

#9



COMPLETED 10/18/05 stt DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00312 (P&F)</u>	Project # <u>1002047</u>
Project Name: <u>MOUNTAIN RUN SUBDIVISION</u>	
Agent: <u>Tierra West LLC</u>	Phone No.: <u>858-3100</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/2/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- UTILITIES: Letter of Acceptance per Project No. 7571.81
water line/Fire Hydrant relocation
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number 1002047

#9



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00312 (P&F)
Project Name: MOUNTAIN RUN SUBDIVISION
Agent: Tierra West LLC

Project # 1002047
Phone No.: 858-3100

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water line / Fire Hydrant relocation
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Project Number 1002047

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 2, 2005
DRB Comments**

ITEM # 9

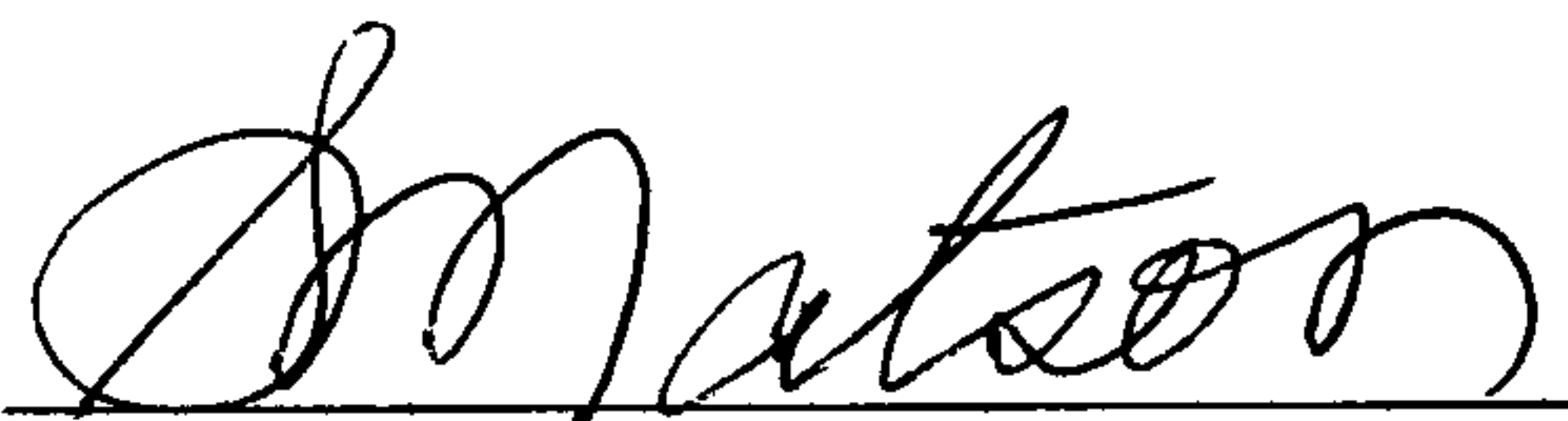
PROJECT # 1002047

APPLICATION # 05-00312

RE: TRACT 2 MOUNTAIN RUN SUBDIVISION/ minor plat

There is no zoning designation on plat data.

Applicant may file the plat provided a recorded copy is given to Planning to close the file.



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

2047

DXF Electronic Approval Form

DRB Project Case #: 1002047

Subdivision Name: MOUNTAIN RUN PARCELS 2A & 2B

Surveyor: LARRY W MEDRANO

Contact Person: MARIO LUCERO

Contact Information:

DXF Received: 2/18/2005

Hard Copy Received: 2/17/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

2/18/05
Date

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

AGIS Use Only
Copied cov 2047 to agiscov on 2/18/2005 Contact person notified on 2/18/2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 2, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001901**
 05DRB-00196 Major-Vacation of Public Easements
 05DRB-00197 Minor-Vacation of Private Easements
 05DRB-00198 Minor-Prelim&Final Plat Approval
 ABQ ENGINEERING INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, **VERANDA STREET PROPERTIES**, zoned R-2, located on RIO GRANDE BLVD NW, between VERANDA ST NW and GLENWOOD NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700, 02DRB-00097, 02DRB-00098] (G-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

2. **Project # 1003641**
05DRB-00194 Major-Vacation of Pub
Right-of-Way
05DRB-00195 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, BACA ADDITION (to be known as **ATLANTIC AND SANTA FE SUBDIVISION**) zoned R-G, located on 3RD ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). [REF: 04DRB01311] (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: A UTILITY PLAN FOR WATER AND SEWER SERVICES SHALL BE APPROVED BY UTILITY DEVELOPMENT. THE FINAL PLAT SHALL SHOW LOT 10 WITH 3600 SQ. FT. MINIMUM LOT SIZE.**

3. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

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.

4. **Project # 1003804**
05DRB-00315 Minor-SiteDev Plan
BldPermit/EPC

GREGORY T HICKS & ASSOCIATES agent(s) for LOVELACE SANDIA HEALTH SYSTEM request(s) the above action(s) for all or a portion of Tract(s) M-1, **UNIVERSITY HEIGHTS HOSPITAL**, zoned SU-1 HOSP & PROF OFFICES, located on MONTGOMERY BLVD NE, between JEFFERSON NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 04EPC01831, DRB-96-20, V 96-7, Z-81-53, Z-78-178 Z-77-109, ZA-76-165] [Carmen Marrone, EPC Case Planner] (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. **Project # 1001770**
05DRB-00320 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES. agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5A2-A, **LANDS OF JOEL TAYLOR**, zoned C-2 community commercial zone, located on MONTANO NW, between WINTERHAVEN RD NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC01722, 04EPC01721] [Elvira Lopez, EPC Case Planner] (E-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC

NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 05DRB-00160 Minor-Prelim&Final Plat
Approval

RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05, 2/16/05 & 2/23/05*] (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/2/05 THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, INCLUDE ALL EASEMENTS OF RECORD AND THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS DATED 1/12/05 MUST BE RECORDED WITH THE PLAN AND TO PLANNING FOR THE AGIS DXF FILE.**

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

7. **Project # 1003978**
05DRB-00309 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING COMPANY, INC agent(s) for CHARLES B. AND THERESA M. LUCERO request(s) the above action(s) for UNPLATTED LAND (to be known as **LANDS OF CHARLES B. AND THERESA M. LUCERO**, zoned SU-2 RCM, located on MOUNTAIN RD NE, between WALTER NE and I-25 containing approximately 1 acre(s). (J-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROOF OF DATE OF HOUSE CONSTRUCTION.**

8. **Project # 1000045**
05DRB-00313 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for SAMS EAST INC request(s) the above action(s) for all or a portion of Tract(s) 3A4A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s). [REF: DRB-98-227, 04DRB01978, 05DRB00030] (F-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. ~~Project # 1002047~~
05DRB-00312 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LN NE containing approximately 7 acre(s). [REF: 04DRB01174] (E-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A LETTER OF ACCEPTANCE FOR PROJECT NUMBER 7571-81 WATER LINE/FIRE HYDRANT RELOCATION.**

10. **Project # 1002334**
04DRB-01479 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Block(s) 19-A FOOTHILLS ESTATES, (to be known as **COPPER PARK SUBDIVISION**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and CHICO RD NE containing approximately 1 acre(s). [REF: Z-91-1, ZA-83-17, 02EPC01695, 03DRB00333] *[Final Plat Indef Deferred for SIA]* (K-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

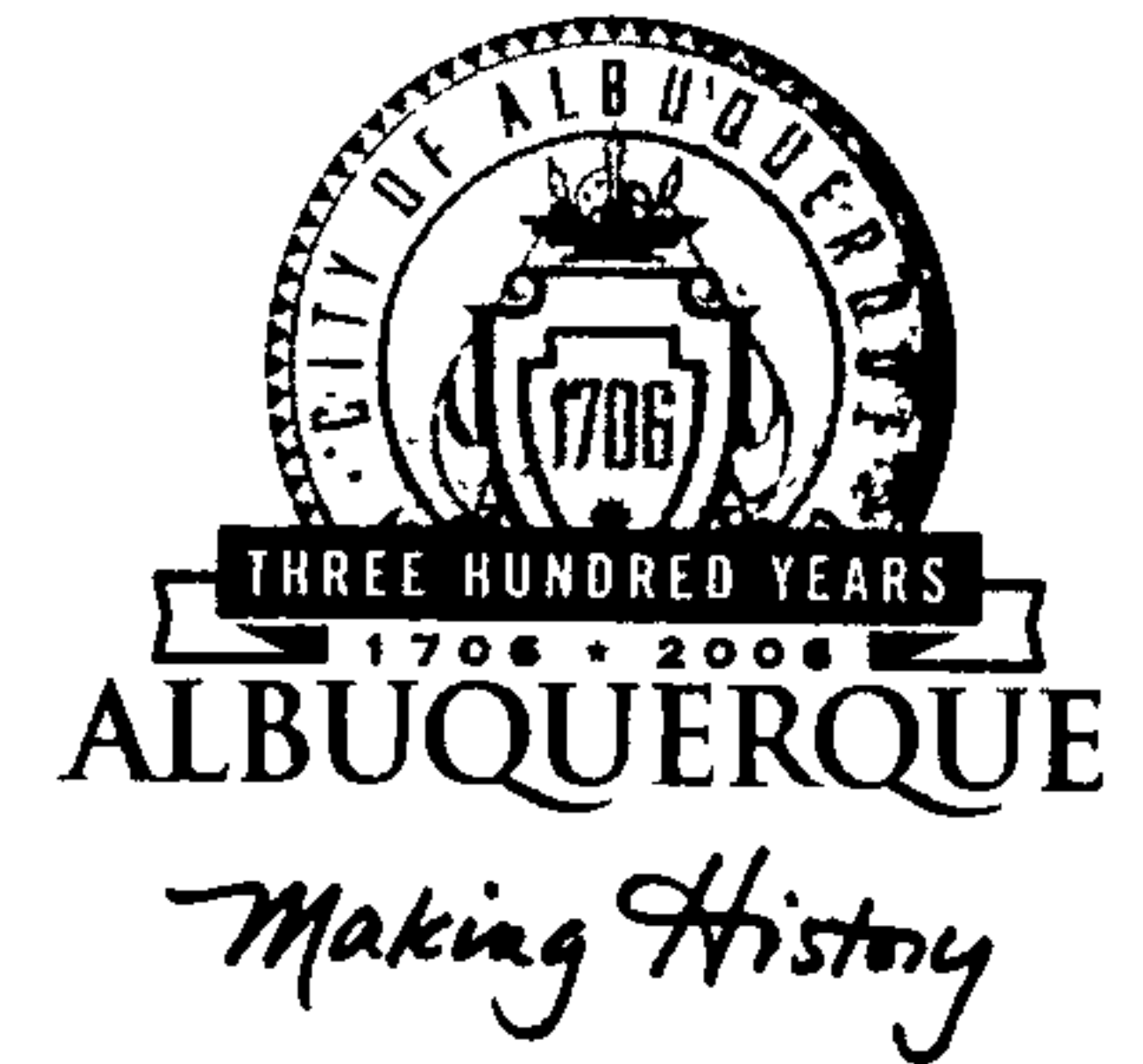
11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat
Approval
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: 04DRB-00718] *[Deferred from 2/23/05]* (C-9) **THE BOARD DEEMED IT WAS NOT NECESSARY TO AMEND THE PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS TO ADD OPEN SPACE NOTE.**
12. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] *[Deferred from 2/23/05]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

13. **Project # 1003762**
05DRB-00316 Minor-Sketch Plat or Plan
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-T, located on EASTRIDGE DR NE, between INDIAN SCHOOL RD NE and CHELWOOD PK BLVD NE containing approximately 5 acre(s). [REF: 04EPC01714] (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. Approval of the Development Review Board Minutes for February 9, 2005. **THE DRB MINUTES FOR FEBRUARY 9, 2005 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002047

AGENDA ITEM NO: 9

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

No adverse comments.

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: March 2, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

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

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21)

At the August 25, 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.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

CONDITION OF FINAL PLAT:

Prior to removal of the existing fire hydrant, a revised Site/Fire Protection Plan meeting all fire code requirements must be reviewed and approved by the Fire Marshall and Utility Development. Any required replacement hydrants must be in place prior to removal of existing hydrant.

If you wish to appeal this decision, you must do so by September 9, 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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


Sheran Matson, AICP, DRB Chair

Cc:Mountain Run Partners Ltd., 5850 Eubank Blvd NE, Suite b-62, 87111
Tierra West LLC, 8509 Jefferson NE, 87113
D. Couchman, 6441 Concordia Rd NE, 87111
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: 1002047 AGENDA#: 3 DATE: 8.25.04

1. Name: D. Couchman Address: 6441 Concordia Rd Zip: 87111

2. Name: Fon Bahannon Address: Terra Zip: _____

3. Name: Ilady Address: Terra Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

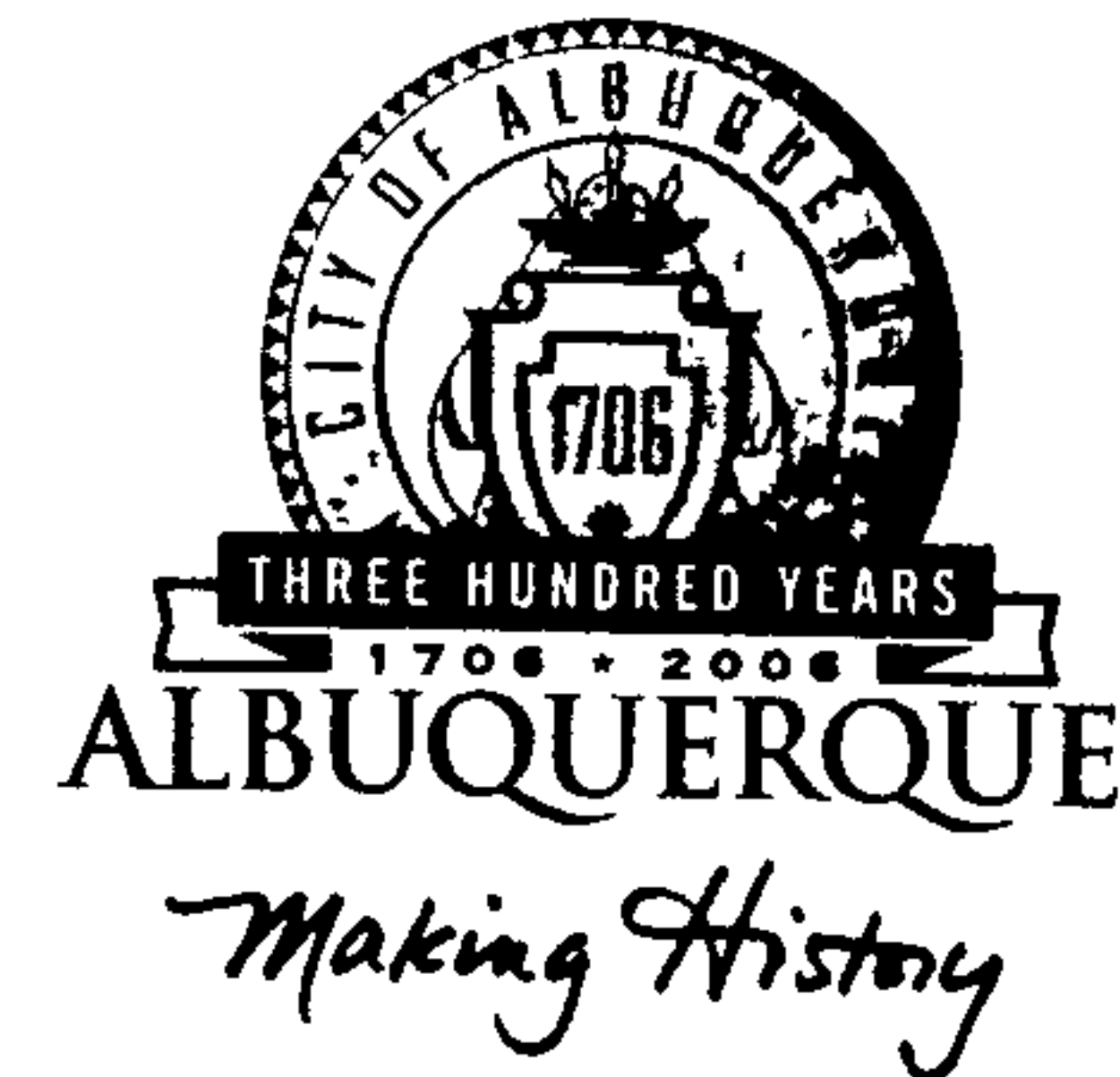
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002047

AGENDA ITEM NO: 3

SUBJECT:

- | | | |
|-------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
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| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: August 25, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

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

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21)

AMAFCA No comments.

COG No adverse comments.

Transit No objection to the request.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letters sent to Academy Hills Park (R) and Eisenhower Area (R) Neighborhood Assns.

APS No comments received.

Police Department No comments.

Fire Department

Fire hydrant cannot be deleted. Please verify if service will continue. Ray Sanchez, AFD.

PNM Electric & Gas Approves.

Comcast No comments received

QWEST No comments received

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

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

Open Space Division

No adverse comments.

City Engineer

No objection to the vacation request.

Transportation Development

Defer to Utilities.

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to the Vacation request with Final Plat conditions: Prior to removal of the existing fire hydrant, a revised Site/Fire Protection Plan meeting all fire code requirements must be reviewed and approved by the Fire Marshall and Utility Development. Any required replacement hydrants must be in place prior to removal of existing hydrant.

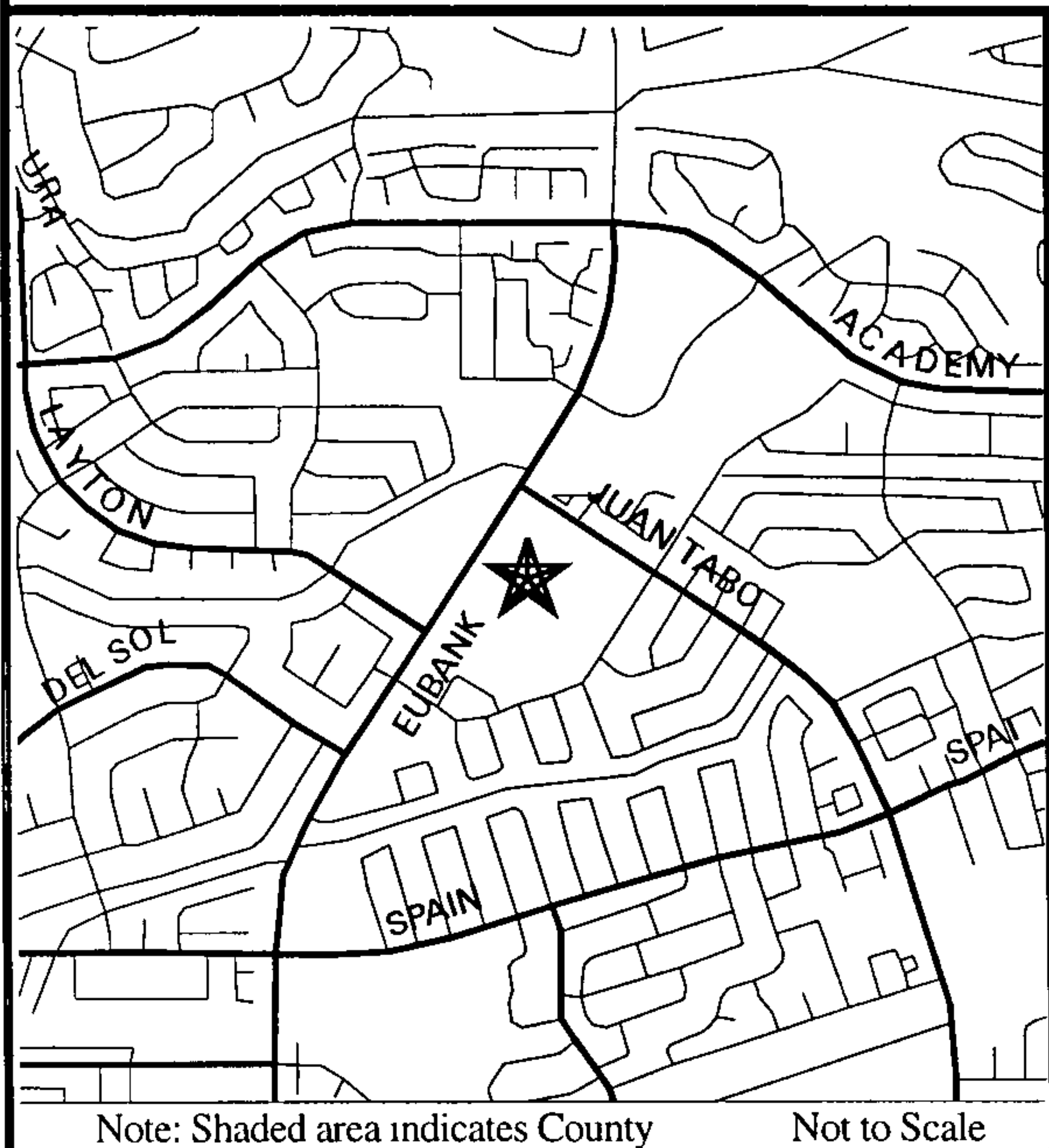
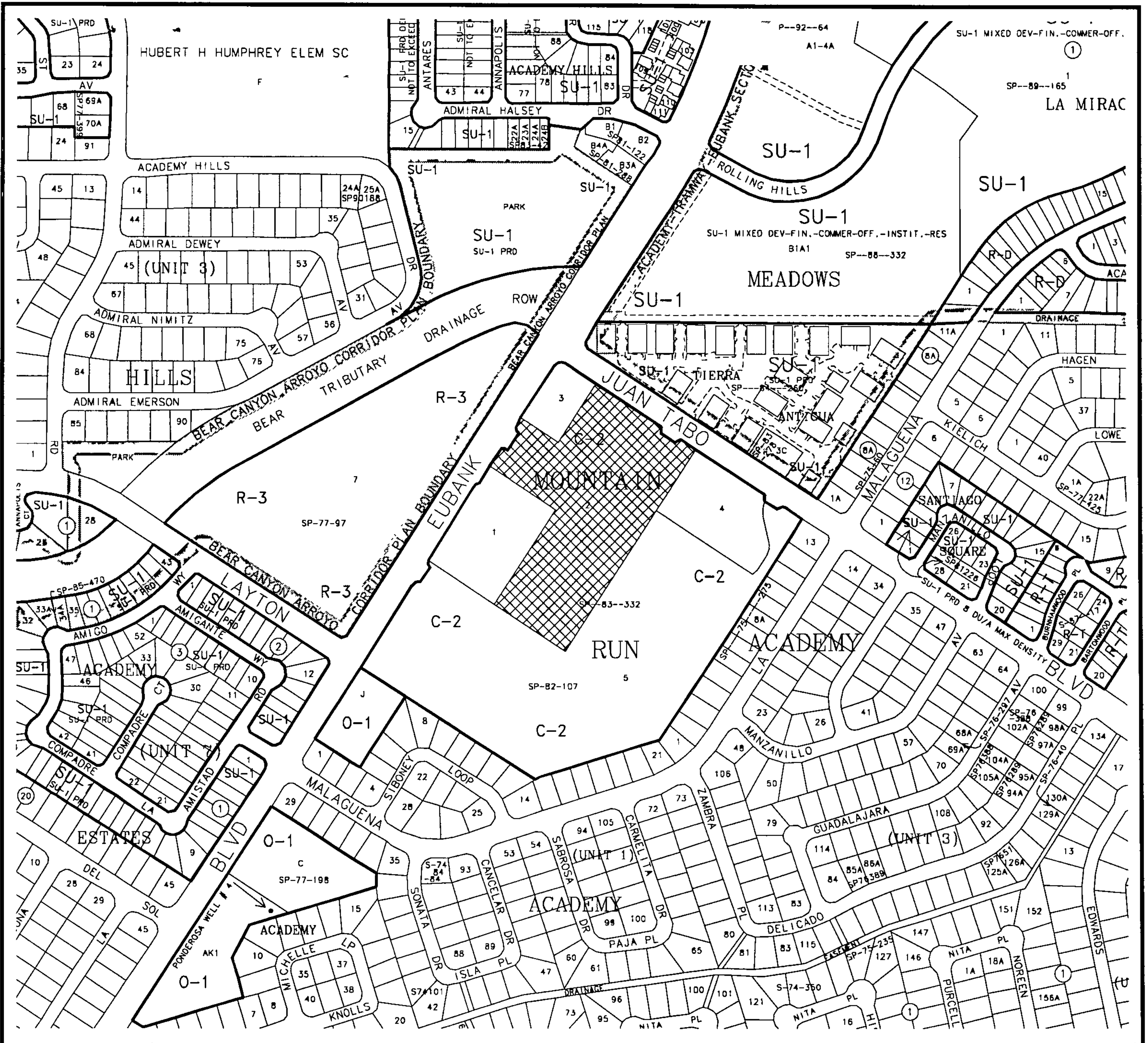
Planning Department

Defer to Utilities. If vacation is approved, applicant has one year from approval date to file an approved plat completing the vacation action.

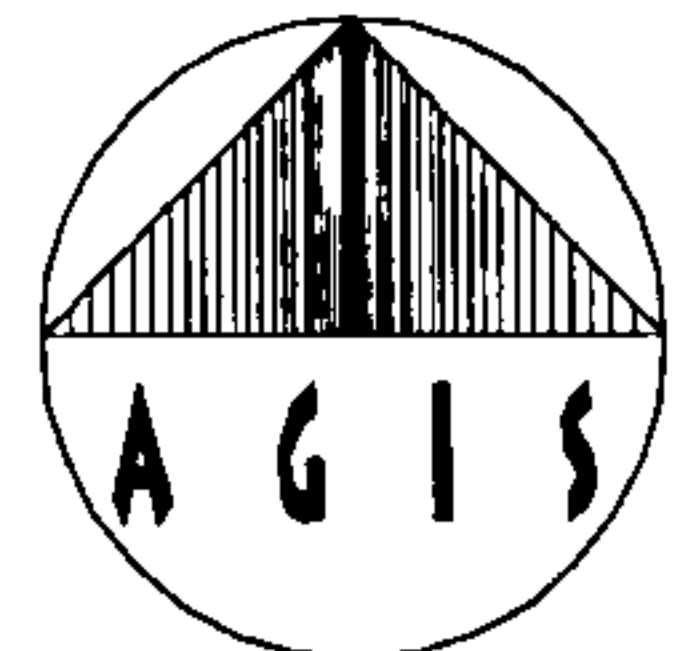
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Mountain Run Partners Ltd., 5850 Eubank Blvd NE, Suite #B-62, 87111

Tierra West LLC, 8509 Jefferson St NE, 87113



ZONING MAP



Scale 1"=512'

PROJECT NO.
1002047

HEARING DATE
8-25-04

MAP NO.
E-21

ADDITIONAL CASE NUMBER(S)
04DRB-01174

Note: Shaded area indicates County

Not to Scale



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

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Project # 1000352

04DRB-01175 Major-Two Year SIA

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

Project # 1001946

04DRB-01177 Major-Vacation of Pub
Right-of-Way

04DRB-01178 Major-Preliminary Plat
Approval

04DRB-01176 Minor-Vacation of Private
Easements

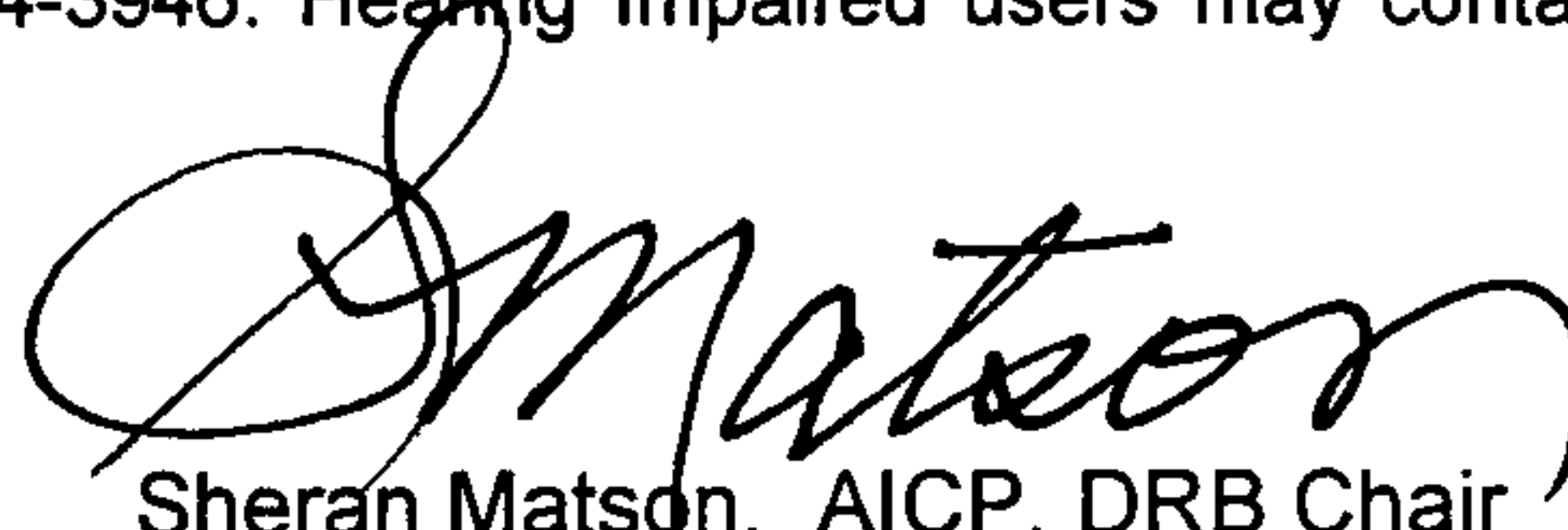
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Project # 1002047

04DRB-01174 Major-Vacation of Public
Easements

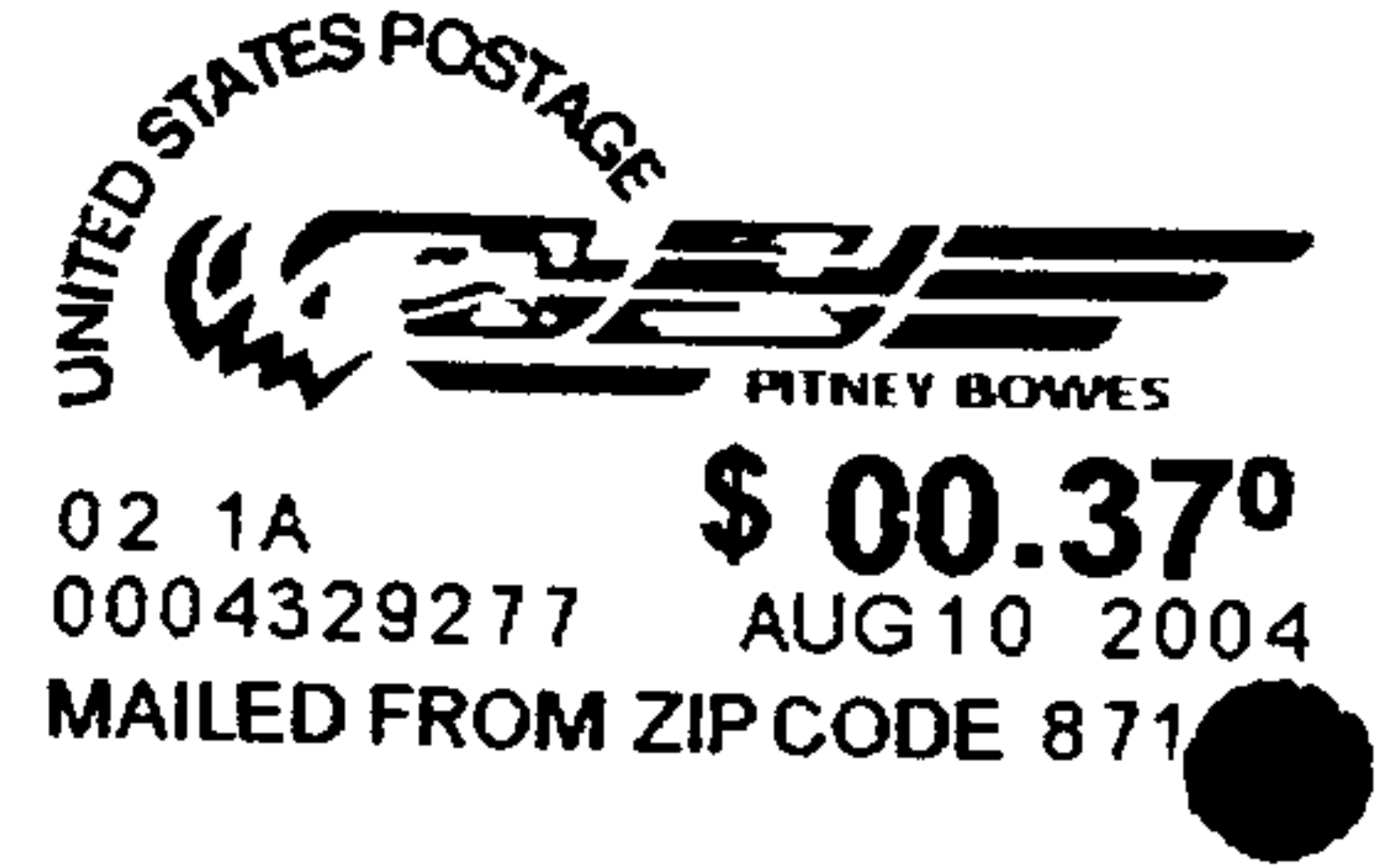
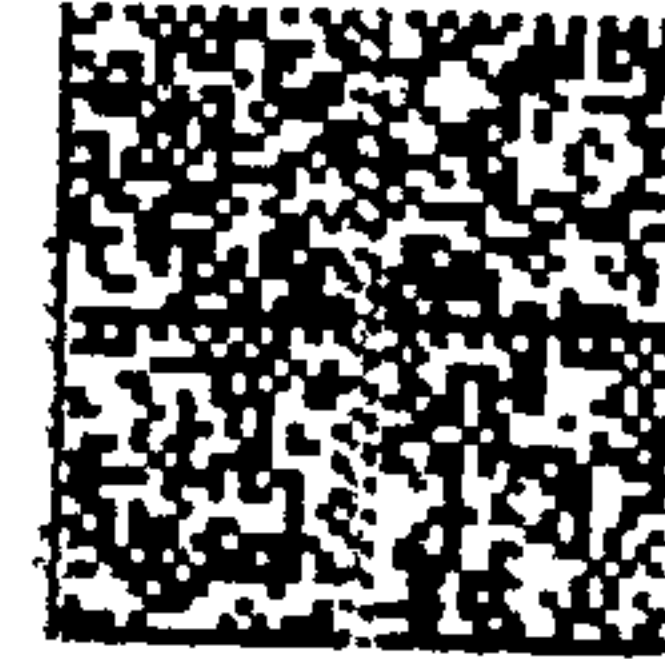
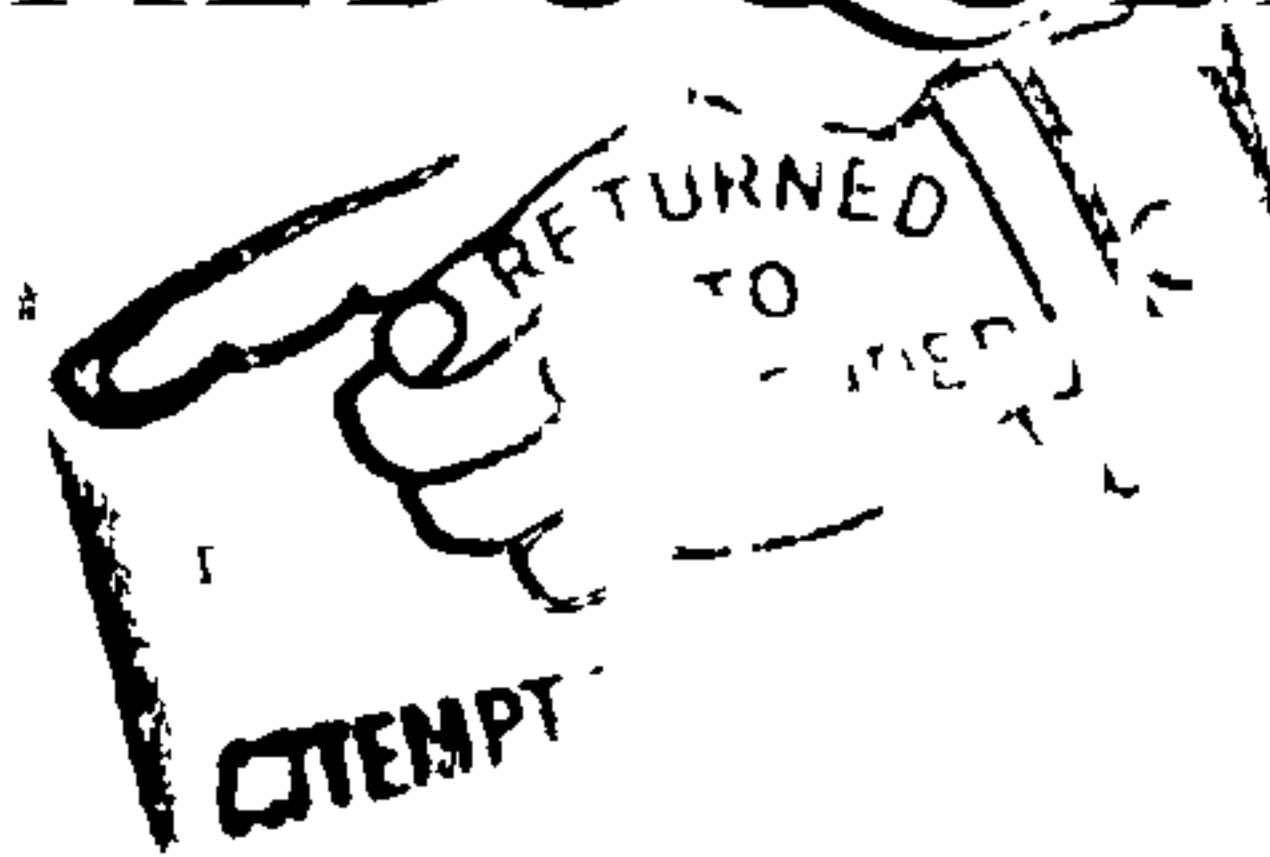
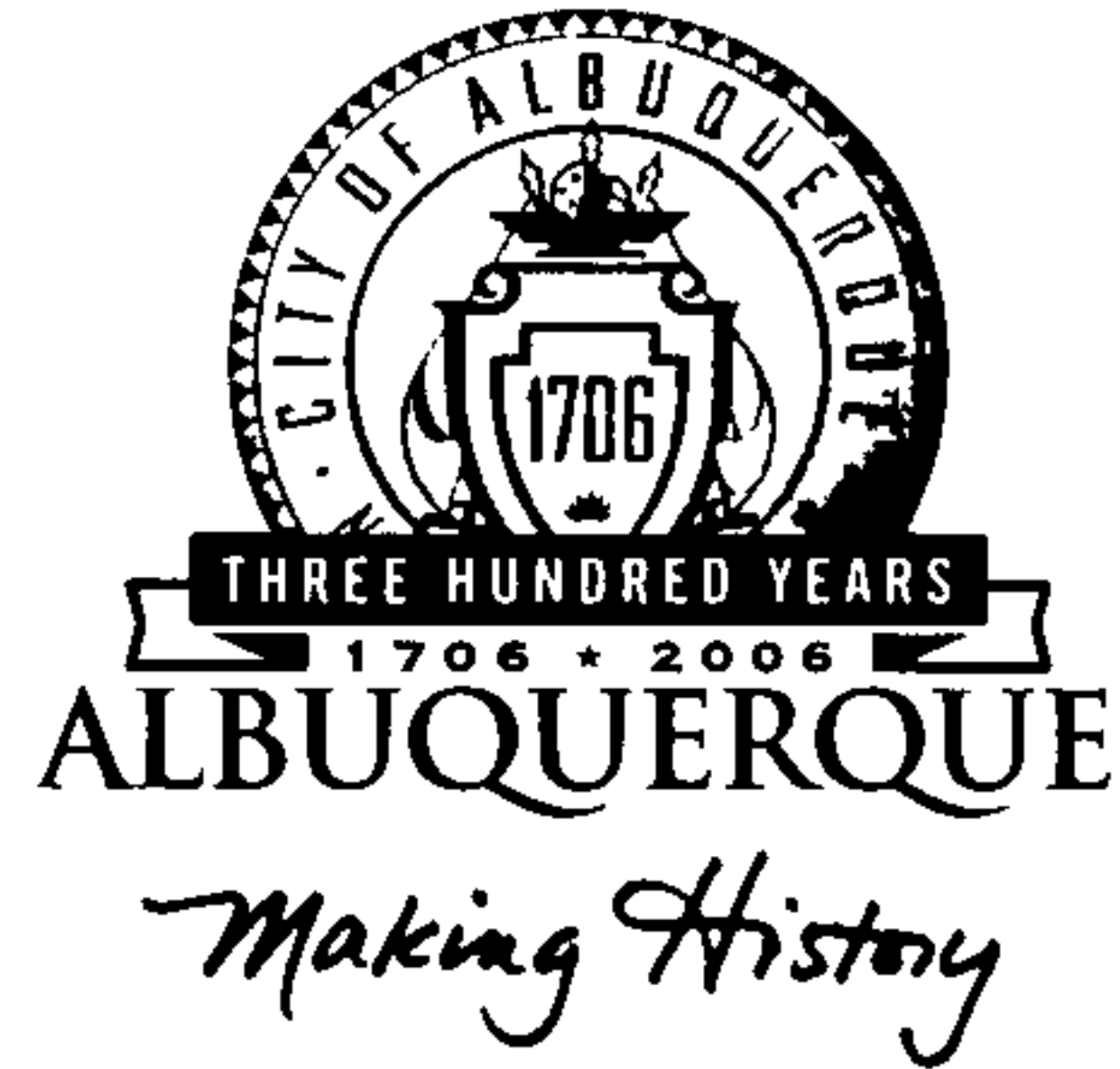
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 9, 2004.

CITY OF ALBUQUERQUE



102106211508031010

G1 SPRING PARK LTD PTNS & TEM
77 WEST WASHINGTON
CHICAGO IL 60602

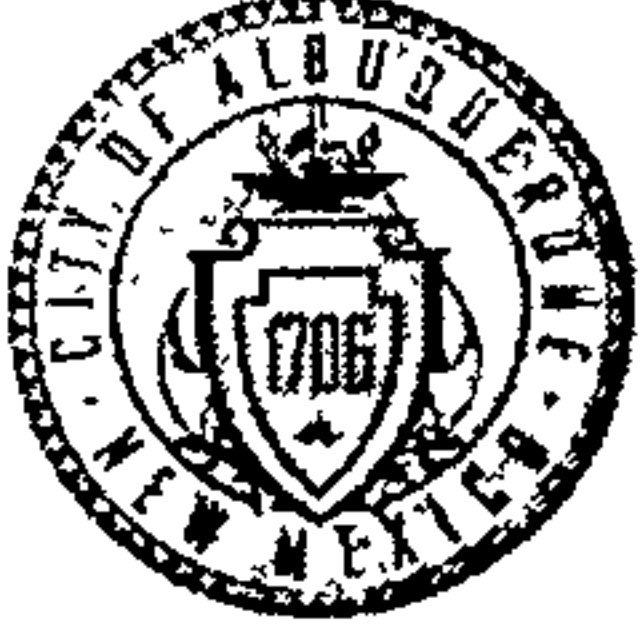
HWIS

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

80802+2801 #8103/1293



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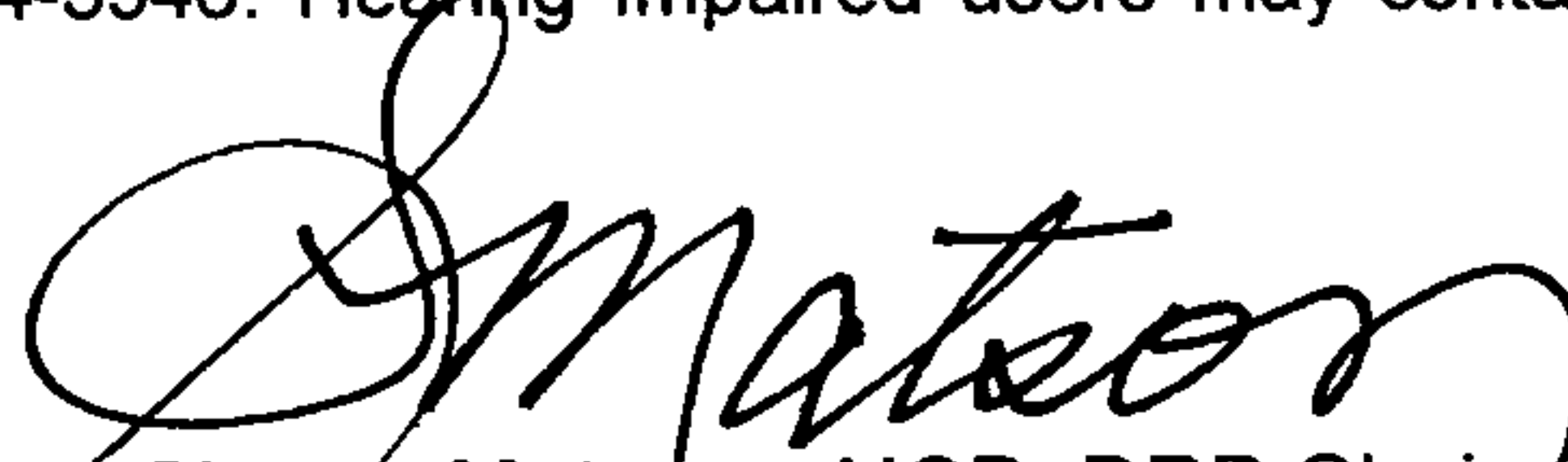
Project # 1001946
04DRB-01177 Major-Vacation of Pub
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04DRB-01174 Major-Vacation of Public
Easements

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CITY OF ALBUQUERQUE



Making History

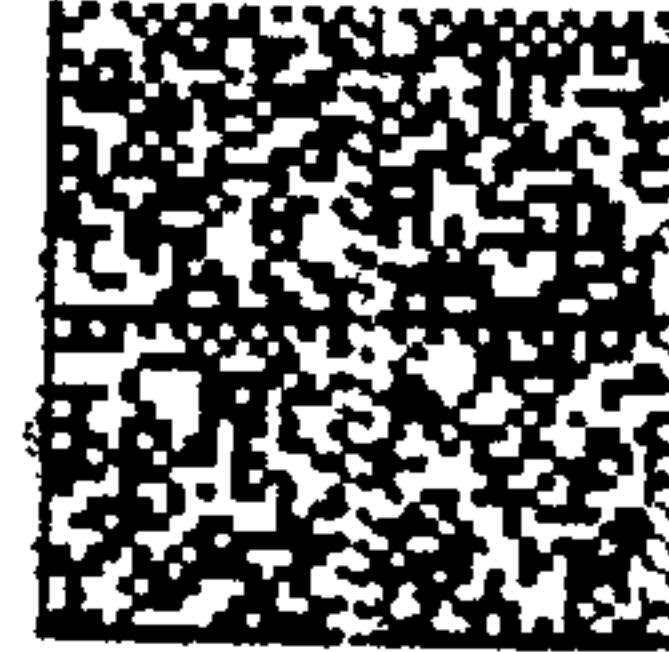
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102106227009340712

EPIC INST INV MODEL HOME PROG
5201 LEESBURG PIKE
FALLS CHURCHVA 22042



02 1A

\$ 00.37⁰

0004329277

AUG 10 2004

MAILED FROM ZIP CODE 8710

DRB

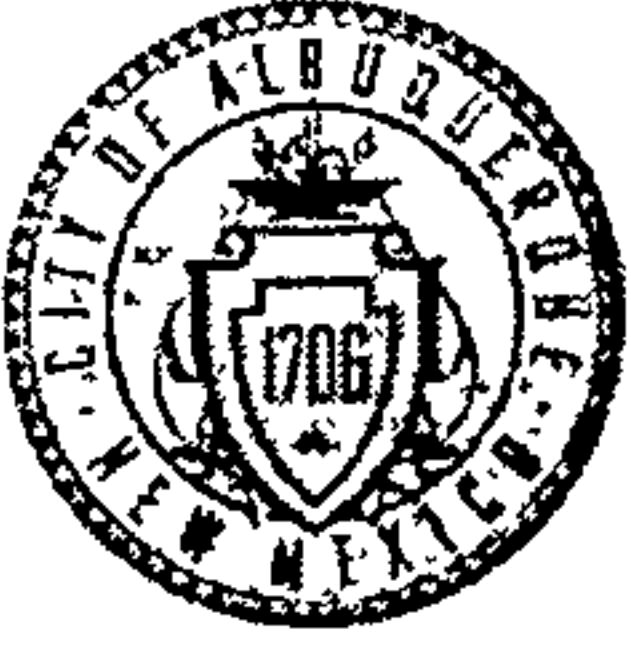
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3074 1

23 08/10/04

RETURN TO SENDER
ATTEMPTED-NOT KNOWN
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RETURN TO SENDER

22041+3203 01



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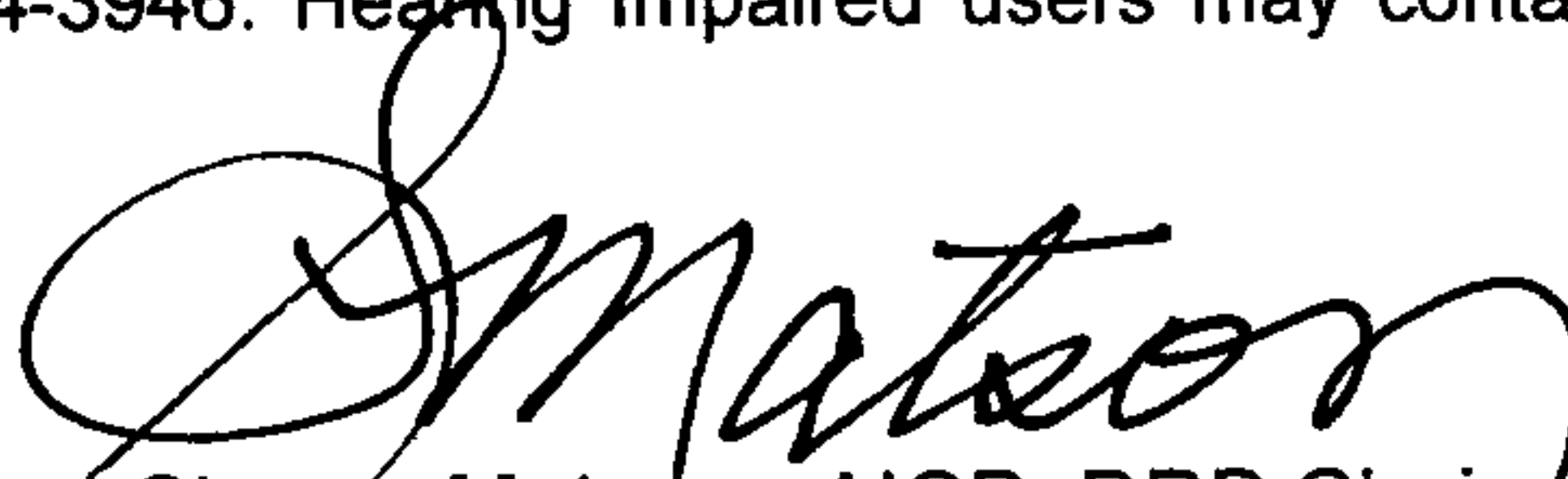
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**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: AUGUST 25, 2004
Zone Atlas Page: E-21-Z
Notification Radius: 100 Ft.

Project# 1002047
App# 04DRB-01174

Cross Reference and Location:

Applicant: MOUNTAIN RUN PARTNERS, LTD
Address: 5850 EUBANK BLVD NE, STE# B-62
ALBUQUERQUE NM 87111

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: AUGUST 6, 2004

Signature: KYLE TSEHLIKAI



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

08/05/2004 12:22 PM

1 RECORDS WITH LABELS PAGE
1
01021062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102106221008030116 LEGAL: PARC EL I I AMENDED MOUNTAIN RUN SUBD PLAT OF TRS
H- LAND USE:
PROPERTY ADDR: 00000 EUBANK
OWNER NAME: MOUNTAIN RUN PARTNERS LTD
OWNER ADDR: 05850 EUBANK BL NE
ALBUQUERQUE NM 87111
0102106217306330102 LEGAL: PARC EL I AMENDED MOUNTAIN RUN SUBD PLAT OF TRS
H-1 LAND USE:
PROPERTY ADDR: 00000 EUBANK
OWNER NAME: SAFEWAY STORES INC
OWNER ADDR: 03336 E THIRTY-SECOND ST
TULSA OK 74135
0102106219711130117 LEGAL: PARC EL I II AMENDED MOUNTAIN RUN SUBD PLAT OF
TRS H LAND USE:
PROPERTY ADDR: 00000 EUBANK
OWNER NAME: MOUNTAIN RUN PARTNERS LTD
OWNER ADDR: 05850 EUBANK BL NE
ALBUQUERQUE NM 87111
0102106225507030115 LEGAL: PARC EL I V AMENDED MOUNTAIN RUN SUBD PLAT OF TRS
H- LAND USE:
PROPERTY ADDR: 00000 JUAN TABO
OWNER NAME: SHOPS AT MOUNTAIN RUN
OWNER ADDR: 00500 THROCKMORTON ST
FORT WORTH TX 76102
0102106220002030101 LEGAL: PARC EL V AMENDED MOUNTAIN RUN SUBD PLAT OF TRS
H-1 LAND USE:
PROPERTY ADDR: 00000 EUBANK
OWNER NAME: MOUNTAIN RUN APARTMENTS LTD PT
OWNER ADDR: 04200 EAST SKELLY DR
TULSA OK 74135
0102106211508031010 LEGAL: TRAC T '7 ' ACADEMY HILLS ADDN CONT 13.229 AC
LAND USE:
PROPERTY ADDR: 00000 EUBANK
OWNER NAME: G1 SPRING PARK LTD PTNS & TEMP
OWNER ADDR: 00077 WEST WASHINGTON
CHICAGO IL 60602
0102106217517631510 LEGAL: PARK IN ACADEMY HILLS SUBD UNIT 3 REPLAT TRACT
G & LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0102106226711440716 LEGAL: TIER RA A NTIGUA REPLAT OF TR 3B ACADEMY HILLS
SUBD LAND USE:
PROPERTY ADDR: 00000 TIERRA ANTIGUA
OWNER NAME: GRUPE CONSTRUCTION WEST INC
OWNER ADDR: 00000 PI Box 87467
CHICAGO IL 60680
0102106227009340712 LEGAL: TR 3 -C R EPL OF TR 3 ACADEMY HILLS SUBD UNIT 6

CONT LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: EPIC INST INV MODEL HOME PROG
OWNER ADDR: 05201 LEESBURG PIKE

FALLS CHURCHVA
0102106230416541410
14. LAND USE:

22042
LEGAL: TR B -1-A -1 PLAT OF TR B-1-A-1 THE MEADOWS CONT

ALBUQUERQUE NM

PROPERTY ADDR: 00000 EUBANK
OWNER NAME: 6200 EUBANK BLVD INVSTMNT GROU
OWNER ADDR: 06200 EUBANK BL NE
87123

QUIT

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: E-21

ACADEMY HILLS PARK N.A. (R)

***Don Couchman**

6441 Concordia NE/87111 821-2421 (h)

Dave Schott

9704 Academy Hills Dr. NE/87111 796-0473 (h) 853-0378 (w)

EISENHOWER AREA N.A. (R)

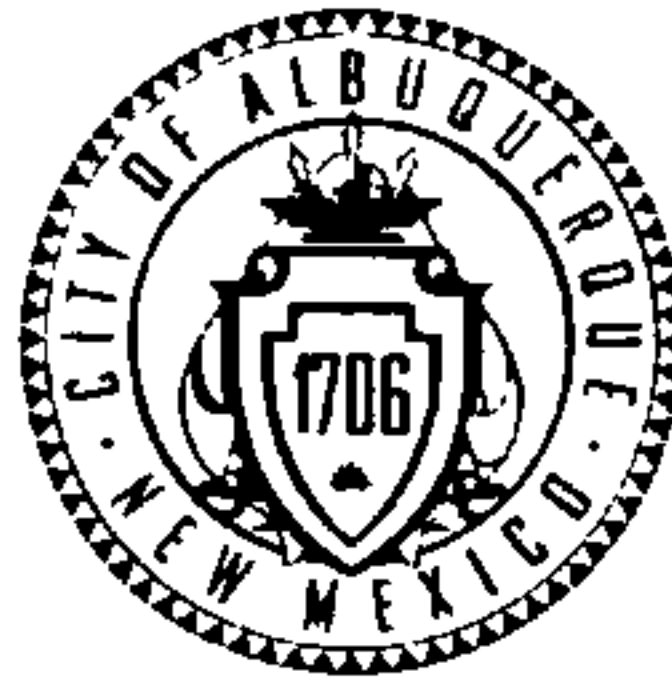
***Silvio G. Dell'Angela**

11209 Camero Ave. NE/87111 296-3241 (h)

David Ropp

5720 Bartonwood Pl. NE/87111 332-3197 (h)

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



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.

July 27, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **July 27, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, MOUNTAIN RUN SUBDIVISION BETWEEN EUBANK BLVD. NE AND MALAGUENA LANE NE, SOUTH OF JUAN TABO BLVD. NE, zone map E-21.**

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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

Project# 1002047

MOUNTAIN RUN PARTNERS LTD
5850 EUBANK BLVD NE, STE# B-62
ALBUQUERQUE NM 87111

TIERRA WEST
8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

DON COUCHMAN
Academy Hills Park Neigh. Assoc.
6114 CONCORDIA NE
ALBUQUERQUE NM 87111

DAVE SCHOTT
Academy Hills Park Neigh. Assoc.
9704 ACADEMY HILLS DR. NE
ALBUQUERQUE NM 87111

SILVIO G. DELL'ANGELA
Eisenhower Area Neigh. Assoc.
11209 CAMERO AVE NE
ALBUQUERQUE NM 87111

DAVID ROPP
Eisenhower Area Neigh. Assoc.
5720 BARTONWOOD PL. NE
ALBUQUERQUE NM 87111

102106217306330102

102106225507030115

102106220002030101

SAFeway STORES INC
3336 E THIRTY-SECOND ST
TULSA OK 74135

SHOPS AT MOUNTAIN RUN
500 THROCKMORTON ST
FORT WORTH TX 76102

MOUNTAIN RUN APARTMENTS LTD
4200 EAST SKELLY DR
TULSA OK 74135

102106211508031010

102106226711440716

102106227009340712

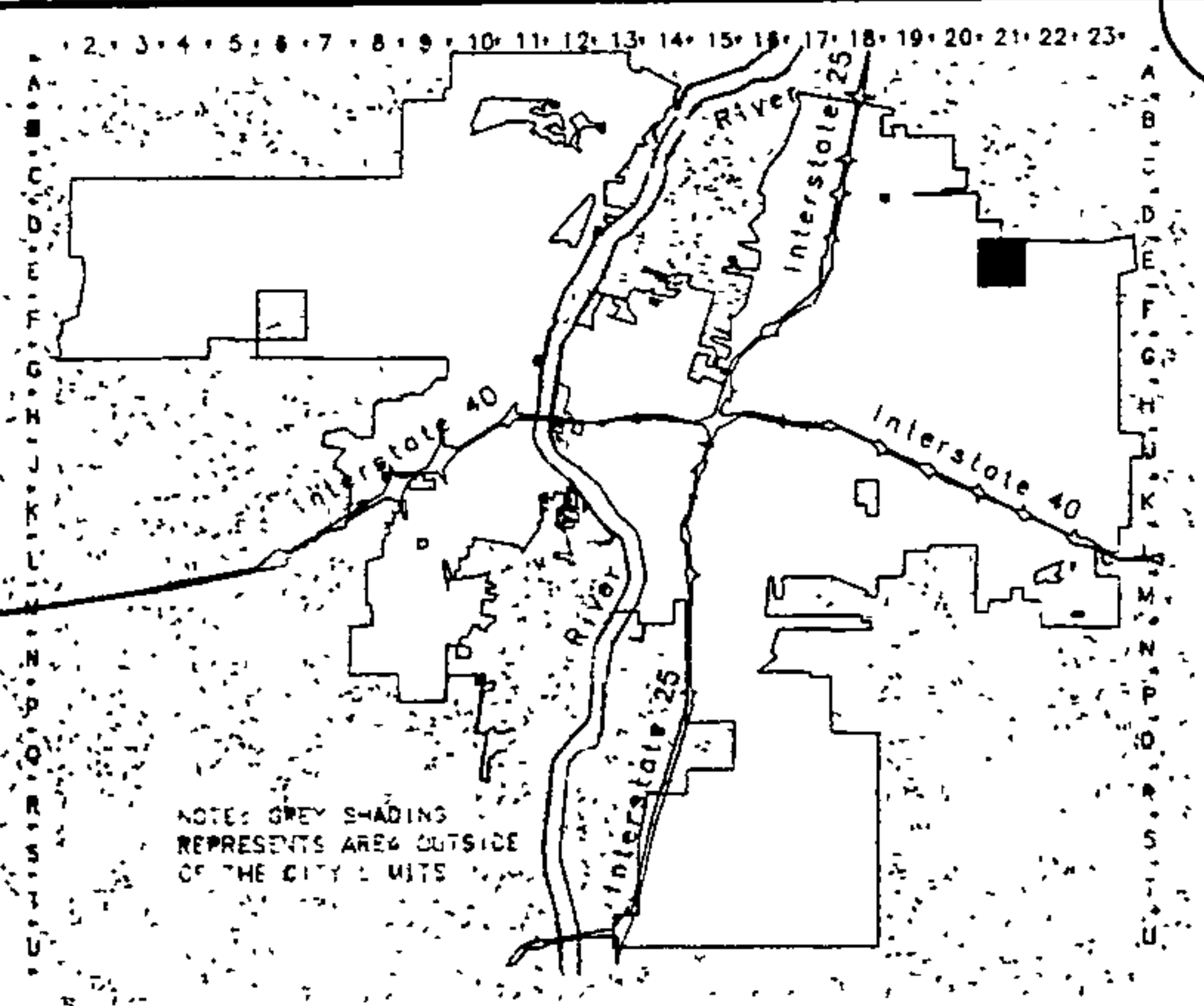
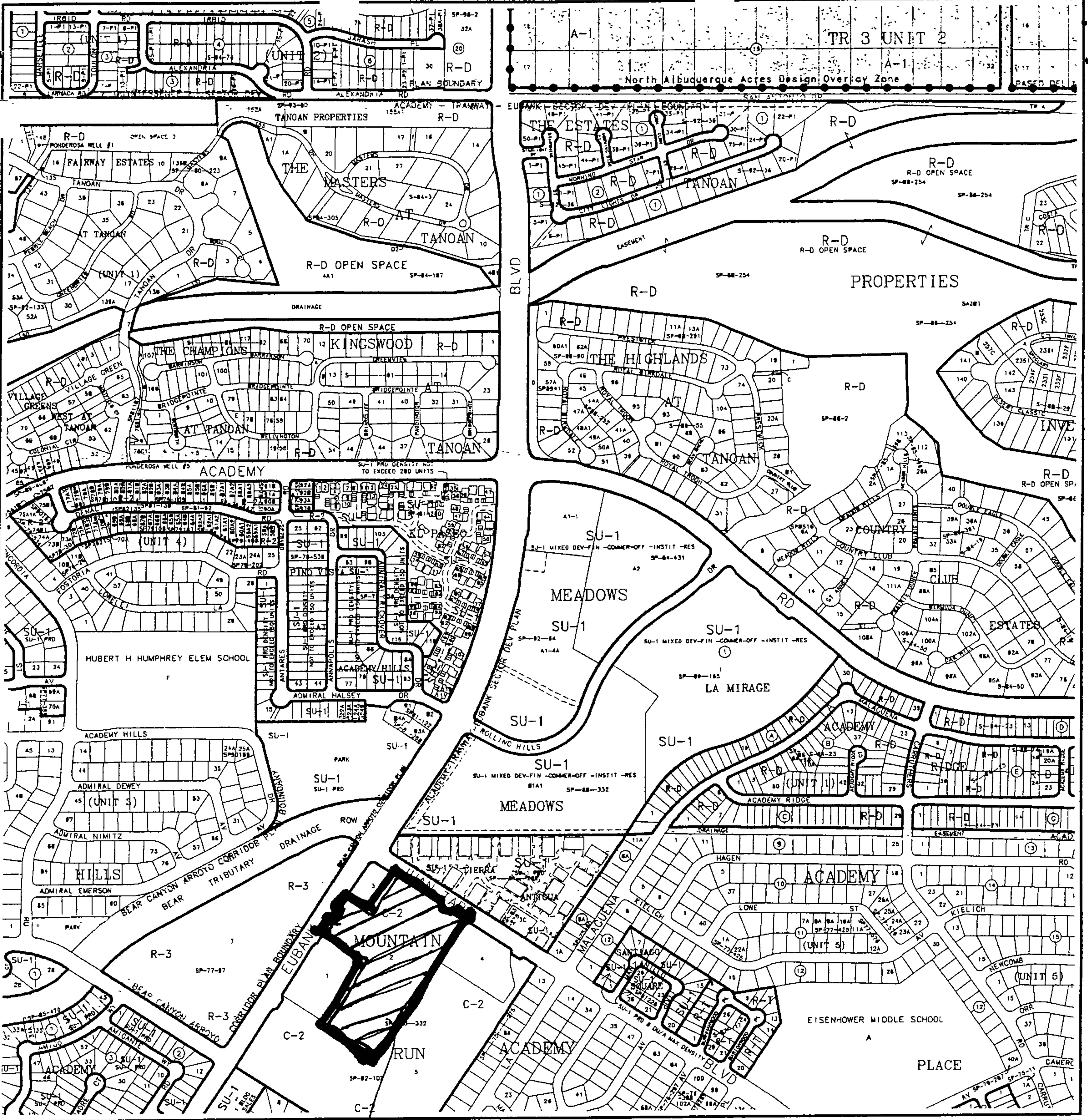
G1 SPRING PARK LTD PTNS & TEM
77 WEST WASHINGTON
CHICAGO IL 60602

GRUPE CONSTRUCTION WEST INC
PO BOX 87407
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EPIC INST INV MODEL HOME PROG
5201 LEESBURG PIKE
FALLS CHURCHVA 22042

102106230416541410

6200 EUBANK BLVD INVSTMNT GRO
6200 EUBANK BL NE
ALBUQUERQUE NM 87123

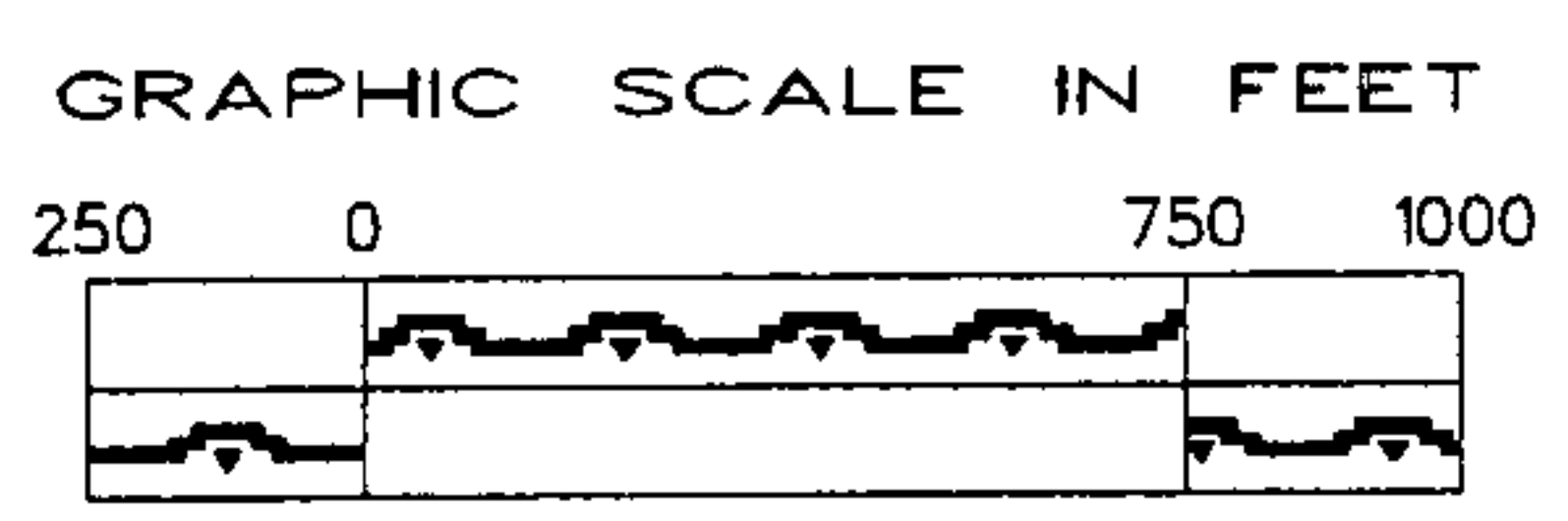


Site

CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

E-21-Z

Map Amended through January 21, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 27, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Vacation of Public Water Line Easement
Parcel 2, Mountain Run Subdivision
Zone Atlas E-21**

Dear Ms. Matson:

Tierra West LLC, on behalf of Mountain Run Partners, Ltd., requests DRB approval of the Vacation of the public water line easement located within Parcel 2 of the Mountain Run Subdivision. This site is located on the southeast corner of the intersection at Eubank Boulevard NE and Juan Tabo Boulevard NE. The purpose of the vacation is to allow for the redevelopment of this site. A new water line will be granted and shown on the replat.

We feel this request in no way harms the City of Albuquerque or the public. This vacation allows for the redevelopment of an infill parcel for a use consistent with the area. Therefore, we request the DRB's approval of the vacation request.

If you have any further questions or need assistance in this matter, please do not hesitate to contact me.

Sincerely,



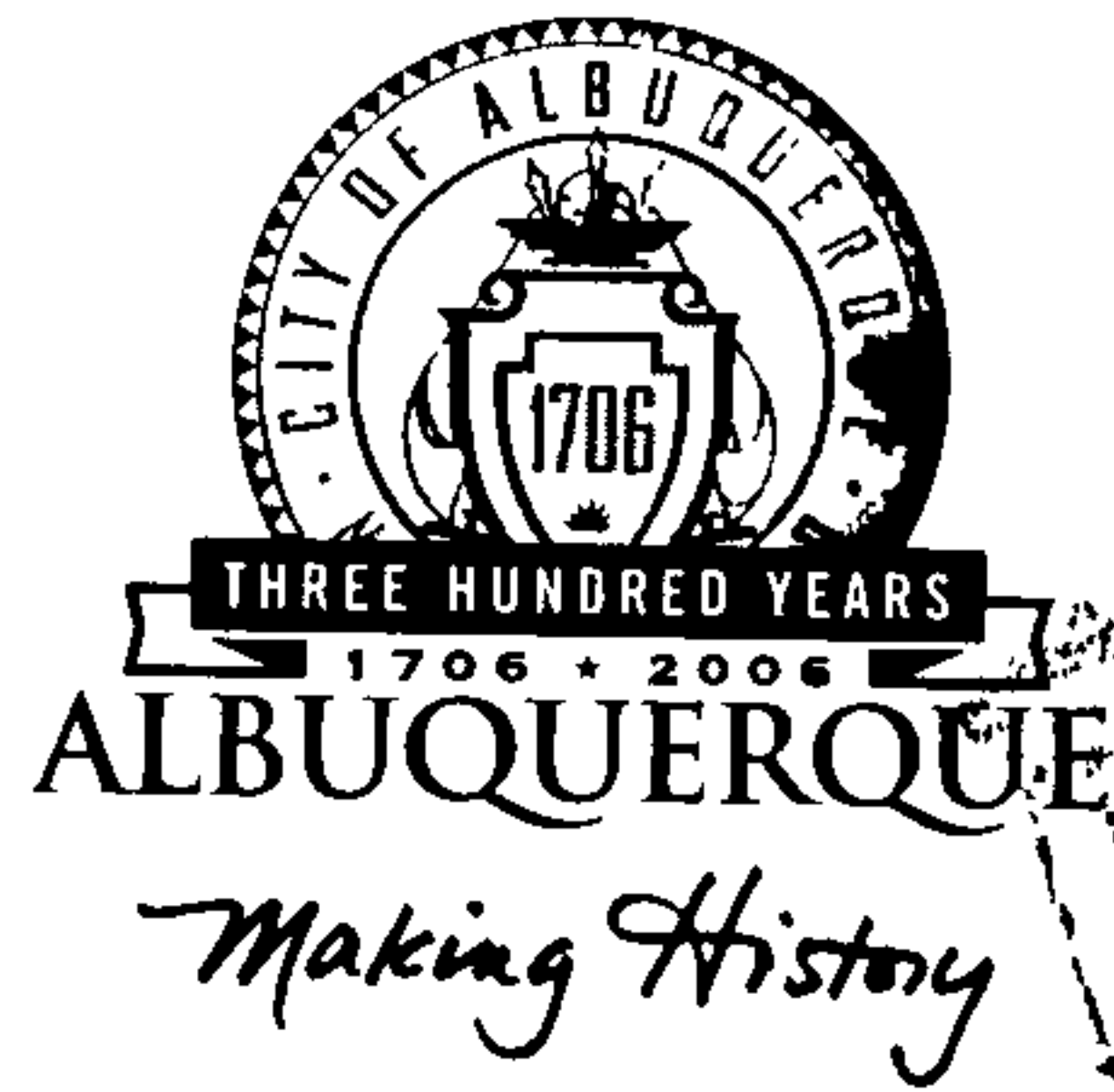
Ronald R. Bohannon, PE

Enclosure/s

cc: Paul Blanchard
Don Couchman, Academy Hills Park N.A.
Dave Schott, Academy Hills Park N.A.
Silvio G. Dell'Angela, Eisenhower Area N.A.
David Ropp, Eisenhower Area N.A.

JN: 22030
RRB/kk

CITY OF ALBUQUERQUE



Planning Department

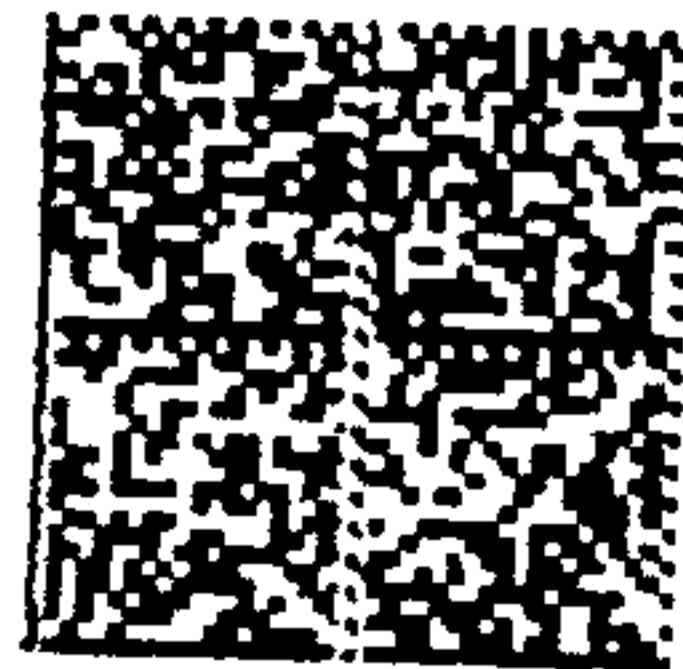
P.O. Box 1293

Albuquerque, NM 87103



T02106225507030115

SHOPS AT MOUNTAIN RUN
500 THROCKMORTON ST
FORT WORTH TX 76102



02 1A \$ 00.37⁰
0004329277 AUG 10 200
MAILED FROM ZIP CODE 87103

76102+3708 12





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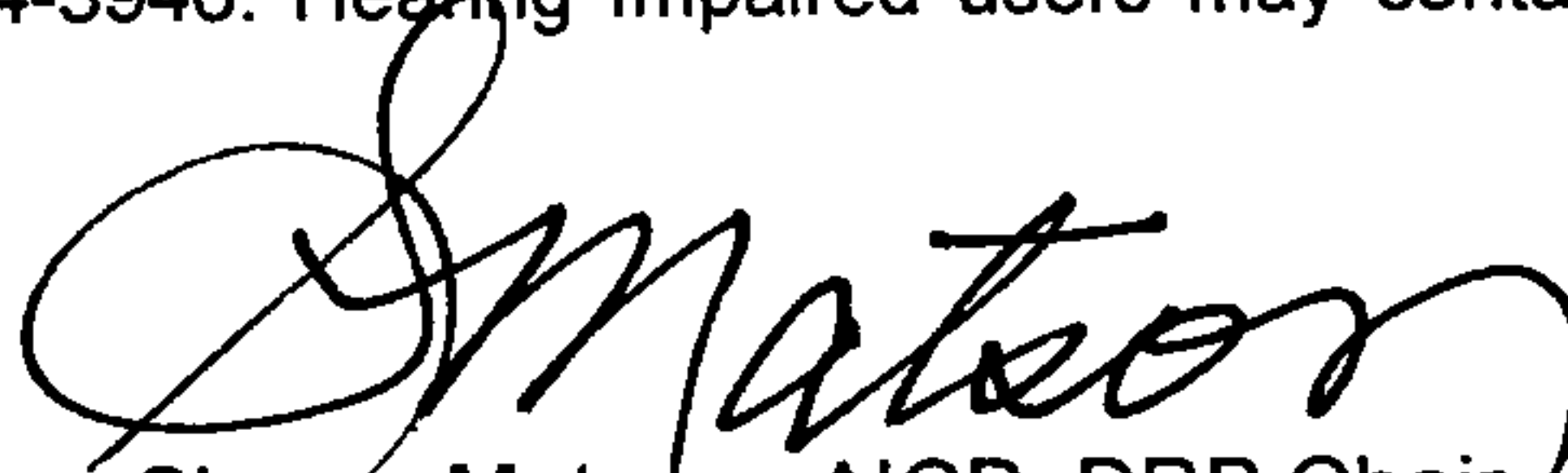
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04DRB-01174 Major-Vacation of Public
Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 9, 2004.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Mountain Run Partners Ltd. PHONE: 275.0000
 ADDRESS: 5850 EUBANK BLVD NE STE B-62 FAX: 294.2417
 CITY: ABQ STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: SAME
 AGENT (if any): TIERRA WEST LLC PHONE: 858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary / Final Plat Approval

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

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

Lot or Tract No. Parcel II Block: _____ Unit: _____
 Subdiv. / Addn. Mountain Run Subdivision
 Current Zoning: C-2 Proposed zoning: _____
 Zone Atlas page(s): E-21 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 7.± 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. 102106221008030116 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 5850 EUBANK BLVD NE
 Between: Juan Tabo Blvd NE and Malaguena Lane 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.): Z-771061
04DRB-01174 Proj# 1002047

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

SIGNATURE [Signature] DATE 2/16/05
 (Print) Ronald R. Behannon, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DRB .00312</u>	<u>PSF</u>	<u>SC3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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	Hearing date <u>3-2-05</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 30500</u>

[Signature] 2-17-05

Project # 1002047

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 **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
- 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.

~~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

~~N/A~~ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer

~~N/A~~ Fee (see schedule)

Any original and/or related file numbers are listed on the cover application

~~N/A~~ Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

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

Pend

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.

Ronald B. Bohannon, P.E.
Applicant name (print)
[Signature]
Applicant signature / date

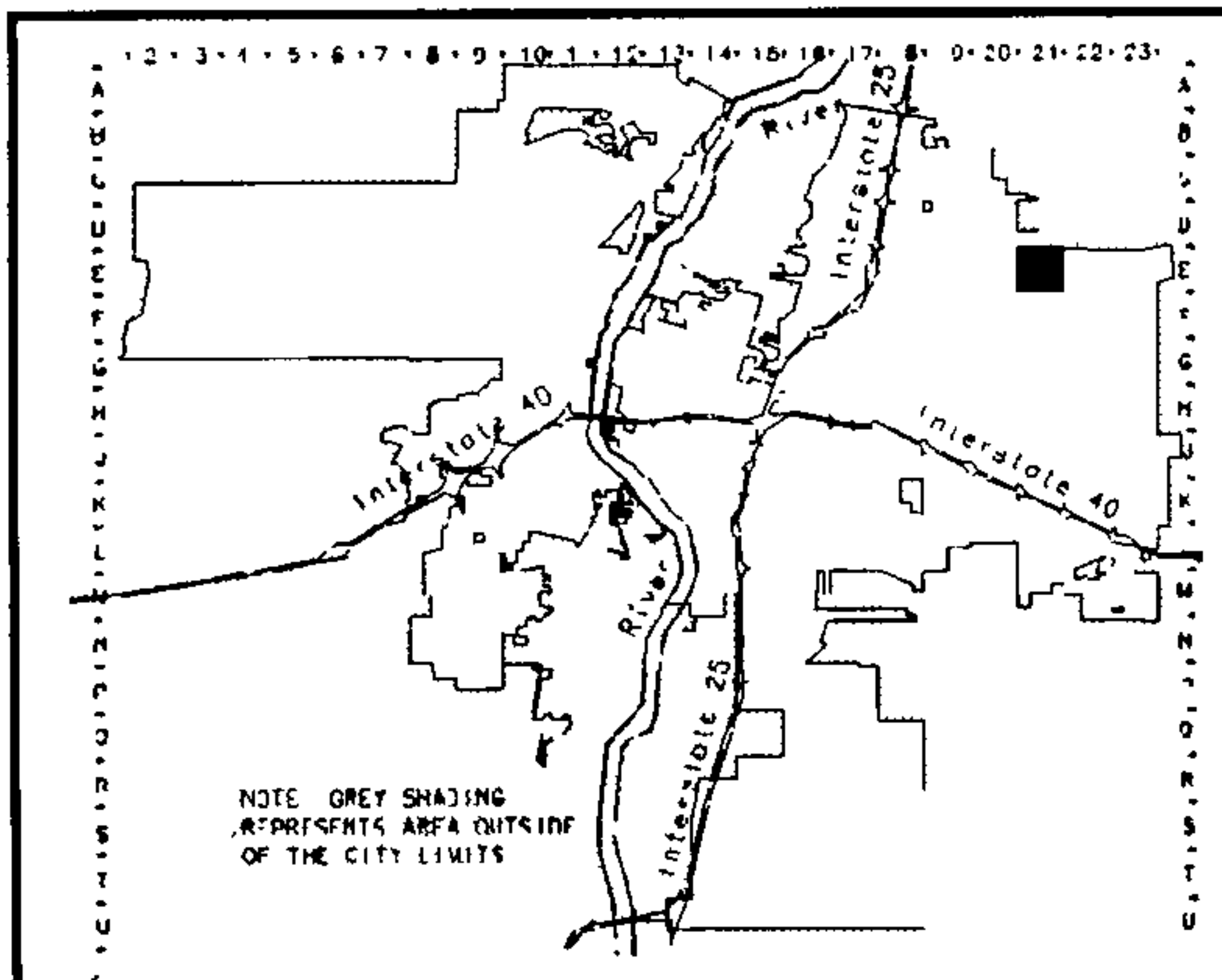
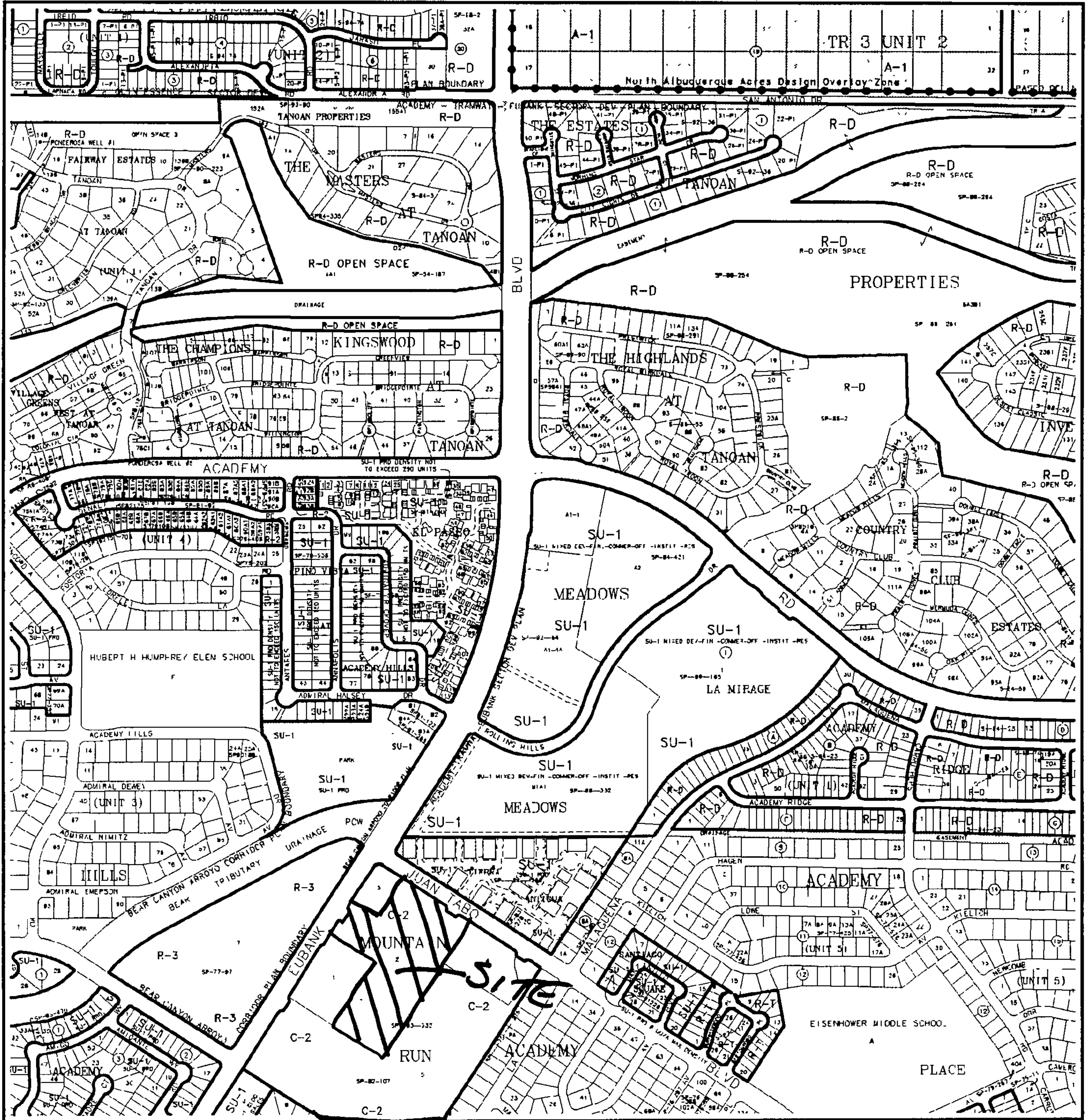


Form revised 3/03, 8/03, 11/03 & 8/04

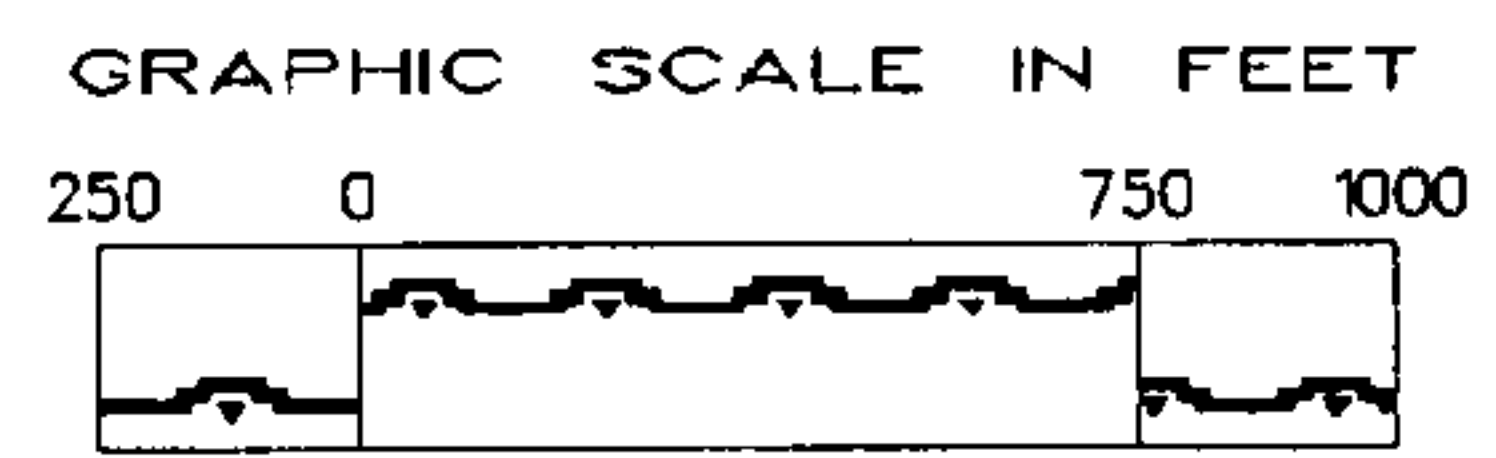
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05 DRB -00312

[Signature] 2-17-03
Planner signature / date
Project # 1002047



CITY OF Albuquerque
 A buquerque G eographic I nformation S ystem
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
E-21-Z
 Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 16, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Minor Subdivision Preliminary/Final Plat Approval
Parcel II, Mountain Run Subdivision
Zone Atlas Page E-21**

Dear Ms. Matson:

Tierra West LLC, on behalf of Mountain Run Partners Ltd., request the approval of the Preliminary/Final Plat for Parcel II, Mountain Run Subdivision. This project is located at 5850 Eubank Boulevard NE between Juan Tabo Boulevard NE and Malaguena Lane NE. This project had been approved by DRB for the vacation of the waterline, and now comes before the board for the replat and granting of the waterline.

If you have any further questions or need additional assistance in this matter, please do not hesitate to contact us.

Sincerely,

Donna Bohannon
for Ronald R. Bohannon, P.E.

Enclosure/s

cc: Paul Blanchard

JN: 22030
RRB/kk

[Return](#)

Project Summary

Monday, February 14, 2005

Page 1

Click an [Application Number](#) link to retrieve a detailed [Application Details Report](#). Click a [Completion Disposition](#) link to obtain a detailed [Project Status Report](#).

Application Number	Application Type	Completed Activity	Completion Disposition	Date
Project Nbr: 1002047 Project Name: MOUNTAIN RUN SUBDIVISION, PARCEL 2				
Project Description: DRB APPLICATION DRB APPLICATION				
02DRB - 00955	VACATION OF PUBLIC EASEMENTS	NO MORE ACTION	COMPLETED	07/19/2002
02AA - 01889	SC PLAN	AMNDSITE DEVELOPMENT DECISION	APPROVED	01/10/2003
04AA - 00914	SC PLAN	AMNDSITE DEVELOPMENT DECISION	APPROVED	06/16/2004
04DRB - 01174	VACATION OF PUBLIC EASEMENTS	NO MORE ACTION	COMPLETED	08/25/2004
04AA - 01400	SC PLAN	AMNDSITE DEVELOPMENT DECISION	APPROVED	09/20/2004
04AA - 01401	SU-1 PLAN	AMNDSITE DEVELOPMENT DECISION	APPROVED	10/13/2004
04AA - 01639	SC PLAN	AMNDSITE DEVELOPMENT DECISION	APPROVED	10/27/2004

If Application Type is RED, the application has been withdrawn.

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

PAID RECEIPT

APPLICANT NAME Mountain Run Partners
 AGENT Tierra West
 ADDRESS 8509 Jefferson NE
 PROJECT & APP # 1002047/05DRB 00312
 PROJECT NAME Mountain Run SBL

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 285.00 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

\$ 305.00 TOTAL AMOUNT DUE

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

2/17/2005
 RECEIPT
 ACCOUNT
 ACTIVITY
 TRANS AMT
 J24 MIC
 CK
 CHANGE

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1934 95-677/1070
City of Albuquerque Treasury Division		DATE <u>2/17/05</u>
PAY TO THE ORDER OF <u>City of Albuquerque</u>		City of Albuquerque Treasury Division \$ <u>305.00</u>
<u>Three Hundred and Five and 00/100</u>		DOLLARS
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		RECEIPT# 00035774 WSH 006 TRANS# 0050 Account 441032 Fund 0110 Activity 3424000 TRSEJA Trans Amt \$305.00 24 Hier
FOR <u>22030.0001 Prel / Final Plat Submittal</u>		<u>Donna Bohannan</u> Thank You
001934 1070066771		201813



Sheran A. Matson
08/12/04 09:02 AM

To: "Silvio Dell'Angela" <dellansi@cybermesa.com>@PUBCABQ
cc: Roger A. Green/PWD/CABQ, couchman@zianet.com
cc: <smatson@cabq.gov>, <rgreen@cabq.gov>, "Darlene A. Couchman" <couchman@zianet.com>
Subject: Re: Fw: Vacation of Public Water Easement Request-Mountain Run

Silvio

According to our project file #1002047, the only notice which was mailed out was a copy of our legal ad. Stephanie's form said there are no recognized neighborhood associations in this area. So, please look at your notice again. If it is the legal ad, at the top of the notice, the hearing date is listed as August 25th, not August 18th.

The Planning Department's pre hearing comment in this instance is a deferral to Water Utilities since it is their easement proposed for vacation. Sometimes, our position will change once we hear the testimony at the hearing.

Regarding the other questions, here is my best answer at this time. They are subject to change depending on the results of the hearing.

1. A Walgreens is planned for construction over the old Phoenix Nightclub site.
2. The answer to this question is determined at building permit stage. The only request before us is the vacation of the waterline easement which does not impact traffic.
3. The existing waterline to be vacated will be re-routed about 40 feet north of the existing location is the shopping center.
4. It is to be replaced.
5. It is the same development.

Please keep the DRB Project # in case you have future questions.



"Silvio Dell'Angela"
<dellansi@cybermesa.com>
08/11/04 03:39 PM

To: <smatson@cabq.gov>, <rgreen@cabq.gov>
cc: "Darlene A. Couchman" <couchman@zianet.com>
Subject: Fw: Vacation of Public Water Easement Request-Mountain Run

Sheran

Yesterday, I and others received from Stephani Winklepleck the formal notification of the August 18 hearing by the Development Review Board of the developer's Request for Vacation of the Easement discussed below.

Has the City's Planning Department taken a position on this request?

What are the answers to the questions I posed below so I, others can know whether we should support or

oppose it.

Will we get answers before next Wednesday's meeting?

Please reply-advise soonest.

Thanks

Silvio

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

From: Silvio Dell'Angela

To: smatson@cabq.gov ; Rgreene@cabq.gov

Cc: Darlene A. Couchman

Sent: Tuesday, August 03, 2004 12:43 PM

Subject: Vacation of Public Water Easement Request-Mountain Run

Sheran

It was good talking to you. As recommended, I have called -left messages with Ron Bohannan of Tierra West twice and have gotten no response. Also waiting call from Roger Greene. I understand AICP will consider this on August 25.

My initial questions on the vacation request are as follows

1. Mr. Bohannan's letter is not specific-only that vacation allows "redevelopment of this site." Will a building addition(s) be put over the area-including where old Phoenix club is now? If not-what then is this new redevelopment?
2. If additional construction is planned, how will it affect traffic flow-safety in shopping center? Will the associated reduction of parking places in lot bring total under acceptable City standards?
3. Is there an existing 8" line in the area where easement is requested and if so, is it active-in use? If easement is granted, will this existing line be rerouted?
4. If no replacement line is built what impact will its removal-termination-abandonment have on the local water line performance-(pressure, other) in neighboring areas- including our EANA neighborhood?
5. I understand that this is a resubmission by Tierra West of an approved past easement vacation that was allowed to expire. Was the original approval based on the same proposed development or is this one significantly larger in scope?

Silvio Dell'Angela
President-Eisenhower Neighborhood Association

8/2/04

Don Couchman + Silvio D'Angelo
called me expressing concern
about vacating ^{W.L.} easement +
what add'l development is planned

Referred to Roger G. + Ron Bahannon
Stanton

1. Walgreens - over Phoenix site

2. ~~Walgreens~~ Not known - Reviewed
about

3. Re-routed 40' N of line in SE

4.

5. Same Walgreens

#3



Sheran A. Matson

08/19/04 11:31 AM

To: Claire A. Senova/PLN/CABQ@COA
CC:
Subject: Fw: Vacation of Public Water Easement Request-Mountain Run

Please put in this project file. It is the Mountain Run case scheduled for this coming Wednesday.
----- Forwarded by Sheran A. Matson/PLN/CABQ on 08/19/04 11:30 AM -----



Roger A. Green

08/19/04 08:49 AM

To: "Silvio Dell'Angela" <dellansi@cybermesa.com>@PUBCABQ
cc: couchman@zianet.com, SMatson@cabq.gov
Subject: Re: Fw: Vacation of Public Water Easement Request-Mountain Run

This is my comment for the referenced DRB case:

No objection to the Vacation request with Final Plat conditions: Prior to removal of the existing fire hydrant, a revised Site/Fire Protection Plan meeting all fire code requirements must be reviewed and approved by the Fire Marshall and Utility Development. Any required replacement hydrants must be in place prior to removal of existing hydrant.

Roger A. Green, PE
Principal Engineer
Utility Development Section



"Silvio Dell'Angela"
<dellansi@cybermesa.com>

08/17/2004 02:37 PM

To: <SMatson@cabq.gov>
cc: <RGreen@cabq.gov>, <couchman@zianet.com>
Subject: Re: Fw: Vacation of Public Water Easement Request-Mountain Run

Ms. Matson

Reference my 8/3, 8/11 and 8/12 responses.

My 8/3 message (question 1) asked whether approval of this easement vacation that also includes the additional 200 feet beyond the building to be modified (where the remainder of the water pipe exists) will permit additional future development in this 200 foot area of the parking lot? Is this true and if so-a concern?

After the Development Review Board hearing on this request tomorrow whose approval appears to be no more than a formality, are there other opportunities in the approval cycle to make any changes to address concerns? Can I assume that it is the City's position to recommend approval of this easement vacation request to the DRB and that we nearby neighbors have no

reason to be concerned? I am still uneasy and still not confident that we were provided enough information-answers to articulate any meaningful concerns. Therefore, I will likely not attend the DRB meeting tomorrow.

Silvio

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

From: <SMatson@cabq.gov>

To: <dellansi@cybermesa.com>

Cc: <RGreen@cabq.gov>; <couchman@zianet.com>

Sent: Thursday, August 12, 2004 9:33 AM

Subject: Re: Fw: Vacation of Public Water Easement Request-Mountain Run

>

>

>

>

>

> Silvio

>

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"Silvio

Dell'Angela"

To:

<smatson@cabq.gov>, <rgreen@cabq.gov>

<dellansi@cyberme

cc: "Darlene A.

Couchman" <couchman@zianet.com>

<sa.com>

Subject: Fw: Vacation of

Public Water Easement Request-Mountain Run

>
>
> 08/11/04 03:39 PM
>
>
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> Sheran
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> Silvio
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> ----- Original Message -----
>

> From: Silvio Dell'Angela
>

> To: smatson@cabq.gov ; Rgreene@cabq.gov
>

> Cc: Darlene A. Couchman
>

> Sent: Tuesday, August 03, 2004 12:43 PM
>

> Subject: Vacation of Public Water Easement Request-Mountain Run
>

> Sheran
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>
> Silvio Dell'Angela
> President-Eisenhower Neighborhood Association
>
>

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action

____ Minor Subdivision action

X Vacation **V**

____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes

____ ...for Building Permit

____ IP Master Development Plan

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

Supplemental form

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

APPLICANT INFORMATION:

NAME: MOUNTAIN RUN PARTNERS LTD PHONE: 275.0000

ADDRESS: 5850 EUBANK BLVD NE STE B-62 FAX: _____ 294.2417

CITY: ABQ STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: DEVELOPER List all owners: MOUNTAIN RUN PARTNERS LTD

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: _____ 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC WATER LINE EASEMENT

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

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

Lot or Tract No. PARCEL 2 Block: _____ Unit: _____

Subdiv. / Addn. MOUNTAIN RUN SUBDIVISION

Current Zoning: C-2 Proposed zoning: SAME

Zone Atlas page(s): E-21 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 7.8706 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No _____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 102106221008030116 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 5850 EUBANK BLVD NE

Between: JUAN TABO BLVD NE and MALAGUENA LANE 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.): Z-77-106-1/ ZA-83-145/ 02DRB-00955/ DRB# 1002047

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

SIGNATURE [Signature] DATE 7/28/04

(Print) RONALD R. BOHANNAN, P.E. _____ Applicant X Agent

FOR OFFICIAL USE ONLY

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

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01174</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected		<u>ADV/NOTIF.FEE</u>		<u>\$ 75</u>
<input type="checkbox"/> All case #s are assigned		<u>CONFL MGMT</u>		<u>\$ 20</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>AUGUST 25th '04</u>			<u>\$ 140.00</u>

[Signature] 7/29/04
Planner signature / date

Project # 1002047

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

Ronald E. Bohannon, P.E.
Applicant name (print)

[Signature]
Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB - 01174

[Signature] 7/29/04
Planner signature / date

Project # 1002047

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 27, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Vacation of Public Water Line Easement
Parcel 2, Mountain Run Subdivision
Zone Atlas E-21**

Dear Ms. Matson:

Tierra West LLC, on behalf of Mountain Run Partners, Ltd., requests DRB approval of the Vacation of the public water line easement located within Parcel 2 of the Mountain Run Subdivision. This site is located on the southeast corner of the intersection at Eubank Boulevard NE and Juan Tabo Boulevard NE. The purpose of the vacation is to allow for the redevelopment of this site. A new water line will be granted and shown on the replat.

We feel this request in no way harms the City of Albuquerque or the public. This vacation allows for the redevelopment of an infill parcel for a use consistent with the area. Therefore, we request the DRB's approval of the vacation request.

If you have any further questions or need assistance in this matter, please do not hesitate to contact me.

Sincerely,

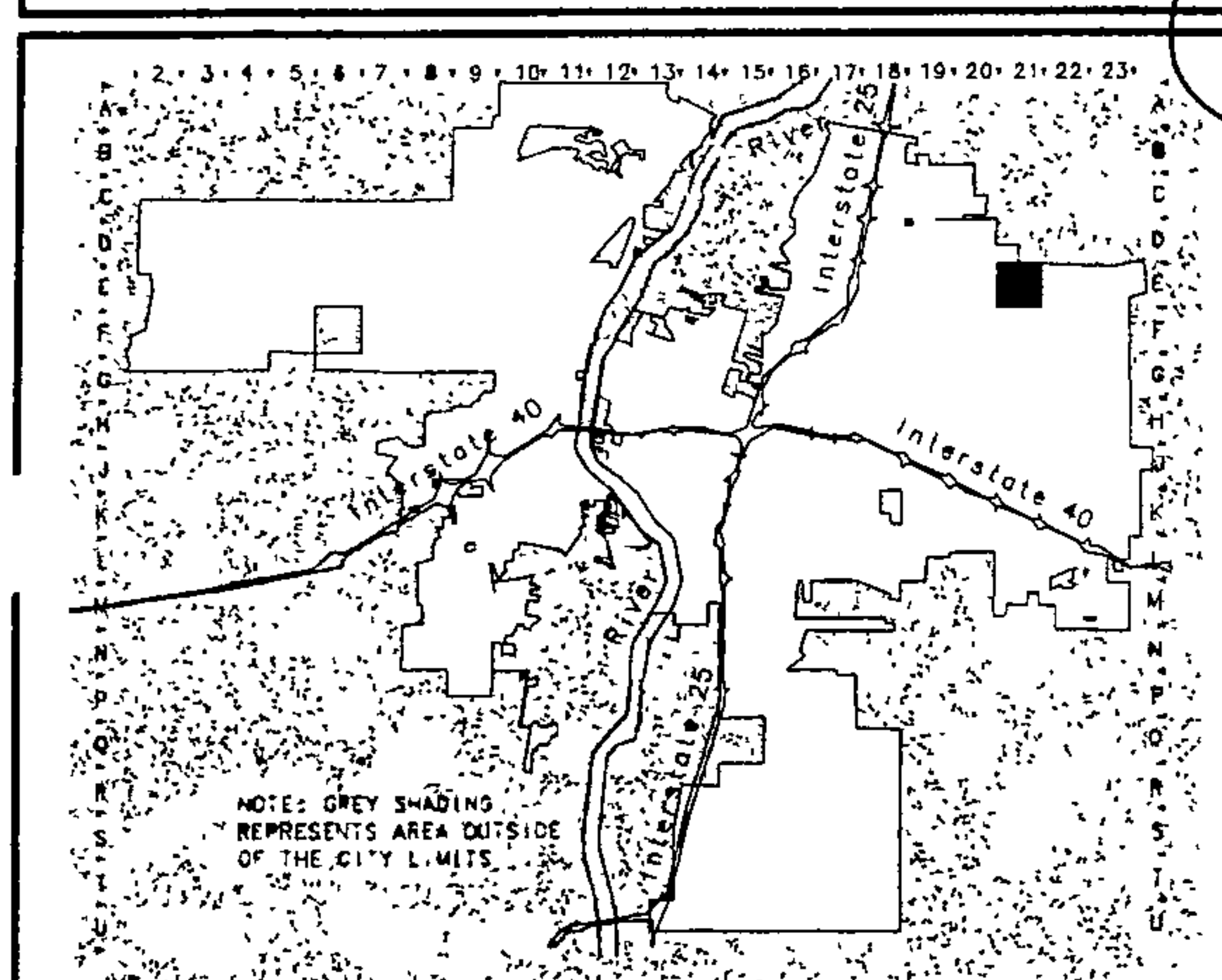
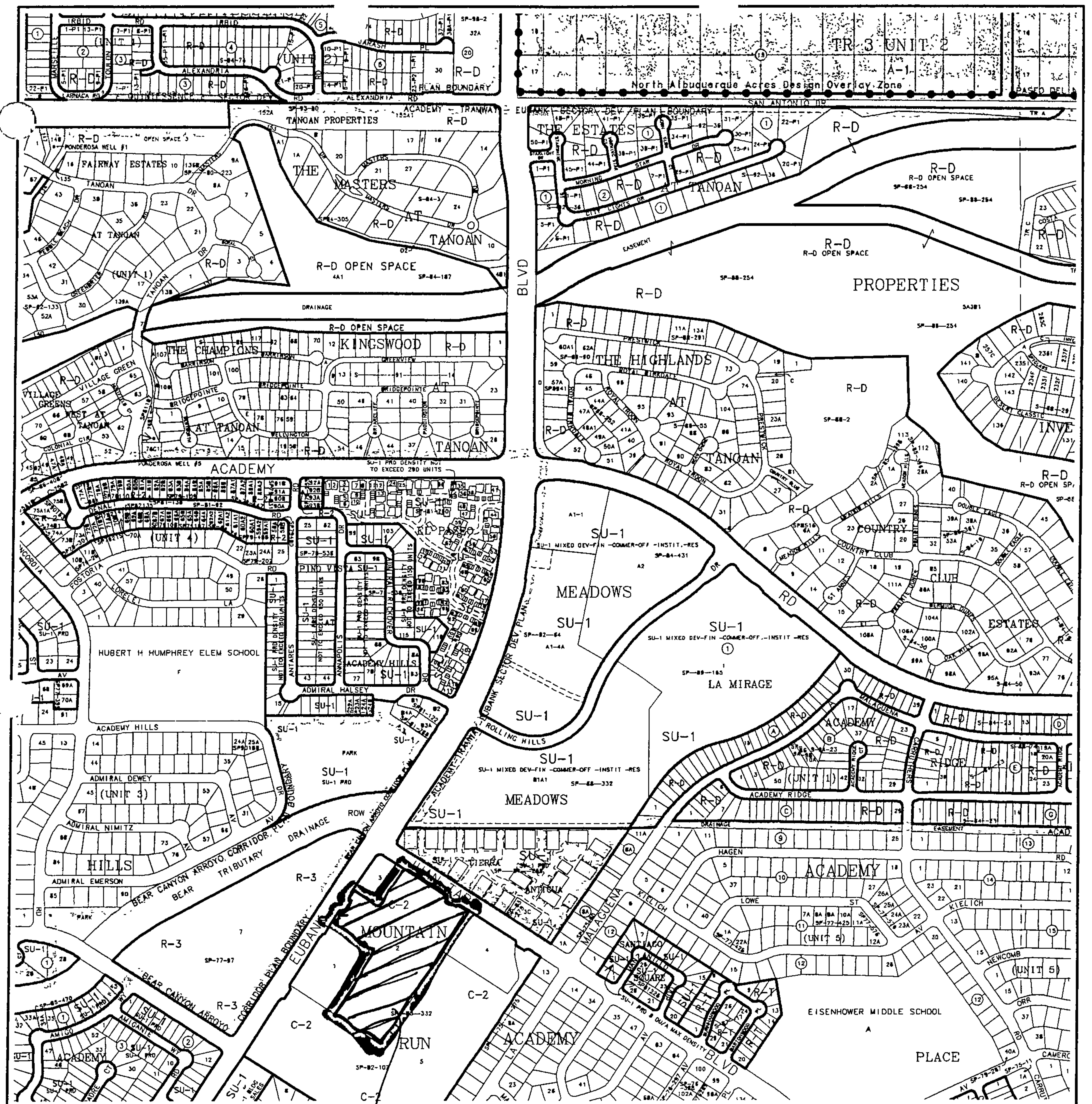


Ronald R. Bohannon, PE

Enclosure/s

cc: Paul Blanchard
Don Couchman, Academy Hills Park N.A.
Dave Schott, Academy Hills Park N.A.
Silvio G. Dell'Angela, Eisenhower Area N.A.
David Ropp, Eisenhower Area N.A.

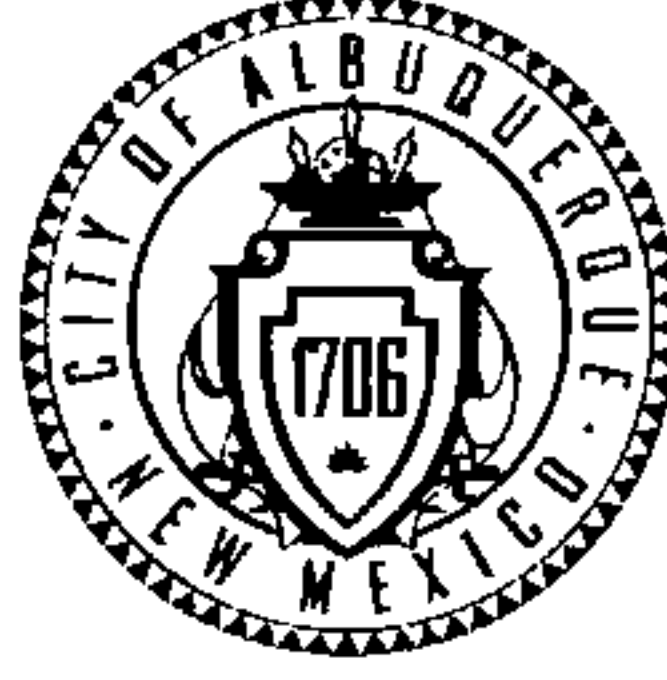
JN: 22030
RRB/kk



CITY OF
ALBUQUERQUE
 Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
E-21-Z
 Map Amended through January 21, 2003



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.

July 27, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **July 27, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, MOUNTAIN RUN SUBDIVISION BETWEEN EUBANK BLVD. NE AND MALAGUENA LANE NE, SOUTH OF JUAN TABO BLVD. NE, zone map E-21.**

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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: E-21

ACADEMY HILLS PARK N.A. (R)

***Don Couchman**

6441 Concordia NE/87111 821-2421 (h)

Dave Schott

9704 Academy Hills Dr. NE/87111 796-0473 (h) 853-0378 (w)

EISENHOWER AREA N.A. (R)

***Silvio G. Dell'Angela**

11209 Camero Ave. NE/87111 296-3241 (h)

David Ropp

5720 Bartonwood Pl. NE/87111 332-3197 (h)

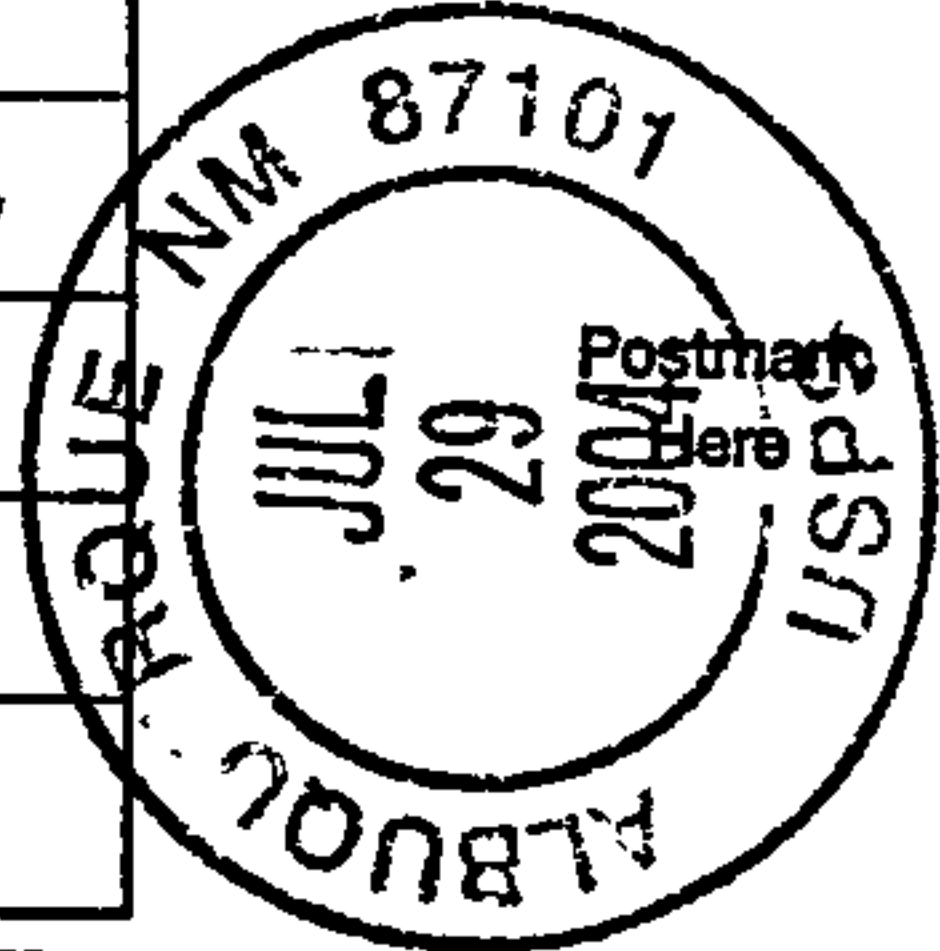
LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

7002 0860 0002 3202 1942

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

OFFICIAL USE

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.80



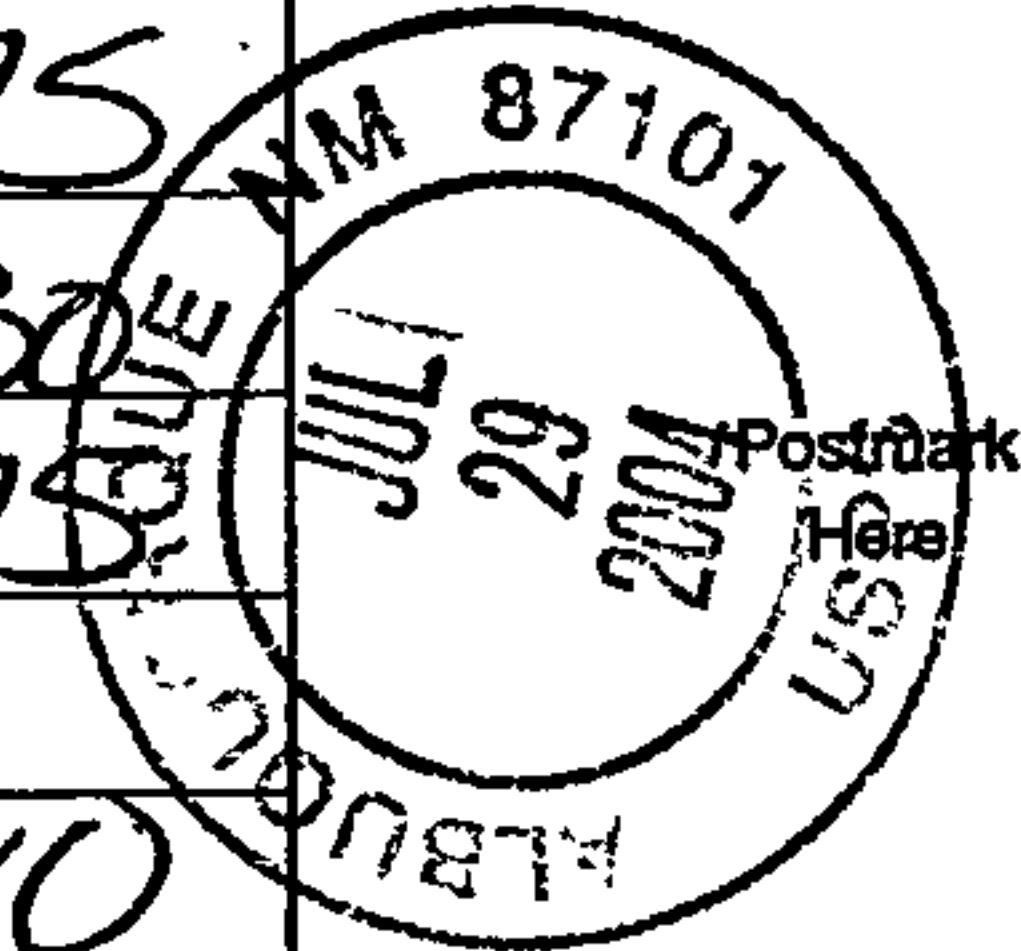
Sent To DAVID ROOP
 Street, Apt. No.; or PO Box No. 5720 BARKWOOD PL NE
 City, State, ZIP+4 ABQ NM 87111
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1935

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

OFFICIAL USE

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.80



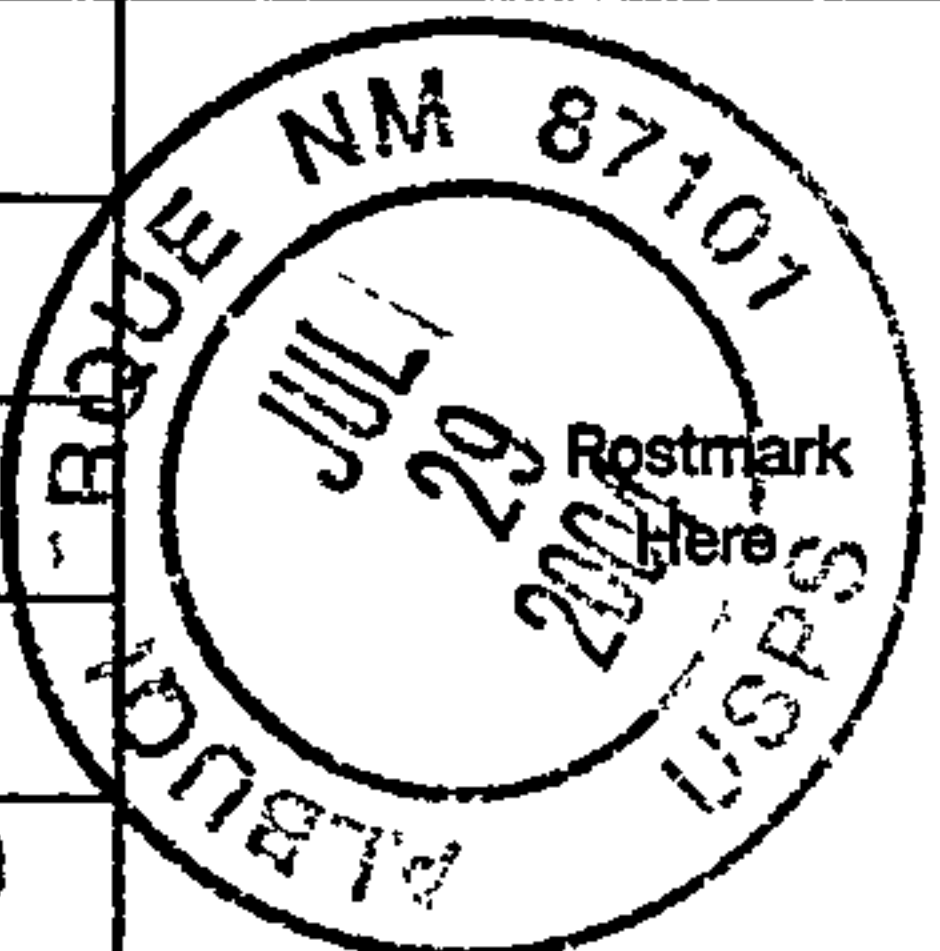
Sent To SILVIO G. DELL'ANGELO
 Street, Apt. No.; or PO Box No. 11209 CAMERO AVS NE
 City, State, ZIP+4 ABQ NM 87111
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1928

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

OFFICIAL USE

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.80



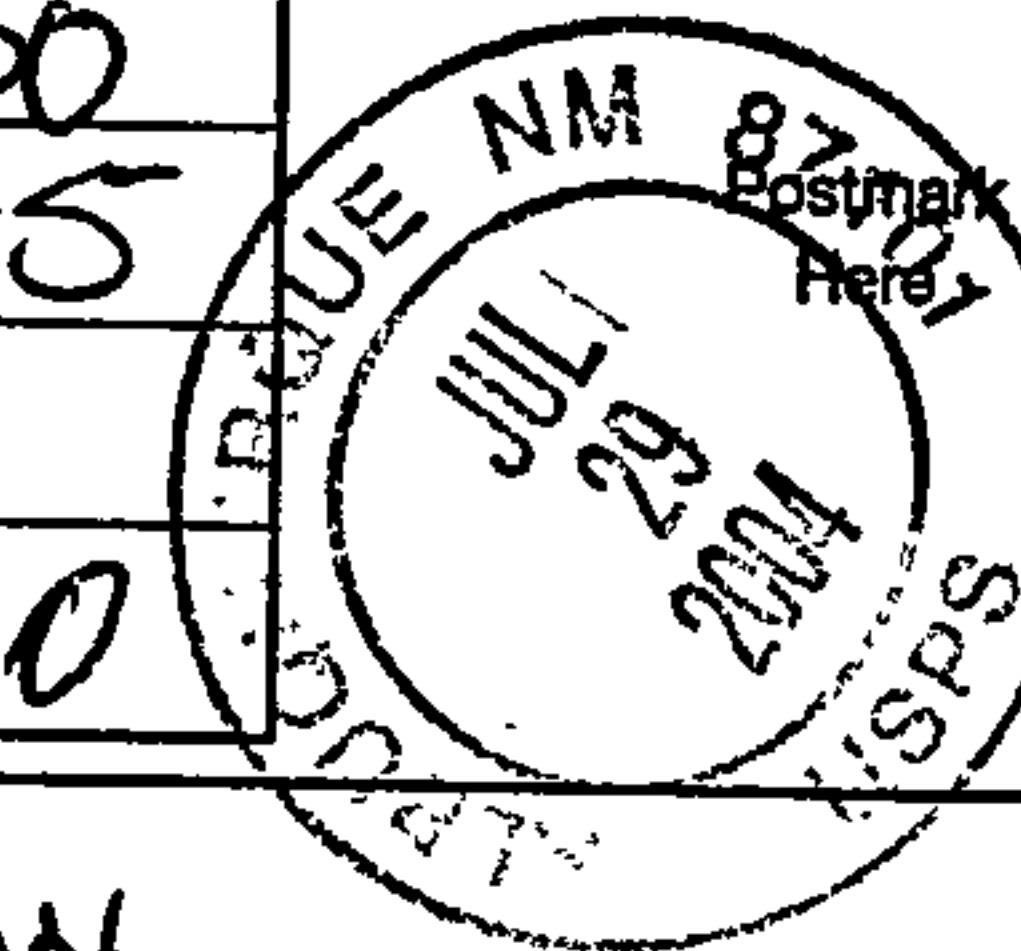
Sent To DAVE SCHOTT
 Street, Apt. No.; or PO Box No. 9704 ACADEMY HILLS DR NE
 City, State, ZIP+4 ABQ NM 87111
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1911

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

OFFICIAL USE

Postage	\$ 1.75
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.80



Sent To DON COUCHMAN
 Street, Apt. No.; or PO Box No. 6441 CONCORDIA NE
 City, State, ZIP+4 ABQ NM 87111
 PS Form 3800, April 2002 See Reverse for Instructions

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

PAID RECEIPT

DUPLICATE
City of Albuquerque
Treasury Division

7/29/2004 10:07AM LOC: ANNX
RECEIPT# 00026936 WSH 008 TRANSH 0010
Account 441018 Fund 0110
Activity 4971000 TRSDMM \$140.00
Trans Amt \$140.00
J24 Misc \$75.00
CK \$140.00
CHANGE \$0.00

Thank You

APPLICANT NAME MNTN. RUN PRTRNS..
AGENT TIERRA WEST LLC
ADDRESS 8509 JEFFERSON ST. NE
PROJECT & APP # 1002047 / 04DRB-01174
PROJECT NAME _____

- \$ 20 441032/3424000 Conflict Management Fee
- \$ 45 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75 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
- \$ 140.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1711
95-677/1070

DATE 7/28/04

PAY TO THE ORDER OF City of Albuquerque

DUPLICATE
City of Albuquerque
Treasury Division
DOLLARS 140.00

High Desert State Bank
Member FDIC
8118 Ventura NE
Albuquerque, NM 87122

7/29/2004 10:06AM LOC: ANNA
RECEIPT# 00026935 WSH 008 TRANSH 0010
Account 441006 Fund 0110
Activity 4973000 TRSDMM \$140.00

FOR 22030,0001 DRB-Submittal-AA

Donna J Bohannon
Misc

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 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 AUGUST 10TH '04 To AUGUST 25, 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 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.

Karen Kline _____, 7.29.04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 7/29/04, Reg. Clerk
(Date) (Staff Member)



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

7-17-02

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

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

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

FINDINGS:

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

CONDITIONS:

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

CONDITIONS OF FINAL PLAT AS FOLLOWS:

1. If fire line is to remain in place an 8" fire line account must be established.
2. Site plan for the site must be amended and approved by the Development Review Board.



OFFICIAL NOTICE PAGE TWO

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

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

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

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



Janet Stephens
DRB Chair

cc: Mountain Run Partners Ltd., 5850 Eubank NE, 87111
Tierra West LLC, 8509 Jefferson NE, 87113
Loren Hines, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002047 AGENDA#: 6 DATE: 7.17.02

1. Name: Pat Bohannon - Seerra (Text) Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 17, 2002

Project #1002047
Application # 02DRB-00955
Mountain Run Subdivision

1. No objection to the proposed vacation of the public waterline easement. Defer to those entities/agencies having an interest in the easement.
2. A plat incorporating the vacated easement into the surrounding property must be approved by the DRB and filed at the County Clerk's Office within one year or the vacation will expire.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002047

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.

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 17, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD
July 17, 2002
Project #1002047

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

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

AMAFCA	No adverse comments
COG	Reviewed-No adverse comment. Informational: *Eubank Boulevard is an existing Principal Arterial at this location. *Juan Tabo Boulevard is an existing Principal Arterial at this location. *Eubank Boulevard is a proposed Bike Lane route at this location.
Transit	No comments received.
Zoning Enforcement	.Reviewed, no comment.
Neighborhood Coor.	
	Letters sent to Academy Hills Park and Eisenhower Area (R) Neighborhood Assns.
APS	No adverse comments
Police Department	
	A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments received.
Fire Department	No adverse comments
PNM Gas	Approves.

PNM Electric No objections to vacation of the Public Waterline Easement.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments

City Engineer No objection to the vacation request.

Transportation Development

Refer to Hydrology Development for comments on Vacation request.

Parks & Recreation No adverse comments

Utilities Development

No objection to Vacation request. Conditions for Final Plat approval: 1) If fire line is to remain in place a 8" fire line account must be established. 2) Site Plan for the site must be amended and approved by the DRB.

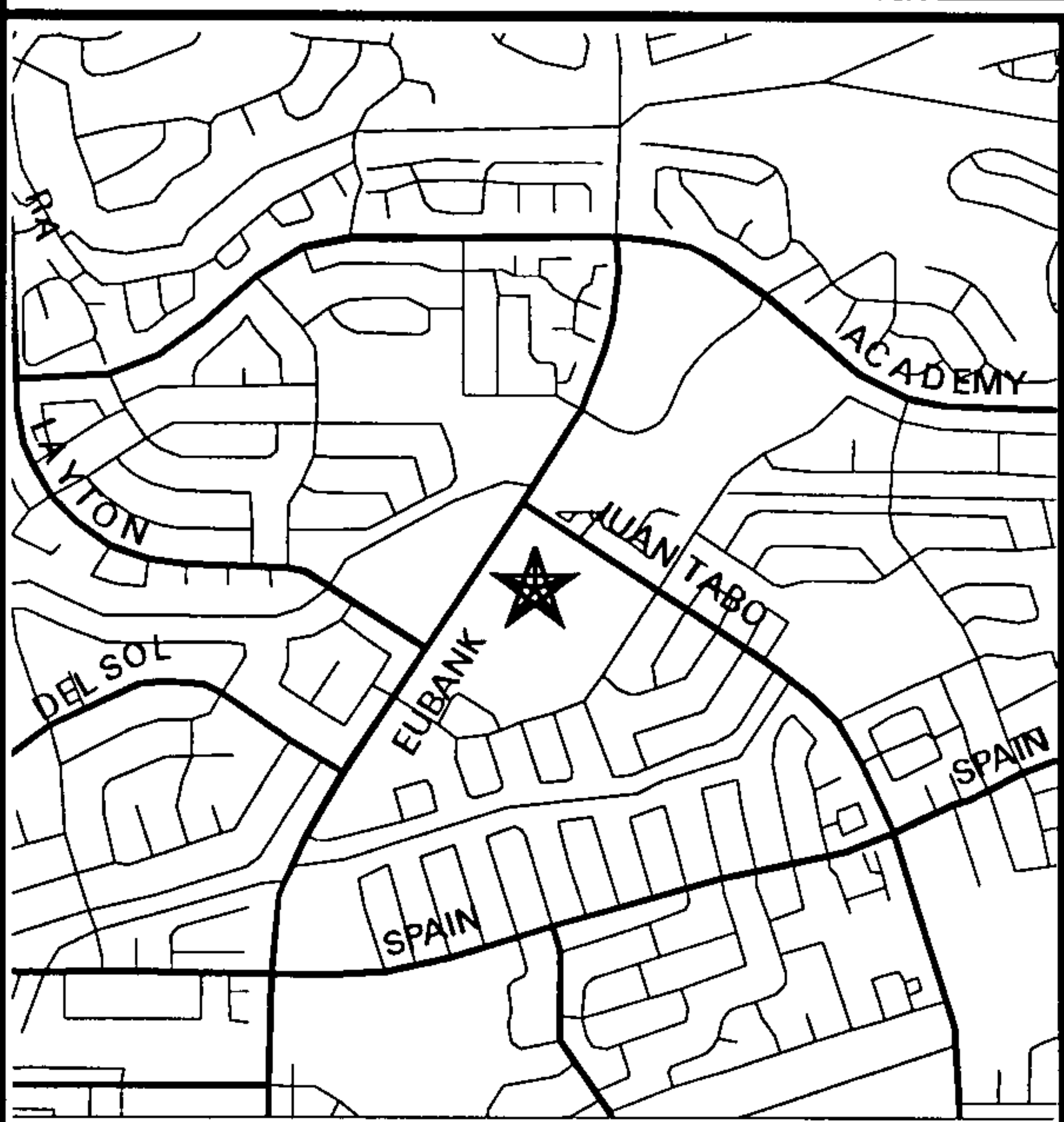
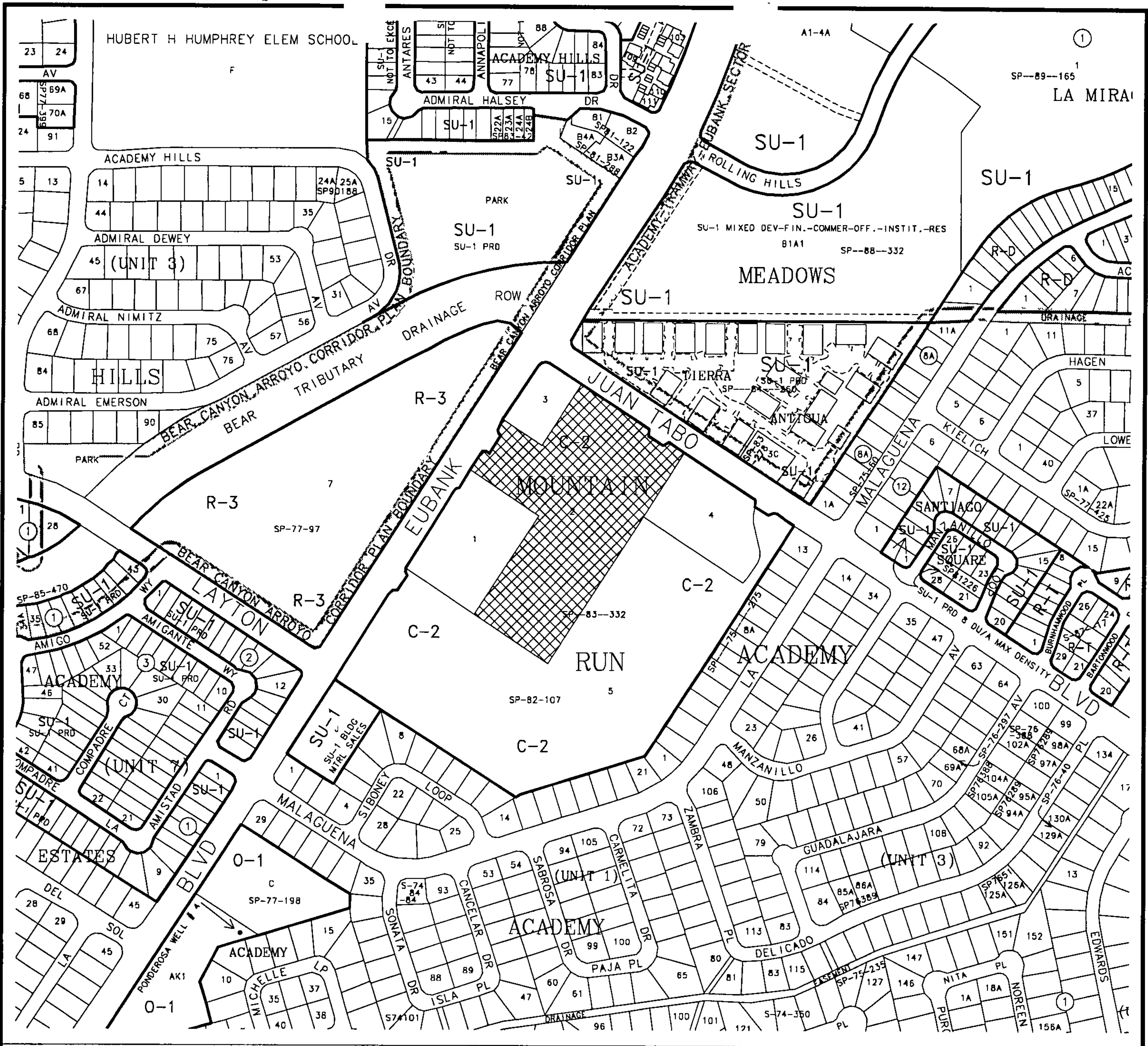
Planning Department

1. No objection to the proposed vacation of the public waterline easement. Defer to those entities/agencies having an interest in the easement.
2. A plat incorporating the vacated easement into the surrounding property must be approved by the DRB and filed at the County Clerk's Office within one year or the vacation will expire.

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

cc:Mountain Run Partners Ltd., 5850 Eubank NE, 87111

Tierra West LLC, 8509 Jefferson NE, 87113



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 491'

PROJECT NO.
1002047

HEARING DATE
7-17-02

MAP NO.
E-21

ADDITIONAL CASE NUMBER(S)
02DRB-00955

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

Meeting Date: 7-17-02

Zone Atlas Page: E-21-E

Notification Radius: 100 Ft.

App# <u>02083-00955</u>
Proj# <u>1002047</u>
Other#

Cross Reference and Location: _____

Applicant: Mountain Run Partners Ltd ✓

Address: 5850 Eubank NE, 87111

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson NE, 87113

SPECIAL INSTRUCTIONS

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

Date Mailed: 6-15-02

Signature: K. Tsechlikaj

1021062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

102106221008030116 LEGAL: PARC EL I I AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H- LAND USE:
PROPERTY ADDR: 00000 5900 EUBANK BLVD NE
OWNER NAME: MOUNTAIN RUN PARTNERS LTD
OWNER ADDR: 05850 EUBANK BL NE ALBUQUERQUE NM 87111

102106219711130117 LEGAL: PARC EL I II AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H LAND USE:
PROPERTY ADDR: 00000 5860 EUBANK BLVD NE
OWNER NAME: MOUNTAIN RUN PARTNERS LTD
OWNER ADDR: 05850 EUBANK BL NE ALBUQUERQUE NM 87111

102106217306330102 LEGAL: PARC EL I AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H-1 LAND USE:
PROPERTY ADDR: 00000 5850 EUBANK NE
OWNER NAME: SAFEWAY STORES INC % BURKE & N
OWNER ADDR: 03336 E THIRTY-SECOND ST TULSA OK 74135

102106220002030101 LEGAL: PARC EL V AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H-1 LAND USE:
PROPERTY ADDR: 00000 5800 EUBANK BLV NE
OWNER NAME: ERP OPERATING LTD PARTNERSHIP
OWNER ADDR: 00000 CHICAGO IL 60680

102106225507030115 LEGAL: PARC EL I V AMENDED MOUNTAIN RUN SUBD PLAT OF TRS H- LAND USE:
PROPERTY ADDR: 00000 5809 JUAN TABO NE
OWNER NAME: SHOPS AT MOUNTAIN RUN C/O TIL
OWNER ADDR: 00500 THROCKMORTON ST FORT WORTH TX 76102

102106211508031010 LEGAL: TRAC T '7 ' ACADEMY HILLS ADDN CONT 13.229 AC LAND USE:
PROPERTY ADDR: 00000 5801 EUBANK NE
OWNER NAME: G1 SPRING PARK LTD PTNS & TEMP
OWNER ADDR: 00000 CHICAGO IL 60602

102106217517631510 LEGAL: PARK IN ACADEMY HILLS SUBD UNIT 3 REPLAT TRACT G & LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

102106227009340712 LEGAL: TR 3 -C R EPL OF TR 3 ACADEMY HILLS SUBD UNIT 6 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: EPIC INST INV MODEL HOME PROG
OWNER ADDR: 05201 LEESBURG PIKE FALLS CHURCH VA 22042

102106226711440716 LEGAL: TIER RA A NTIGUA REPLAT OF TR 3B ACADEMY HILLS SUBD LAND USE:

PROPERTY ADDR: 00000 5905 TIERRA ANTIGUA NE
OWNER NAME: GRUPE CONSTRUCTION WEST INC EQ
OWNER ADDR: 00000 CHICAGO IL 60680

102106230416541410 LEGAL: TR B -1-A -1 PLAT OF TR B-1-A-1 THE MEADOWS CONT 14. LAND USE:
PROPERTY ADDR: 00000 6200 EUBANK BLVD NE
OWNER NAME: 6200 EUBANK BLVD INVSTMNT GROU
OWNER ADDR: 06200 EUBANK BL NE ALBUQUERQUE NM 87123



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 18, 2002

TO CONTACT NAME: Karen Stewart
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson DE 87113
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 6-18-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel 2, Mountain Run Subdivision,
located on 5850 Eubank Blvd NE
zone map page(s) E-21

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

Academy Hills Park

Neighborhood Association

Contact: Gavon Evanoff
5904 Los Hermanos NE
821-0654 (h) 87111

Barbara Bates
9315 Layton NE
856-0660 (h) 87111

Eisenhower Area

Neighborhood Association

Contact: Jane Harrington
5712 Bartonwood NE
294-1268 (h) 87111

Victor Smith
5521 Carruthers NE
294-8929 (h) 87111

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmena
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 20, 2002

Ms. Janet Cunningham
Chair, Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Parcel II, of the Mountain Run Subdivision
Vacation of Public Waterline Easement
Zone Atlas E-21-Z**

Dear Janet:

Tierra West LLC, on behalf of Mountain Run Partners, LTD. requests DRB approval for the Vacation of the Public Waterline Easement located within Parcel II of the Mountain Run Subdivision. This site is located on the southeast corner of the intersection of Eubank Boulevard and Juan Tabo Boulevard in Northeast Albuquerque. The purpose of the vacation is to allow for the redevelopment of this site. As shown on the enclosed exhibit, the proposed building footprint will require the removal and relocation of the existing public waterline. Once a new waterline location is approved, a new public waterline easement will be granted.

We feel we this request in no way harms the City of Albuquerque or the Public. This vacation allows for the redevelopment of an infill parcel for a use consistent with the area. Therefore, we request the DRB's approval of this vacation request. Once approved, we will incorporate the vacated easement into a re-plat of the property within one year of this approval.

Should you have any questions or need additional information regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, P.E.

Enclosures

cc: George Rainhart

JN 220020
DS

Javon Evanoff, Academy Hills Park
Barbara Bates, Academy Hills Park
June Harrington, Eisenhower Area
Victor Smith, Eisenhower Area

2200302230js062002.wpd

Proj# 1002047

PROJ# 1002047

Tierra West, LLC
8509 Jefferson NE
Albuq., NM 87113

MOUNTAIN RUN PARTNERS LTD
5850 EUBANK BL NE
ALBUQUERQUE NM 87111

JAVON EVANOFF
Academy Hills park Neigh. Assoc.
5904 LOS HERMANOS NE
ALBUQ., NM 87111

BARABARA BATES
Academy Hills Park Neigh. Assoc.
9315 LAYTON NE
ALBUQ., NM 87111

JUNE HARRINGTON
Eisenhower Area Neigh. Assoc.
5712 BARTONWOOD NE
ALBUQ., NM 87111

VICTOR SMITH
Eisenhower Area Neigh. Assoc.
5521 CARRUTHERS NE
ALBUQ., NM 87111

102106217306330102

102106220002030101

102106225507030115

SAFEWAY STORES INC
3336 E THIRTY-SECOND ST
TULSA OK 74135

ERP OPERATING LTD PARTNERSHIP
P O BOX 87407
CHICAGO IL 60680

SHOPS AT MOUNTAIN RUN C/O TI
500 THROCKMORTON ST
FORT WORTH TX 76102

102106211508031010

102106227009340712

102106226711440716

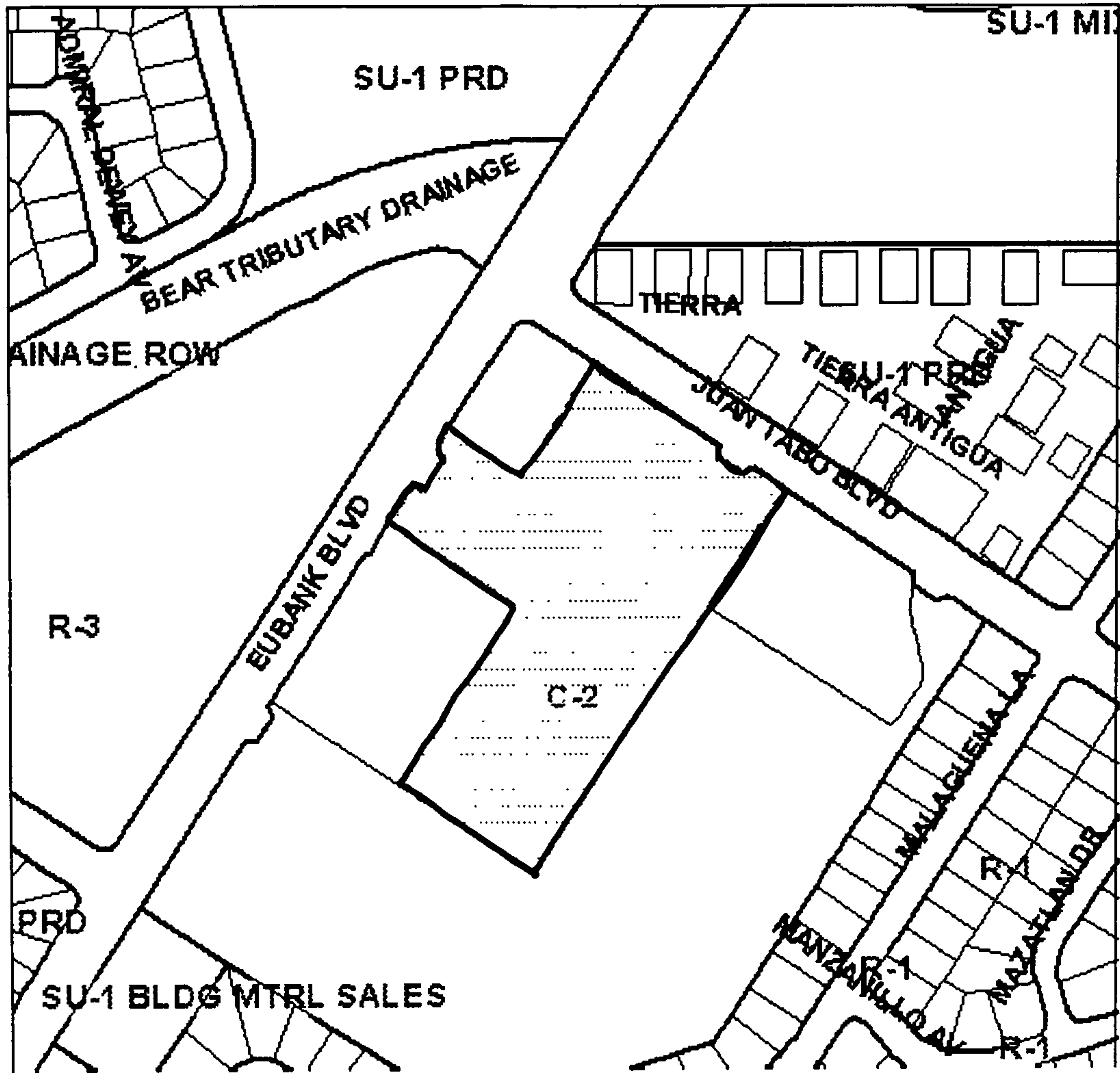
G1 SPRING PARK LTD PTNS & TEM
GROUP ONE INVESTMENT
CHICAGO IL 60602

EPIC INST INV MODEL HOME PROG
5201 LEESBURG PIKE
FALLS CHURCH VA 22042

GRUPE CONSTRUCTION WEST INC E
P O BOX 87407
CHICAGO IL 60680

102106230416541410

6200 EUBANK BLVD INVSTMNT GRO
6200 EUBANK BL NE
ALBUQUERQUE NM 87123



Selected Address: 5850 EUBANK BLVD NE

Zoning: C-2

Lot/Block/Subd: 2 , 0000 , MOUNTAIN RUN

ZoneMap Page: E21

UPC #: 102106221008030116

Owner Name: MOUNTAIN RUN PARTNERS LTD

Owner Street Adress: 5850 EUBANK BLVD

Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

7001 2510 0009 0789 4355

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here
NMP

Sent To **JUNE HARRINGTON**
 Street, Apt No. or PO Box No **5712 Bartonwood NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4348

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here
NMP

Sent To **Victor Smith**
 Street, Apt No. or PO Box No **5521 Caruthers NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4379

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here
NMP

Sent To **JAVON EVANOFF**
 Street, Apt No. or PO Box No **5904 Los Hornos NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4362

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here
NMP

Sent To **Barbara Bates**
 Street, Apt No. or PO Box No **935 Lanyon NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, July 17, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000267

02DRB-00954 Major-Two Year SIA

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

Project # 1000475

02DRB-00921 Major-Two Year SIA

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

Project # 1001182

02DRB-00956 Major-Amended Bulk Land Variance

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

Project # 1001569

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

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

SEE PAGE 2....



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

PAGE 2

Project # 1002033

02DRB-00935 Major – Vacation of Public Easements

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

Project # 1002047

02DRB-00955 Major - Vacation of Public Easements

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

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


Janet Stephens, Chair
Development Review Board

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

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: MOUNTAIN RUN PARTNERS LTD. PHONE: 275-0000

ADDRESS: 5850 EUBANK BLVD NE FAX: 294-2417

CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____

Proprietary interest in site: OWNER/DEVELOPER

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC WATER LINE

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

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

Lot or Tract No. PARCEL 2 Block: _____ Unit: _____

Subdiv. / Addn. MOUNTAIN RUN SUBDIVISION

Current Zoning: C-2 Proposed zoning: SAME

Zone Atlas page(s): E-21 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 102106221008030116 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 5850 EUBANK BLVD NE

Between: JUAN TABO BLVD NE and MALAGUENA LANE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-71-10⁷-2
ZA-83-145

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

SIGNATURE [Signature] DATE 6/21/02

(Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>02DRB - 00955</u>	<u>VPE</u>	<input checked="" type="checkbox"/>	<u>\$ 40⁰⁰</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	<u>Adv Fee</u>	_____	<u>\$ 75⁰⁰</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 17, 2002</u>	_____	_____	<u>\$ 115⁰⁰</u>

[Signature] 6/21/02 Project # 1002047

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.

RONALD R. BOHANNAN, P.E.



Applicant name (print)

6/21/02

Applicant signature / date



.pdf Form revised Sept. 2001

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

Application case numbers

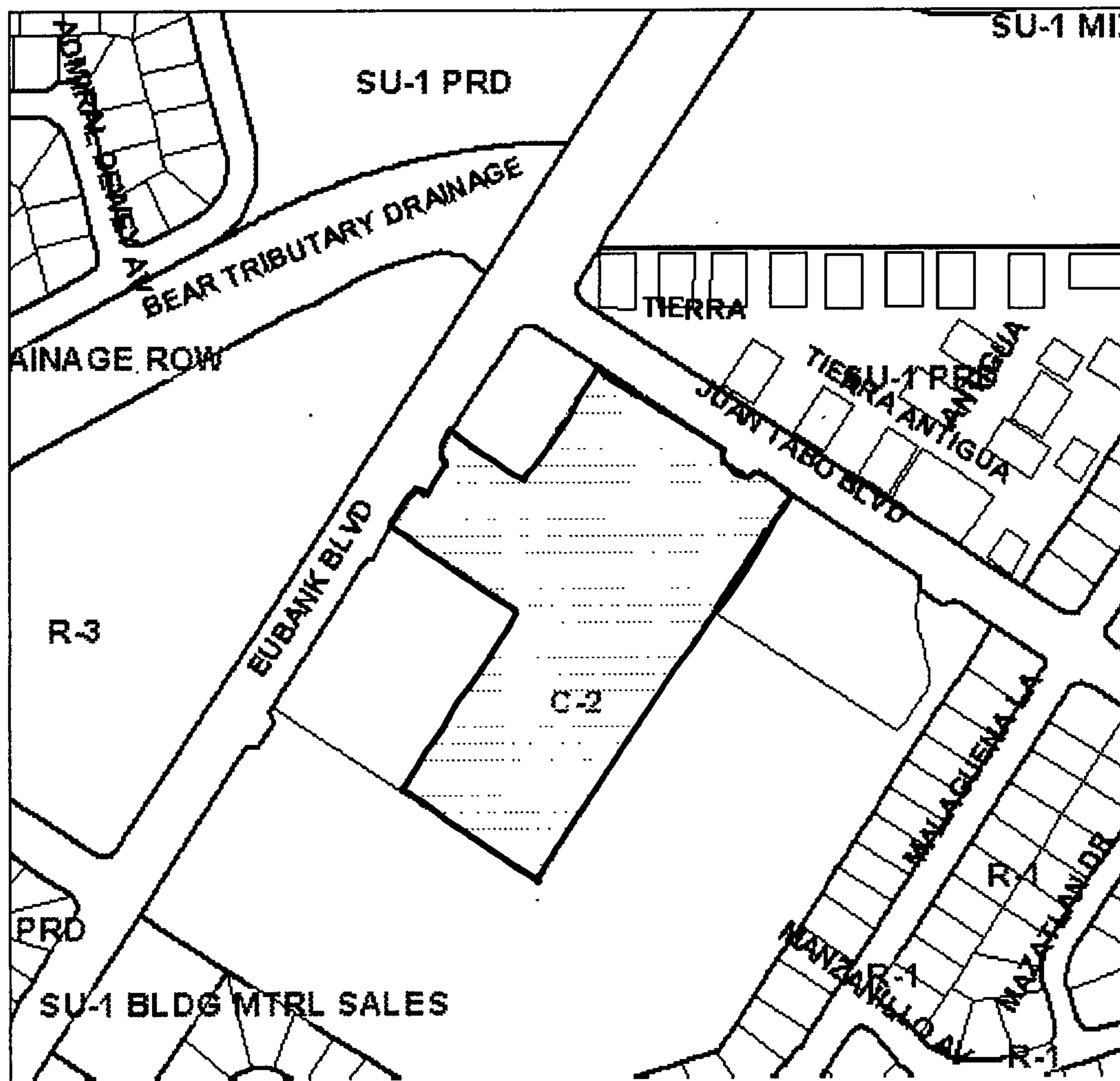
020RB- - 00955

- - -



Planner signature / date

Project # 1002047



Selected Address: 5850 EUBANK BLVD NE

Zoning: C-2

Lot/Block/Subd: 2 , 0000 , MOUNTAIN RUN

ZoneMap Page: E21

UPC #: 102106221008030116

Owner Name: MOUNTAIN RUN PARTNERS LTD

Owner Street Adress: 5850 EUBANK BLVD

Owner City/State/Zip: ALBUQUERQUE / NM / 87111 NM

Note: Accuracy for Owner info cannot be guaranteed correct.

Please check with the Bernalillo County Assessor for official data.

5554 6820 0789 4355
7001 2510 0009 0789 4355

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here

NOP

Sent To **JUNE HARRINGTON**
 Street, Apt No, or PO Box No **5712 BARTONWOOD NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4348

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

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here

12
NOP

Sent To **Victor Smith**
 Street, Apt No, or PO Box No **5521 CARRUTHERS NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4379

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

OFFICIAL USE

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here

12
NOP

Sent To **JAVON EVANOFF**
 Street, Apt No, or PO Box No **5904 LOS HERMANOS NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0009 0789 4362

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

OFFICIAL USE

Postage	\$ 1.95
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.55

Postmark
Here

12
NOP

Sent To **Barbara Bates**
 Street, Apt No, or PO Box No **935 LANTON NE**
 City, State, ZIP+4 **ABQ NM 87111**

PS Form 3800, January 2001 See Reverse for Instructions

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 20, 2002

Ms. Janet Cunningham
Chair, Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Parcel II, of the Mountain Run Subdivision
Vacation of Public Waterline Easement
Zone Atlas E-21-Z**

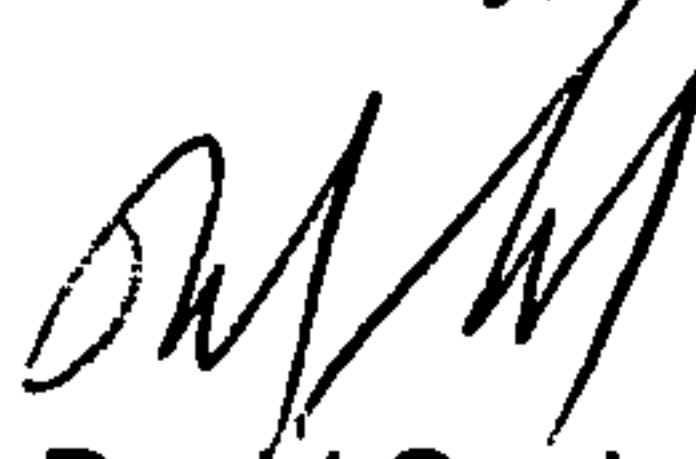
Dear Janet:

Tierra West LLC, on behalf of Mountain Run Partners, LTD. requests DRB approval for the Vacation of the Public Waterline Easement located within Parcel II of the Mountain Run Subdivision. This site is located on the southeast corner of the intersection of Eubank Boulevard and Juan Tabo Boulevard in Northeast Albuquerque. The purpose of the vacation is to allow for the redevelopment of this site. As shown on the enclosed exhibit, the proposed building footprint will require the removal and relocation of the existing public waterline. Once a new waterline location is approved, a new public waterline easement will be granted.

We feel we this request in no way harms the City of Albuquerque or the Public. This vacation allows for the redevelopment of an infill parcel for a use consistent with the area. Therefore, we request the DRB's approval of this vacation request. Once approved, we will incorporate the vacated easement into a re-plat of the property within one year of this approval.

Should you have any questions or need additional information regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, P.E.

Enclosures

cc: George Rainhart

JN 220020
DS

Javon Evanoff, Academy Hills Park
Barbara Bates, Academy Hills Park
June Harrington, Eisenhower Area
Victor Smith, Eisenhower Area

220030\2230js062002.wpd



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 18, 2002

TO CONTACT NAME: Karen Stewart
 COMPANY/AGENCY: Sierra West, LLC
 ADDRESS/ZIP: 8509 Jefferson DE 87113
 PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 6-18-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Parcel 2, Mountain Run Subdivision,
located on 5850 Eubank Blvd. NE
 zone map page(s) E-21

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

Academy Hills Park

Neighborhood Association

Contacts: Gavon Evanoff
5904 Los Hermanos DE
821-0654 (h) 87111

Barbara Bates
9315 Layton DE
856-0660 (h) 87111

Eisenhower Area

Neighborhood Association

Contacts: Jane Harrington
5712 Bartonwood NE
294-6368 (h) 87111

Victor Smith
5521 Carruthers DE
294-8929 (h) 87111

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

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalana S. Carmena
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 20, 2002

Ms. Janet Cunningham
Chair, Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Parcel II, of the Mountain Run Subdivision
Vacation of Public Waterline Easement
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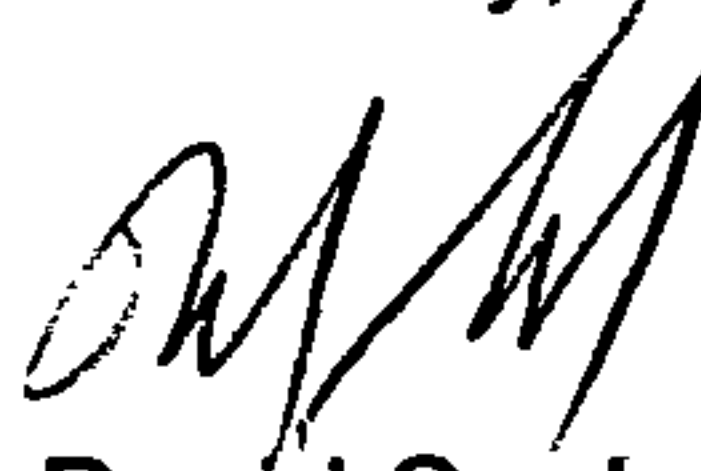
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Sincerely,



David Soule, P.E.

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JN 220020
DS

Javon Evanoff, Academy Hills Park
Barbara Bates, Academy Hills Park
June Harrington, Eisenhower Area
Victor Smith, Eisenhower Area

220030\2230js062002.wpd

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 6-18-02 Time Entered: 9:15 am OCNC Rep. Initials: DC

TERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 220030

Date: June 17, 2002

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
PARCEL 2, MOUNTAIN RUN SUBDIVISION**

LOCATED ON 5850 EUBANK BLVD NE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN JUAN TABO BLVD NE AND MALAGUENA LANE NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(E-21).
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

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

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

MESSAGE CONFIRMATION

JUN-17-2002 03:14PM MON

FAX NUMBER: 8581118
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913
PAGE : 002
START TIME : JUN-17-2002 03:13PM MON
ELAPSED TIME : 00' 44"
MODE : G3 STD ECM
RESULTS : [O.K]

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES
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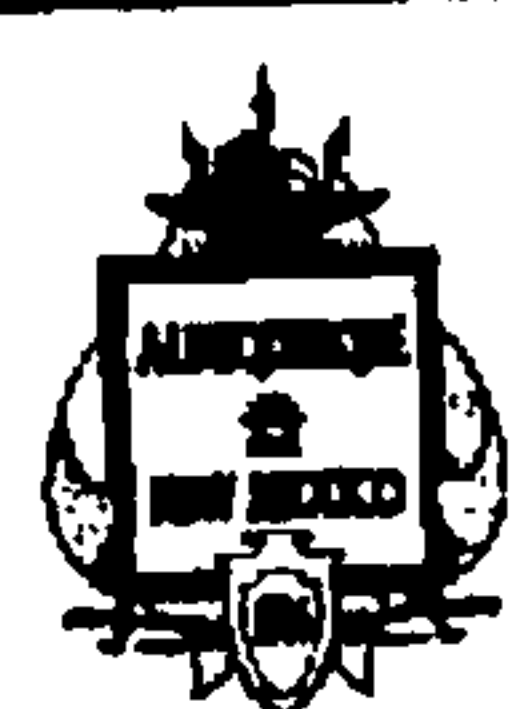
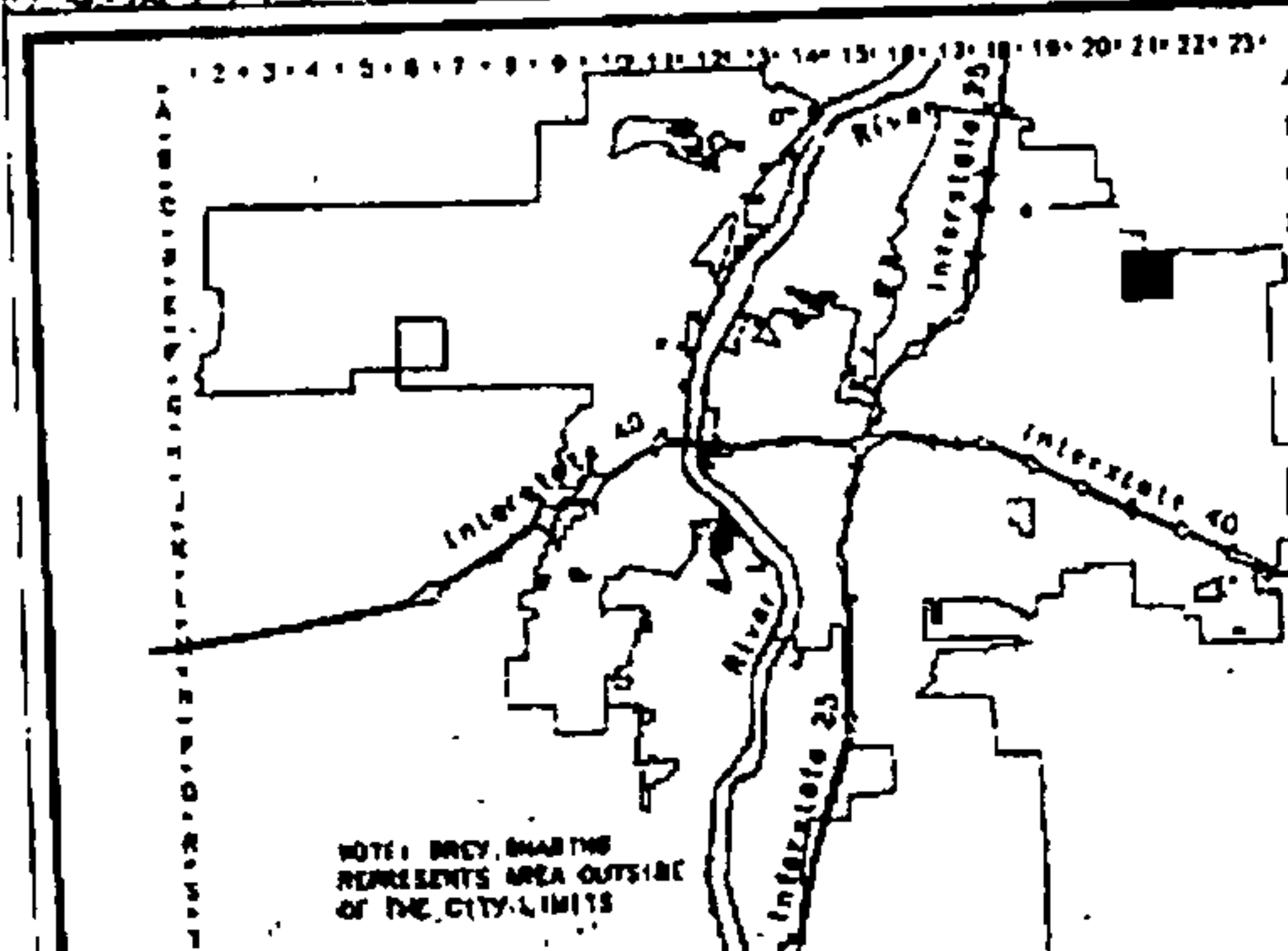
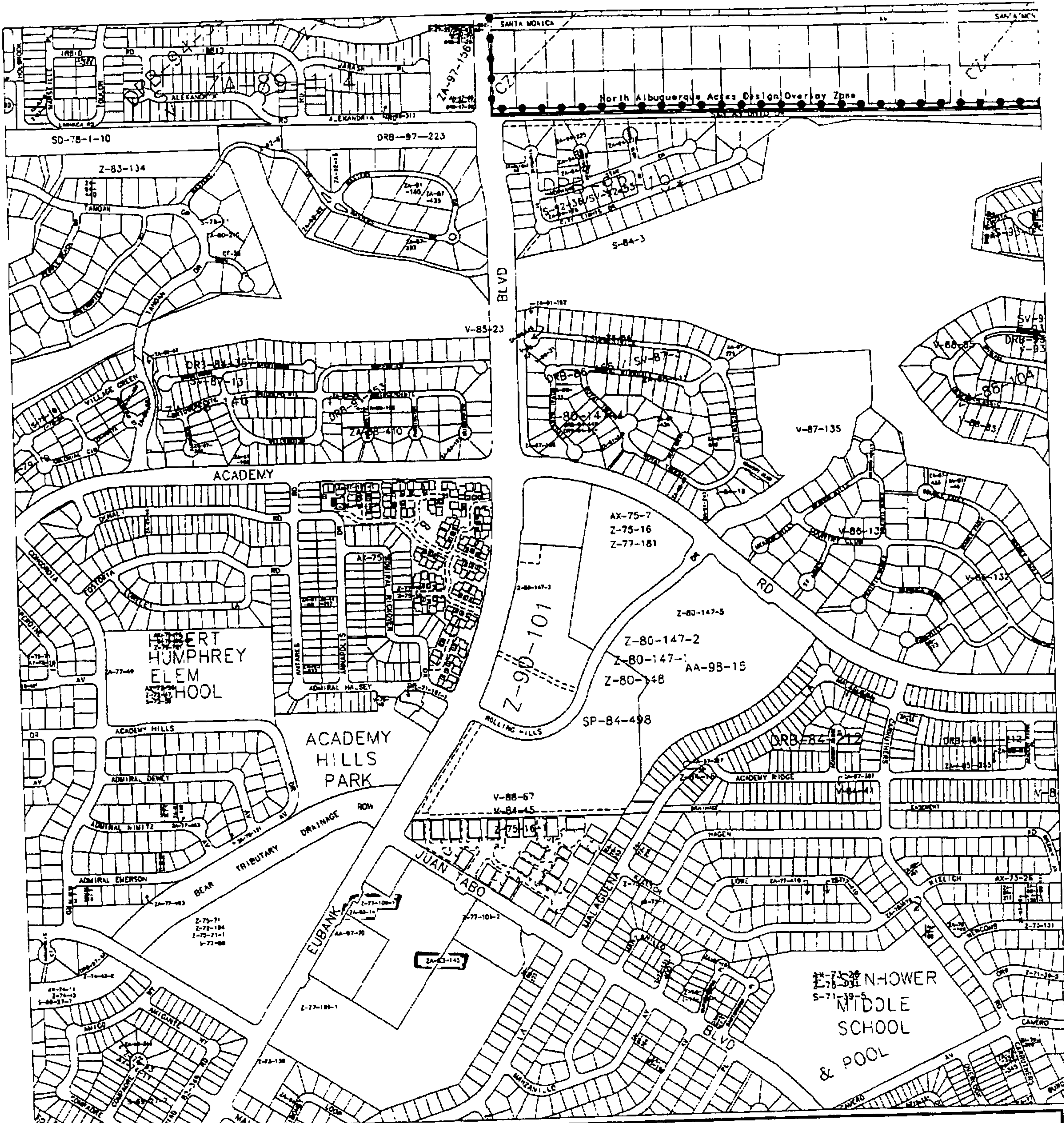
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IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
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THANK YOU.



CITY OF Albuquerque
 A Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 1999

Z-71-10-02
ZA-83-145
History Map E-21

February 19, 1999

Scale is Approximately 1" = 750'

ONE STOP SHOP . . . FRONT COUNTER

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

City Of Albuquerque
Treasury Division

06/21/2002 11:06AM LOC: ANE

RECEIPT# 00009456 WSH 008 TRANSA# 0013
ACCOUNT 441018 Fund 0110 TRSKDM
Activity 4981000 \$115.00
Trans Amt \$75.00
J24 Misc \$115.00
CK \$0.00
CHANGE

PAID RECEIPT

APPLICANT NAME

Mountain Run Partners

AGENT

Tierra West LLC

ADDRESS (w/zipCode)

8509 Jefferson NE

PROJECT NO.

1002047

APPLICATION NO.

02DRB 00955

\$ 40⁰⁰ 441006 / 4981000 (City Cases)

~~XXXXXXXXXXXXXXXXXXXX~~

\$ _____ 441011 / 7000110 (LUCC)

\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$ 115⁰⁰ **Total amount due**

7298

TIERRA WEST LLC 05/89
8509 JEFFERSON, NE, PH. 858-3100
ALBUQUERQUE, NM 87113

DATE 6/21/02

95-32
1152 1070 NM

PAY TO THE ORDER OF

City of Albuquerque

\$ 115.00

One Hundred Fifteen & ^{xx}/₁₀₀

DOLLARS

Bank of America.



ACH R/T 107000327

City Of Albuquerque
Treasury Division

FOR

06/21/2002 11:06AM LOC: ANE

⑈007298⑈ ⑆107000327⑆ 001700062381⑈ RECEIPT# 00009455 WSH 008 TRANSA# 0013

Activity 4981000 TRSKDM
Trans Amt \$115.00
J24 Misc \$40.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from July 2 To July 17, 2002.

5. REMOVAL

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

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

Karen Stewart 6/21/02
(Applicant or Agent) (Date)

I issued 2 signs for this application, June 21, 2002 Paul Canale
(Date) (Staff Member)



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

PAGE 2

Project # 1002033

02DRB-00935 Major – Vacation of Public Easements

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

Project # 1002047

02DRB-00955 Major-Vacation of Public Easements

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

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


Janet Stephens, Chair
Development Review Board

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, July 17, 2002**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000267

02DRB-00954 Major-Two Year SIA

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

Project # 1000475

02DRB-00921 Major-Two Year SIA

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

Project # 1001182

02DRB-00956 Major-Amended Bulk Land Variance

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

Project # 1001569

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

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

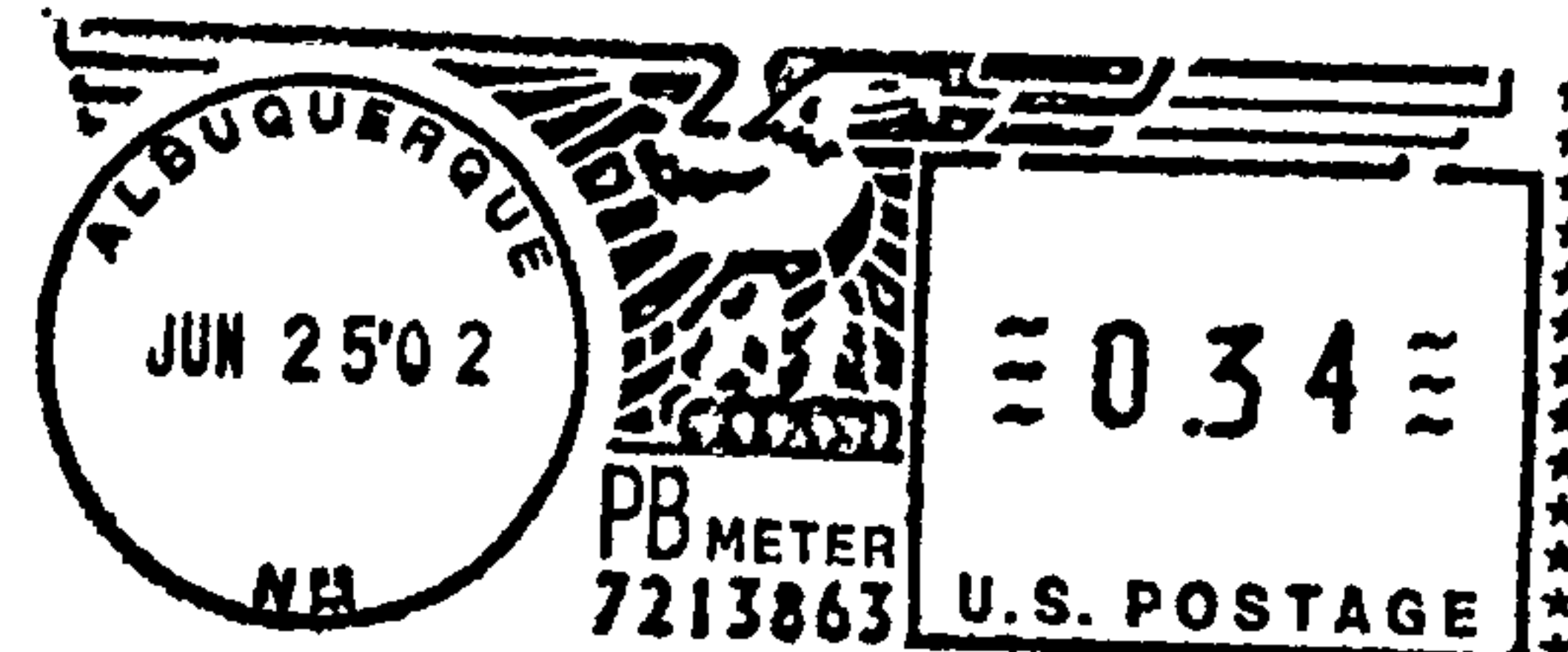
SEE PAGE 2....




City of Albuquerque

PO BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



 NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD

10210622550/030115

SHOPS AT MOUNTAIN RUN C/O TI
500 THROCKMORTON ST
FORT WORTH TX 76102

76102+2705-12250

