    /   

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address	
E-17	1017062	470-048	402-01	1018062	
		458-055	02		025-080 301 11
		506-068	08		013-112 303 05
		509-090	09		
		472-105	11		
		436-008	403-02		
		440-310	03		
		459-029	09		
		456-001	04		
		505-025	06		
		540-043	08		
		552-028	05		
		551-047	07		
		381-061	404-11		
		323-098	10		
		344-025	401-09		
		485-087	401-14		
E-18	1018062	021-038	301-16		
		021-055	15		

1017062 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101706247004840201 LEGAL: DRAI NAGE ESM'T BEAR CANYON ARROYO CONT 2.0700 AC M LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: SIMMS ALBERT G II  
OWNER ADDR: 00413 CIRCLE DR SANTA FE NM 87501

101706245805540202 LEGAL: DRAI NAGE ROW BEAR CANYON ARROYO CONT 1.1923 AC M/L LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT  
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

6250606840208 LEGAL: N'LY 100 FT OF THE BEAR CANYON ARROYO LOCATED S'LY LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: ALBUQUERQUE NATIONAL BANK % DE  
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

101706250909040209 LEGAL: TR B REV ISED PLAT OF DIV OF LAND OF TRIANGLE INCOR LAND USE:  
PROPERTY ADDR: 00000 6201 SAN MATEO NE  
OWNER NAME: ALB NATL BANK % DELOITTE & TOU  
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

101706247210540211 LEGAL: TRAC T A- 1-A-1 PLAT FOR TRACTS A-1-A-1 & A-1-A-2 TR LAND USE:  
PROPERTY ADDR: 00000 6301 SAN MATEO BLVD NE  
OWNER NAME: SANDIA FOUNDATION  
OWNER ADDR: 00700 LOMAS BL NE ALBUQUERQUE NM 87102

101706243600840302 LEGAL: TR B -1A REPL OF TR B-1 (NOW COMPR TRS B-1A & B-1B) LAND USE:  
PROPERTY ADDR: 00000 6001 BRENTWOOD LN NE  
OWNER NAME: NC PROPERTIES LLC  
OWNER ADDR: 03212 NORTH ANDERSON TUCSON AZ 85716

101706244031040303 LEGAL: TR B -1B REPL OF TR B-1 (NOW COMPR TRS B-1A & B-1B) LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: DDC INVESTMENT PARTNERS  
OWNER ADDR: 07408 PIMENTON NE ALBUQUERQUE NM 87113

101706245902940309 LEGAL: TR B -2 A REPLAT OF BRENTWOOD PARK SUBD CONT 1.1245 LAND USE:  
PROPERTY ADDR: 00000 6040 BRENTWOOD LN NE  
OWNER NAME: CUE, INC.  
OWNER ADDR: 06040 BRENTWOOD LN NE ALBUQUERQUE NM 87109

101706245600140304 LEGAL: TR "A " A REPLAT OF BRENTWOOD PARK SUBDIVISION CONT LAND USE:

PROPERTY ADDR: 00000 6000 BRENTWOOD NE  
OWNER NAME: DOUGLAS JOHN H & CAROLEE K  
OWNER ADDR: 09214 PEBBLE BEACH DR NE ALBUQUERQUE NM 87111

101706250502540306 LEGAL: TR 3 A1 ( REPLAT OF TR 3A) BLACK ADDN CONT 5.0405 AC LAND USE:  
PROPERTY ADDR: 00000 6001 SAN MATEO NE  
OWNER NAME: FIESTA DEL NORTE ONE LLC C/O C  
OWNER ADDR: 06919 5TH ST SCOTTSDALE AZ 85251

101706254004340308 LEGAL: TRAC T 1- B PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS  
OWNER ADDR: 01208 HIDEAWAY LN SE ALBUQUERQUE NM 87123

101706255202840305 LEGAL: TR 3 -B S UMMARY PLAT SHOWING REDIVISION OF TR 3 BLA LAND USE:  
PROPERTY ADDR: 00000 6021 SAN MATEO NE  
OWNER NAME: MIDAS REALTY CORP REAL ESTATE  
OWNER ADDR: 01300 ARLINGTON HEIGHTS RD ITASCA IL 60143

101706255104740307 LEGAL: TRAC T 1- A PLAT OF TRACT 1-A & TRACT 1-B BLACK ADDI LAND USE:  
PROPERTY ADDR: 00000 6101 SAN MATEO NE  
OWNER NAME: HSU SAM BUU & LING YEN CO-TRUS  
OWNER ADDR: 01208 HIDEAWAY LN SE ALBUQUERQUE NM 87123

101706238106140411 LEGAL: TRAC T D- 2 PLAT OF TRACT D-1 & D-2 THE 25 CONT 1.3 LAND USE:  
PROPERTY ADDR: 00000 4331 THE LANE AT 25 NE  
OWNER NAME: AGB ALBUQUERQUE LLC  
OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706232309840410 LEGAL: TRAC T M PLAT OF TRACTS A, B1, B2, C, D, E, F, G, H LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: AGB ALBUQUERQUE LLC  
OWNER ADDR: 00245 PARK AV NEW YORK NY 10167

101706234407540109 LEGAL: BEAR ARR OYO DRAINAGE EASEMENT CONT 5.8373 AC M/L O LAND USE:  
PROPERTY ADDR: 00000 0 JEFFERSON BLVD NE  
OWNER NAME: A M A F C A  
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87110

101706248508740114 LEGAL: PARC EL A -2 PLAT OF PARCELS A-1 & A-2 ALBUQUERQUE I LAND USE:  
PROPERTY ADDR: 00000 5901 PAN AMERICAN FWY NE  
OWNER NAME: ALVARADO ENTERPRISES % LARRY M  
OWNER ADDR: 44897 N EL MACERO DR EL MACERO CA 95618

101806202103830116 LEGAL: TRAC T 3- B OF CORRECTION PLAT A REPLAT OF NORTH ACA LAND USE:  
PROPERTY ADDR: 00000 6204 SAN MATEO NE  
OWNER NAME: D R G ASSOCIATES DBA WENDYS S  
OWNER ADDR: 04810 HARDWARE DR NE ALBUQUERQUE NM 87109

101806202105530115 LEGAL: TR 3 -A-1 LD OF D R G ASSOCIATES OF CORRECTED SUMMA LAND USE:  
PROPERTY ADDR: 00000 6210 SAN MATEO NE  
OWNER NAME: S M P PARTNERSHIP ETAL  
OWNER ADDR: 00000 ALBUQUERQUE NM 87199

101806202508030111 LEGAL: TR I RED IV OF TR 1-A & TR 1-B DIV OF TR 1 OF DIV O LAND USE:  
PROPERTY ADDR: 00000 6220 SAN MATEO BLVD NE  
OWNER NAME: HIGHLAND PARK LIMITED PRTRNSHP

OWNER ADDR: 06220 SAN MATEO

BL NE ALBUQUERQUE

NM 87109

101806202311230305

LEGAL: TR M SUMMARY PLAT FAR NORTH SHOPPING CENTER CONT 0 LAND USE:

PROPERTY ADDR: 00000 6300 SAN MATEO NE

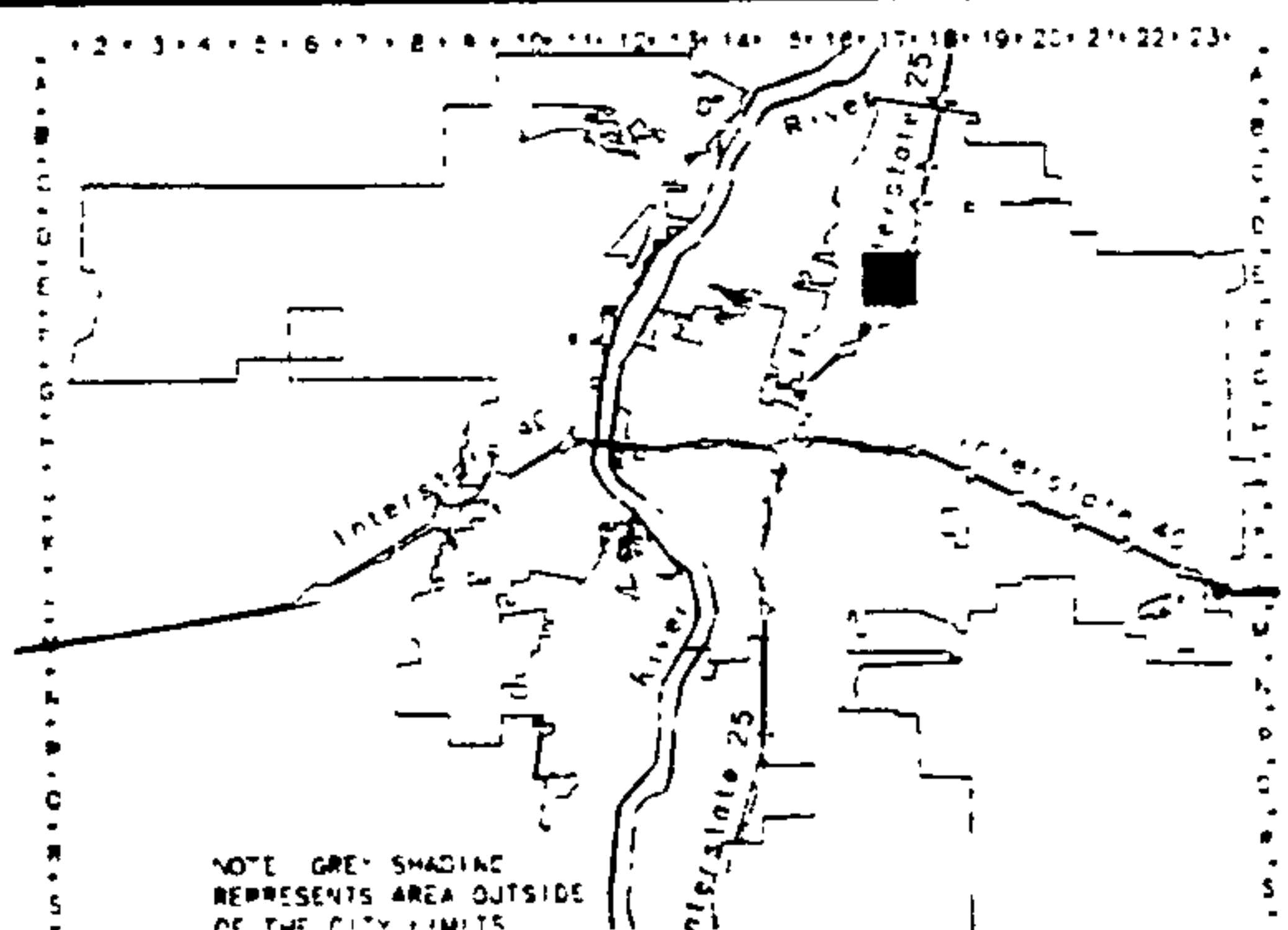
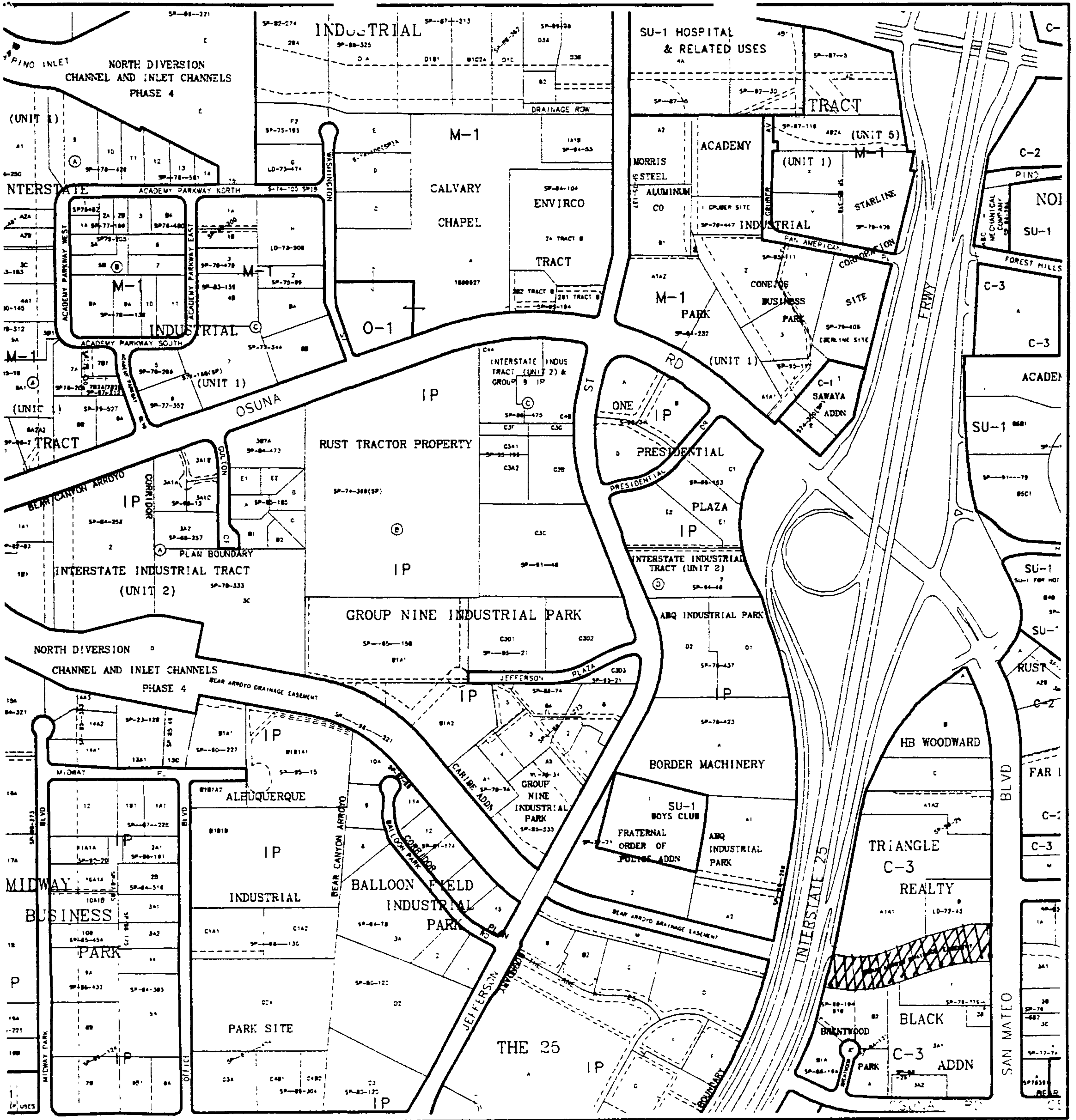
OWNER NAME: PACIFIC MUTUAL LIFE INSURANCE

OWNER ADDR: 10400 ACADEMY

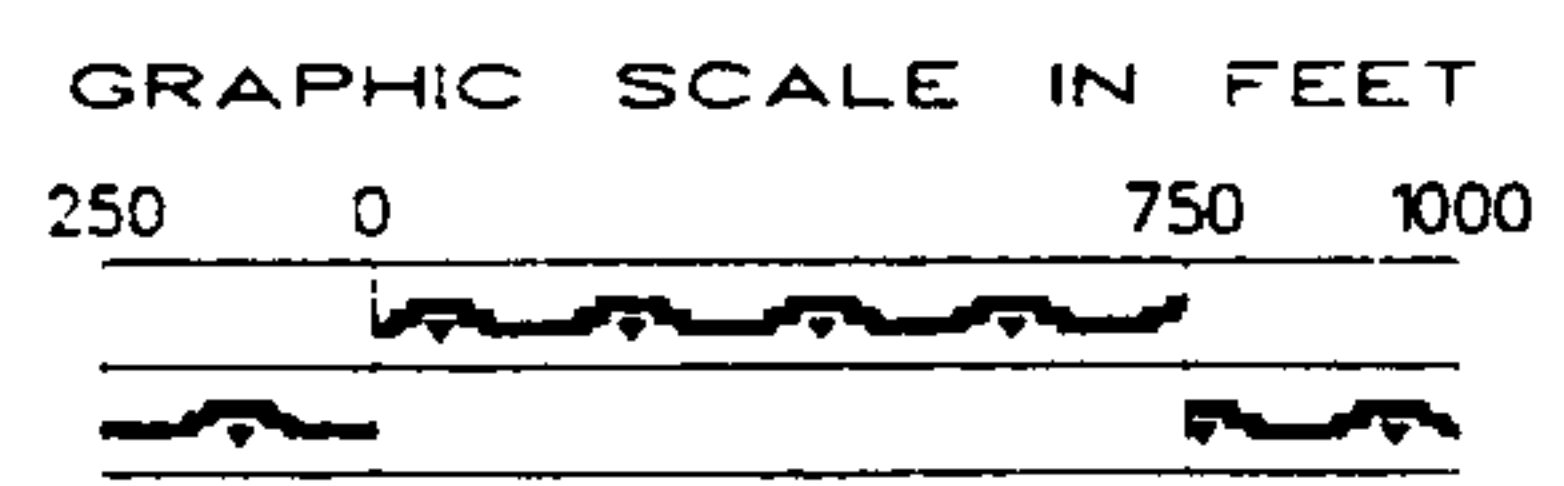
NE ALBUQUERQUE

NM 87111

Proj# 1002002	Proj# 1002002	101706247004840201
Jeff Henry and/or Assigns 7404 Brazos Court NE Albuq, NM 87110	David S. Campbell, Attorney at Law 6100 Uptown Blvd NE Albuq, NM 87110	SIMMS ALBERT G II 413 CIRCLE DR SANTA FE NM 87501
101706250606840208	101706247210540211	101706243600840302
ALBUQUERQUE NATIONAL BANK 5550 LBJ FREEWAY DALLAS TX 75240	SANDIA FOUNDATION 700 LOMAS BL NE ALBUQUERQUE NM 87102	NC PROPERTIES LLC 3212 NORTH ANDERSON TUCSON AZ 85716
101706244031040303	101706245902940309	101706245600140304
DDC INVESTMENT PARTNERS 7408 PIMENTON NE ALBUQUERQUE NM 87113	CUE, INC. 6040 BRENTWOOD LN NE ALBUQUERQUE NM 87109	DOUGLAS JOHN H & CAROLEE K 9214 PEBBLE BEACH DR NE ALBUQUERQUE NM 87111
101706250502540306	101706254004340308	101706255202840305
FIESTA DEL NORTE ONE LLC C/O 6919 5TH ST SCOTTSDALE AZ 85251	HSU SAM BUU & LING YEN CO-TRU 1208 HIDEAWAY LN SE ALBUQUERQUE NM 87123	MIDAS REALTY CORP REAL ESTATE 1300 ARLINGTON HEIGHTS RD ITASCA IL 60143
101706238106140411	101706234407540109	101706248508740114
AGB ALBUQUERQUE LLC 245 PARK AV NEW YORK NY 10167	A M A F C A 2600 PROSPECT NE ALBUQUERQUE NM 87110	ALVARADO ENTERPRISES 44897 N EL MACERO DR EL MACERO CA 95618
101806202103830116	101806202105530115	101806202508030111
D R G ASSOCIATES DBA WENDYS 4810 HARDWARE DR NE ALBUQUERQUE NM 87109	S M P PARTNERSHIP ETAL P.O. BOX 93656 ALBUQUERQUE NM 87199	HIGHLAND PARK LIMITED PRTRNSH 6220 SAN MATEO BL NE ALBUQUERQUE NM 87109
101806202311230305		
PACIFIC MUTUAL LIFE INSURANCE 10400 ACADEMY NE ALBUQUERQUE NM 87111		



CITY OF  
Albuquerque  
**A G I S**  
PLANNING DEPARTMENT  
© Copyright 2000



**Zone Atlas Page**  
**E-17-Z**

Map Amended through December 07, 2000

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



# City of Albuquerque

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

Date: June 5, 2002

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

This letter will serve to notify you that on June 5, 2002  
(date)

TO CONTACT NAME: David Campbell  
COMPANY/AGENCY: Vogel, Campbell, Blueher & Caselle  
ADDRESS/ZIP: Ste. 500, 16100 Uptown Blvd NE 87110  
PHONE/FAX #: 884-8444 / 875-9021

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Bear Arroyo Drainage Easement located on San Mateo Blvd NE  
zone map page(s) E-17.

Our records indicate that as of 6-5-02  
(date) there were **no Recognized Neighborhood Associations** in this area.

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

Sincerely,

Dalciana S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION





**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: 1002002**

**AGENDA ITEM NO: 19**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Approved drainage plan required for plat signoff.  
 An approved Infrastructure List required for preliminary plat.

**RESOLUTION:**

*discussed*

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

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

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

FOR:

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

**DATE:** June 19, 2002

**DEVELOPMENT REVIEW BOARD (DRB)  
CITY OF ALBUQUERQUE**

**REVIEW COMMENTS**

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)**

**DEVELOPMENT & BUILDING SERVICES DIVISION**

**PUBLIC WORKS DEPARTMENT**

**PHONE 924-3989 Roger Green**

**924-3988 Nancy Musinski**

D.R.B. CASE NO.: 1002002 DATE: 6/19/02 ITEM NO.: 19

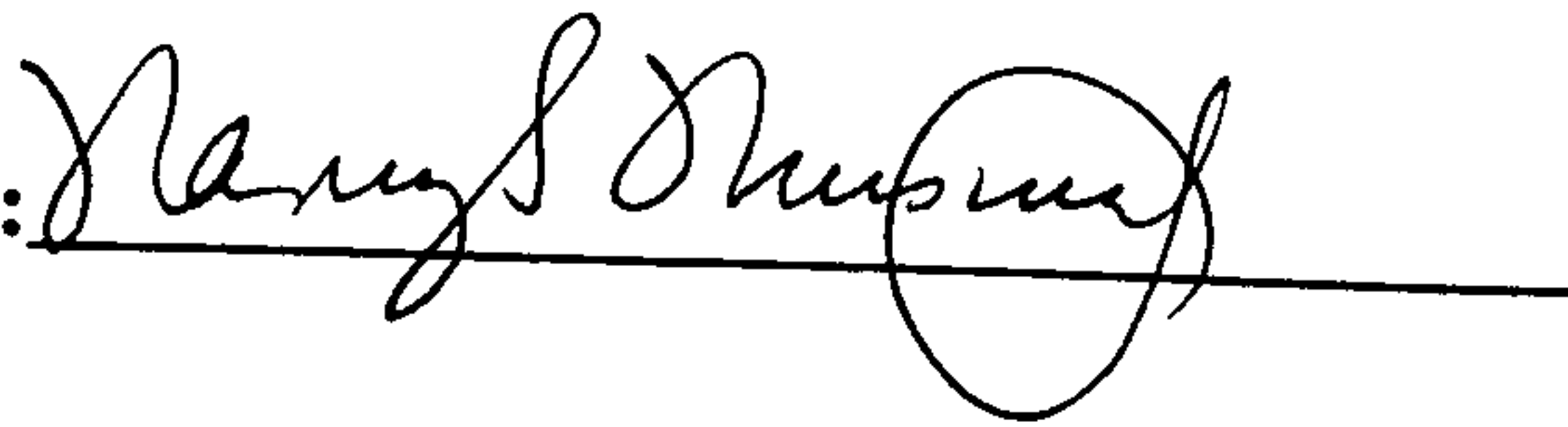
ZONE ATLAS PAGE: E-17 LOCATION: San Mateo NE

REQUEST FOR: Sketch Plat (Ben Arroyo easement)

**COMMENTS:**

Based upon the information you provided in your water and sewer availability statement request, we can provide only a general statement of serviceability and assume the property is to develop as a single parcel.

SIGNED:



DATE: 6/19/02



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002002

Item No. 19

Zone Atlas E-17

DATE ON AGENDA 6-19-02

INFRASTRUCTURE REQUIRED (?)YES ( )NO

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

**TYPE OF APPROVAL REQUESTED:**

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

No.	Comment
<input type="checkbox"/>	More information is needed with respect to access. NMSHTD permits may be required.

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

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Project # 1002002

#19

Request: Sketch Plat

Comment: A 20' trail easement must be incorporated into the site plan for a multi use trail per the Trails and Bikeways Facility Plan and the Bear Canyon Arroyo Corridor Plan. The exact location of the easement will be determined by the Parks and Recreation Trails Planner. Please call Diane Scena at 768-5300 to coordinate the location before Site Plan for Building Permit.



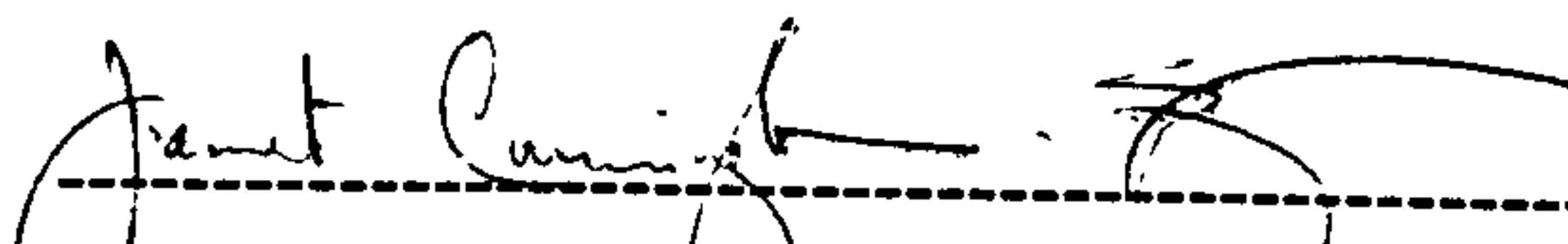
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

June 19, 2002

**19. Project #1002002  
Application # 02DRB-00889  
Bear Canyon Drainage Easement**

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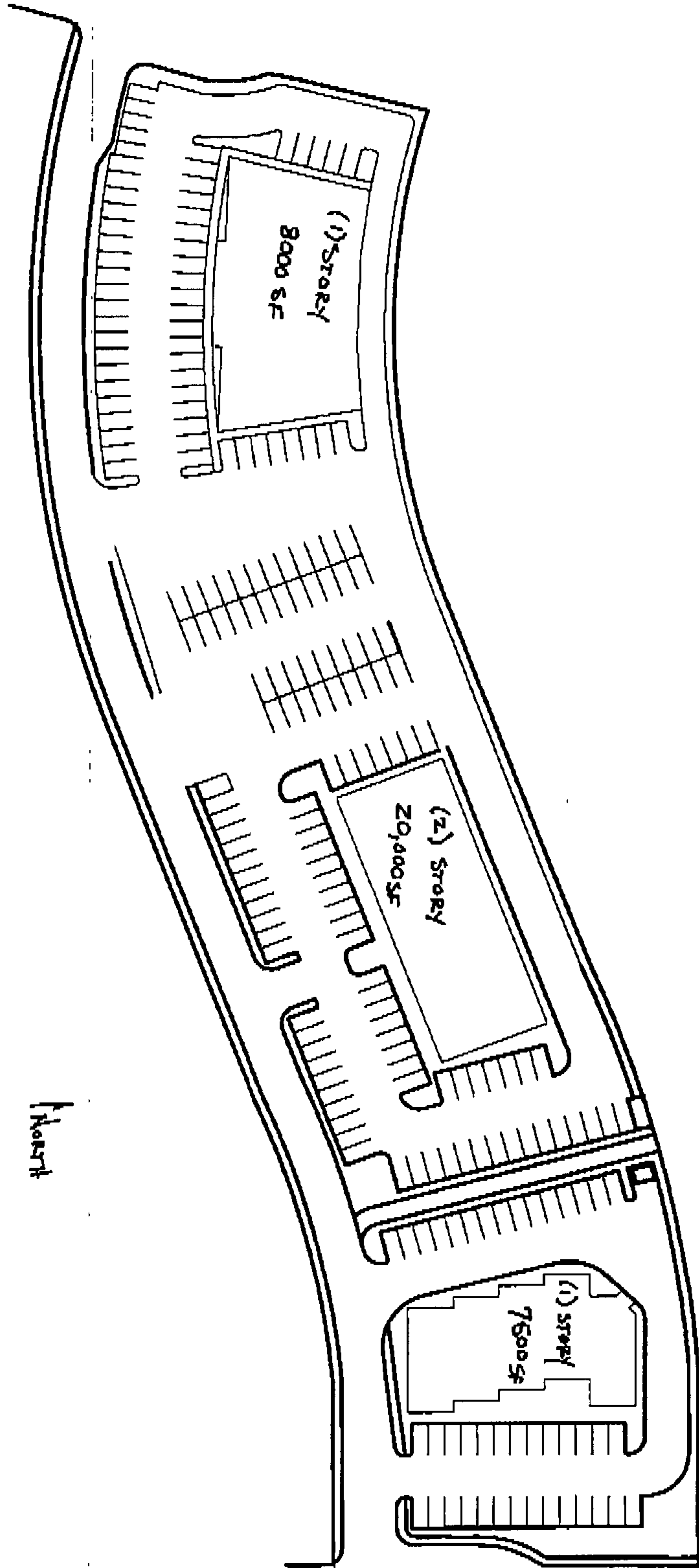
1. The site lies within the Bear Canyon Arroyo Corridor Plan. Trail easements will need to be addressed at the time of platting.
2. No objection to the proposed vacation request. Defer to Public Works and those entities having an interest in the easements.
3. A plat incorporating the vacated property must be approved by the DRB and recorded at the County Clerk's Office within one year or the vacation will expire. If the vacation expires and the applicant wishes to pursue the action, a new application must be filed.

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

1002002

1 | SITE PLAN

4.08 ACRES  
1" = 100'



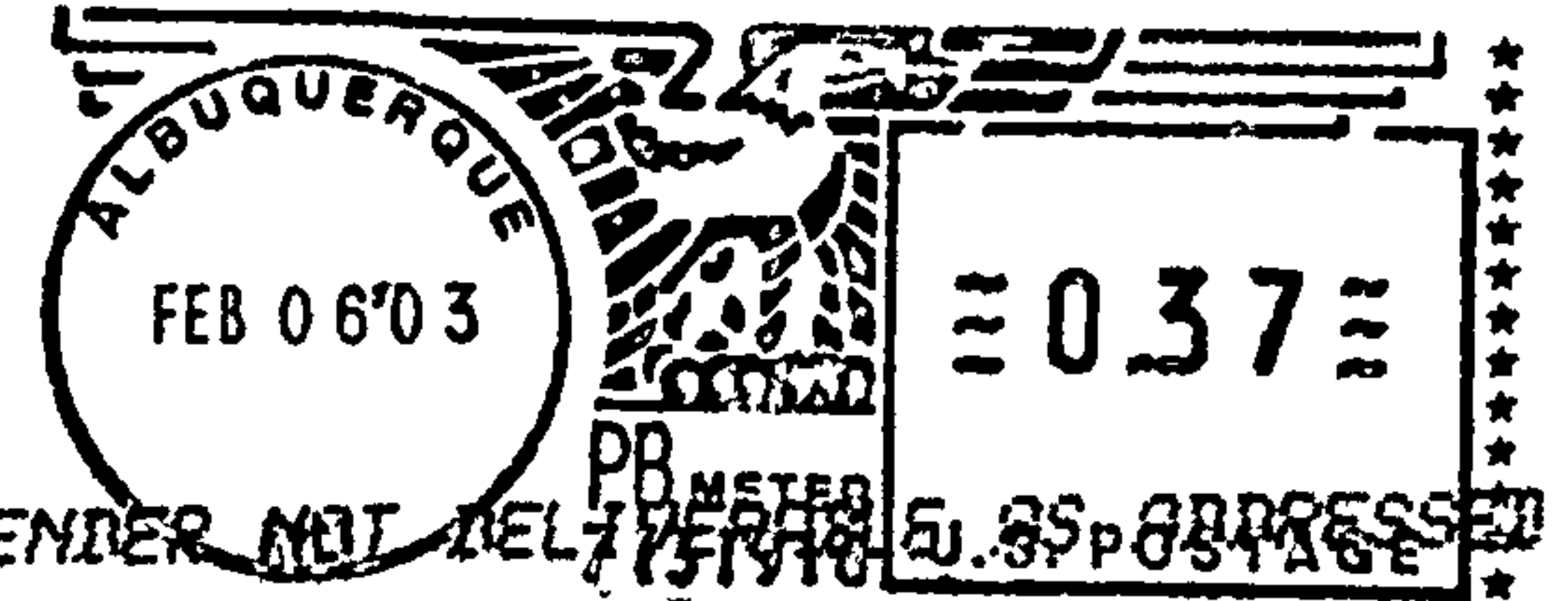
8 21 9986



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



←--RETURN TO SENDER NOT DELIVERABLE U.S. POSTAGE

PHOENIX, AZ [OCR F8] 02/11 09:37

101706250502540306

FIESTA DEL NORTE ONE LLC C/O  
6919 5TH ST  
SCOTTSDALE AZ 85251





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2**

**Project # 1001067**  
03DRB-00123 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT-- agent(s)- for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1& 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15)

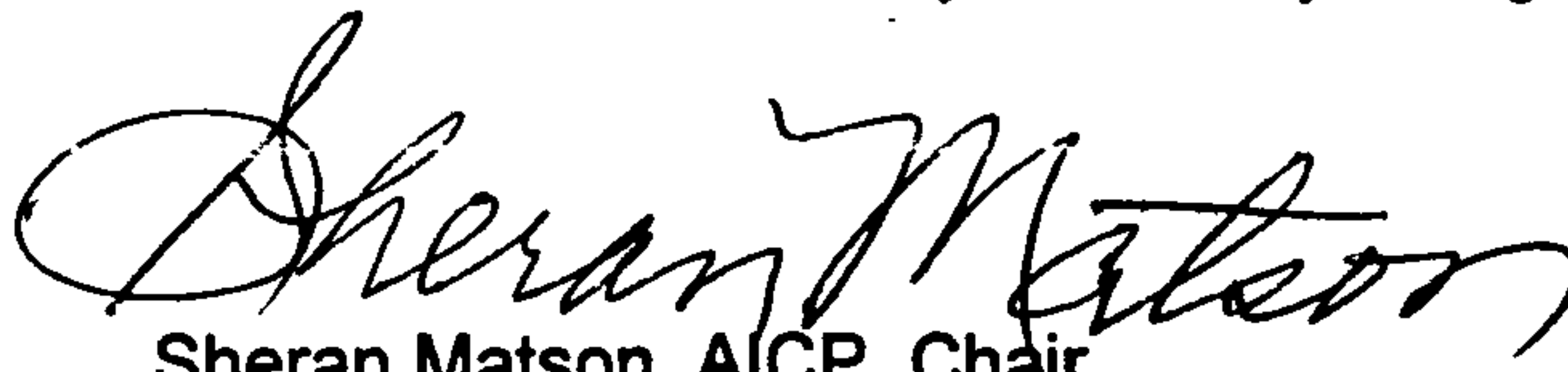
~~**Project # 1002002**~~  
~~03DRB-00168 Major-Vacation of Public~~  
~~Easements~~

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

**Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 10, 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, February 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002461**

03DRB-00164 Minor-Prelim&Final Plat  
Approval  
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW; between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9)

**Project # 1001347**

03DRB-00165 Major-Bulk Land Variance  
03DRB-00167 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9)

**Project # 1001579**

03DRB-00133 Major-Vacation of Pub  
Right-of-Way  
03DRB-00132 Minor-Prelim&Final Plat  
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19)

**Project # 1002243**

03DRB-00121 Major-Preliminary Plat Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02EPC01460] (L-10)

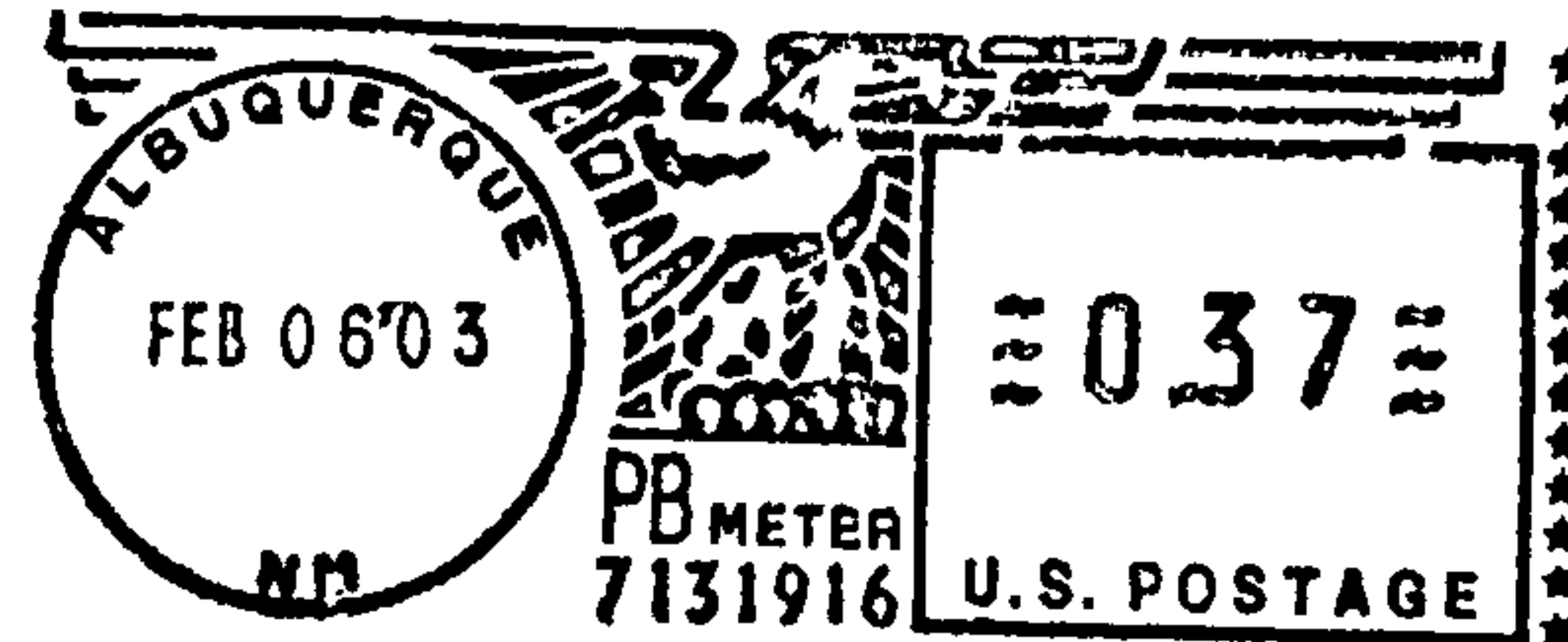
**SEE PAGE 2...**



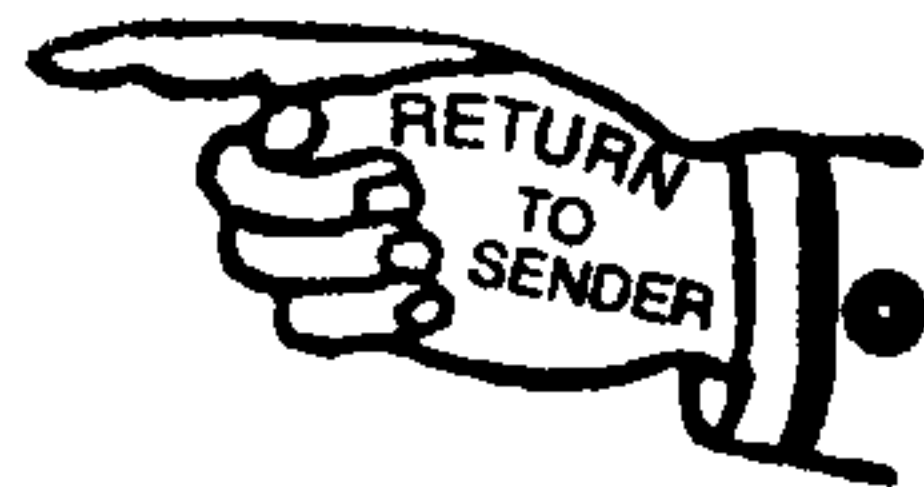
# City of Albuquerque

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



101806202511250505



**This is an apartment complex address must include building and/or apartment number.**

PACIFIC MUTUAL LIFE INSURANCE  
10400 ACADEMY NE  
ALBUQUERQUE NM 87111

871 147 2231 293





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2**

**Project # 1001067**  
03DRB-00123 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15)

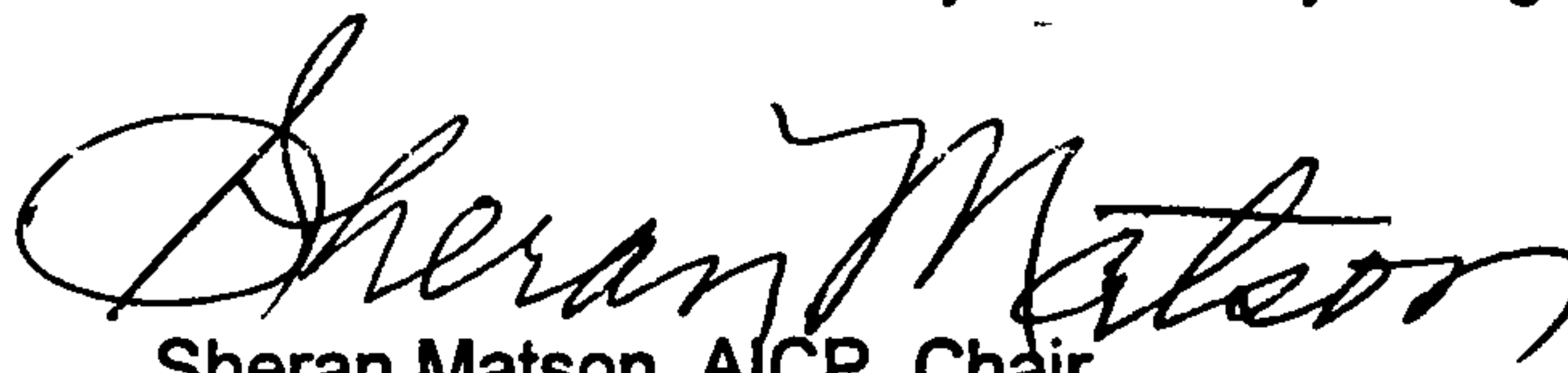
**Project # 1002002**  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

**Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 10, 2003.**



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Approval  
03DRB-00163 Major-Bulk Land Variance

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03DRB-00165 Major-Bulk Land Variance  
03DRB-00167 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9)

**Project # 1001579**

03DRB-00133 Major-Vacation of Pub  
Right-of-Way  
03DRB-00132 Minor-Prelim&Final Plat  
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19)

**Project # 1002243**

03DRB-00121 Major-Preliminary Plat Approval  
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MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02EPC01460] (L-10)

**SEE PAGE 2...**



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

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

**APPLICANT INFORMATION:**

NAME: Retail Development Inc, LLC PHONE: 821-9567  
 ADDRESS: 7404 Brazos Ct., NE FAX: 821-9986  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner  
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: 899-5570  
 ADDRESS: 10205 Snowflake Ct., NW FAX: 897-4996  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: AECLLC@AOL.COM

**DESCRIPTION OF REQUEST:** Sketch Plat Review and Comments

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. \_\_\_\_\_ Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. Bear Canyon Arroyo (San Mateo Del Norte)  
 Current Zoning: C-3 Proposed zoning: Same  
 Zone Atlas page(s): E-17-Z No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): 4.1176 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. 101706245805540202 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo, NE  
 Between: Osuna Road, NE and Academy Road, NE

**CASE HISTORY:**

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

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

SIGNATURE [Signature] DATE 11-12-02  
 (Print) Shahram (Shawn) Bazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DR2</u> - <u>017A3</u>	<u>Sketch</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> E.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> E.H.D.P. fee rebate	Hearing date <u>Nov. '2002</u>			<u>\$ 0</u>

[Signature] 11/12/02  
 Planner signature / date

Project # 1002348

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

**SKETCH PLAT REVIEW AND COMMENT**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

**Extensions are not reviewed through internal routing.**  
 Extension of preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.  
 DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

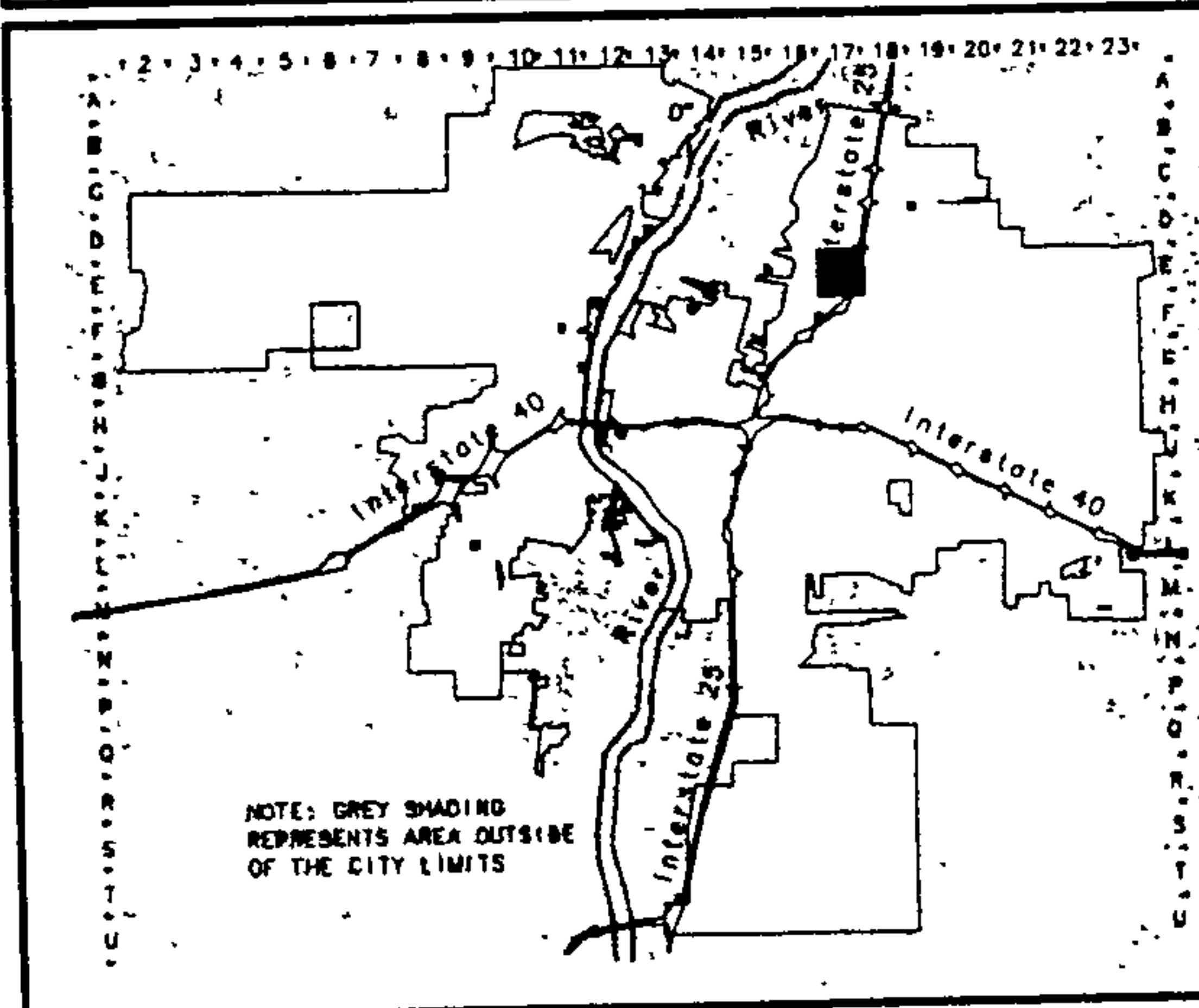
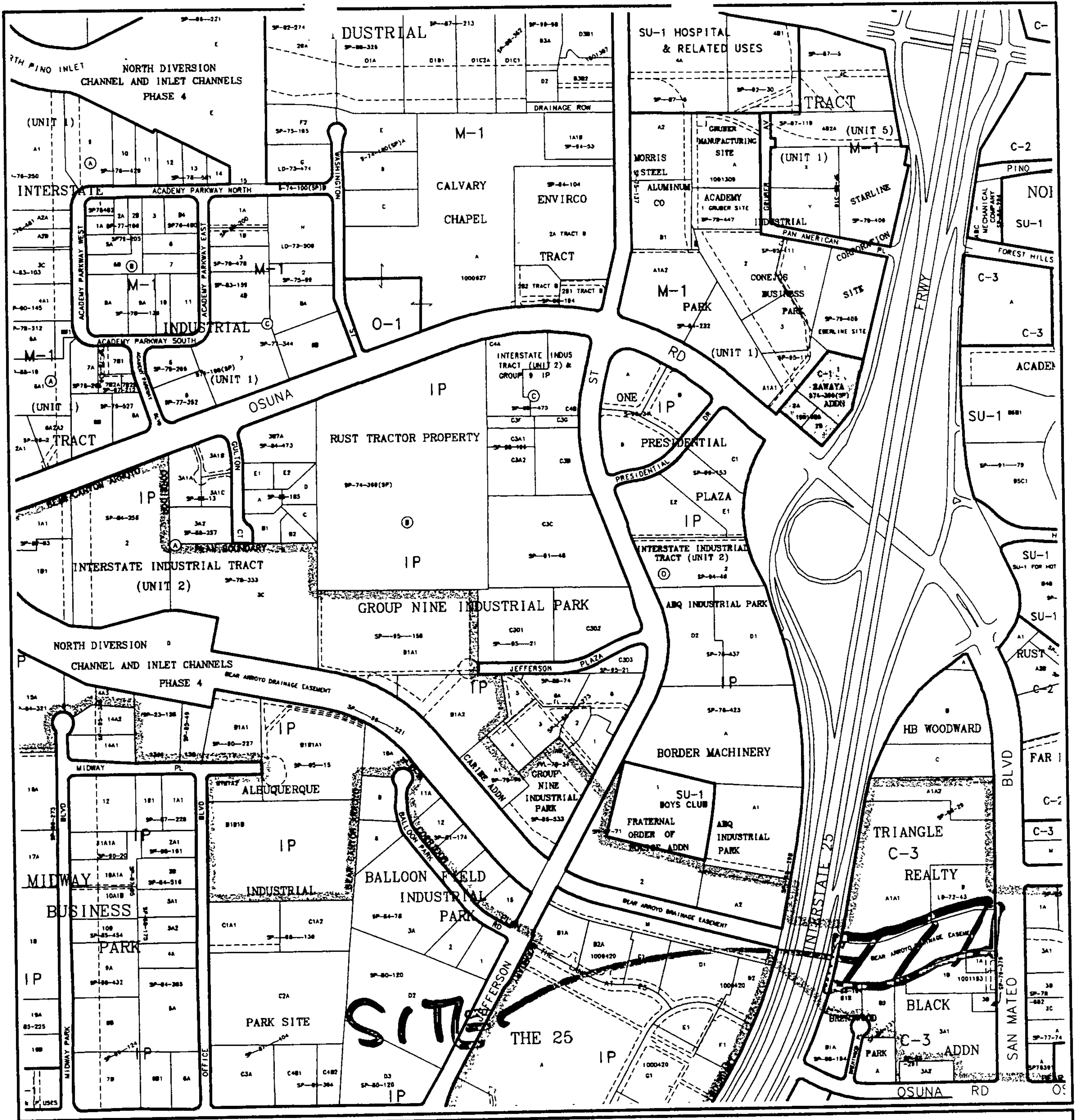
Shahram (Shawn) Piazar  
 Applicant name (print)  
[Signature]  
 Applicant signature / date  
 11/12/02



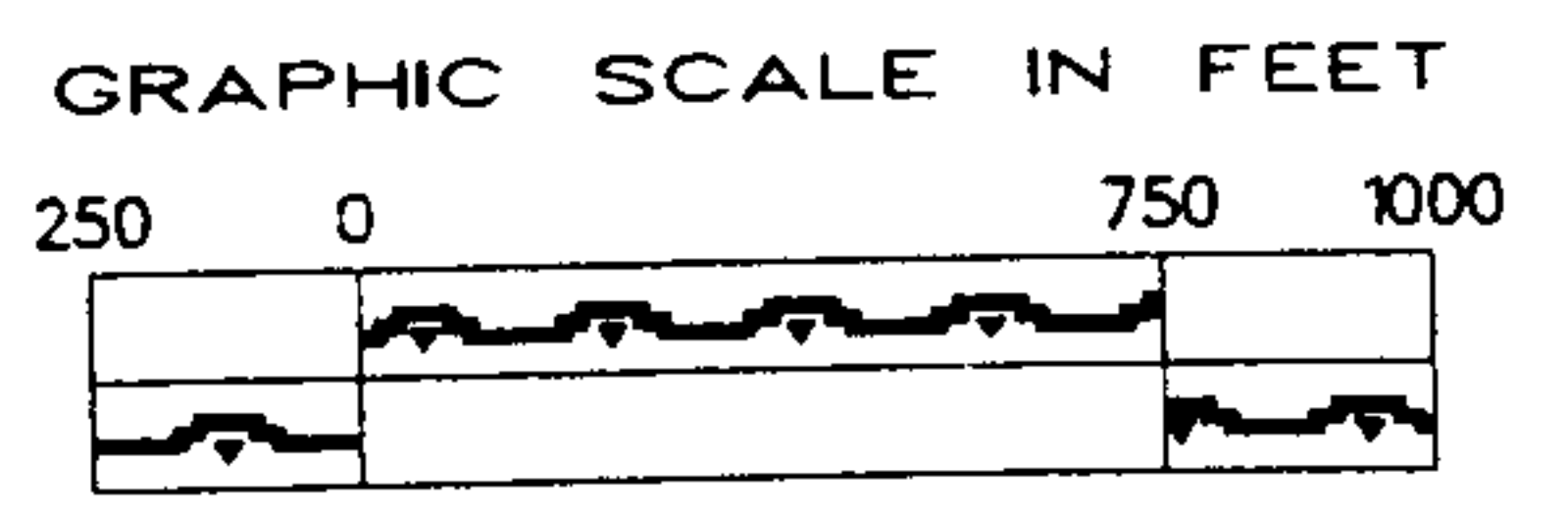
Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 02DRB - \_\_\_\_\_ - 01743

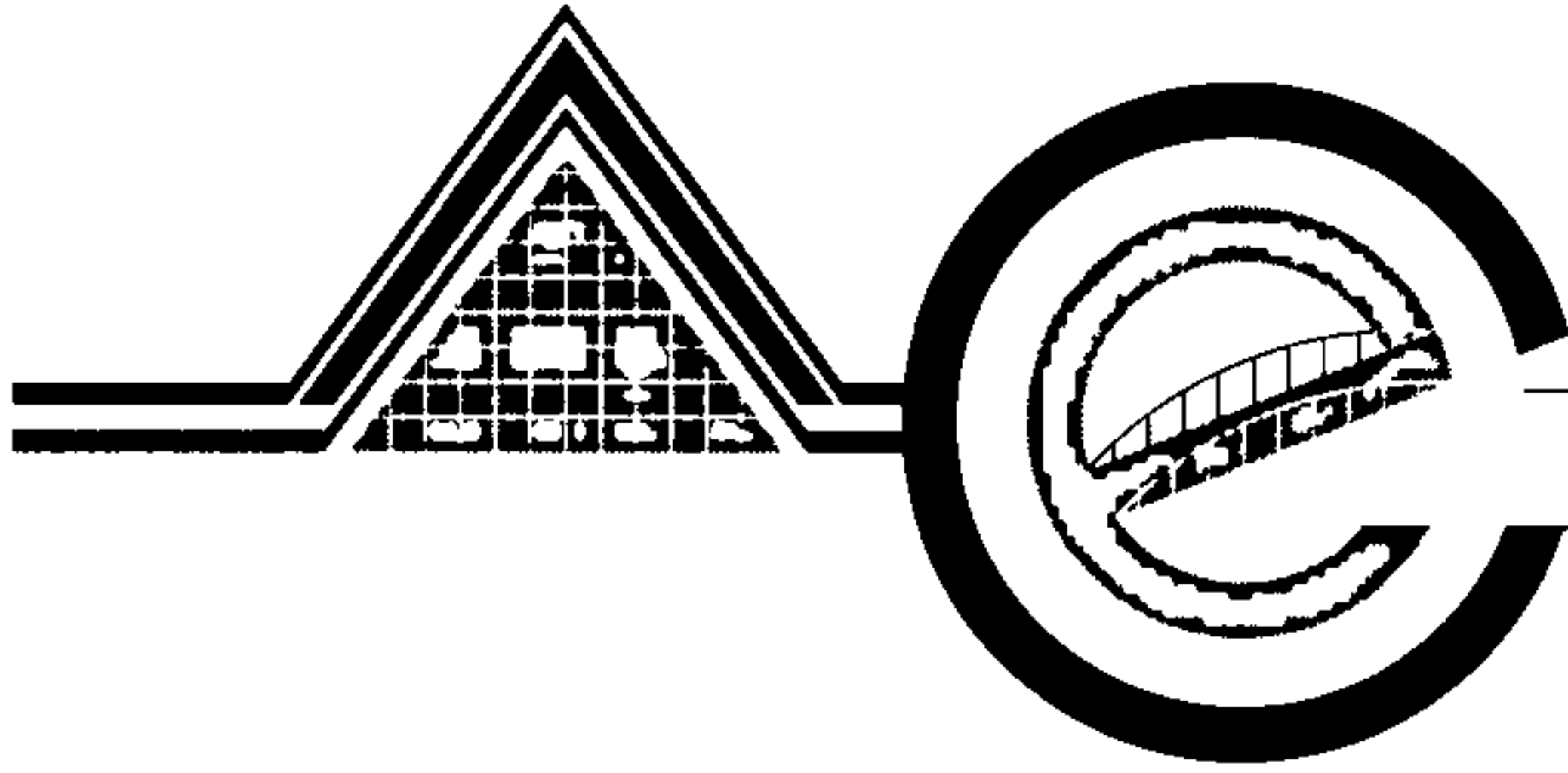
[Signature] 11/12/02  
 Planner signature / date  
**Project # 1002348**



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



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



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ADVANCED ENGINEERING and CONSULTING, LLC

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November 12, 2002

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Janet Stephens, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Sketch Plat Review and Comments, Bear Canyon Arroyo (Drainage Easement),  
Zone Atlas Page E-17-Z, Containing 4.1176 Acres

Dear Ms. Stephens:

Advanced Engineering and Consulting on behalf of the Retail Development Inc., LLC is requesting sketch plat review and comments for above referenced site. Enclosed please find 6 copies of the sketch plat for your review. The site is located on San Mateo Blvd., NE between Osuna Road, NE and Academy Road, NE. The property at the present time is a drainage easement. We will request a vacation of the easement once a drainage study is completed and approved by the City/FEMA. The property will be divided into three parcels, as shown on the sketch plat and each will dedicate a private access and public drainage or utility easements as required.

If you should have any questions or require any additional information, please contact our office at your convenience.

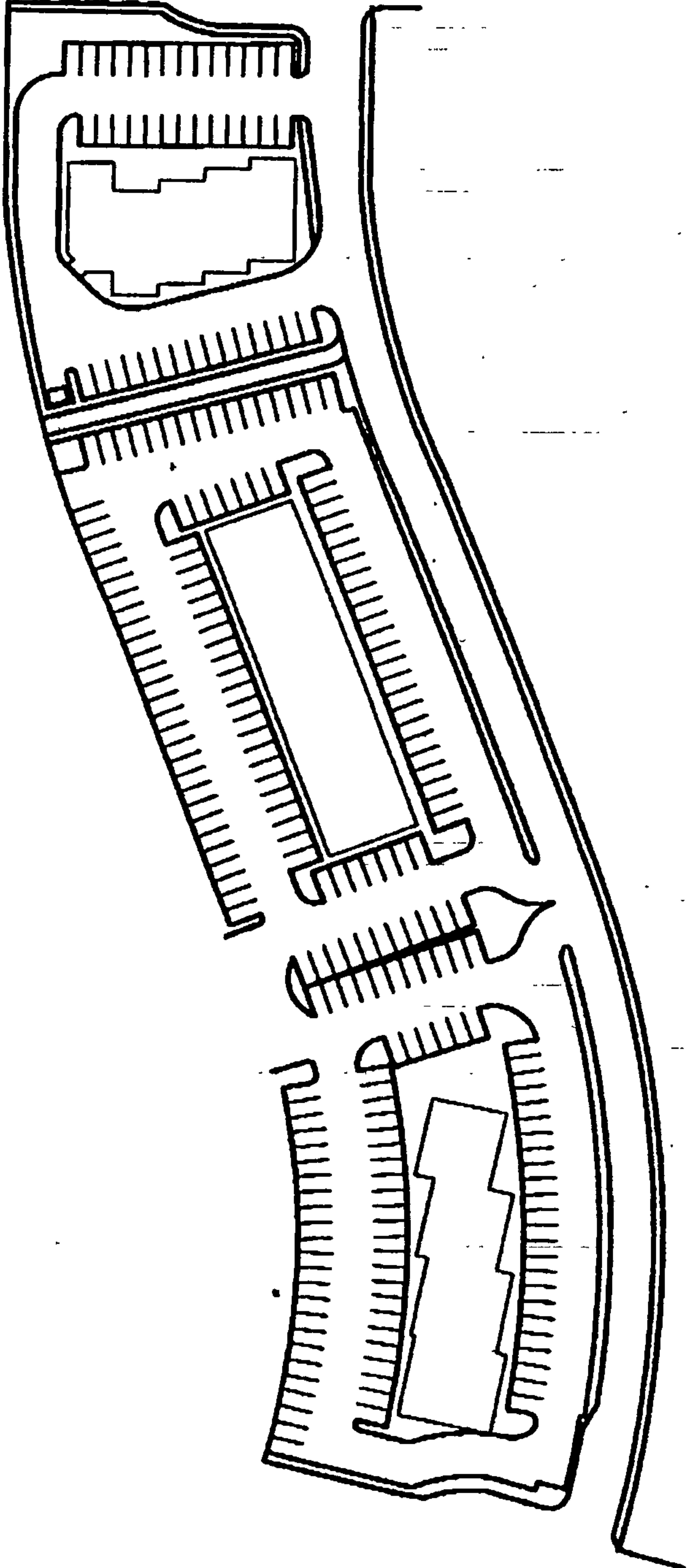
Sincerely,

Shahram (Shawn) Biazar

Enclosures

JN: 200244  
SB





1 | SITE PLAN

4.08 ACRES

1" = 80'

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: <u>Jeff Henry and/or assigns</u>	PHONE: <u>505-480-5333</u>
ADDRESS: <u>7404 Brazos Court, NE</u>	FAX: <u>505-821-9986</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL: <u>jpaul2u@msn.com</u>
Proprietary interest in site: <u>Contract Purchaser</u>	
AGENT (if any): <u>David S. Campbell, Attorney at Law</u>	PHONE: <u>505-884-8444</u>
ADDRESS: <u>6100 Uptown Blvd., NE</u>	FAX: <u>505-875-9021</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL: <u>dcampbell@vogelcampbell.com</u>

**DESCRIPTION OF REQUEST:** Vacation of a portion of a public drainage easement

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

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

Lot or Tract No. Bear Canyon Arroyo Drainage Easement Block: \_\_\_\_\_ Unit: \_\_\_\_\_

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

Current Zoning: C-3 Proposed zoning: C-3(no change)

Zone Atlas page(s): E-17 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): 4.0867 ac. 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. 101706227004840201 1101706245805540202 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo, NE  
Between: Osuna and Academy, NE

**CASE HISTORY:**

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/9/02

SIGNATURE David S. Campbell DATE 06/05/02  
(Print) David S. Campbell  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02088 - - 00870</u>	<u>VP E</u>	<u>✓</u>	<u>\$ 40<sup>00</sup></u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Adu: Fee</u>	_____	\$ <u>75<sup>00</sup></u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 10, 2002</u>	_____	_____	\$ <u>115<sup>00</sup></u>

Paul Cardiel 6/4/02 Project # 1002002  
Planner signature / date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
  - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
  - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
  - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
  - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

**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**

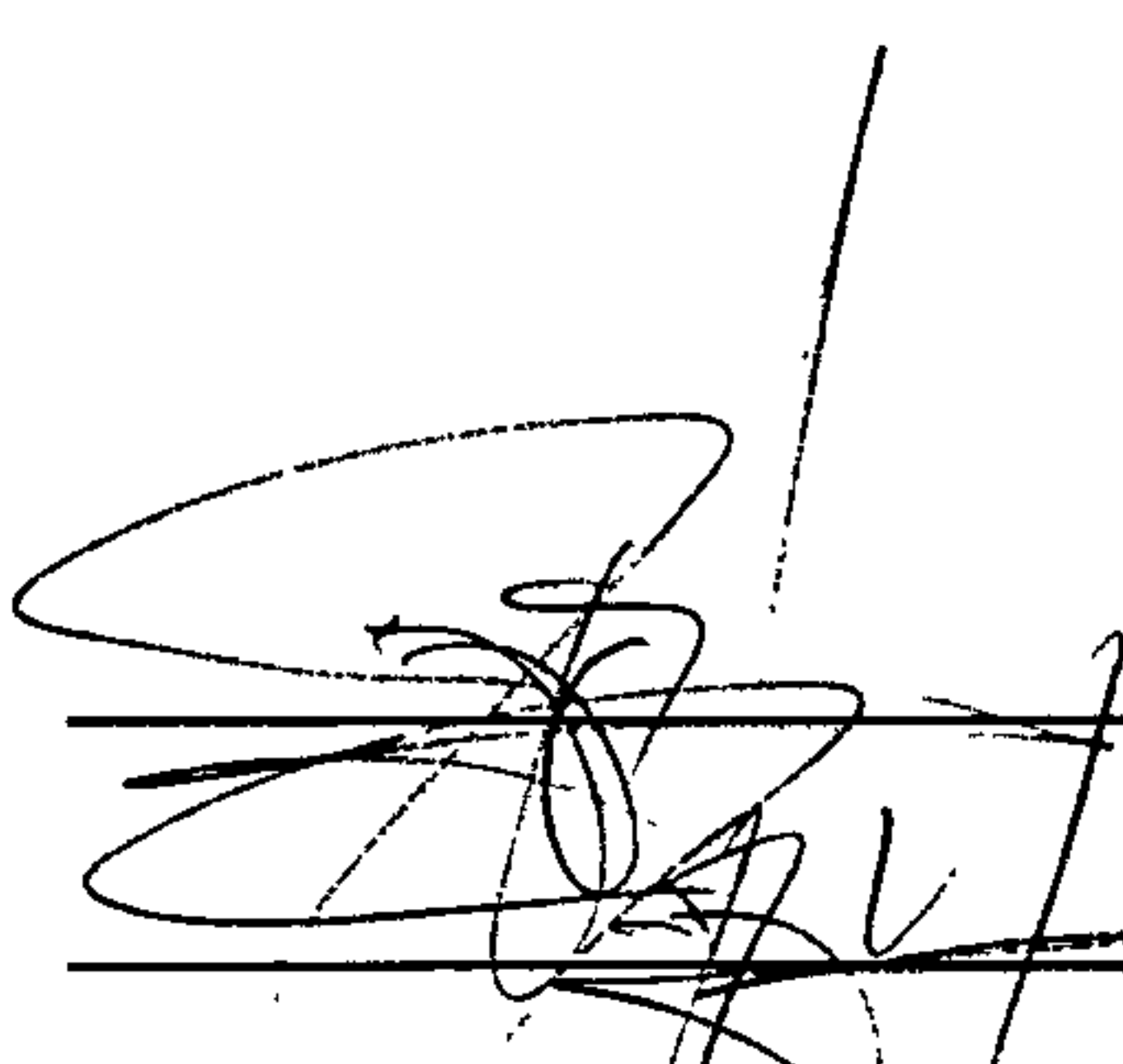
**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- 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.**

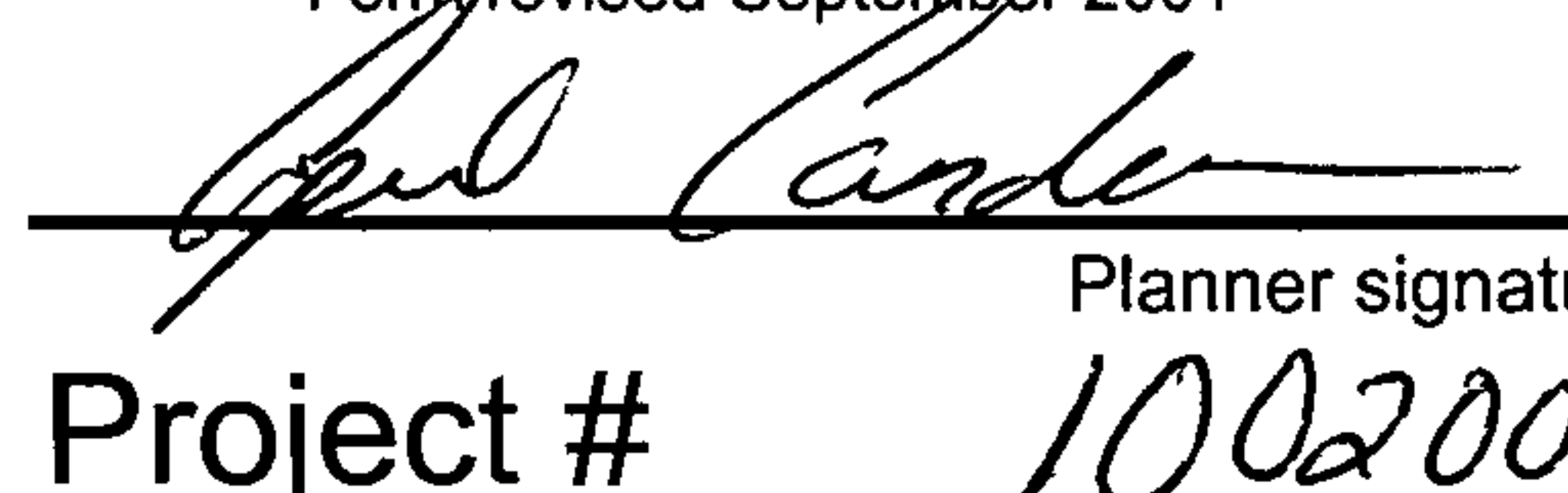
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 \_\_\_\_\_  
 Jeff Henry  
 Applicant name (print)  
 6/5/02  
 Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 02DRB - 00870

  
 \_\_\_\_\_  
 Paul Carter  
 Planner signature / date  
 6/4/02

Project # 1002002

# Vogel Campbell Blueher & Castle, P.C.

ATTORNEYS AT LAW  
6100 UPTOWN BLVD. NE, SUITE 500  
ALBUQUERQUE, NM 87110-4143

THOMAS F. BLUEHER  
DAVID S. CAMPBELL  
BRUCE E. CASTLE  
JAY D. HILL  
CLINTON W. MARRS  
STEPHEN JOSEPH VOGEL

TELEPHONE  
(505) 884-8444  
FACSIMILE  
(505) 875-9021

June 5, 2002

Ms. Janet Cunningham, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Bear Canyon Arroyo between  
San Mateo, NE and I-25

Dear Ms. Cunningham:

This firm represents Mr. Jeff Henry, who is the contract purchaser of certain lands which comprise most of the Bear Canyon Arroyo between San Mateo Blvd., NE and the Frontage Road to Interstate 25, north of Osuna Road, NE, and south of Academy Blvd (projected west of San Mateo, NE).

Mr. Henry is applying to vacate the public drainage easement right of way of the Bear Canyon Arroyo at this location. This letter is an explanation of our request to vacate the attached described portion of the Bear Canyon Arroyo. The location of the site is on San Mateo and running west to the Interstate 25 frontage road, just south of the San Mateo and Academy intersection.

The parcel seeking to be vacated is described as follows:

North 2/3 approximately 1.1923 acres, UPC # 101706245805540202, fee owner City of Albuquerque.

This vacation is the first part of a larger redevelopment and infill project by Mr. Henry. He has contracts for purchase of two other tracts in the Bear Canyon Arroyo in this same area. If this vacation action is successful, Mr. Henry will return for a minor subdivision action to combine the three parcels into one and begin the development of the site.

This application is consistent with City policies and plans. The City of Albuquerque has taken a very firm policy position in favor of infill projects - - encouraging the development and remodeling of sites which are underutilized, vacant, or in need of redevelopment. Mr. Henry plans to invest significant assets in the development of this site, by building new structures and making currently vacant property useful and utilized.

This corporate investment by Mr. Henry is exactly the kind of private sector response the City of Albuquerque encouraged when it reconstructed and repaved Academy Blvd., N.E. and San Mateo Blvd., N.E. near the site. City government invested millions in the upgrade of these important infrastructure facilities. The City could only hope that private companies like Mr. Henry would see this as an opportunity to upgrade and invest in their own facilities.

City Council Bill R-70, enacted in 1999 and sponsored by Councillor Alan Armijo, encourages the City to provide incentives for developers to provide infill:

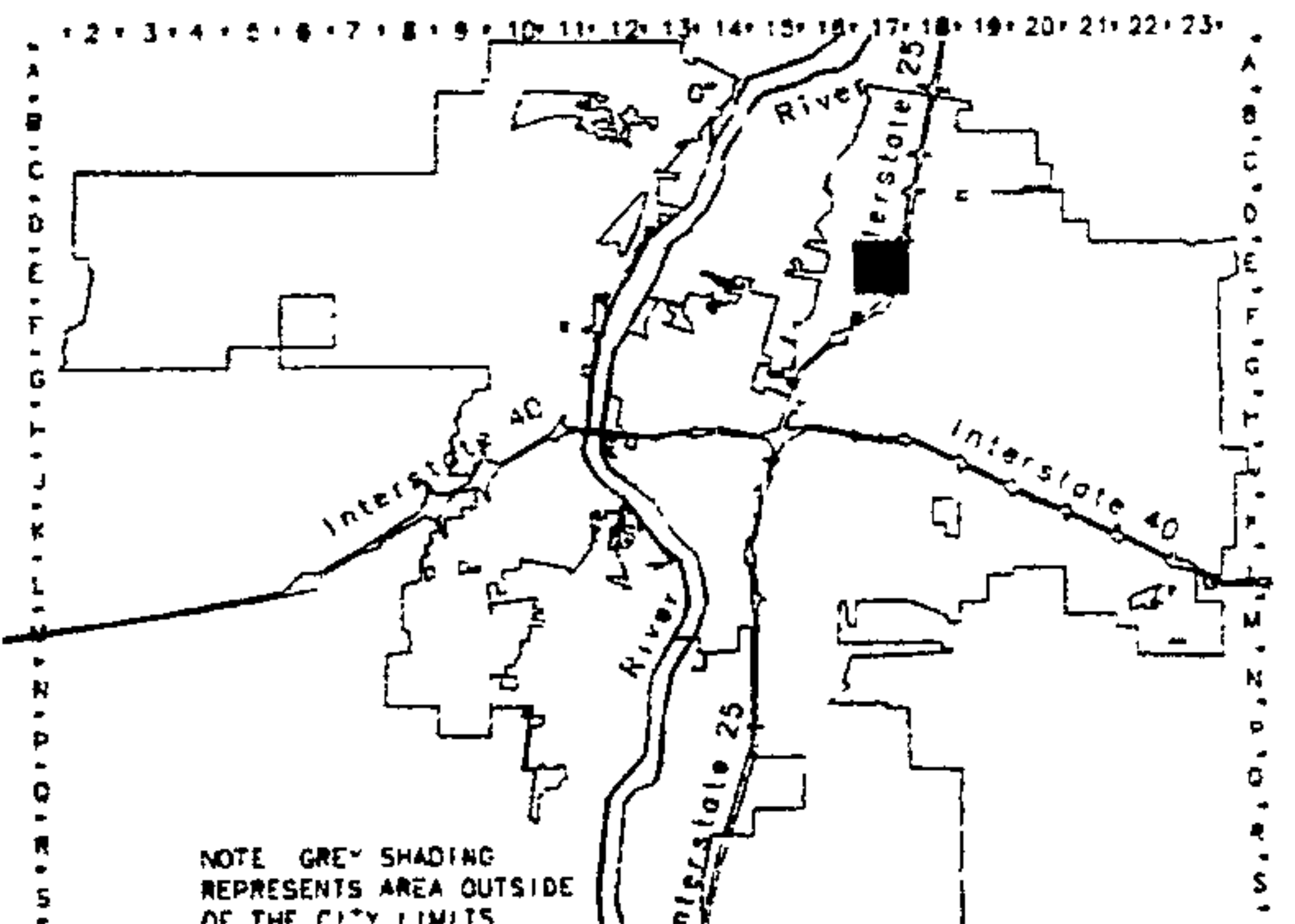
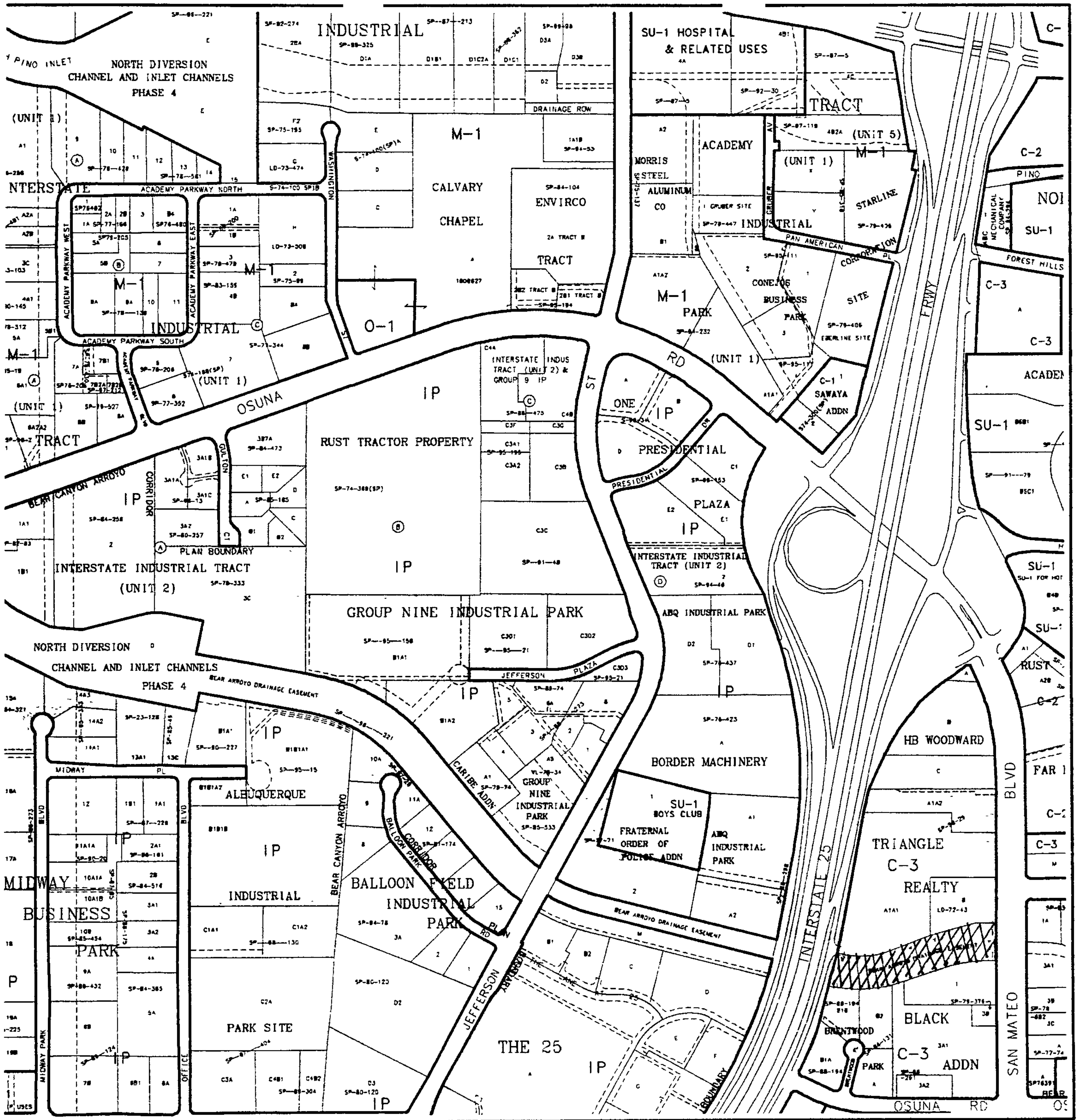
1.E. The City shall utilize its existing development incentives and create new incentives, including, but not limited to, density bonuses, lowered impact fees, and economic development incentives such as industrial development bonds and metropolitan redevelopment bonds, to facilitate appropriate development in community and regional centers and along major transportation corridors as identified by the City"; and to create dense urban centers to facilitate transit and pedestrian activity "1.G. The City shall tie its Economic Development Program to the promotion, development and redevelopment of a Downtown Core and other major activity centers as identified by the City. These areas should be strong and functionally diverse as well as physically compact with a concentration of complementary uses." (Emphasis added)

This application for vacation of the unused arroyo is essential to the success of the site, and this application complies with R-70 because it is infill development. Likewise, it complies with the processes of the DPM. Your favorable consideration of the enclosed application is requested.

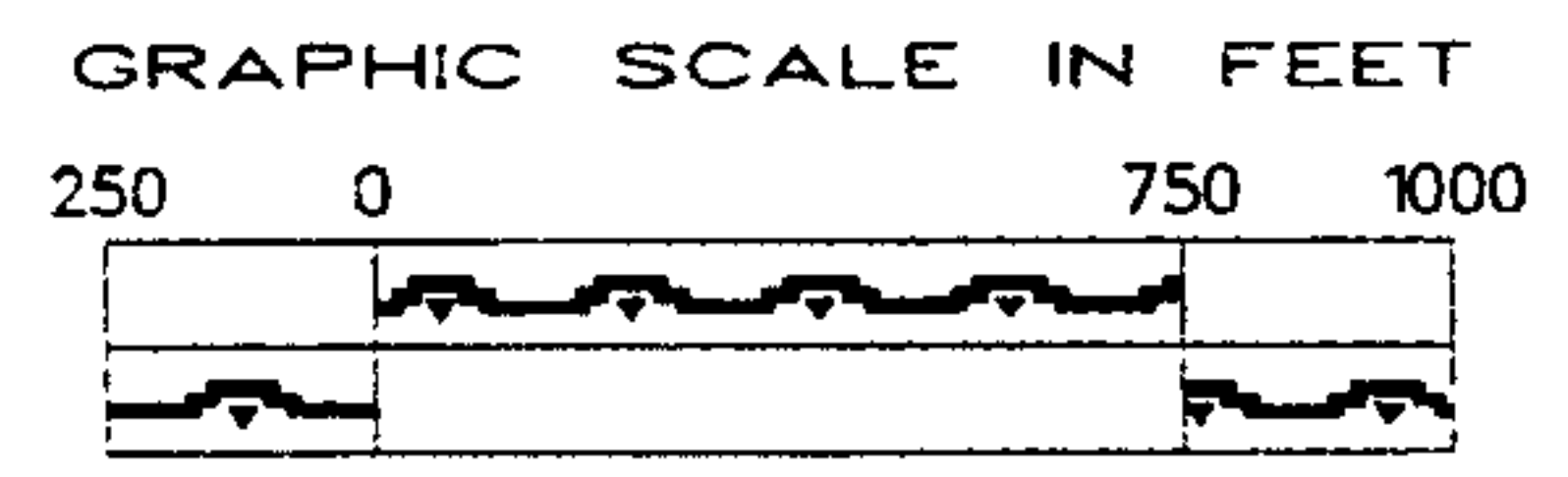
Sincerely,

VOGEL CAMPBELL BLUEHER & CASTLE, P.C.

  
David S. Campbell



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



Zone Atlas Page

**E-17-Z**

Map Amended through December 17, 2000

NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



# City of Albuquerque

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

Date: June 5, 2002

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

This letter will serve to notify you that on June 5, 2002  
(date)

TO CONTACT NAME: David Campbell  
COMPANY/AGENCY: Vogel, Campbell, Blueher & Castle  
ADDRESS/ZIP: Ste. 508, 6100 Uotown Blvd NE 87110  
PHONE/FAX #: 884-8444 / 875-9021

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Bear Arroyo Drainage Easement located on San Mateo Blvd NE  
zone map page(s) E-17.

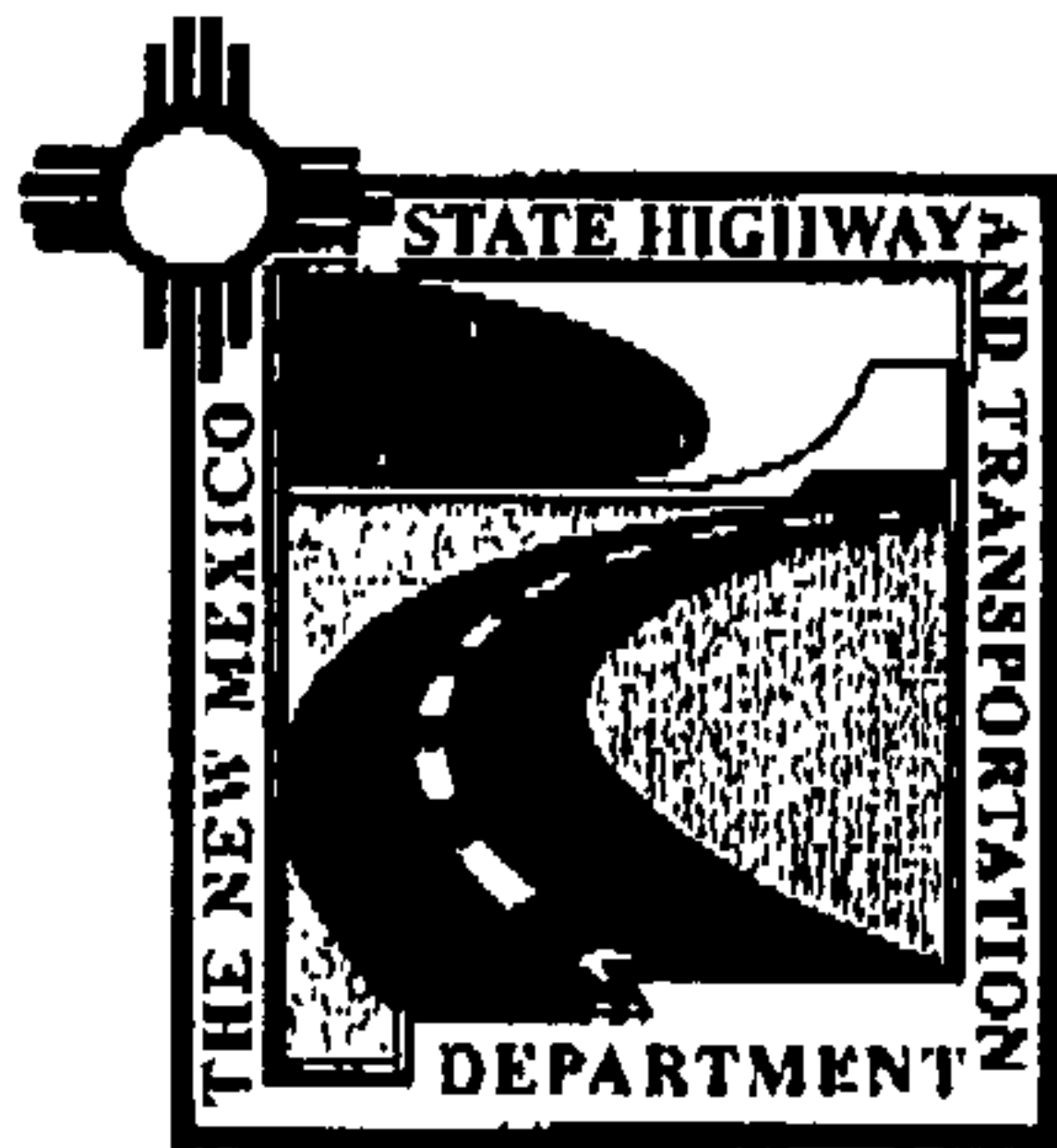
Our records indicate that as of 6-5-02, there were **no Recognized**  
(date)

**Neighborhood Associations** in this area.

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

Sincerely,

Dalaina S. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION



**NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT**  
AN EQUAL OPPORTUNITY EMPLOYER

**DISTRICT THREE OFFICE**

May 31, 2002

**GARY E. JOHNSON**  
GOVERNOR

**COMMISSION**

Holm Bursum, III  
Chairman, Socorro

Edward T. Begay  
Vice-Chairman, Gallup

Peter T. Mocho, Sr.  
Secretary, Albuquerque

Sherry Galloway  
Member, Farmington

Ray Litherland  
Member, Las Vegas

Sidney G. Ströbeck  
Member, Portales

**DEPARTMENT**

Secretary  
Pete K. Rahn

General Office  
P.O. Box 1149  
Santa Fe, NM  
87504-1149  
505-827-5100

District One Office  
P O Box 231  
Deming, NM  
88031-0231  
505-548-2803

District Two Office  
P.O. Box 1457  
Roswell, NM  
88202-1457  
505-624-3300

District Three Office  
P.O. Box 91750  
Albuquerque, NM  
87189-1750  
505-841-2700

District Four Office  
P O Box 30  
Las Vegas, NM  
87701-0030  
505-454-3600

District Five Office  
P O Box 4127  
Coronado Station  
Santa Fe, NM  
87502-4127  
505-827-9500

District Six Office  
P O Box 2159  
Milan, NM  
87021  
505-285-3200

Jeff Henry, Broker  
Real Estate & Financial Services  
7404 Brazos Ct. NE  
Albuquerque, NM 87109  
FAX: 821-9986

**Subject: I-25 East Frontage Road, North of Osuna, Request for Initial Response to Proposed Access to The Bear Canyon Arroyo Commercial Development**

Dear Mr. Henry:

This office has reviewed the subject request and has found the conceptual plan for access to be reasonable. Specific land use information and trip generation data has not been provided to identify impacts and measures of mitigation.

A traffic Impact Analysis should be prepared by a Registered Professional Engineer and submitted to my office for review. Upon approval of the analysis the District will require the following to complete the driveway permitting process:

- ✓ Site grading and drainage plan approval,
- ✓ Construction plans and details,
- ✓ Traffic control plans,
- ✓ And the cultural resources clearance for disturbance to State rights-of-way.

If you have any questions please contact this office at 841-2761.

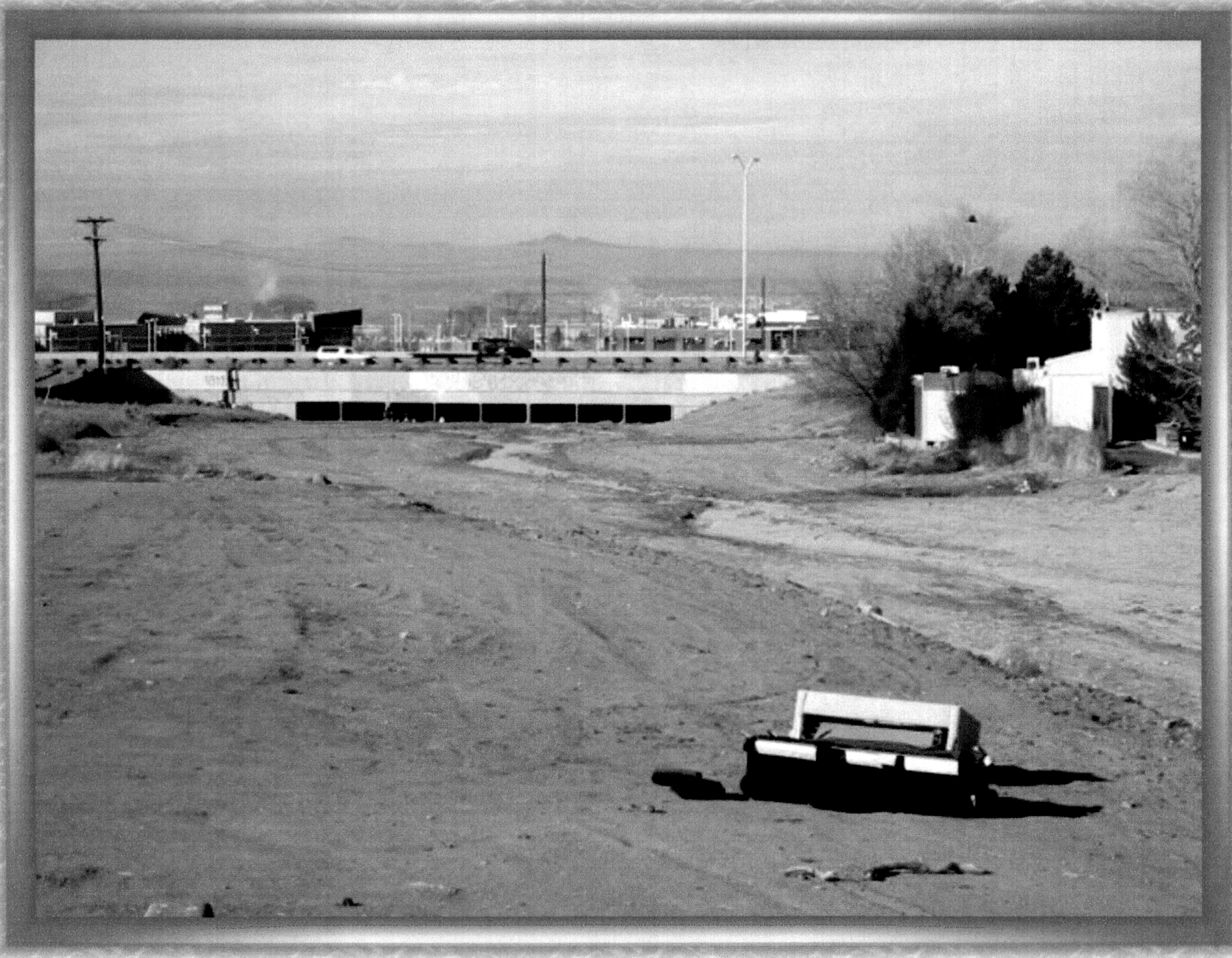
Sincerely,

  
Katherine J. Trujillo  
District 3 Traffic Engineer

cc: Steven P. Harris  
Mir Amiri  
Julian Vigil  
Traffic/Project Files

Post-It* Fax Note	7671	Date	5/31/02	# of pages	1
To	Jeff Henry	From	Kathy Trujillo		
Co./Dept.	Real Estate	Co.	NMSHTD		
Phone #		Phone #	841-2761		
Fax #	821-9986	Fax #	841-2790		











RQUE

16.

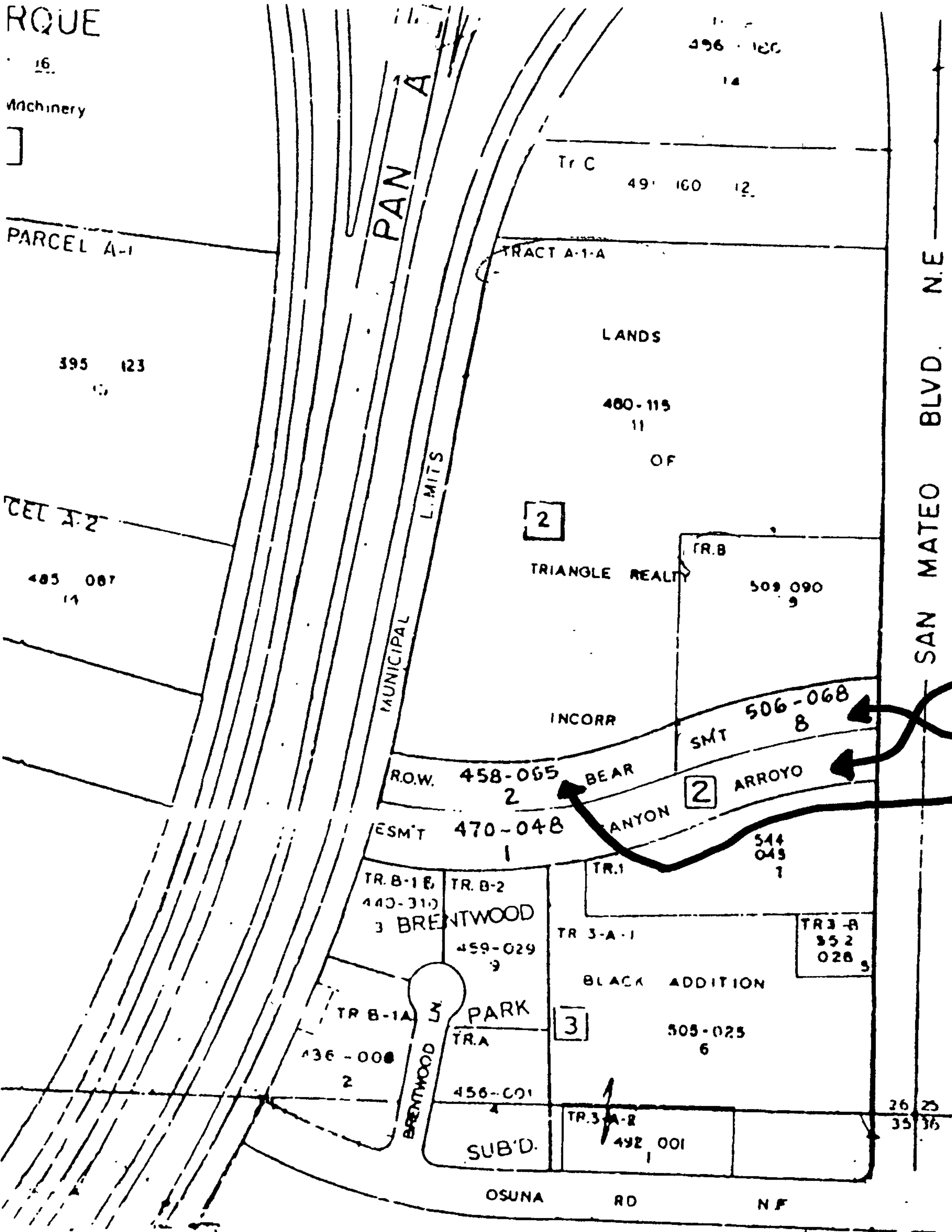
Machinery

PARCEL A-1

395 123

PARCEL A-2

485 087



496 120

14

Tr C

49 160 12

TRACT A-1-A

LANDS

480-115

11

OF

2

TRIANGLE REALTY

TR. B

509 090

INCORR

SMT 506-068  
8

R.O.W. 458-065

BEAR

2 ARROYO

ESMT 470-048

1

544

043

7

TR. B-1B

TR. B-2

440-310

3 BRENTHWOOD

TR. 1

TR. 3-A-1

TR. 3-A

352

028

BLACK ADDITION

TR. B-1A

PARK

3

505-025

6

436-008

2

456-001

SUB'D.

TR. 3-A-2

492 001

26 25

35 36

OSUNA

RD

N.E.

RUST

MIRIT

ACADEMIC

Parcel 1

Parcel 2

Parcel 3

Zone Atlas Page E-17

ONE STOP SHOP ••• FRONT COUNTER

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

**PAID RECEIPT**

**APPLICANT NAME**

Jeff Henry

**AGENT**

David Campbell

**ADDRESS (w/ZipCode)**

6100 Uptown

**PROJECT NO.**

1002002

**APPLICATION NO.**

02 DRB 00870

\$ 40<sup>00</sup> 441006 / 4981000 (City Cases)

~~441018 / 4981000 (County)~~

\$ \_\_\_\_\_ 441011 / 7000110 (LUCC)

\$ 75<sup>00</sup> 441018 / 4981000 (Notification)

\$ 115<sup>00</sup> **Total amount due**

City Of Albuquerque  
Treasury Division  
06/05/2002 3:49PM LOC: ANEX  
RECEIPT# 00022374 WSH 006 TRANSH 0047  
Account 441018 Fund 0110  
Activity 4981000 TRSKDM  
Trans Amt \$115.00  
J24 Misc \$75.00  
CK \$115.00  
CHANGE \$0.00

Thank You

City Of Albuquerque  
Treasury Division

06/05/2002 3:49PM LOC: ANEX  
RECEIPT# 00022373 WSH 006 TRANSH 0047  
Account 441006 Fund 0110  
Activity 4981000 TRSKDM  
Trans Amt \$115.00  
J24 Misc \$40.00

Thank You

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staple are best for attaching signs to a post or backing; the sign tears out less easily.

### 4. TIME

Signs must be posted from 6/25/02 To 7/10/02.

### 5. REMOVAL

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

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

[Signature] \_\_\_\_\_ (Applicant or Agent) \_\_\_\_\_ (Date)

I issued 1 signs for this application, 6/4/02 \_\_\_\_\_ (Date) \_\_\_\_\_ (Staff Member)

# City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Jeff Henry PHONE: 480-5333  
 ADDRESS: 7404 BRAZOS Ct NE FAX: 821-9986  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: JPAUL24@MSN.COM  
 Proprietary interest in site: Contract Purchaser  
 AGENT (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: In fill development of 4.0867 Ac Tract of C-3 Land

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. Bear Canyon Arroyo Drainage Easement Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. \_\_\_\_\_  
 Current Zoning: C-3 Proposed zoning: C-3 (no change)  
 Zone Atlas page(s): E-17 No. of existing lots: 3 No. of proposed lots: 1  
 Total area of site (acres): 4.0867 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. 101706247004890201 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: San Mateo and Academy NE  
 Between: San Mateo and I-25 (frontage road)

**CASE HISTORY:**

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

Vacation Application 1002002 (pending for 7/10/2002 hearing)

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

SIGNATURE [Signature] DATE 6/7/02  
 (Print) JEFF HENRY  Applicant  Agent

**FOR OFFICIAL USE ONLY**

.pdf Form revised Sept 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB-</u>	<u>00889 SK</u>	<u>P(3)</u>	\$ <u>8</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date	<u>June 19, 2002</u>		Total \$ <u>0</u>

[Signature] 6/7/02 Project # 1002002  
 Planner signature / date



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

**SKETCH PLAN REVIEW AND COMMENT**

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

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

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

Jeff Henry Applicant name (print)  
[Signature] Applicant signature / date  
 6/7/02

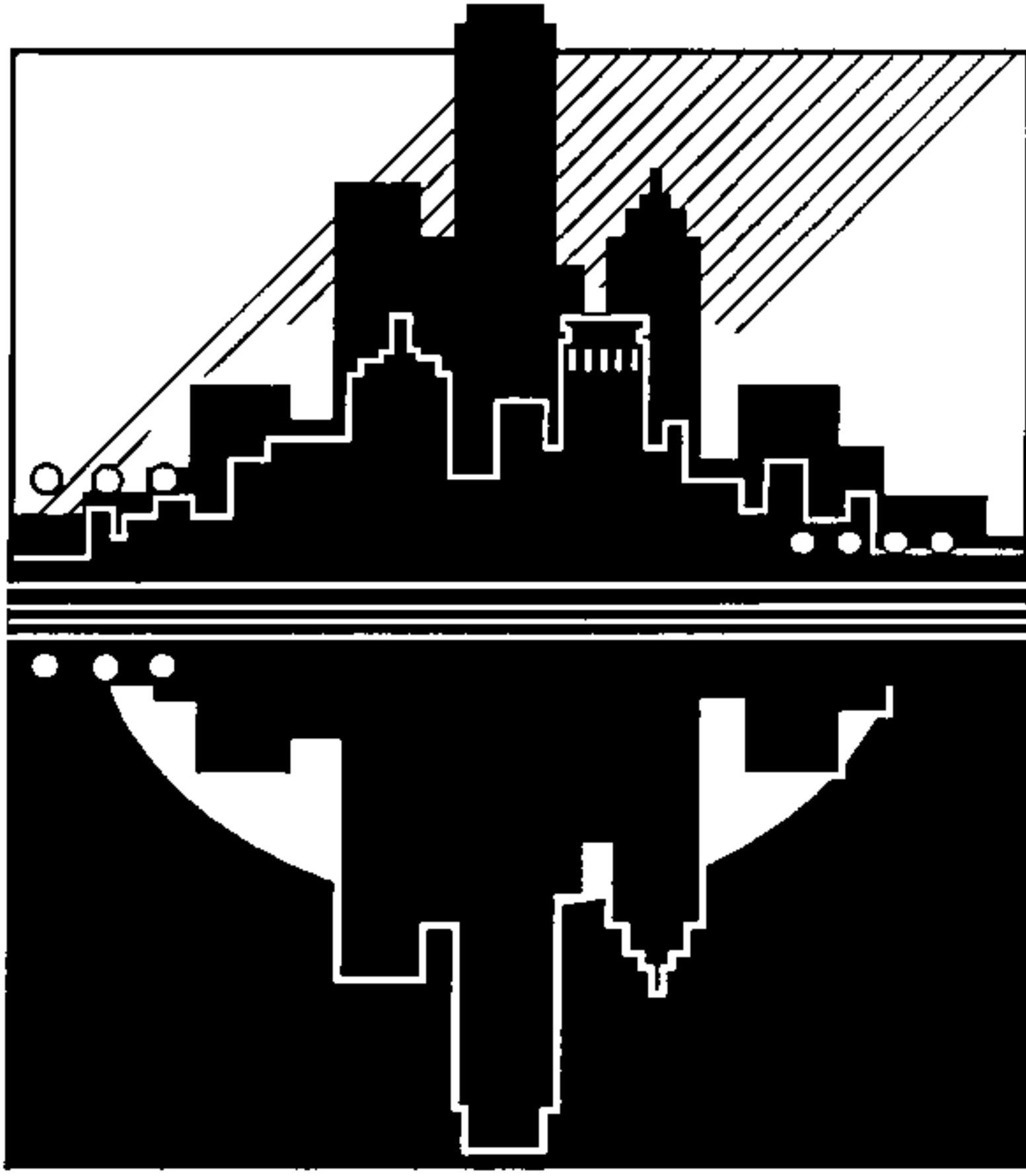


Form revised September 2001

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

Application case numbers  
02 DRB - 00 889

[Signature] Planner signature / date  
 6/7/02  
**Project #** 1002002



J. Paul Henry Company  
Real Estate & Financial Services

Jeff Henry, Broker 7404 Brazos Ct. NE Albuquerque, NM 87109  
Phone # 505-480-5333 FAX 505-821-9986 Email [jpaul2u@msn.com](mailto:jpaul2u@msn.com)

June 7, 2002

Ms. Janet Cunningham, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Re: Preliminary review and comment for infill development project  
Bear Canyon Arroyo between San Mateo & I-25, just south of Academy Blvd.

Dear Ms. Cunningham,

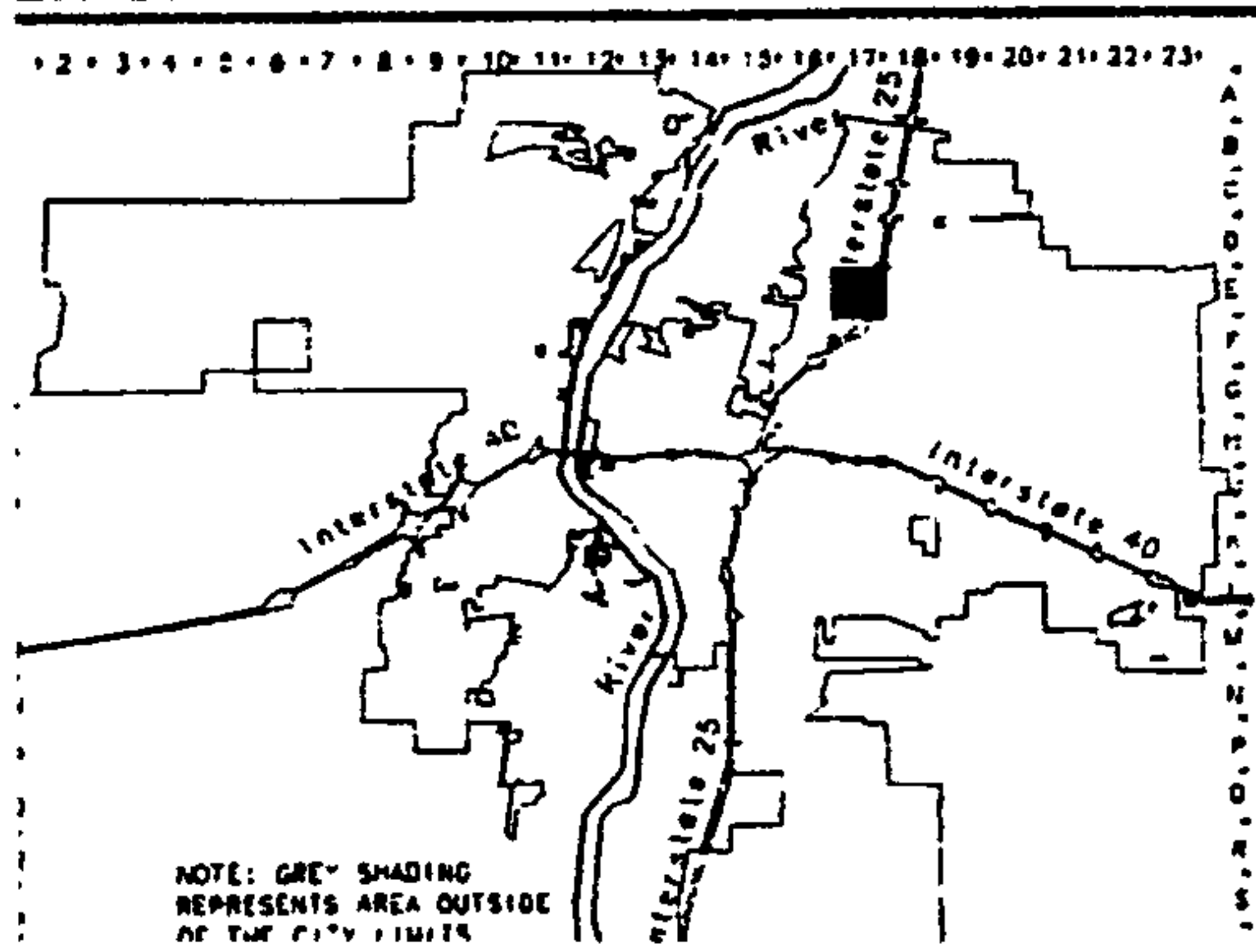
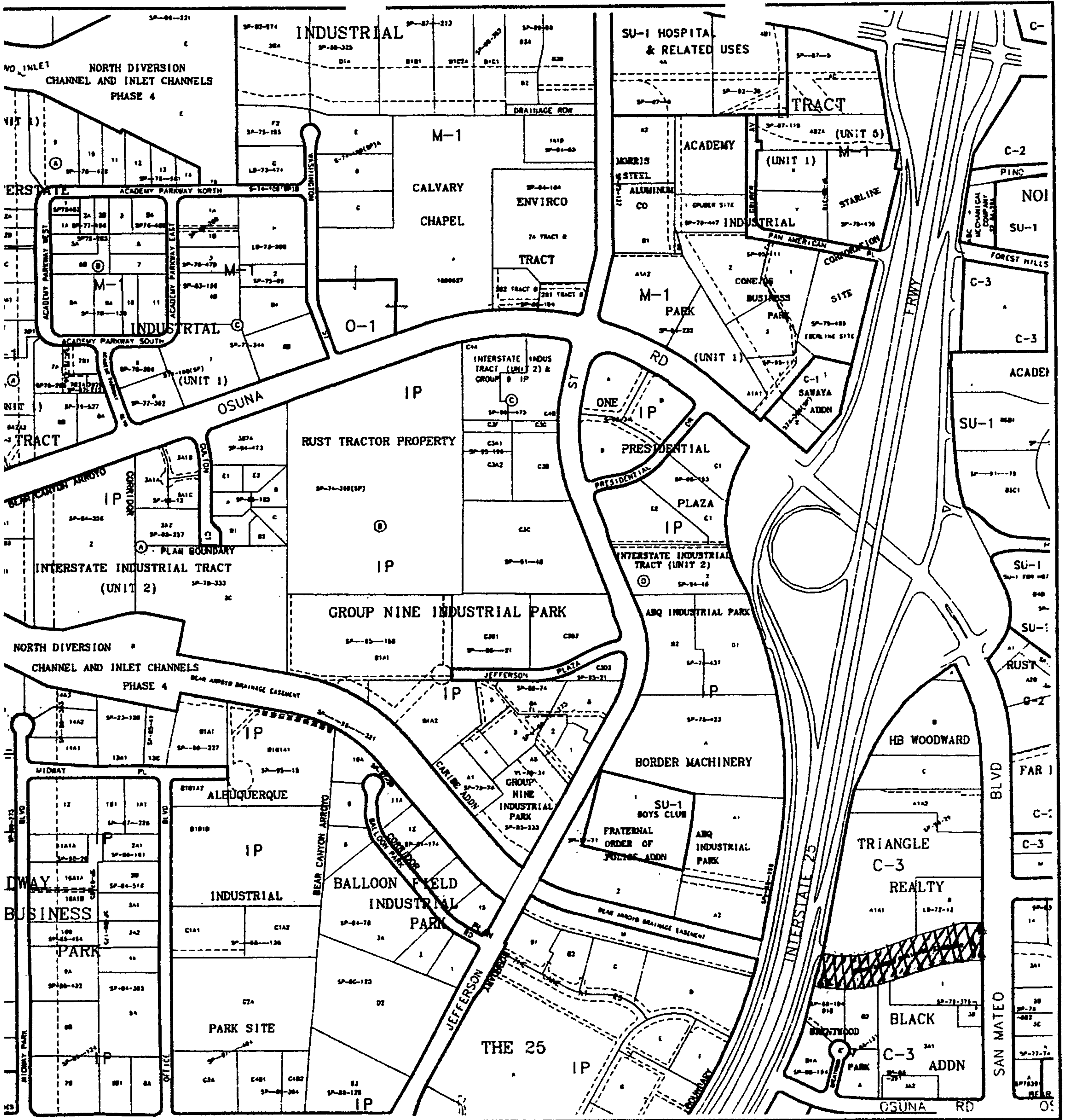
I am submitting a preliminary site plan for review and comment. The enclosed site plan represents a conceptual idea for placement of structures, road and access design along with available parking. We have had initial conversations with various entities including the City Hydrology Department, Traffic, State Highway Department and our contracted engineering firm, as well as yourself and Brad Bingham. Each response has been favorable to the accomplishment set forth in the accompanying site plan.

At this time the DRB the response to the enclosed sketch plan will be the beginning foundation of the requirements necessary to proceed with the project. I have enclosed material I believe will help initiate the process, and look forward to the response from your department.

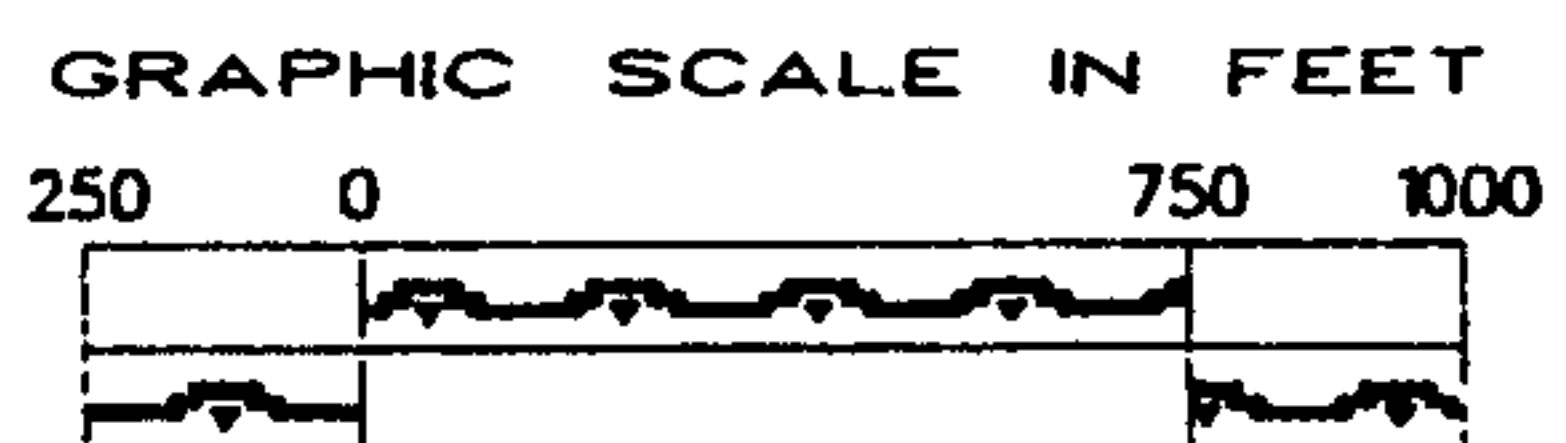
Sincerely,

Jeff Henry, J. Paul Henry Company

Enclosures: Photos of the existing site  
Letter Explaining our Application for Vacation  
Letter from the State Highway Department  
Indication letter of NO recognized neighborhood associations  
Survey of the Site  
Tax roll parcels  
Conceptual Site Plan  
Engineering Engagement Letter

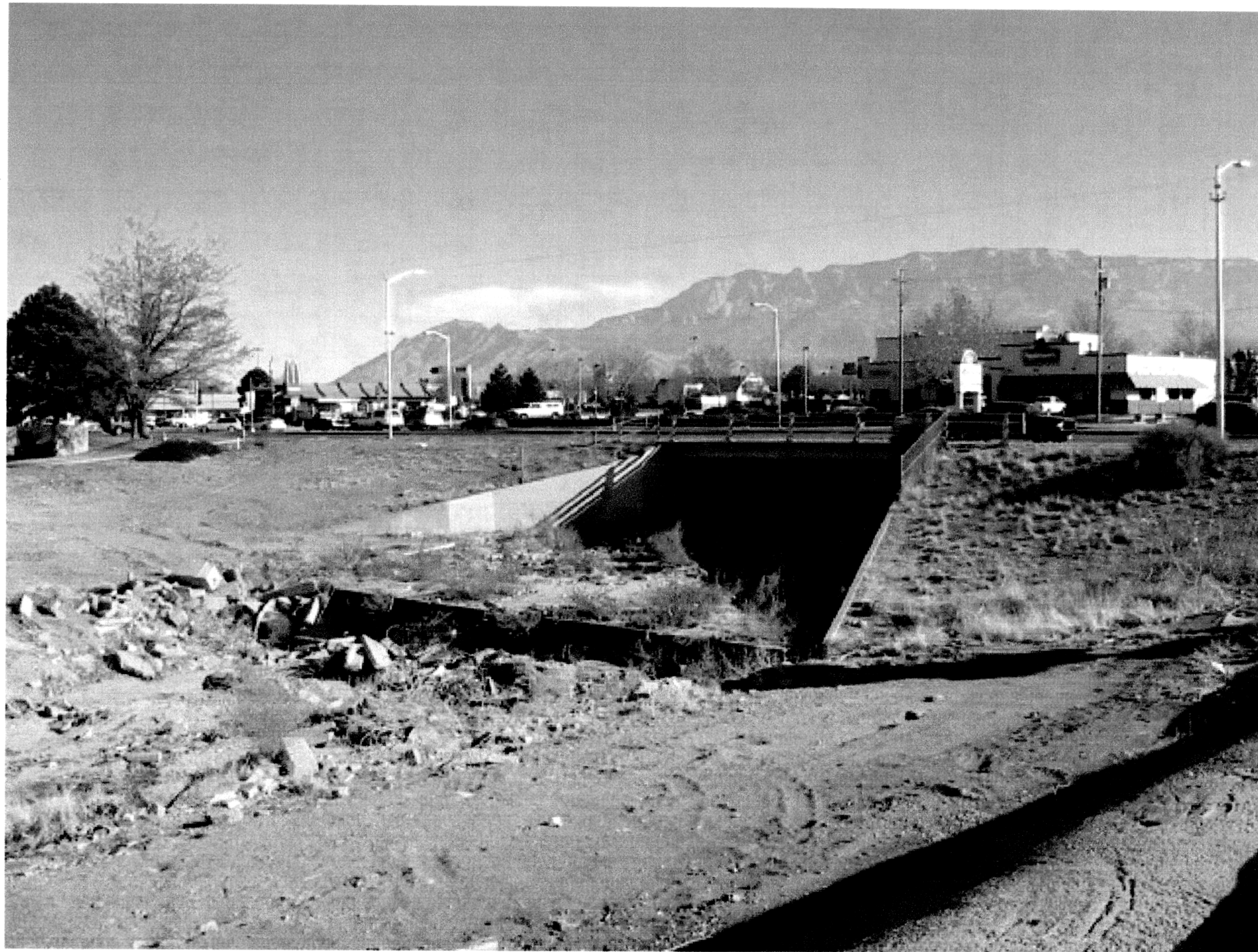


CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000



Zone Atlas Page  
**E-17-Z**  
Map Amended through December 07 2000

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS









# Vogel Campbell Blueher & Castle, P.C.

ATTORNEYS AT LAW  
6100 UPTOWN BLVD. NE, SUITE 500  
ALBUQUERQUE, NM 87110-4143

THOMAS F. BLUEHER  
DAVID S. CAMPBELL  
BRUCE E. CASTLE  
JAY D. HILL  
CLINTON W. MARRS  
STEPHEN JOSEPH VOGEL

TELEPHONE  
(505) 884-8444  
FACSIMILE  
(505) 875-9021

June 5, 2002

Ms. Janet Cunningham, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

Re: Proposed Vacation of  
Bear Canyon Arroyo between  
San Mateo, NE and I-25

Dear Ms. Cunningham:

This firm represents Mr. Jeff Henry, who is the contract purchaser of certain lands which comprise most of the Bear Canyon Arroyo between San Mateo Blvd., NE and the Frontage Road to Interstate 25, north of Osuna Road, NE, and south of Academy Blvd (projected west of San Mateo, NE).

Mr. Henry is applying to vacate the public drainage easement right of way of the Bear Canyon Arroyo at this location. This letter is an explanation of our request to vacate the attached described portion of the Bear Canyon Arroyo. The location of the site is on San Mateo and running west to the Interstate 25 frontage road, just south of the San Mateo and Academy intersection.

The parcel seeking to be vacated is described as follows:

North 2/3 approximately 1.1923 acres, UPC # 101706245805540202, fee owner City of Albuquerque.

This vacation is the first part of a larger redevelopment and infill project by Mr. Henry. He has contracts for purchase of two other tracts in the Bear Canyon Arroyo in this same area. If this vacation action is successful, Mr. Henry will return for a minor subdivision action to combine the three parcels into one and begin the development of the site.

This application is consistent with City policies and plans. The City of Albuquerque has taken a very firm policy position in favor of infill projects - - encouraging the development and remodeling of sites which are underutilized, vacant, or in need of redevelopment. Mr. Henry plans to invest significant assets in the development of this site, by building new structures and making currently vacant property useful and utilized.



This corporate investment by Mr. Henry is exactly the kind of private sector response the City of Albuquerque encouraged when it reconstructed and repaved Academy Blvd., N.E. and San Mateo Blvd., N.E. near the site. City government invested millions in the upgrade of these important infrastructure facilities. The City could only hope that private companies like Mr. Henry would see this as an opportunity to upgrade and invest in their own facilities.

City Council Bill R-70, enacted in 1999 and sponsored by Councillor Alan Armijo, encourages the City to provide incentives for developers to provide infill:

1.E. The City shall utilize its existing development incentives and create new incentives, including, but not limited to, density bonuses, lowered impact fees, and economic development incentives such as industrial development bonds and metropolitan redevelopment bonds, to facilitate appropriate development in community and regional centers and along major transportation corridors as identified by the City"; and to create dense urban centers to facilitate transit and pedestrian activity "1.G. The City shall tie its Economic Development Program to the promotion, development and redevelopment of a Downtown Core and other major activity centers as identified by the City. These areas should be strong and functionally diverse as well as physically compact with a concentration of complementary uses." (Emphasis added)

This application for vacation of the unused arroyo is essential to the success of the site, and this application complies with R-70 because it is infill development. Likewise, it complies with the processes of the DPM. Your favorable consideration of the enclosed application is requested.

Sincerely,

~~VOGEL CAMPBELL BLUEHER & CASTLE, P.C.~~

  
David S. Campbell



**NEW MEXICO STATE HIGHWAY  
AND TRANSPORTATION DEPARTMENT**  
AN EQUAL OPPORTUNITY EMPLOYER

**DISTRICT THREE OFFICE**

May 31, 2002

**GARY E. JOHNSON**  
GOVERNOR

**COMMISSION**

Helm Bursum, III  
Chairman, Socorro

Edward T. Begay  
Vice-Chairman, Gallup

Peter T. Mocho, Sr.  
Secretary, Albuquerque

Sherry Galloway  
Member, Farmington

Ray Litherland  
Member, Las Vegas

Sidney G. Strebeck  
Member, Portales

**DEPARTMENT**

Secretary  
Pete K. Rahn

General Office  
P.O. Box 1149  
Santa Fe, NM  
87504-1149  
505-827-5100

District One Office  
P.O. Box 231  
Deming, NM  
88031-0231  
505-548-2803

District Two Office  
P.O. Box 1457  
Roswell, NM  
88202-1457  
505-624-3300

District Three Office  
P.O. Box 91750  
Albuquerque, NM  
87189-1750  
505-841-2700

District Four Office  
P.O. Box 30  
Las Vegas, NM  
87701-0030  
505-454-3800

District Five Office  
P.O. Box 4127  
Coronado Station  
Santa Fe, NM  
87502-4127  
505-827-9500

District Six Office  
P.O. Box 2169  
Milan, NM  
87021  
505-285-3200

Jeff Henry, Broker  
Real Estate & Financial Services  
7404 Brazos Ct. NE  
Albuquerque, NM 87109  
FAX: 821-9986

**Subject: I-25 East Frontage Road, North of Osuna, Request for Initial Response to Proposed Access to The Bear Canyon Arroyo Commercial Development**

Dear Mr. Henry:

This office has reviewed the subject request and has found the conceptual plan for access to be reasonable. Specific land use information and trip generation data has not been provided to identify impacts and measures of mitigation.

A traffic Impact Analysis should be prepared by a Registered Professional Engineer and submitted to my office for review. Upon approval of the analysis the District will require the following to complete the driveway permitting process:

- ✓ Site grading and drainage plan approval,
- ✓ Construction plans and details,
- ✓ Traffic control plans,
- ✓ And the cultural resources clearance for disturbance to State rights-of-way.

If you have any questions please contact this office at 841-2761.

Sincerely,

  
Katherine J. Trujillo  
District 3 Traffic Engineer

cc: Steven P. Harris  
Mir Amiri  
Julian Vigil  
Traffic/Project Files

Post-It® Fax Note	7671	Date	5/31/02	# of pages	1
To	Jeff Henry	From	Kathy Trujillo		
Co./Dept.	Real Estate	Co.	NMSHTD		
Phone #		Phone #	841-2761		
Fax #	821-9986	Fax #	841-2790		



# City of Albuquerque

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

Date: June 5, 2002

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

This letter will serve to notify you that on June 5, 2002  
(date)

TO CONTACT NAME: David Campbell  
COMPANY/AGENCY: Vogel, Campbell, Blueher & Castle  
ADDRESS/ZIP: Ste. 500, 6100 Uptown Blvd NE 87110  
PHONE/FAX #: 884-8444 / 875-9021

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Bear Arroyo Drainage Easement located on San Mateo Blvd NE  
zone map page(s) E-17.

Our records indicate that as of 6-5-02  
(date) there were **no Recognized**

**Neighborhood Associations** in this area.

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

Sincerely,

Dalaina S. Carmora  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

SUBDIVISION PLAT MAP FOR  
TRACTS A-1-A AND A-1-B  
TRIANGLE REALTY,  
INCORPORATED

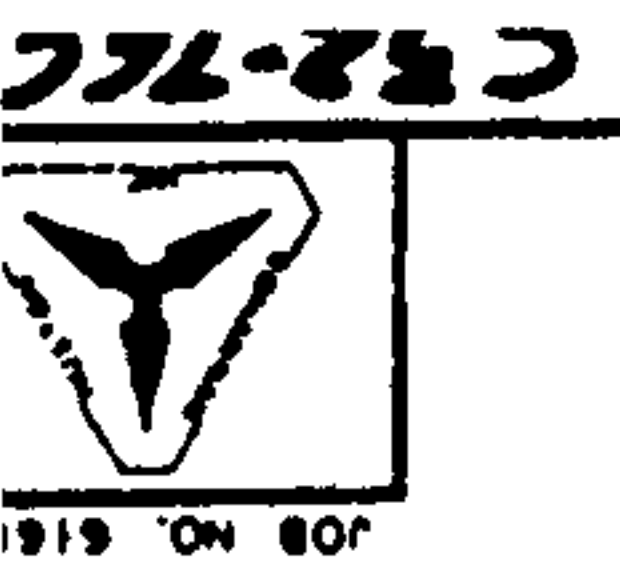
ALBUQUERQUE, NEW MEXICO  
MARCH, 1986

66121859

NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	225.48	3984.52	03-14-32	225.45	112.77
C2	92.59	1095.92	04-50-27	92.57	46.22
C3	261.10	425.00	35-11-58	257.01	134.82
C4	99.96	3984.52	01-26-15	99.96	49.98
C5	125.52	3984.52	01-48-18	125.52	62.77
C6	222.53	525.00	35-11-58	217.48	166.54
C7	99.96	3984.52	01-26-15	99.96	49.98
C8	125.52	3984.52	01-48-18	125.52	62.77
C9	23.56	30.00	45-00-00	22.96	12.43
C10	9.11	30.00	17-24-00	9.08	4.59
C11	9.43	45.00	12-00-05	9.41	4.73
C12	63.26	60.00	41-24-35	42.43	22.68

NUMBER	BEARING	DISTANCE
T1	N77-28-09W	21.29
T2	N77-28-09W	19.47
T3	N45-12-51E	15.86
T4	S89-47-09E	68.41
T5	S72-23-09E	49.79
T6	S89-47-09E	49.79
T7	S89-47-09E	68.41
T8	S72-23-09E	49.79
T9	S89-47-09E	51.00
T10	S89-47-09E	31.31

ACS Broom Total (revised 9-81)W  
N 1/4 Sec 36 T29N R10E  
R 1394.703.47 V 1.508259.50  
Ground - 10-600 Feet O 959652.44  
Elev. 1 5207.68'



I, A. Duha Vasquez, a registered Professional Surveyor and Land Surveyor, certify that this plat was prepared by me or under my supervision, that all easements of record, notes the minimum requirements for computation, and that the bearings and distances are true and accurate to the best of my knowledge and belief.

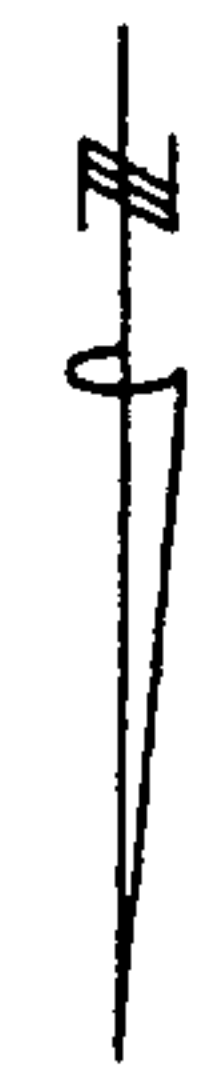
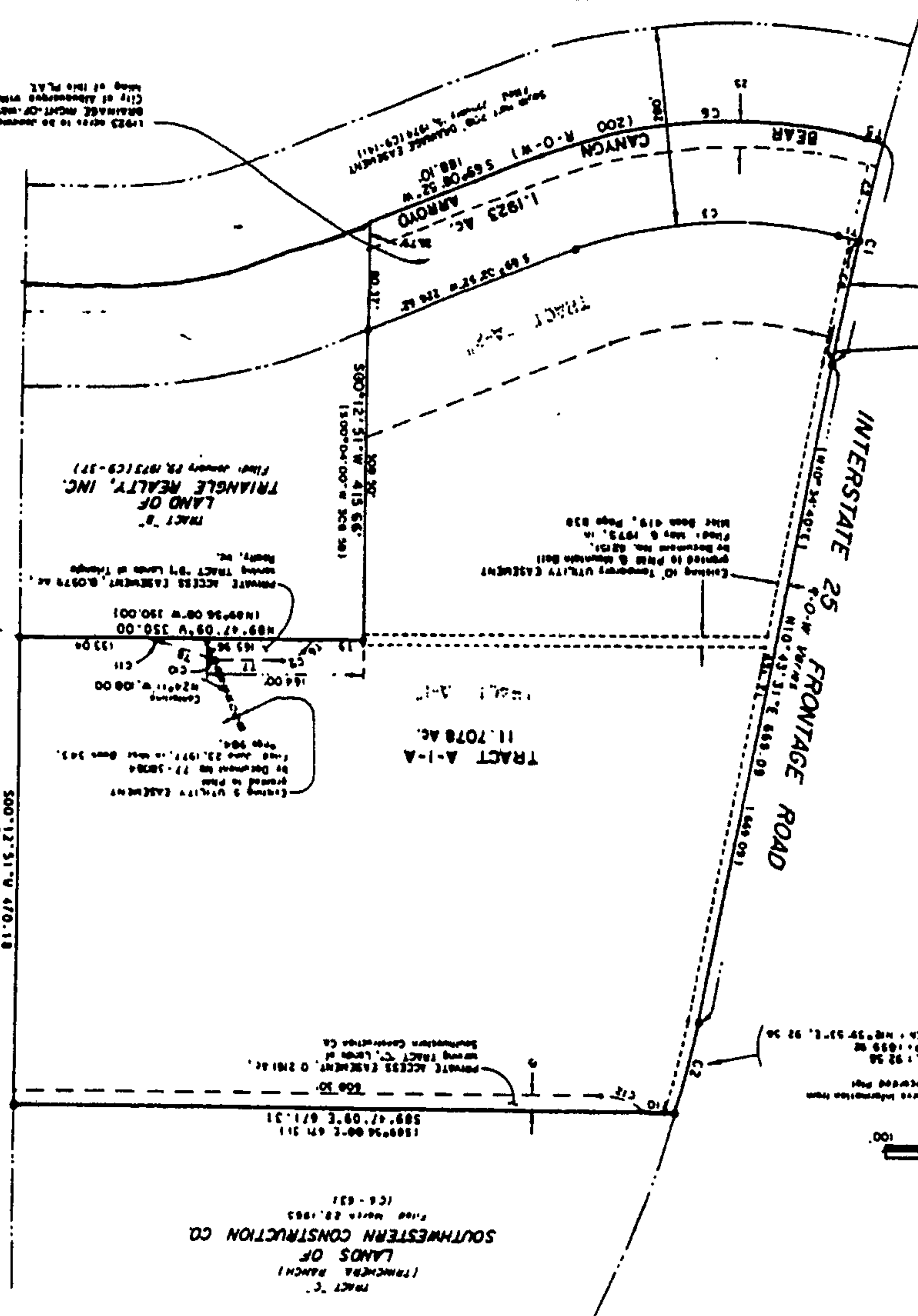
A. Duha Vasquez  
1125 Capital Blvd., N.E.  
Albuquerque, NM 87107  
P.L.S. No. 6344  
State of New Mexico  
County of Bernalillo

The foregoing instrument was acknowledged before me this 12th day of March, 1986, by A. Duha Vasquez, My Commission Expires: \_\_\_\_\_

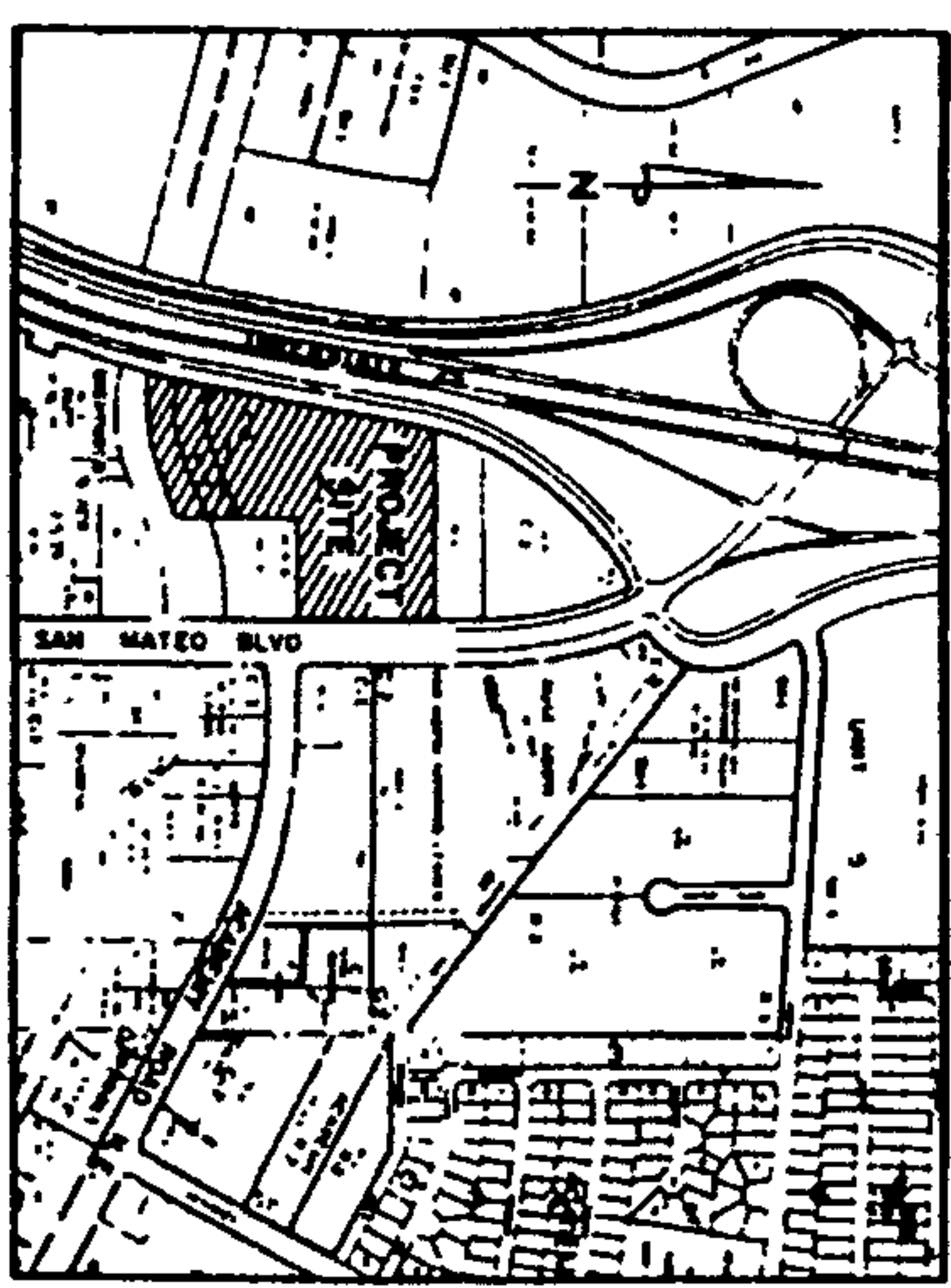
My Commission Expires: \_\_\_\_\_



SAN MATEO (150')  
BOULEVARD N.E.  
ACADEMY ROAD N.E.



An agreement between Sunwest Bank of Albuquerque and Sandia Foundation to create an access easement on Tract B serving Tract A-1-A upon start of construction has been recorded on April 29, 1986 in Miscellaneous Book 348A, Pages 335-351.



LOCATION MAP NOT TO SCALE ZONE NTS 6544-1-17-2

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) based on ACS Central Station 9-818V and 9-818A.
2. Distances are ground distances.
3. Record bearings and distances of adjoining recorded plats are shown in parentheses.
4. Set 5/8" rebar with 1-1/4" red plastic survey cap stamped WEAVER 136534H were set on corners designated by a 3/4" rebar in concrete were found at all corners designated by a PK nail with 1-1/2" diameter aluminum Survey Washer stamped WEAVER NLS 6544 were set on all corners designated by a

SUBDIVISION DATA

- 1. DDD No. 08-228
2. Zone Atlas Index No. 1-E-17-2
3. Gross Subdivision Acreage 12.9002 Acres
4. Total Number of tracts created: 1
5. No streets created or deleted.
6. Within projected Section 26, T11N, R3E, W4E.M.
7. Date of survey: February 1986
8. This plat shows existing easements.
9. The purpose of this plat is to change interior lot lines and to dedicate driveway right-of-way to the City of Albuquerque.

Table with columns: APPROVALS, NAME, DATE, and DESCRIPTION. Includes entries for City Engineer, City Clerk, and various individuals with dates ranging from 5/1/86 to 5/20/86.

A certain tract of land situated within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being Tract "A-1" and "A-2" of LANDS OF TRIANGLE REALTY, INCORPORATED as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 3, 1977 in Volume C12, Page 36, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the easterly boundary of said Tract "A-1" being a point on the westerly right-of-way of San Mateo Boulevard, whence the ACS Brass Tablet "9-818B" (having New Mexico State Plane Grid Coordinates: Central Zone, X = 399,703.47, Y = 1,509,269.90) bears S71°33'15"E, 187.52 feet and from said point of beginning leaving said westerly right-of-way,

N89°47'09"W, 350.00 feet to a point on the easterly boundary of Tract "A-1", thence continuing along said easterly boundary,

S00°12'51"W, 415.66 feet to a point on the centerline of said Bear Canyon Arroyo, thence, continuing along the centerline of said Bear Canyon Arroyo,

S69°08'52"W, 188.10 feet to a point of curvature; thence, 322.53 feet along the arc of a curve to the right having a radius of 525.00 feet and a chord bearing S86°44'51"W, 317.48 feet to a point of tangency; thence,

N77°28'09"W, 19.47 feet to a point on a curve on the easterly right-of-way of Interstate 25 Frontage Road being the southwest corner of the tract herein described; thence continuing along said right-of-way, being the westerly boundary of the tract herein described, 225.48 feet along the arc of a curve to the left having a radius of 3984.52 feet and a chord bearing S12°20'41"E, 225.45 feet to a point (non-tangent); thence continuing along said right-of-way,

N10°43'31"E, 699.09 feet to a point of curvature; thence, 92.59 feet along the arc of a curve to the right having a radius of 1095.92 feet and a chord bearing N13°08'44"E, 92.57 feet to the northwest corner of said Tract "A-1"; thence leaving said right-of-way and continuing along the northerly boundary of said Tract "A-1",

S89°47'09"E, 671.31 feet to a point on the said westerly right-of-way of San Mateo Boulevard, being the northeast corner of said Tract "A-1"; thence continuing along said right-of-way and also along the easterly boundary of said Tract "A-1",

S00°12'51"W, 470.18 feet to the point and place of beginning. Tract contains 12.9002 acres, more or less.

90121859 SUBDIVISION PLAT MAP FOR TRACTS A-1-A AND A-1-B TRIANGLE REALTY, INCORPORATED ALBUQUERQUE, NEW MEXICO MARCH, 1986

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situated within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising tracts "A-1" and "A-2" of LANDS OF TRIANGLE REALTY, INCORPORATED as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 3, 1977, in Volume C12, Page 36, and an unplatted portion of the Bear Canyon Arroyo and now herein shown and comprising Tracts A-1-A and A-1-B TRIANGLE REALTY, INCORPORATED is with the free consent and in accordance with the desires of the undersigned owners, and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby grant all easements shown on this plat, and do hereby dedicate the 1,1923 acres to City of Albuquerque for Package Right-of-Way, Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress and reconstruction maintenance, and the right to trim interfering trees and shrubs.

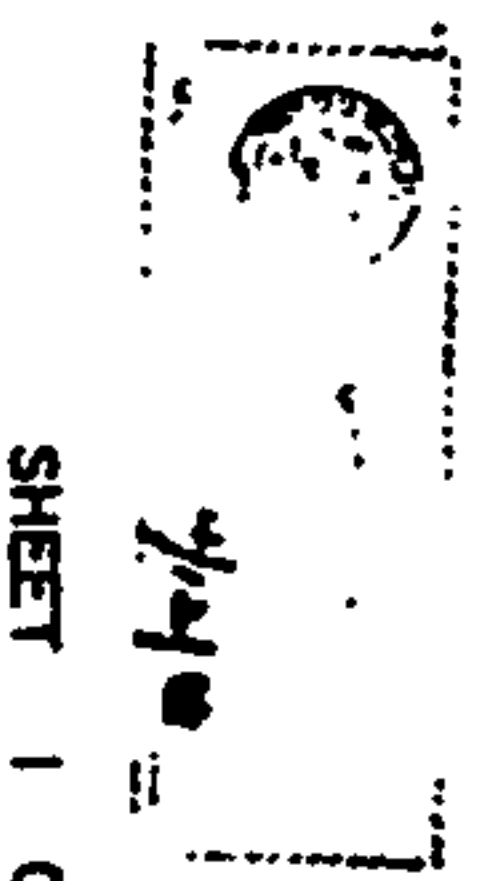
Sandra Foundation
A. T. Taylor, Managing Executive, on behalf of Sandra Foundation.
State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 12th day of March, 1986, by A. T. Taylor, Managing Executive, on behalf of Sandra Foundation. My commission expires 12-31-87. Rotary Public

I, A. Paula Warner, a registered Professional Surveyor, certify that this plat was prepared by me or under my supervision, that all conditions of record, such as the station requirements for measurements and surveys contained in the Albuquerque Subdivision Ordinance, and its terms and provisions to the best of my knowledge and belief.



This foregoing instrument was acknowledged before me this 12th day of March, 1986, by A. Paula Warner. My Commission Expires: 12-31-87. A. Warner



ROQUE

16.

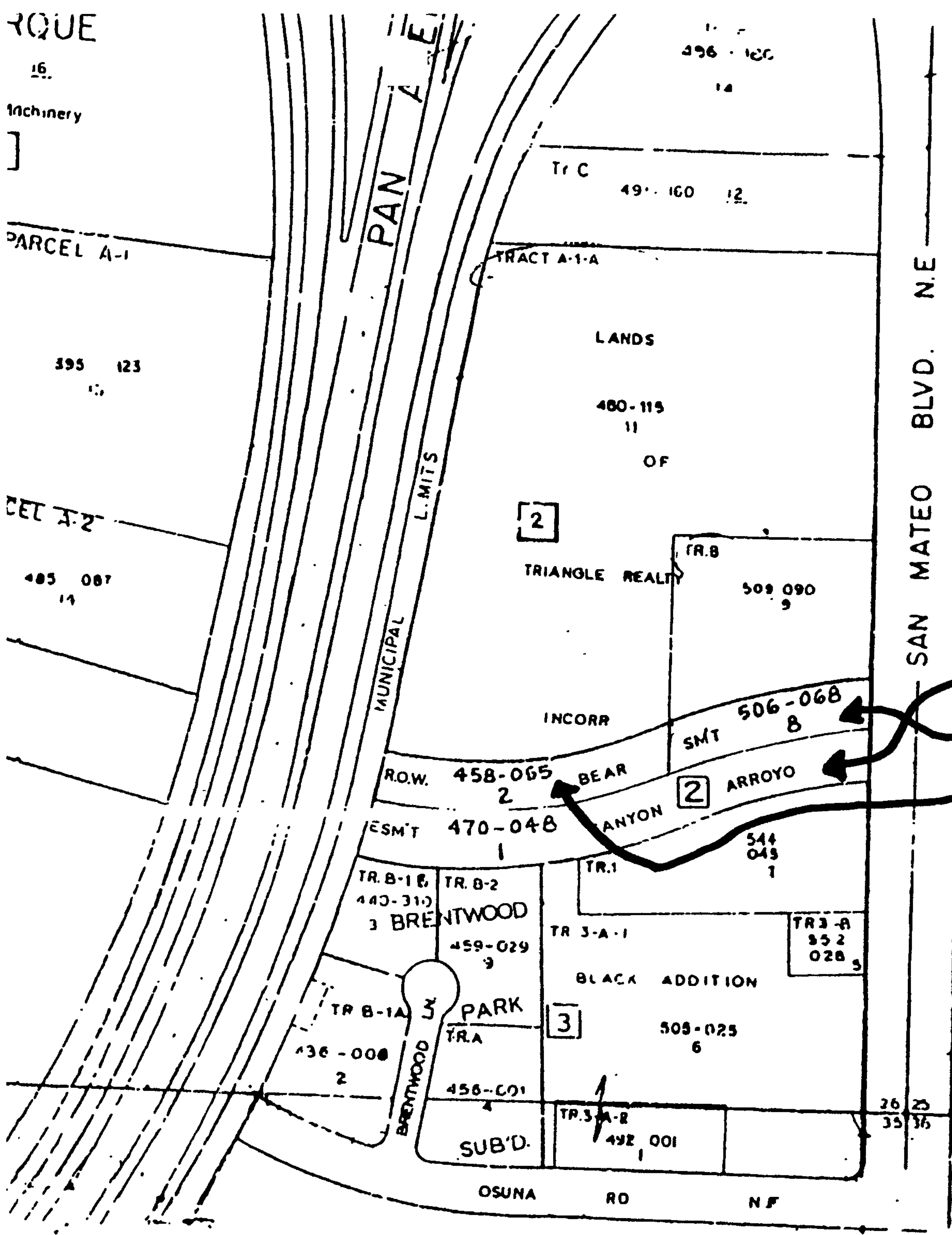
Machinery

PARCEL A-1

395 123

PARCEL A-2

485 087



RJST

MIRIT

ACADEM...

Parcel 1

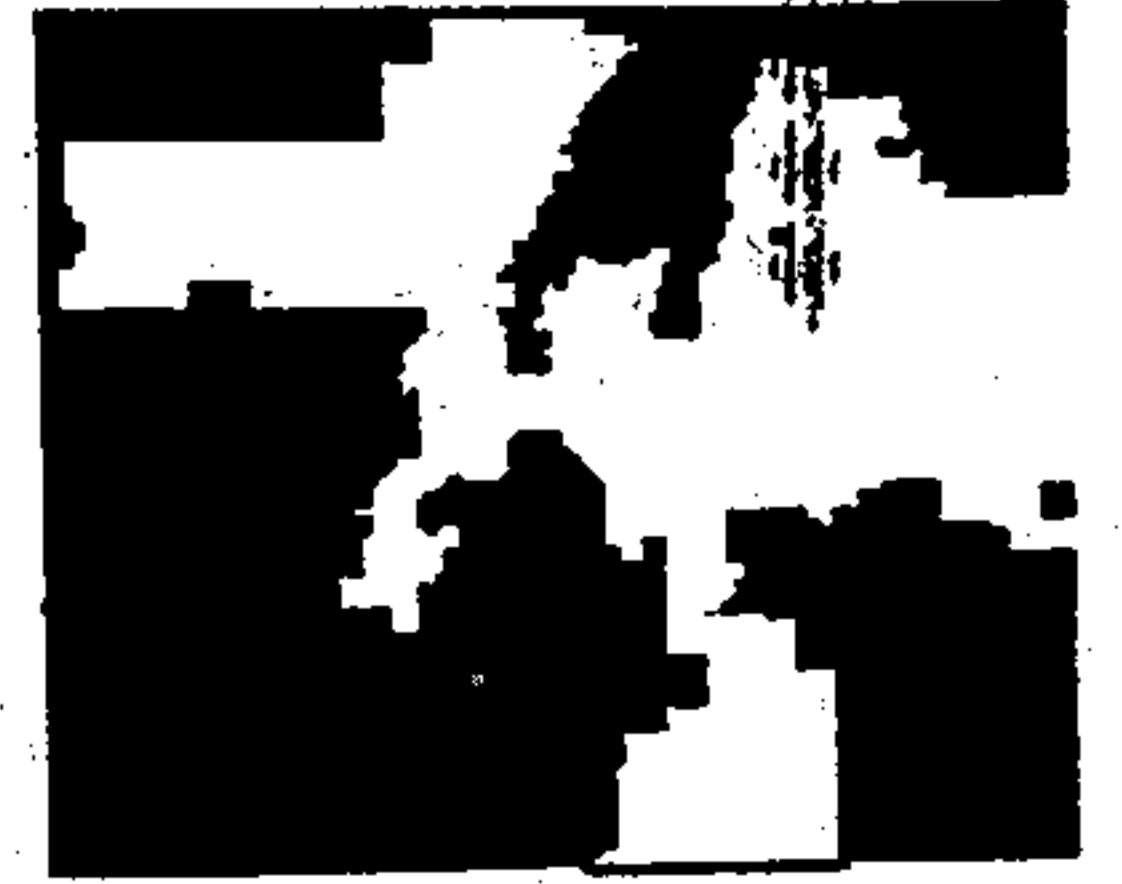
Parcel 2

Parcel 3

Zone Atlas Page E-17

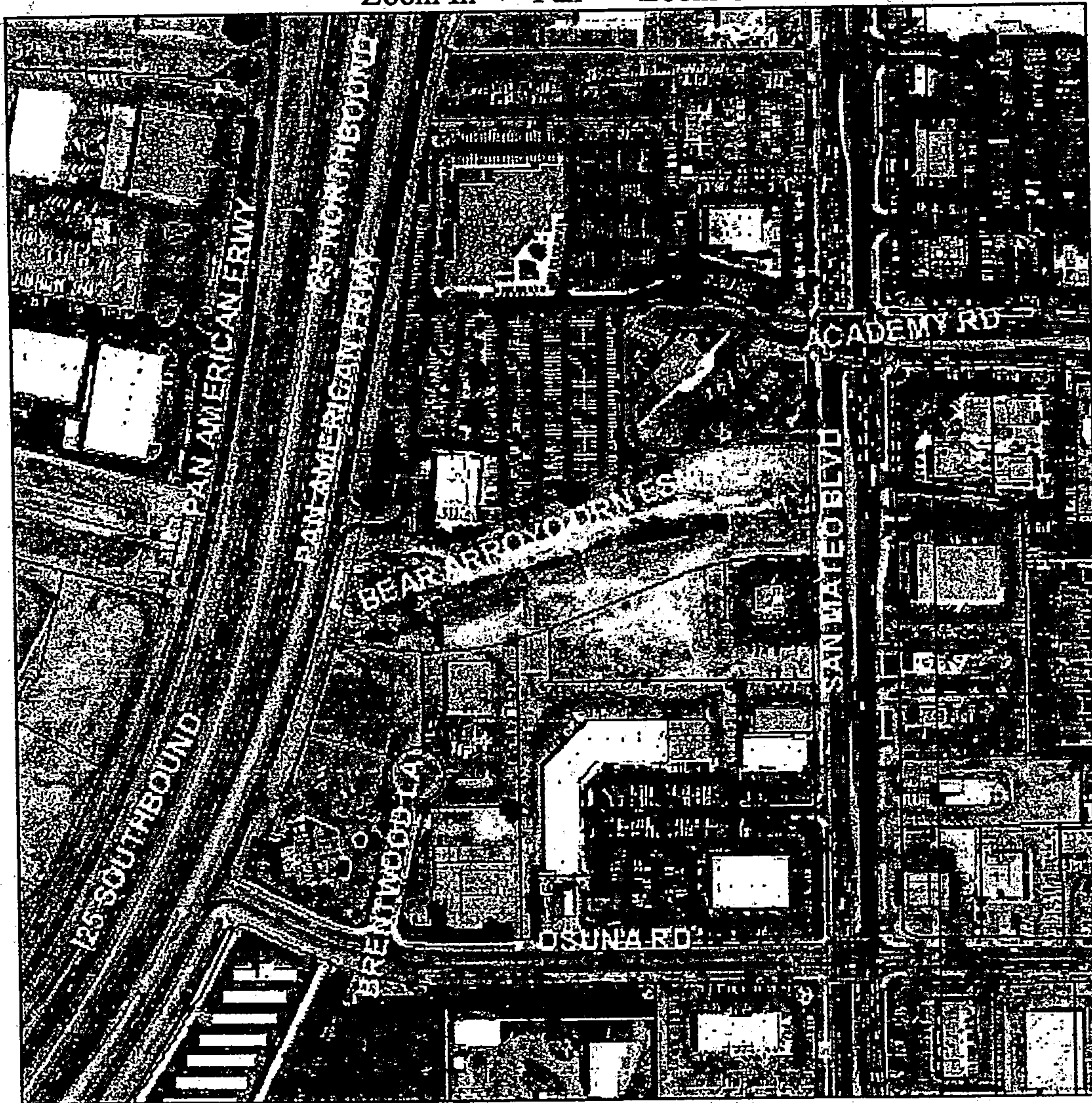
Activate By 'Clicking' on the Map  
C Zoom In C Pan @ Zoom Out

CITYWIDE VIEW



LAYER LEGEND

- STREET NAMES
- CITY LIMITS
- ZONE MAP GRID
- FLOOD ZONES
- PARCELS
- PARCEL ADDRESS
- GEODETIC CONTROL



ReDraw Screen

1999 Digital Ortho Photography

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# **WILSON & COMPANY**

2600 American Rd. SE, Suite 100  
Rio Rancho, NM 87124  
505-898-8021  
505-898-8501 Fax

Albuquerque  
Colorado Springs  
Denver  
Fort Worth  
Houston  
Kansas City  
Las Cruces  
Lenexa  
Los Angeles  
Monterrey, Mex.  
Panama City, Pma.  
Phoenix  
Rio Rancho  
Salina  
San Bernardino  
Wichita

May 28, 2002

Mr. Philip Sterling  
Sterling Capital Retail Development  
7315 4<sup>th</sup> Street NW  
Albuquerque, NM 87107

Re: Proposal for Bear Arroyo Development from San Mateo Blvd. to I-25

Dear Mr. Sterling:

In response to your request, Wilson & Company, Engineers & Architects (WCEA), is pleased to present this proposal to complete work in accordance with the following scope for your Bear Arroyo Development project:

## **SCOPE OF WORK:**

### **Task 1 –Scoping Report**

- **Develop Alternatives**

Wilson & Company will develop conceptual design of an alternative and rough cost estimates for the purpose of determining the feasibility of conveying storm water runoff in the Bear Arroyo in a buried facility between San Mateo Blvd. and Interstate 25, (approx. 1200 lf). WCEA will research the most current drainage documents to determine the established design storm water runoff flow rate and prepare simple exhibits showing the alternatives considered based on the established flow rate. Simple exhibits will include sketches showing possible alignments through the project site and typical channel and/or pipe sections. WCEA will present the alternative to Sterling Capital Retail Development (Owner) and make recommendations. The alternative developed by WCEA will be based on available surveys and drawings provided to WCEA by the Owner or on other readily available information deemed appropriate by WCEA.

WCEA will then meet with the City of Albuquerque (COA) and the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) to present and discuss the proposed alternative selected by the Owner. The desired outcome of these meetings with the reviewing and approving public agencies mentioned above is to obtain direction as to what is acceptable relative to design, maintenance, alignment and easements and the related estimated construction cost.

**Time and Materials Budget.....\$2,000.00**  
**NMGRT @ 6.1875% ..... 123.75**  
**Estimated Task Budget.....\$2,123.75**

**CELEBRATING**  
**70**  
**YEARS OF SERVICE**  
**1932 + 2002**

**Engineers & Architects**  
**A PARTNERSHIP OF CORPORATIONS**

