

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002062 Application #: 12DRB-70140

Project Name: REVIEWED

Agent: Mark Goodwin & Assoc. Phone #:

\*\*Your request was approved on 6-6-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: SIA, p/98

PARKS / CIP:


PLANNING (Last to sign):


PLATS:

- 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.
  - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

3. **Project# 1008585**  
 12DRB-70146 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT 

TIERRA WEST LLC agent(s) for BRUCKNER TRUCK SALES request(s) the referenced/ above action(s) for all or a portion of Tract(s) B-20 & B-21, **TOWN OF ATRISCO Unit 5**, zoned SU-1 (IP USES & C-2 PERMISSIVE USES W/EXCEPTIONS), located on the north side of DAYTONA RD NW between UNSER BLVD AND 90TH ST NW containing approximately 7.2399 acre(s). (J-9) **DEFERRED TO 6/20/12 AT THE AGENT’S REQUEST.**
  
4. **Project# 1002062**  
 12DRB-70140 EPC APPROVED SDP FOR BUILD PERMIT  
 12DRB-70144 SIDEWALK WAIVER 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for TEAM BROADCASTING INC request(s) the above action(s) for all or a portion of Lot(s) H-12-B, **RIVERVIEW** zoned SU-1/MIXED USE, located on COORS BLVD BETWEEN EAGLE RANCH AND BOSQUE MEADOWS containing approximately 2.15 acre(s). (D-13) [*Deferred from 5/16/12, 5/30/12*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/12, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER AND PLANNING. THE SIDEWALK VARIANCE WAS WITHDRAWN.**
  
5. **Project# 1009046**  
 12DRB-70094 – VACATION OF RAILROAD EASEMENTS  
 12DRB-70114 MAJOR - VACATION OF PUBLIC EASEMENTS  
 12DRB-70115 MAJOR - PRELIMINARY PLAT APPROVAL  
 12DRB-70116 SUBDIVISION DESIGN VARIANCE FROM DPM STANDARDS  
 12DRB-70117 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION  
 12DRB-70126 EPC APPROVED SDP FOR SUBDIVISION

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSINGS, LLC request(s) the referenced/ above action(s) for Tract B1A2, **DUKE CITY LUMBER CO ADDITION**, zoned SU-2/S-I (proposed SU-2/ SU-1 PRD), located on the south side of ASPEN AVE NW between 12<sup>TH</sup> ST NW and 19<sup>TH</sup> ST NW containing approximately 6.9292 acre(s). (H-13)[*Deferred from 5/2/12, 5/23/12*] **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REVISIONS. THE PRELIMINARY PLAT AND THE TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 6/13/12 AT THE AGENT’S REQUEST.**



#4

# DRB PUBLIC HEARING SIGN IN SHEET

Project #: 100206Z

Date: 6-6-12

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

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NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

**City of Albuquerque  
Planning Department  
Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1002062

DATE: May 9, 2012

On June 9, 2011, the Environmental Planning Commission approved Project #1002062 / 11EPC-40027, a Site Development Plan for Lot H12B, Riverview Subdivision, zoned SU-1 Mixed Uses to Include C-1 Permissive Uses with Restaurants with Full Service Liquor, O-1 and R-T Permissive Uses, located on Coors Blvd. between Paseo del Norte and Montaña Rd. NW, containing approximately 2.15 acres.

The applicant has generally satisfied the EPC conditions of approval for the Site Development Plan for Building Permit. Staff has the following comments:

1. The landscaping plan is not consistent with the plaza paving shown on Sheet 1 (in response to Condition 5.d).
2. The street tree locations are inconsistent with the Street Tree Ordinance: "Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees." It is not clear if the proposed location of the trees was determined through consultation with NMDOT or City Transportation Services (Condition 6.d).
3. There is a new driveway shown onto Calle Norteña, which appears to have been added to satisfy the Fire Department's requirements (Condition 12.c).
4. UD&D Staff cannot confirm that the draft transit easement (5.a); AMAFCA approval (7.a); the Archaeological clearance certificate (10); Fire Marshall approval (12.c); and the sight distance exhibit (12.d) have been submitted.

Compliance with conditions 12.a through 12.f should be verified with the City Engineer. If you have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002062

AGENDA ITEM NO: 9

SUBJECT:

SIDEWALK WAIVER  
SITE PLAN FOR BUILDING PERMIT

ENGINEERING COMMENTS:

**Sidewalk Waiver Request:**

Coors Boulevard is a NMDOT maintained facility; the sidewalk waiver request is deferred to NMDOT. NMDOT does not support a sidewalk waiver request (see attached email).

**Site Plan for Building Permit Request:**

The NMDOT does not support the sidewalk waiver request; sidewalk must be shown along the entire frontage.

Per the Department of Municipal Development, 500 feet of clear sight from driver's eye to approaching traffic (3 to 8 feet above the gutter flow line) must be provided on Eagle Ranch Road.

Written permission from the County must be provided for the emergency access off of Calle Nortena.

**Infrastructure List:**

The NMDOT does not support the sidewalk waiver request; sidewalk must be shown along the entire frontage.

**NMDOT Comments:**

- A DMS is located along this frontage; the proposed sidewalk may have to be relocated in this area.
- The existing guard rail may need to be adjusted when curb and gutter is installed.
- A full drainage review by the NMDOT is required prior to NMDOT sign off.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

**06-06-12**

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MAY 30, 2012



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002062

TO: Application No. \_\_\_\_\_

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

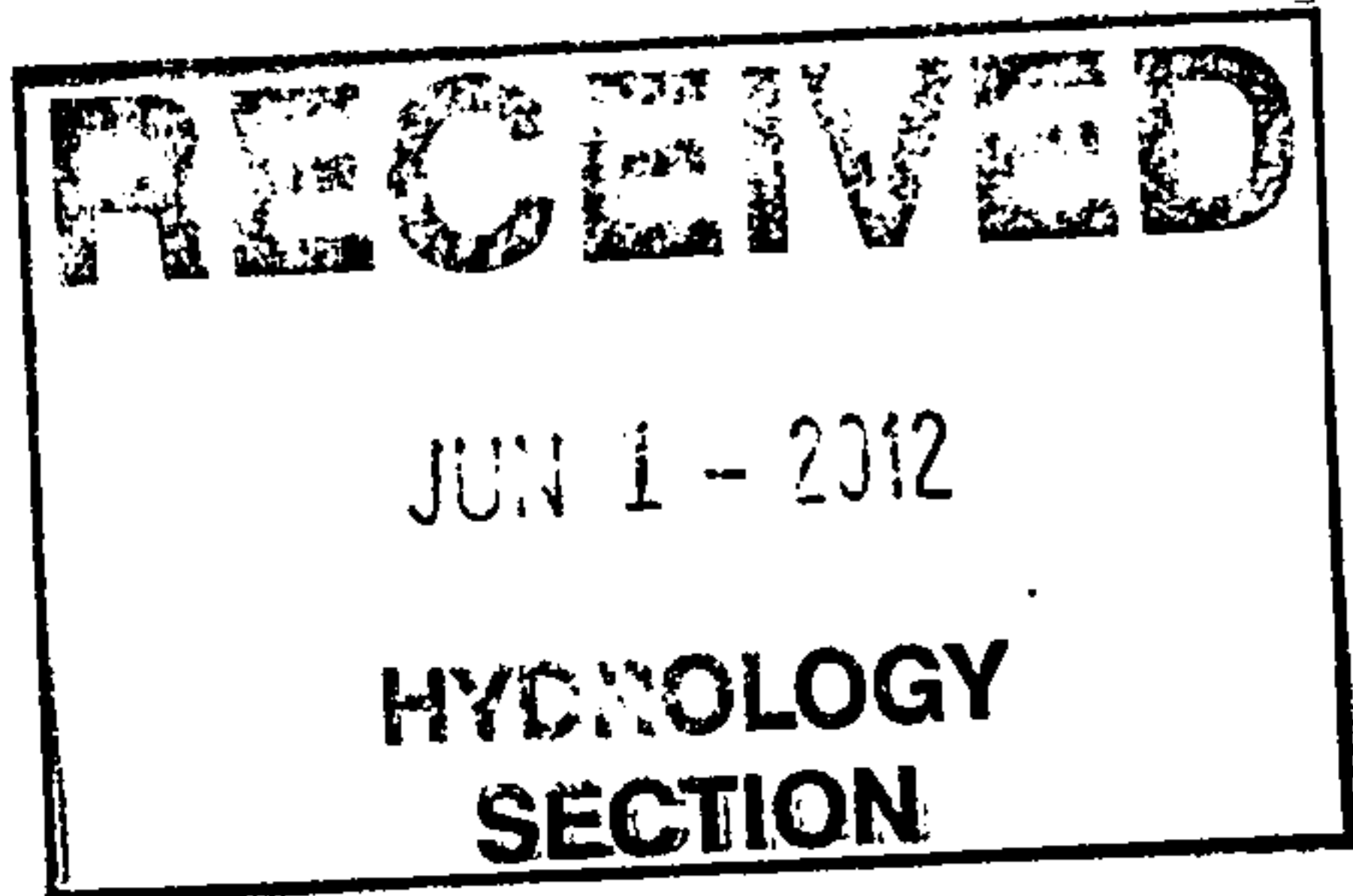
Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6/6/12

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

SUBMITTAL DESCRIPTION: See attached



CONTACT NAME: John Markenze

TELEPHONE: 828 2200 EMAIL: john@goodwinengineers,

D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

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P.O. Box 90606 Albuquerque, NM 87199  
(505) 828-2200 (505) 797-9539 fax  
e-mail: john@goodwinengineers.com

**LETTER OF TRANSMITTAL**

TO: Jack Cloud, DRB Chair  
DRB - One Stop  
\_\_\_\_\_

Date: June 1, 2012

RE: Team Radio (Project No. 1002062)

We are sending:

Revised Site Development Plan Set  
Revised Infrastructure List

*Approved FM stamp*

\_\_\_ For your Approval     For Review

\_\_\_ As you requested    \_\_\_ For a Statement

\_\_\_ Request for Bid    \_\_\_ Pre-Design Meeting

NOTES:

Project Engineer: John MacKenzie

Copy to:

Kristal Metro, Transportation  
Allan Porter, Water Authority  
Carol Dumont, Parks  
Curtis Cherne, Hydrology

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1002062  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

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

**The Team Office**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lot H-12-B, Riverview Subdivision**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		8"	C&G ( West Side)	Coors	South Property Line	Eagle Ranch	/	/	/
		6'	Sidewalk (West Side)	Coors	South Property Line	Eagle Ranch	/	/	/
		Standard	ARRA Local Bus Shelter w/Integrated Approach Ramp	Coors	Midpoint of Site Frontage		/	/	/
							/	/	/
			<b>WATER</b>						
		8"	Waterline	W. Utility Easement	Eagle Ranch	S. Terminus of Utility easement	/	/	/
			<b>STORM DRAIN</b>						
		24"	Storm Drain	Eagle Ranch	Ex. SD Midpoint of Site	Coors	/	/	/
		42"	Storm Drain	Coors	Eagle Ranch	Existing Arroyo South End of Site	/	/	/
		60"	10-Foot Storm Drain Extension	Existing Arroyo South			/	/	/
		12'	SD Maintenance Road	Eagle Ranch	NW Corner of Site	100' South of NE Corner of Site	/	/	/



The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>								
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							City User Dept. Signature		
Date							Date		

Project name: Team Radio Stationi (DRB 1002062)

- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure includes manholes and inlets.
- 4 Grading and Drainage Certification, Pipe Gate installation on Calle Nortena, and perimeter wall construction required prior to release of SIA & Financial Guaranty (FG not required for G & D Plan)
- 5 Agreement and covenant for on-site Drainage Pond may be required if any portion of it is within existing public drainage easement.
- 6 \_\_\_\_\_
- 7 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>John M. MacKenzie</u> NAME (print)	DRB CHAIR - date	PARKS & GENERAL RECREATION - date
<u>Mark Goodwin &amp; Associates</u> FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>John MacKenzie</i> 6.5.12 SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1002062  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**  
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**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**The Team Office**

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PAVING</b>						
		8"	C&G ( West Side)	Coors	South Property Line	Eagle Ranch	/	/	/
		6'	Sidewalk (West Side)	Coors	South Property Line	Eagle Ranch	/	/	/
		Standard	ARRA Local Bus Shelter w/Integrated Approach Ramp	Coors	Midpoint of Site Frontage		/	/	/
			<b>WATER</b>						
		8"	Waterline	W. Utility Easement	Eagle Ranch	S. Terminus of Utility easement	/	/	/
			<b>STORM DRAIN</b>						
		24"	Storm Drain	Eagle Ranch	Ex. SD Midpoint of Site	Coors	/	/	/
		42"	Storm Drain	Coors	Eagle Ranch	Existing Arroyo South End of Site	/	/	/
		60"	10-Foot Storm Drain Extension	Existing Arroyo South			/	/	/
		12'	SD Maintenance Road	Eagle Ranch	NW Corner of Site	100' South of NE Corner of Site	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>								
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

Project name: Team Radio Stationi (DRB 1002062)

- 1 New 6' Sidewalk to be constructed from Bus Shelter on Coors to Midpoint of West Building Facade
- 2 Water Infrastructure to include valves, fittings, and firehydrants.
- 3 SAS Infrastructure to include manholes and service connections.
- 4 Storm Drain Infrastructure includes manholes and inlets.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan.)
- 6 Agreement and covenant for on-site Drainage Pond may be required if any portion of it is within existing public drainage easement.
- 7 \_\_\_\_\_
- 8 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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John M. MacKenzie  
NAME (print)

Mark Goodwin & Associates  
FIRM  
*John M. MacKenzie 6-01-12*  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & GENERAL RECREATION - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Mark Goodwin & Assoc PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuq STATE NM ZIP 87199 E-MAIL: john@goodwinengi-neers.com  
 APPLICANT: Team Broadcasting Inc. PHONE: 892-5533  
 ADDRESS: 4131 Barbara Loop SE Suite 2B FAX: 338-4708  
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final sign-off Site Plan for Building Permit

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

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

Lot or Tract No. H-12-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Riverview  
 Existing Zoning: SU-1/Mixed Use Proposed zoning: No Change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): D-13 UPC Code: 101306301051020301

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): #1002062  
01 EPC-01869 02 EPC 00987

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? no  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.15  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd.  
 Between: Eagle Ranch and Bosque Meadows

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

SIGNATURE John MacKenzie DATE 04-17-12  
 (Print) John MacKenzie Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action
12DRB - 70140	SBP
12DRB - 70144	CMF
	SW

Form revised 4/07

S.F.	Fees
	\$ <u>0</u>
	\$ <u>20.00</u>
	\$ <u>0</u>
	\$ _____
	\$ _____
	Total
	\$ <u>20.00</u>

Hearing date May 16, 2012

[Signature]

5-2-12  
Planner signature / date

Project # 1002062

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Completed Site Plan for Subdivision Checklist
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
  - Solid Waste Management Department signature on Site Plan for Building Permit
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**

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

John Mackenzie  
Applicant name (print)

John Mackenzie 4/13/12  
Applicant signature / date



Form revised October 2007

Vogel 5-2-12  
Planner signature / date

Project # 1002062

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12DRB - 70140

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - \_\_\_ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - \_\_\_ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ 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)
    - \_\_\_ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers 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.

John Mackenzie  
Applicant name (print)  
John Mackenzie 5-8-12  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70144

[Signature]  
Planner signature / date  
Project # 1002062

# MARK GOODWIN & ASSOCIATES, PA


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## MEMORANDUM

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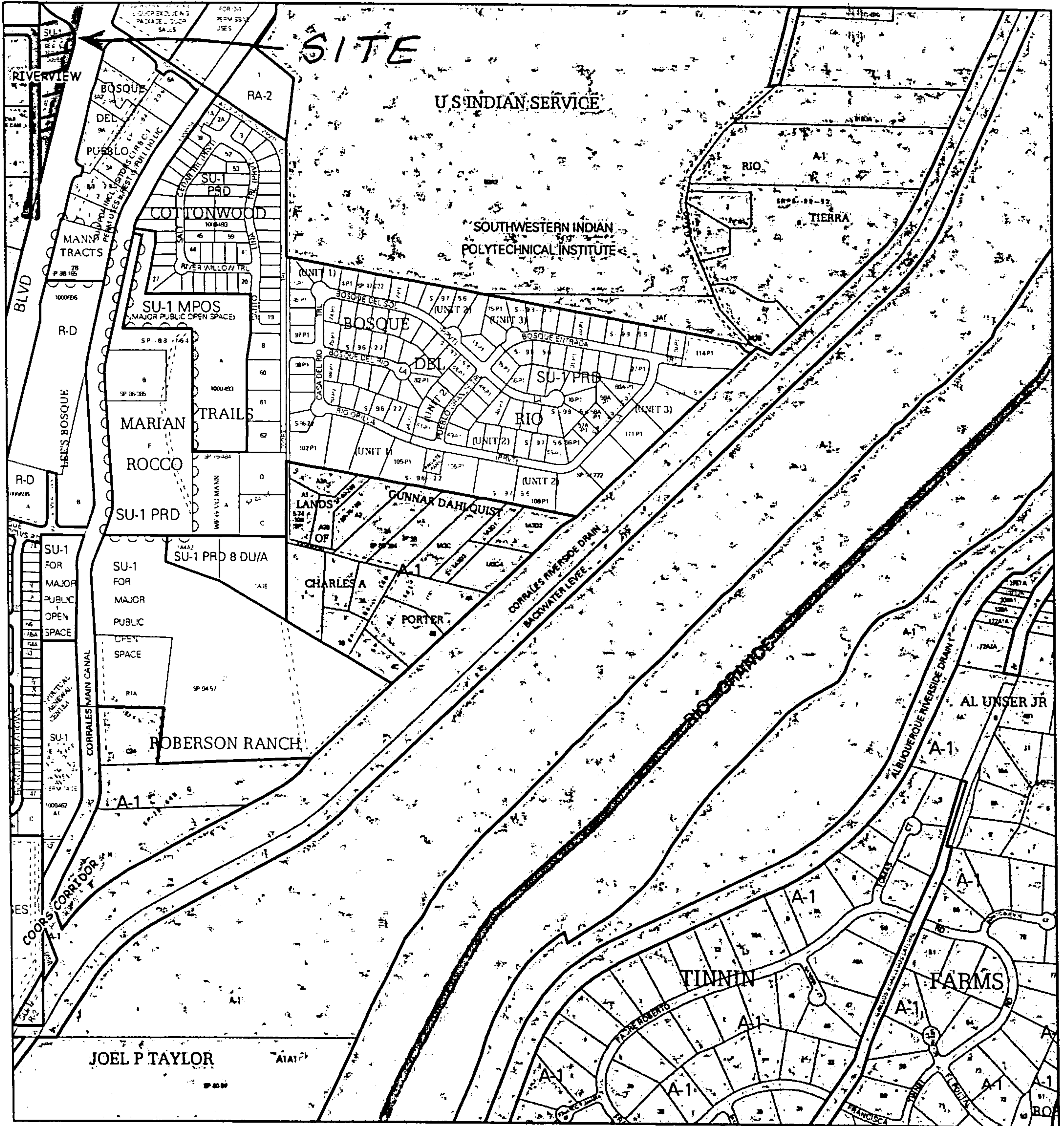
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TO: JACK CLOUD, DRB CHAIR, CITY PLANNING DEPARTMENT  
FROM: JOHN MACKENZIE   
SUBJECT: TEAM RADIO – DRB PROJECT # 1002062 – FINAL SITE PLAN FOR BUILDING SIGN-OFF  
DATE: 5/8/2012

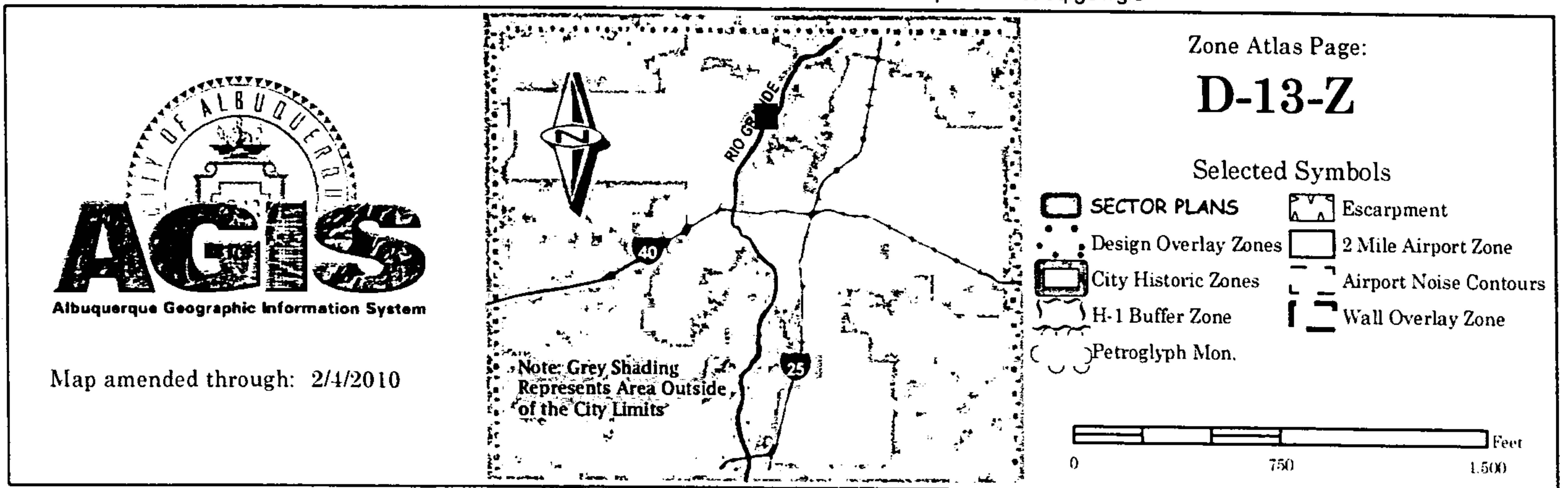
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This request is scheduled to be heard by the DRB on May 16, 2012, as a final sign-off to the EPC approved from last year. An amendment to the DRB application is now being made so that a sidewalk waiver request can be added to the original DRB application submitted on May 2, 2012.

The site plan for building permit identifies a proposed 6-foot sidewalk along Coors Blvd. from its intersection with Eagle Ranch, extending south for approximately 600 feet, until it encounters an existing arroyo and two culverts that pass beneath Coors on the south end of the site. As it has always been shown on the site plan for building presented to EPC, the proposed sidewalk extends as far south as the site's new parking spaces. Beyond this point south there are not any new improvements proposed since the site narrows down to a point at its south end. From the proposed terminus of parking and sidewalk improvement there is a distance of 240 feet over which a sidewalk waiver is being requested. The plan is to leave this arroyo in its natural condition and not change the culvert inlets and the associated improvements on the west side of Coors Blvd. Furthermore, there is not an existing sidewalk further to the south of this property that it can connect to. Private property south of this site is within the County's Alban Hills Subdivision, which consists of numerous existing 5-acre lots. It is unlikely that these lots would ever be redeveloped and required to install new sidewalk along Coors.



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







D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

May 2, 2012

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

**Re: Project #1002062 (Team Broadcasting's Office on Tract H-12-B, Riverview Subdivision)**

Dear Mr. Cloud:

On behalf of Team Broadcasting, we are submitting a request for final sign-off of the site development plan for building permit that covers this property, which was approved by EPC last year. The owner has switched agents and an authorization letter for us to work on his behalf is included with the submitted materials.

The following responses correspond to each of the number conditions as identified in the Official Notice of Decision from EPC, dated June 10, 2011:

1. Submittal of this letter addresses Condition No. 1.
2. A meeting with the project's staff planner, Carrie Barkhurst, was held in her office on January 5, 2012 to discuss the conditions of approval, all of which have now been addressed with this submittal.
3.
  - a.) The narrative has been revised to identify proposed uses and other requirements of the condition.
  - b.) The "Existing Bernalillo County Public Right-of Way to Remain" is now shown on the site plan.
  - c.) The label has been changed to "Coors Boulevard NW."
  - d.) The plan sheet size has been reduced to 24" x 36".
4. The site plan's off-street parking calculations have been modified for the mix of office/commercial.
5.
  - a.) A draft of the 10' x 75' transit easement along Coors Blvd. has been attached hereto.
  - b.) A new 6-foot sidewalk has been provided from the transit stop to the building.
  - c.) 57'-2" of pedestrian seating has been called-out along the building's east pedestrian plaza area.
  - d.) Several landscape planters that formerly obstructed pedestrian flow along the west façade of the building have been removed to enhance walkway route widths at that location.
6.
  - a.) Light pole heights have been reduced to 16 feet (Note 33).
  - b.) New language within Note 33 was also added to further address this condition.
  - c.) Note 17 has been added to require that a minimum of 36 SF of planter area shall be provided.
  - d.) A 6-foot landscape buffer has been added along the west boundary of the site (see Sheet 2).
  - e.) The Landscape Plan has been modified to include the sidewalk along Coors.
  - f.) More landscaping has been provided along Eagle Ranch Road to screen the trash enclosure.
7. The Conceptual Grading and Drainage Plan has been submitted to Hydrology.
8.
  - a.) The proposed building has been set back to comply with the Coors Corridor Plan.
  - b.) The screen wall on top of the proposed building has been extended higher as requested.
9.
  - a.) At the top of Sheet 1 under "DESIGN CRITERIA" a subsection for signage has been added.
  - b.) The signage subsection referred to above also addresses this condition.
  - c.) The signage subsection referred to above also addresses this condition.
10. An archaeological clearance certificate has been provided in the submittal.
11.
  - a.) Existing utility easements are shown on the plan, and more will be provided as PNM requires.
  - b.) Plans were submitted to PNM and they are determining what service requirements there will be.

12. a.) It is understood that a work order will be required to perform work in the City and DOT R/W.
- b.) As shown by Note 44 on the site development plan, there is an existing 50-foot wide access and utility easement that runs south from Eagle Ranch Road up to existing R/W that extends south along the west side of the subject site. Calle Nortena is the name of this R/W and it was first dedicated to Bernalillo County in 1960 with the Alban Hills subdivision plat (which typically contains all 5-acre lots). The City of Albuquerque annexed the subject property in 1984; however, it appears that Calle Nortena was not annexed in connection with that action (contrary to what is typically done for all annexations now). In 1992 the County vacated the northwest portion of Calle Nortena. Bernalillo County's Maintenance Engineer, David Mitchell, has reported that the County does not currently maintain this road and it is currently not on their maintenance inventory. About 10 years ago, AMAFCA constructed improvement to the Piedras Marcadas Dam that impacted the area around this roadway. Upon completion of the nearby storm drain improvements AMAFCA's contractor improved Calle Nortena with base course and asphalt millings, similar to a rural paving section. At the EPC hearing for this case the current owners of two residences adjacent to and directly west of the subject site testified that they consider Calle Nortena to be a private road due to the fact that they are the only two users of the road (and they prefer to keep it that way). Given this testimony and the physical appearance of roadway surface indicating it's in good condition would support the notion that it should be treated as just a driveway for these two residences and remain as is. The subject property will take access off an improved drivepad on Eagle Ranch at the location of the existing easement described above, and it will not otherwise utilize the R/W south of its entrance. All existing easements and their labels are shown on the site plan.
- c.) Fire Marshal approval of the plan has been obtained and it is included with submitted materials.
- d.) A sight distance exhibit has been provided. The site entry is a right-in, right-out driveway, so only the eastbound traffic on Eagle Ranch is relevant to the new driveway. The eastbound approach from Eagle Ranch is also skewed at an angle of more than 90 degrees off the centerline of the driveway, so a vehicle entering onto Eagle Ranch 13 feet back from the curb can easily observe the approaching eastbound traffic. There are no improvements planned for the area between the driveway and the west boundary of the site (including landscaping), so no obstructions will be in the westerly line of sight at the site entry.
- e.) An infrastructure list has been included in the materials submitted to indicate what permanent improvements are to be installed with this application.
- f.) It is believed that there are not any outstanding or previous obligations presently associated with this property.

Please contact me if I can be of further assistance.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA



John M. MacKenzie, PE  
Senior Engineer



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

Date: June 10, 2011

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project # 1002062**  
11EPC-40027 SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

Team Broadcasting Inc.  
4131 Barbara Loop SE, Suite 2B  
Rio Rancho, NM 87124

**LEGAL DESCRIPTION:**

NCA Architects/Planners agent for Team Broadcasting Inc. requests the above action for all or a portion of lot H12B, Riverview, zoned SU-1 Mixed Uses to Include C-1 Permissive Uses with restaurants with full service liquor, O-1, and R-T Permissive Uses, located on Coors between Paseo del Norte NW and Montano Rd NW, containing approximately 2.15 acres. (D-13)  
Carrie Barkhurst, Staff Planner

On June 9, 2011 the Environmental Planning Commission voted to APPROVE Project 1002062 / 11EPC-40027, a request for a Site Development Plan for Building Permit based on the following Findings and subject to the following Conditions:

**FINDINGS – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit**

1. This is a request for Site Development Plan for Building Permit for Tract H-12B, Riverview Subdivision, located at the southwest corner of Eagle Ranch Rd. NW and Coors Blvd. NW and containing approximately 2.15-acres.
2. The applicant proposes to construct an office/retail building that is 32-feet high, with 22,650 SF of building space, and two roof-mounted Satellite Antenna Facilities (SAF). There is an equipment screening wall that is 5'-4", which raises portions of the building height to 37'-4". Height is regulated pursuant to the R-2 zone unless otherwise modified by the EPC. The proposed height complies with the angle plane requirements for buildings over 26'. Two building-mounted signs are proposed, which comply with the C-1 zone and the Coors Corridor Plan signage regulations.

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PROJECT #1002062

June 9, 2011

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3. The subject site is zoned SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses. The proposed uses are permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The site is included in a Site Plan for Subdivision that was approved by the Planning Commission in 2002, 02EPC-00988, but was never signed-off by the Development Review Board (DRB). Approval of the Site Plan for Subdivision was not a condition of approval for the concurrent zone change request. Therefore, the Site Plan for Subdivision cannot be enforced. However, Staff finds that the request generally complies with the design guidelines in the Site Plan for Subdivision.
7. Calle Norteña is an un-maintained public right-of-way located in the County and owned by the City of Albuquerque. The right-of-way was dedicated by the document "Replat of a Portion of Alban Hills, a Subdivision" on March 4, 1960. A portion of this easement, the western terminus adjacent to Lot 7, was vacated by County Commission Ordinance No. 92-8. The status of this "access easement" is contested by the adjacent property owner.
8. Any change of use that would result in a parking deficit of 10% or more will require EPC approval.
9. The proposal furthers the following Comprehensive Plan policies:
  - a. Policy II.B.5d: With minor conditions, the location, intensity and design of the new development generally this policy.
  - b. Policy II.B.5e: The subject site is contiguous to existing urban facilities. It is consistent with adopted plans and policies.
  - c. Policy II.B.5g: The request respects the site and area topography, and provides connections to adjacent existing trail facilities.

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- d. Policy II.B.5k: The proposal will not generate enough trips to trigger the Traffic Impact Study (TIS) requirement. Therefore, impact to livability and safety is not likely to be great overall.
- e. Policy II.B.5l: The proposed building is well-articulated and innovative design. Area residents have indicated that the building is attractive and will bring value to the area.
10. Regarding the West Side Strategic Plan policies, the request furthers Objective 8 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 g and h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking. The parking requirement is reduced by 15% due to its location, and because the owner will provide a new Rapid Ride shelter.
11. Regarding the Coors Corridor Plan policies and design guidelines, the request furthers the preponderance of applicable policies. Issue 1, Traffic Movement, Policies 1 and 6 are furthered by providing improvements to the Coors Corridor streetscape and by restricting vehicular access to Coors Blvd. Regarding the Coors Corridor Plan "Design Guidelines," Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies 4.A.1, 4.A.2, 4.B.2, 4.B.7, and 4.B.10. Policies 4.B.3, 4.B.4 and 4.B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements, except for a 1,250 SF area that has received a variance. Policies 4.B.5 and 4.B.6 are furthered by the building's location along Coors and Eagle Ranch, with parking behind the main street frontages.
12. With minor modifications to the light pole height, the request would further Policies 4.B.6.d, 4.B.9 and 4.D.1. All of the applicable Zoning Code and Coors Corridor Plan regulations must be complied with.
- a. Lighting: Twenty-foot tall light poles are proposed. General Lighting Regulations, §14-16-3-9, allow a maximum height of 16-feet for light poles within 100-feet of a residential zone.
13. Regarding the Riverview Sector Development Plan policies, this proposal is consistent with Section IV.A.5 – Development Scenario, Standards for Site Development. It respects the site topography, as well as recognizing the topography of adjacent sites. The proposed landscaping is generally consistent with surrounding landscaping treatments with a regionally appropriate species. The site walls and dumpster screening wall are stucco walls

colored to match the building, including light tan and terracotta. The building orientation maximizes solar access for the site itself and surrounding development. It maximizes views from Coors Blvd. and the subject site, and attempts to minimize encroachment into views from properties to the west through site grading and building placement. The request is consistent with Section VI.B, Plan Implementation and Mitigation, Plan Mitigations 1.c by not proposing to access Alban Hills roadways or lot areas.

14. With minor modifications, the request meets the definition of site plan for building permit. Conditions of approval are recommended to create and improve compliance with applicable design and zoning code regulations and to provide clarification.
15. The applicant applied for a variance through the Zoning Hearing Examiner (ZHE) process (Project #1002062, 11ZHE-80092). The variance was to the Coors Corridor Plan, Segment 3 setback requirement of 35-feet, in order to allow a portion of the parking lot drive aisle to extend within the setback area. The request was approved.
16. Property-owners within 100', Alban Hills N.A., Taylor Ranch N.A., Rancho Sereno N.A. the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held, and there was neighborhood opposition to the potential use of the site as a bar, a previous signage proposal, potential overflow parking into the neighborhood, and the proposed height of the parking lot screening wall being too short. There is also neighborhood opposition to the proposed building height, the adequacy of notification for the 2002 zone change request, and potential negative impacts to the rural character of Alban Hills. These issues are discussed in detail in the staff report. Area residents feel strongly that the requirements of the Coors Corridor Plan be met.

#### **CONDITIONS OF APPROVAL – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site Plan for Building Permit:

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PROJECT #1002062

June 9, 2011

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- a. Modify the site plan include a narrative portion that states the proposed uses (office, retail, and commercial antenna); the full zoning description, including the restriction of a maximum of 50% commercial uses, as written in the 2002 Notice of Decision; the maximum building height; the minimum building setback; and
- b. Change the label "Existing Private Drive to Remain" to "Existing Public Right-of-Way to Remain"
- c. Change the label "Coors Road NW" to "Coors Boulevard NW."
- d. The maximum plan size allowed, 24 x 36-inches, shall be submitted for DRB approval.

4. Parking:

- a. Modify the site plan to indicate off-street parking calculations for a mix of commercial and office uses that is consistent with the proposed uses, as provided in applicant's letter dated May 20, 2011.

5. Pedestrian Access & Circulation:

- a. Provide a minimum of 10 ft. wide by 30 ft. long easement for future Rapid Ride shelter and coordinate with ABQ Ride for the location of the Rapid Ride shelter.
- b. Provide a pedestrian walkway from Coors Blvd. that connects the Rapid Ride transit shelter with the primary building entrance, §14-16-3-1(H)(2).
- c. Provide dimensions along the portions of the site wall that are to serve as pedestrian seating, adjacent to the pedestrian plaza areas.
- d. Per §14-16-3-18(C)(1)(a), pedestrian sidewalks, a minimum of 10-feet in width, shall be provided along the entire length of major facades containing primary entrances. Provide a pathway that is a minimum of 4'-6" at all points, per §14-16-3-1(H)(1).

6. Lighting & Landscaping:

- a. Reduce the light pole height to 16-feet.
- b. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
- c. The minimum size of tree planters shall be 36-feet, per §14-16-3-10(G)(1)(c).
- d. Provide a minimum landscape buffer of 6-feet along the west property line adjacent to the parking area. Include species that will provide a more dense coverage, including trees spaced at 35-feet on center, to further buffer potential negative impacts from adjacent residences.

- e. Modify the landscape plan to reflect the proposed sidewalk along Coors Boulevard, while maintaining plantings within the landscape buffer between the sidewalk and the road. The final layout must be consistent with the Street Tree Ordinance, §6-6-2-5.
  - f. Provide more dense landscaping, including shrubs, along Eagle Ranch Rd. that screen the trash enclosure.
7. Grading & Drainage Plan:
  - a. The conceptual grading and drainage plan shall be submitted to the City Engineer and AMAFCA prior to approval.
8. Architecture & Design:
  - a. All portions of the proposed building, including the sky-box, shall be in compliance with the Coors Corridor 35' setback requirement.
  - b. A screen wall shall be provided that is an extension of the mechanical screen wall, or otherwise as requested by the City, in order to screen the base of the satellite dishes from the west and north elevations.
9. Signage:
  - a. The site shall comply with the signage regulations of the Coors Corridor Plan. A note shall be provided on the Site Plan for Building Permit that indicates that all signage will comply with the C-1 Commercial Zone and the Coors Corridor Signage Regulations. Any sign with moving elements or flashing lights, including electronic signs, is not permitted. The signage shown on the skybox in the building renderings is not permitted.
  - b. A note shall be provided on the Site plan for Building Permit that states that: "Future tenant signage is limited to a maximum of 8 additional words or items of information, per street frontage."
  - c. Shades and internal images that meet the definition of a sign are not permitted.
10. A thorough archaeological study shall be provided due to the close proximity of the site to the Piedras Marcadas Pueblo Archaeology Site and because of its importance and major significance.
11. The following conditions from PNM shall be met:
  - a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. There are no existing service lines at this property. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate



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June 9, 2011

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electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

12. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
  - a. A work order will be required from the City of Albuquerque for proposed infrastructure within Coors and approval from NMDOT.
  - b. What is the status of private access easement for private drive segment abutting and crossing adjacent land owners' property? Please provide documentation for verification. Show and label all existing easements on plans.
  - c. Coordination and approval with Fire Department is required for proposed traffic circulation layout
  - d. Sight distance must be checked and verified prior to Site Plan approval for proposed driveway off Eagle Ranch Road.
  - e. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 24, 2011** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

OFFICIAL NOTICE OF DECISION

PROJECT #1002062

June 9, 2011

Page 8 of 8

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

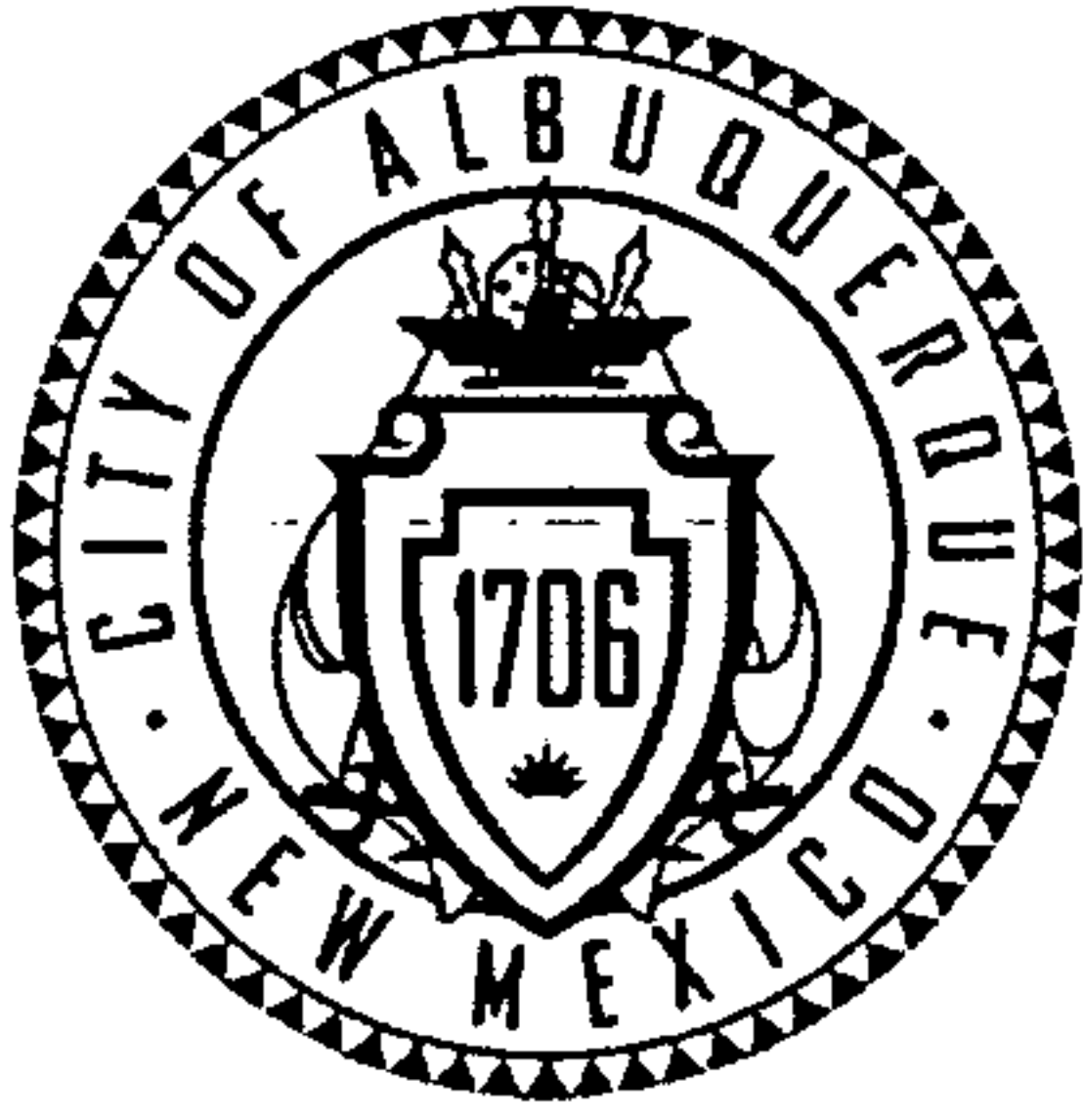
Sincerely,



*for* Deborah Stover  
Planning Director

DS/cb/mc

cc: NCA Architects & Planners, 1306 Rio Grande Blvd. NW, Albuquerque, NM 87104  
Patsy Nelson, 3301 La Rambla NW, Albuquerque, NM 87120  
Jim Wolcott, 6420 Camino del Arrebol NW, Albuquerque, NM 87120  
David Waters, 5601 La Colonia Dr. NW, Albuquerque, NM 87120  
Rene' Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120  
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM 87120  
D. Anthony Segura, 2000 Selway Pl. NW, Albuquerque, NM 87120  
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Cindy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Deborah Stover, Director

Richard J. Berry, Mayor  
Robert J. Perry, CAO  
February 6, 2012

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**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):** 1002062  
**Case Number(s):** 11EPC-40027  
**Agent:** Mark Goodwin and Associates, PA  
**Applicant:** Team Broadcasting Inc.  
**Legal Description:** Lot H-12-B, Riverview Subdivision  
**Zoning:** SU-1/Mixed Uses  
**Acreage:** 2.15 acres  
**Zone Atlas Page:** D-13

**CERTIFICATE OF NO EFFECT: Yes  No**

**SUPPORTING DOCUMENTATION:** Cultural Resources Survey for a Proposed Development, Parcel H-12B, Located at Coors Rd NW and Eagle Ranch Rd NW, Albuquerque by Teresa Codua and Douglas Bogges (NMCRIS #122797, Lone Mountain Archaeological Services, Douglas Bogges P.I.)

**SITE VISIT:** n/a (Note: compared survey area to 1922 Soil Conservation Service map and “old ditch” indicated on 1922 map was about 500 feet east of the present survey area)

**RECOMMENDATION(S):**

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area) and (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist

## GRANT OF PUBLIC TRANSIT EASEMENT

This easement grant is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter called the "Grantor" and the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called the "City".

1. The Grantor is the owner of the following described real property within the City of Albuquerque:

TRACT H-12B, RIVERVIEW SUBDIVISION filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 27, 1986 in Plat Book C30, Page 178.

2. Grantor does hereby grant and deliver to the City of Albuquerque a perpetual easement over and across a portion of Grantor's property for the purpose of public transit with rights of access for maintenance and construction purposes.

3. The land affected by the grant of this easement is more particularly described as follows:

SEE ATTACHMENT "A"

4. Grantor shall construct public improvements in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer.

5. The easement and any public improvements constructed thereon shall be maintained by the City.

6. In the event that the Grantor should fail to construct the public improvements contemplated herein, the City of Albuquerque or its agents, at any time following fifteen (15) days written notice to the owner of record of said property, may enter upon said property to perform necessary construction as needed. The cost of performing such construction shall be paid by the property owner. In the event the property owner fails to pay the costs of such construction within thirty (30) days after being notified in writing of the cost of same, the City may file a lien against the real property described in paragraph 1.

7. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement without the written approval of the City Engineer of the City of Albuquerque, and there shall be no alteration of the grades or contours in said easement after the public improvements are constructed without the written approval of the City Engineer. Any violation of this provision will be promptly corrected upon receipt of notice from the City, or the City shall have the right to remove or otherwise eliminate such violation and assess the cost to the property owner as provided in paragraph 6 above.

8. Said easement is intended to be permanent in nature for the end purposes recited above to the City, its successors and assigns, until such time as the City releases said easement in writing.

9. The obligation of the Grantor set forth herein shall be binding upon the Grantor, his heirs, and assigns, and the property of the Grantor as described herein and will run with said property until released by the City.

10. The City shall not be liable for any damages to the Grantor resulting from its construction, modification, or maintenance of said facilities.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the public improvements provided for herein or the Grantor's failure to construct, or modify the public improvements under this covenant.

11. The written notice provided for herein shall be accomplished by mailing same to:

GRANTOR: \_\_\_\_\_

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

The Grantor may change said address by written notice, certified mail, return receipt requested to the City Engineer, 600 Second NW, Plaza Del Sol Building 2nd Floor, Albuquerque, New Mexico 87102.

IN WITNESS WHEREOF, the parties have set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

GRANTOR: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

ACKNOWLEDGMENTS

STATE OF NEW MEXICO )) SS.

COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, for \_\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

LEGAL DEPARTMENT

REVIEWED BY THE CITY OF ALBUQUERQUE

CHIEF ADMINISTRATIVE OFFICER

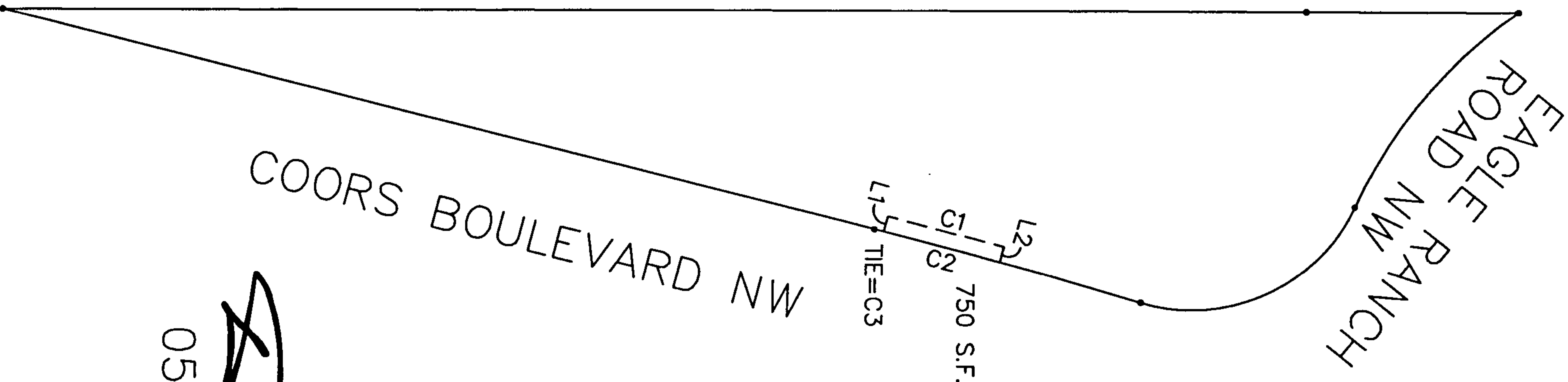
\_\_\_\_\_

\_\_\_\_\_

PUBLIC TRANSIT EASEMENT  
TRACT H-12B, RIVERVIEW SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 74°45'50" W	10.00'
L2	S 74°45'50" E	10.00'

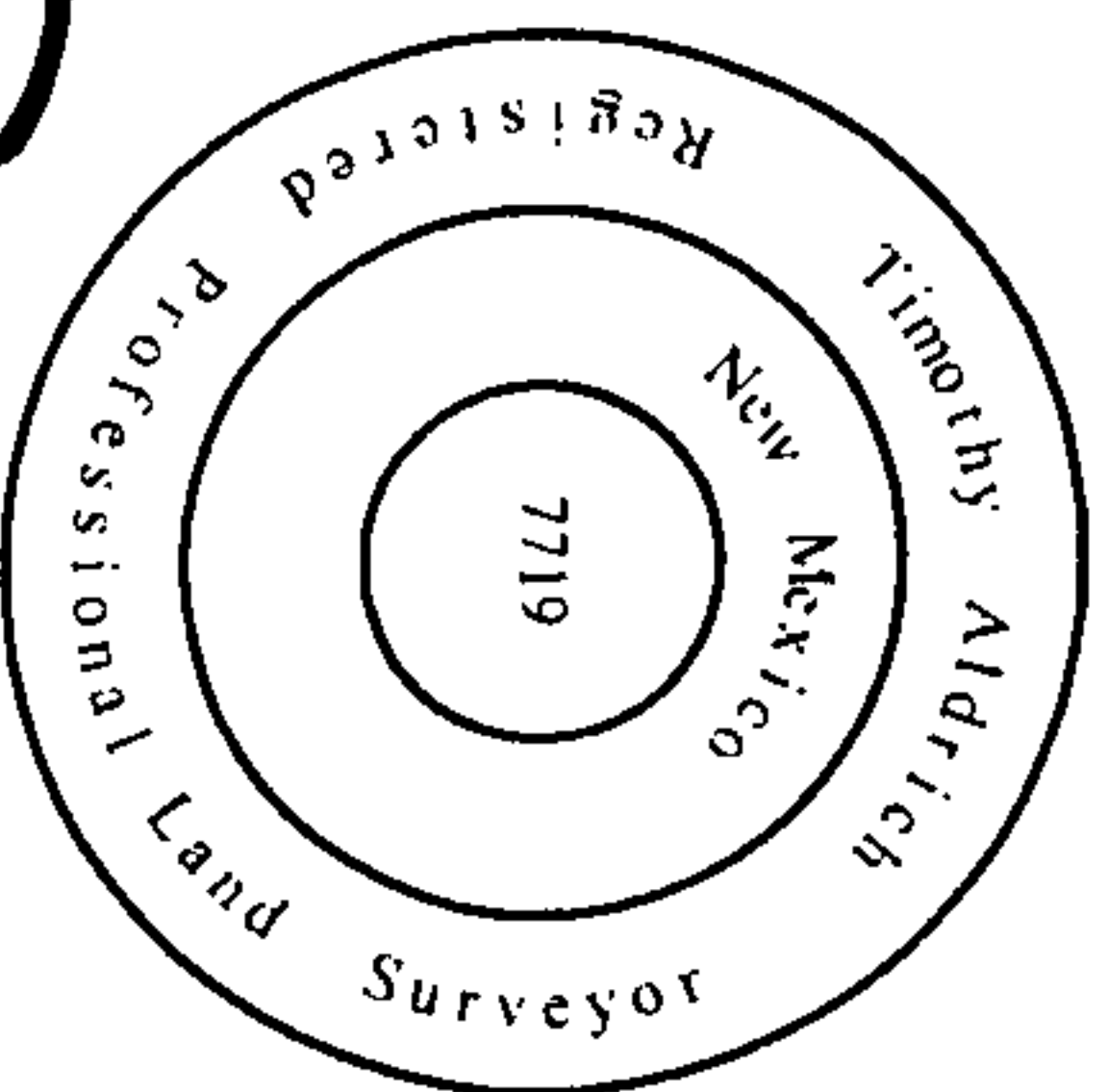
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD, BEARING	CHORD LENGTH
C1	75.00'	3907.72'	01°05'59"	N 15°14'10" E	75.00'
C2	75.00'	3897.72'	01°06'09"	S 15°14'10" W	75.00'
C3	5.99'	3897.72'	00°05'17"	S 14°38'27" W	5.99'



SCALE: 1" = 100'

R. C. ...

05/02/2012



P.O. BOX 30701, ALBUQ., N.M. 87190  
505-884-1990

ATTACHMENT "A"

Team Broadcasting, Inc.  
4131 Barbara Loop SE, Suite 2B  
Rio Rancho, NM 87124

February 21, 2012

Mr. Jack Cloud, Chairman  
Development Review Board  
City of Albuquerque Planning Department  
600 Second Street, NW  
Albuquerque, NM 87102

**Re: Team Broadcasting Office (Project #1002062/Tract H-12B, Riverview  
Subdivision)**

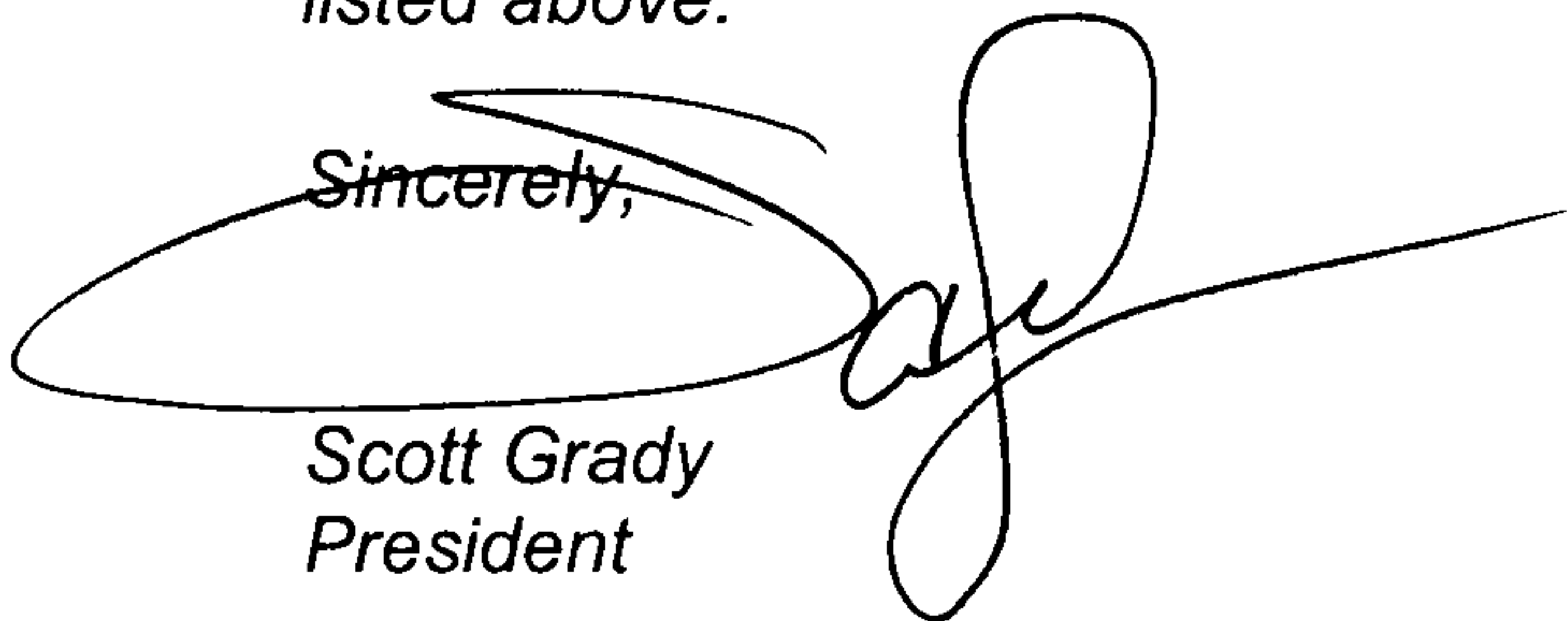
Dear Mr. Cloud:

As owner of the referenced property, please be advised that I hereby designate the firm of Mark Goodwin and Associates, PA, to act as my agent in connection with my request for final site development plan sign-off on the referenced property.

Any questions regarding this issue should be forwarded to the undersigned at the address listed above.

Sincerely,

Scott Grady  
President

A handwritten signature in black ink, appearing to read 'SG', is written over a large, loopy flourish that extends to the left and right. The signature is positioned to the right of the typed name 'Scott Grady' and the title 'President'.

## PLATTING ACTIVITY IN AND AROUND THE SUBJECT PROPERTY

1. Alban Hills Subdivision (File March 1960)
2. Annexation Plat for Mann Tracts (Filed December 1984)
3. Riverview Vacation and Subdivision Plat (Filed June 1986). This created Tract H-12B).



N.M.S.H.C. BRASS CAP "NM448-N9A"  
 N.M. STATE PLANE COORDINATES  
 CENTRAL ZONE, X=375,305.62  
 Y=1,521,296.79  
 Δα = -0°14'26"; ELEV. = 5004.145' (1st Order)  
 GROUND-TO-GRID FACTOR = 0.99967846

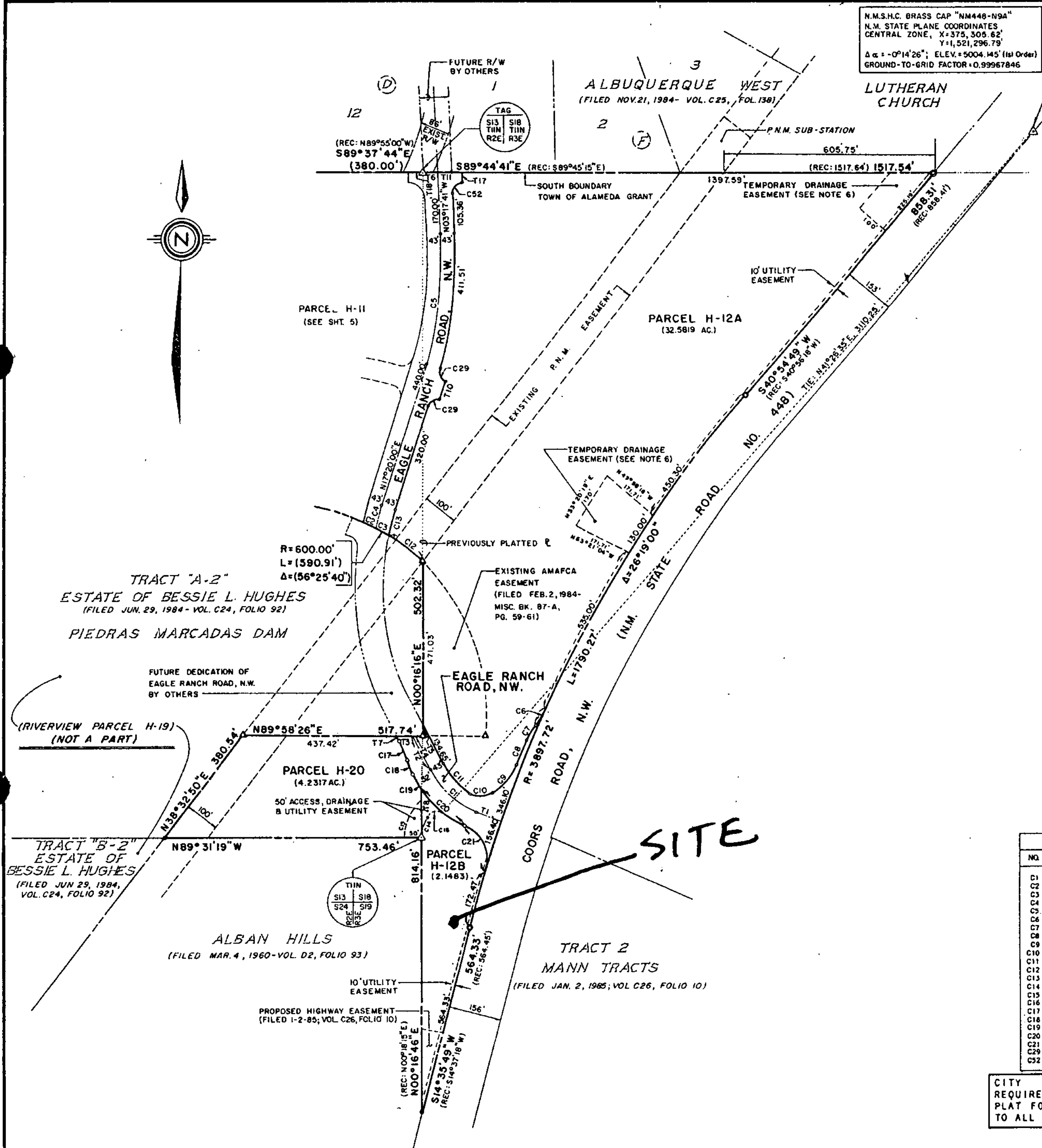
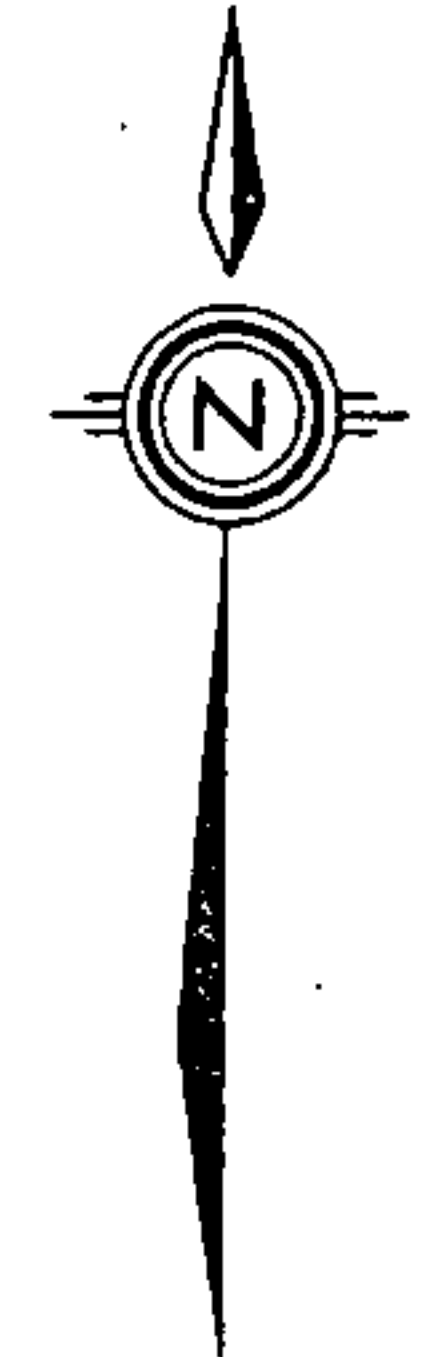
86 59006

VACATION AND  
 SUBDIVISION PLAT FOR  
**RIVERVIEW**

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

State of New Mexico } SS  
 County of Bernalillo }  
 This instrument was filed for record on  
 JUN 27 1986  
 of records of said County follow  
 Deputy Clerk

RESERVED FOR COUNTY CLERK



CURVE TABLE			
NO.	RADIUS	ARC	DELTA
C1	250.00'	192.53'	44°07'27"
C2	600.00'	44.27'	04°13'39"
C3	600.00'	45.46'	04°50'28"
C4	800.00'	68.71'	04°55'16"
C5	1100.00'	396.03'	20°37'41"
C6	150.00'	47.39'	18°06'01"
C7	150.00'	51.10'	19°31'10"
C8	3913.72'	80.00'	01°10'16"
C9	380.00'	108.30'	33°54'05"
C10	65.00'	72.10'	63°53'22"
C11	207.00'	123.45'	34°10'10"
C12	600.00'	128.41'	12°15'44"
C13	757.00'	79.33'	06°00'16"
C14	98.46'	67.33'	39°10'39"
C15	148.46'	125.45'	48°24'59"
C16	30.00'	46.04'	87°55'49"
C17	300.00'	58.74'	08°51'24"
C18	380.00'	43.64'	06°34'50"
C19	302.00'	59.05'	11°11'58"
C20	302.00'	162.22'	30°46'39"
C21	110.00'	159.88'	83°16'40"
C29	30.00'	47.12'	90°00'00"
C32	30.00'	48.98'	93°53'00"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N70°34'07"W	75.00'
T2	N26°26'40"W	121.07'
T3	N69°58'26"E	48.01'
T4	N89°58'26"E	32.31'
T5	N00°16'16"E	31.29'
T6	S89°44'41"E	43.08'
T7	S26°26'40"E	28.52'
T8	N00°16'16"E	132.25'
T10	N17°20'00"E	60.00'
T11	S89°44'41"W	76.87'
T12	N00°15'19"E	30.00'
T18	S89°37'44"E	44.98'

CITY INFRASTRUCTURE AND DRAINAGE  
 REQUIREMENT NOTICE: SEE SHEET 1 OF THIS  
 PLAT FOR REQUIREMENT NOTICE. (PERTAINS  
 TO ALL TRACTS SUBDIVIDED HEREIN.)

SHEET 4 OF 11

DATE	DEC, 1985
SCALE	1" = 200'
DESIGNED BY	C.S.C.
DRAWN BY	C.S.C.
CHECKED BY	
DATE	73-25-125

COMMUNITY SERVICES CORPORATION

PROJECT # 1002062  
**Application # :**

12DRB-70140(SBP)

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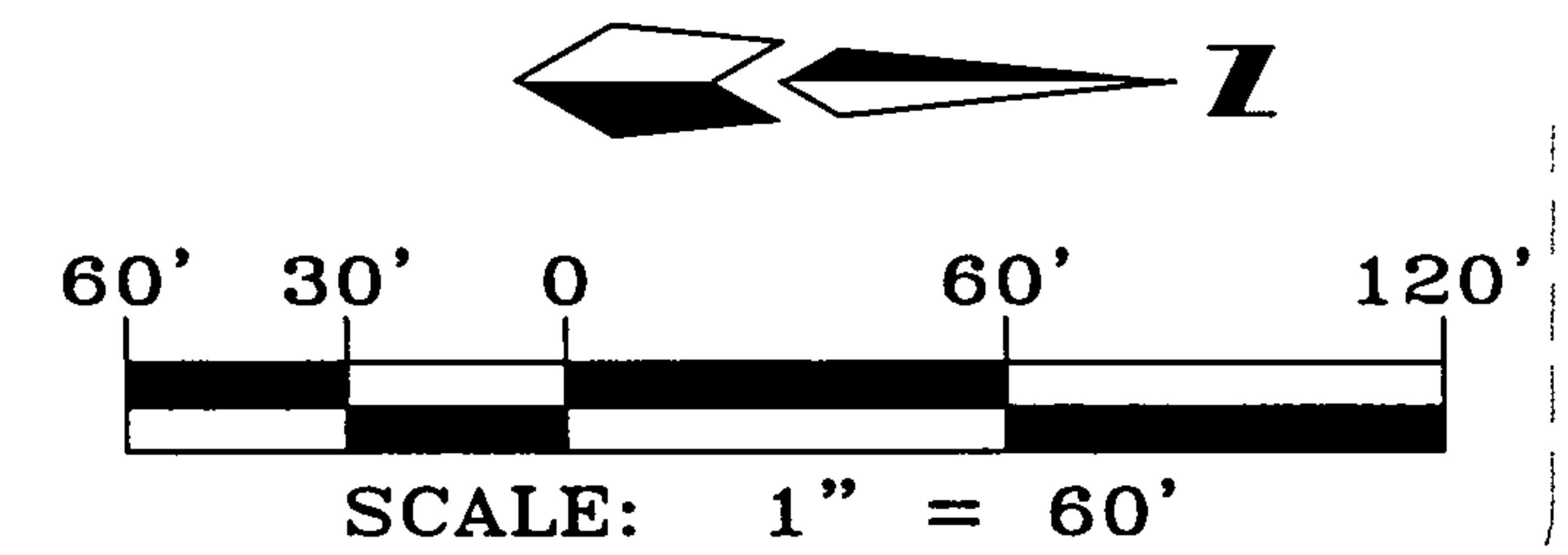
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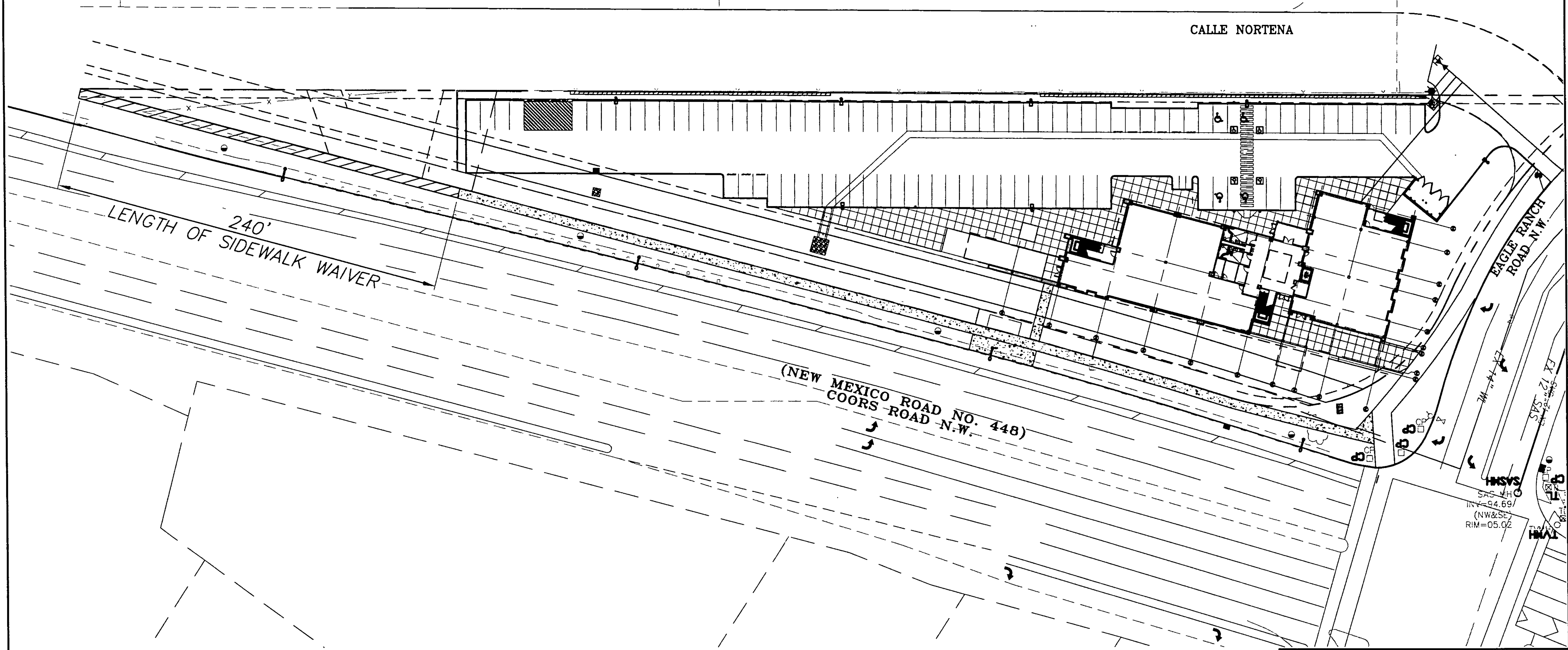
Google

Existing Arroyo @ south end of site





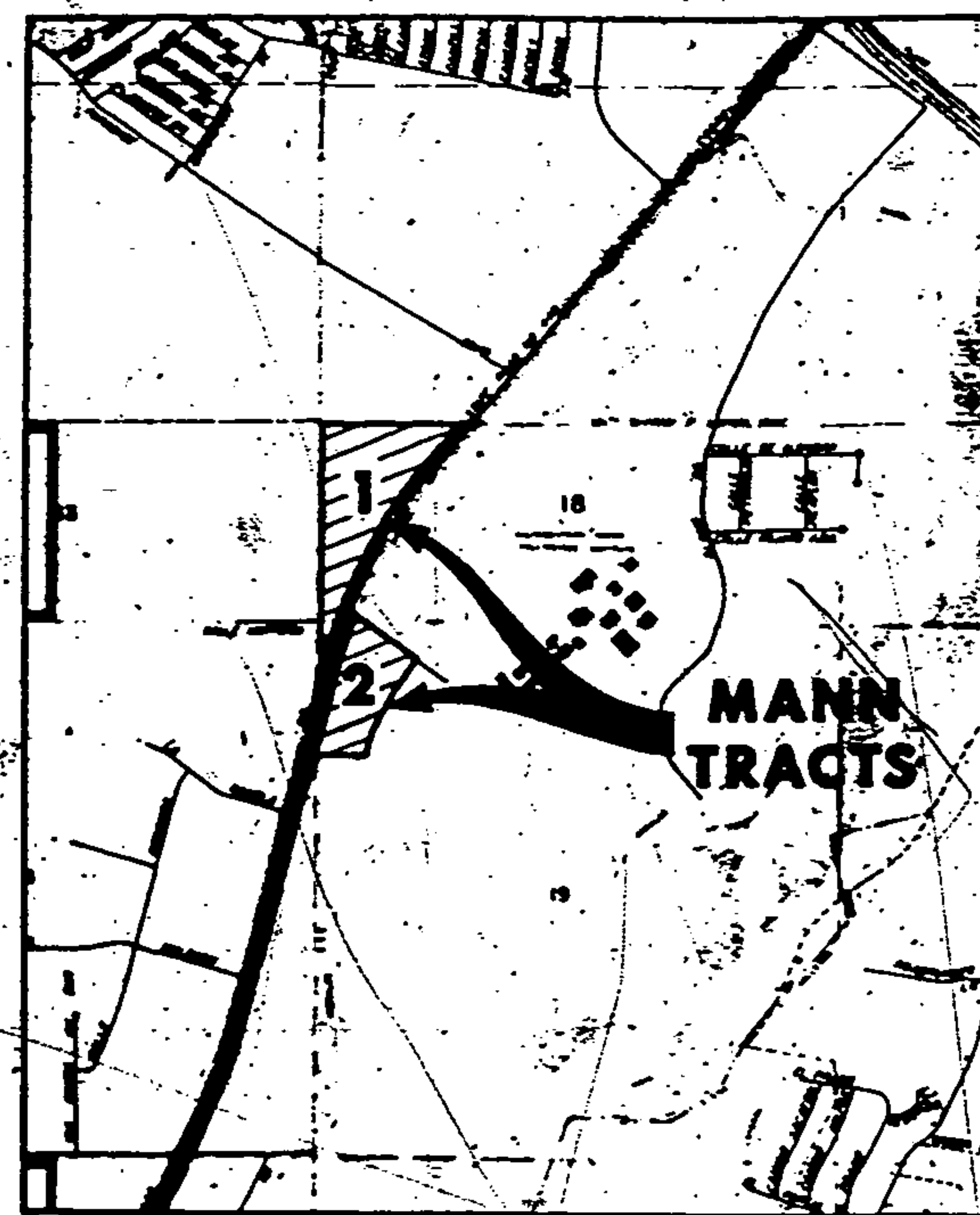
CALLE NORTENA



INSYS  
SAS V.H.  
INV-94.69/  
(NW&SE)  
RIM=05.02

SIDEWALK WAIVER EXHIBIT

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539



C-13-Z  
D-13-Z

NOTES:

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS AND DISTANCES ARE GROUND DISTANCE. (SEE SHEET 2 FOR TIE TO STATE COORDINATES)
- BOUNDARY CORNERS SHOWN THUS: ARE MARKED BY A REBAR WITH ALUMINUM CAP STAMPED "AA&R L.S. 4071" UNLESS OTHERWISE INDICATED.
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS 1 AND 2 MUST BE VERIFIED AND COORDINATED WITH THE WATER RESOURCE DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

SUBDIVISION DATA:

- CASE NO. SP-12-11-0646, AX 84-26, Z 84-122, DRB 84-863
- ZONE ATLAS INDEX NO. C-13 & D-13
- GROSS SUBDIVISION ACRES: 50.4976
- TOTAL NUMBER OF LOTS CREATED: 2
- TOTAL MILEAGE OF PUBLIC ROADS CREATED: 0

LEGAL DESCRIPTION OF TRACTS TO BE ANNEXED

TRACT 1

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP SECTION CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., AND SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., A POINT ON THE WEST LINE OF THE TRACT HEREIN DESCRIBED; THENCE,  $00^{\circ}17'45''$  E, 1,957.24 FEET ALONG THE LINE COMMON TO SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, TO THE TOWNSHIP 11 NORTH SECTION LINE ON THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE,  $89^{\circ}45'15''$  E, 1,512.60 FEET ALONG SAID GRANT LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COORS BOULEVARD NW; THENCE,  $40^{\circ}56'18''$  W, 860.99 FEET ALONG SAID WEST RIGHT-OF-WAY OF COORS BOULEVARD NW TO A POINT OF CURVE; THENCE, SOUTHWESTERLY, 1,788.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF 3,894.72 FEET AND A CENTRAL ANGLE OF  $26^{\circ}19'00''$  TO A POINT OF TANGENCY; THENCE,  $14^{\circ}37'18''$  W, 576.20 FEET ALONG SAID WEST RIGHT-OF-WAY OF COORS BOULEVARD NW TO A POINT ON THE SECTION LINE COMMON TO SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., AND SECTION 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.; THENCE,  $00^{\circ}18'15''$  E, 826.10 FEET ALONG SAID SECTION LINE TO THE SECTION CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AND CONTAINING 36.6442 ACRES, MORE OR LESS.

TRACT 2

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A POINT ON CURVE ON THE EAST RIGHT-OF-WAY LINE OF COORS BOULEVARD NW, FROM WHENCE THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., AND SECTIONS 13 AND 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BEARS  $5^{\circ}88'25'43''$  W, 384.22 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,  $57^{\circ}01'23''$  E, 677.72 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE M.R.G.C.D. CORRALES MAIN CANAL; THENCE,  $36^{\circ}35'26''$  W, 458.32 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THE M.R.G.C.D. CORRALES MAIN CANAL TO A POINT; THENCE,  $30^{\circ}24'15''$  W, 302.50 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF THE M.R.G.C.D. CORRALES MAIN CANAL TO A POINT OF CURVE; THENCE, SOUTHERLY, 71.96 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF 236.50 FEET AND A CENTRAL ANGLE OF  $17^{\circ}26'00''$  TO A POINT OF TANGENCY; THENCE,  $12^{\circ}58'15''$  W, 278.80 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF THE M.R.G.C.D. CORRALES MAIN CANAL TO THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE,  $89^{\circ}44'45''$  W, 416.43 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, A POINT ON THE EAST RIGHT-OF-WAY LINE OF COORS BOULEVARD NW; THENCE,  $14^{\circ}37'18''$  E, 1,951.30 FEET ALONG THE SAID EAST RIGHT-OF-WAY LINE OF COORS BOULEVARD NW TO A POINT OF CURVE; THENCE, NORTHEASTERLY, 331.84 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 3,744.72 FEET AND A CENTRAL ANGLE OF  $5^{\circ}04'38''$  TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AND CONTAINING 13.8534 ACRES, MORE OR LESS.

OWNERS CONSENT AND DEDICATION STATEMENT

THE ANNEXATION PLAT OF THE LANDS HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF, AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE THE ADDITIONAL RIGHT-OF-WAY FOR COORS BOULEVARD NW AS SHOWN HEREON, PROVIDED, HOWEVER, THAT THE FOREGOING DEDICATION SHALL NOT TAKE EFFECT UNTIL AND UNLESS THE LANDS HEREON DESCRIBED HAS BEEN ANNEXED TO THE CITY OF ALBUQUERQUE. THE UNDERSIGNED OWNER AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT.

William F. Mann  
WILLIAM F. MANN  
Marian Frances Rocco  
MARIAN FRANCES ROCCO  
Stanley P. Zuris  
STANLEY P. ZURIS  
Patricia R. Zuris  
PATRICIA R. ZURIS

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF December 1984, BY WILLIAM F. MANN, MARIAN FRANCES ROCCO, STANLEY P. ZURIS, AND PATRICIA R. ZURIS.

H. D. Jones  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 19, 1988

85 78

ANNEXATION PLAT FOR  
MANN TRACTS

WITHIN SECTIONS 18 & 19, TOWNSHIP  
11 NORTH, RANGE 3 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO

December, 1984

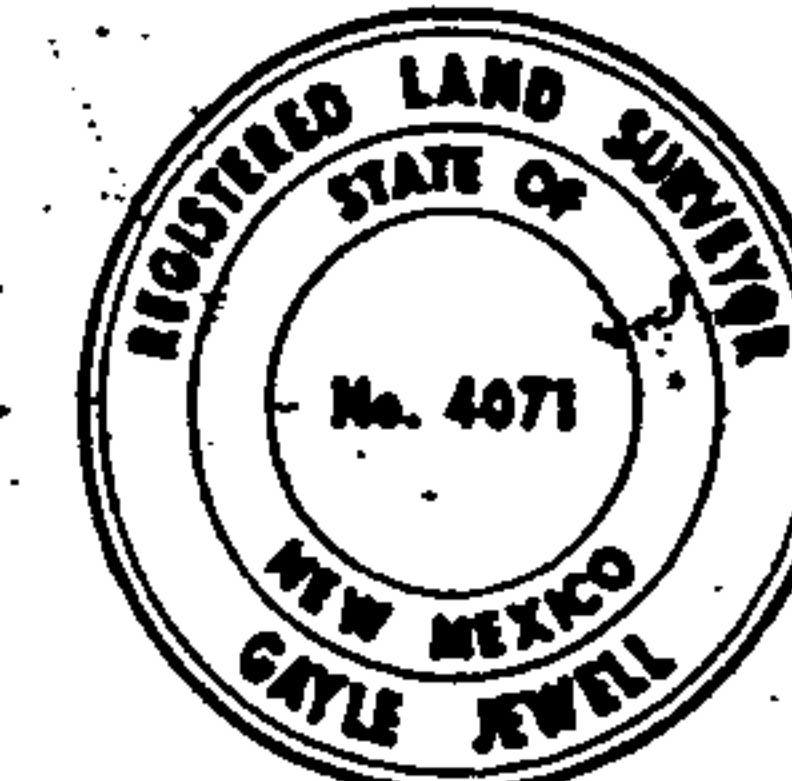
APPROVALS	DATE
<i>La Monte Urban</i> CHIEF CITY SURVEYOR	12/19/84
<i>D. Val Vallen</i> PROPERTY MANAGEMENT	12-19-84
<i>Adolfo Trevino</i> TRAFFIC ENGINEER	12-31-84
<i>Martín Saldaña</i> Parks and Recreation Director	12-27-84
<i>Jon E. Estgaard</i> Water Resources Engineer	12-27-84
<i>Frank J. Caspi</i> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	12/27/84
<i>Frank J. Caspi</i> CITY ENGINEER/ENGINEERING DIVISION	12/27/84
<i>R. J. L. Taylor</i> SP-85-5 PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	12-31-84

DRD-11-83

SURVEYOR'S CERTIFICATE

I, GAYLE JEWELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gayle Jewell*  
GAYLE JEWELL, L.S. NO. 4071



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF December 1984, BY GAYLE JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO

*Harold J. Johnson*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/27/87

0127187

ANDREWS, ASBURY & ROBERT, INC.  
CONSULTING ENGINEERS  
ALBUQUERQUE 400-84 NEW MEXICO

SHEET 1 OF 2

2-84-122  
1 of 1

# ANNEXATION PLAT FOR MANN TRACTS

WITHIN SECTIONS 18 & 19, TOWNSHIP II NORTH, RANGE 3 EAST, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO

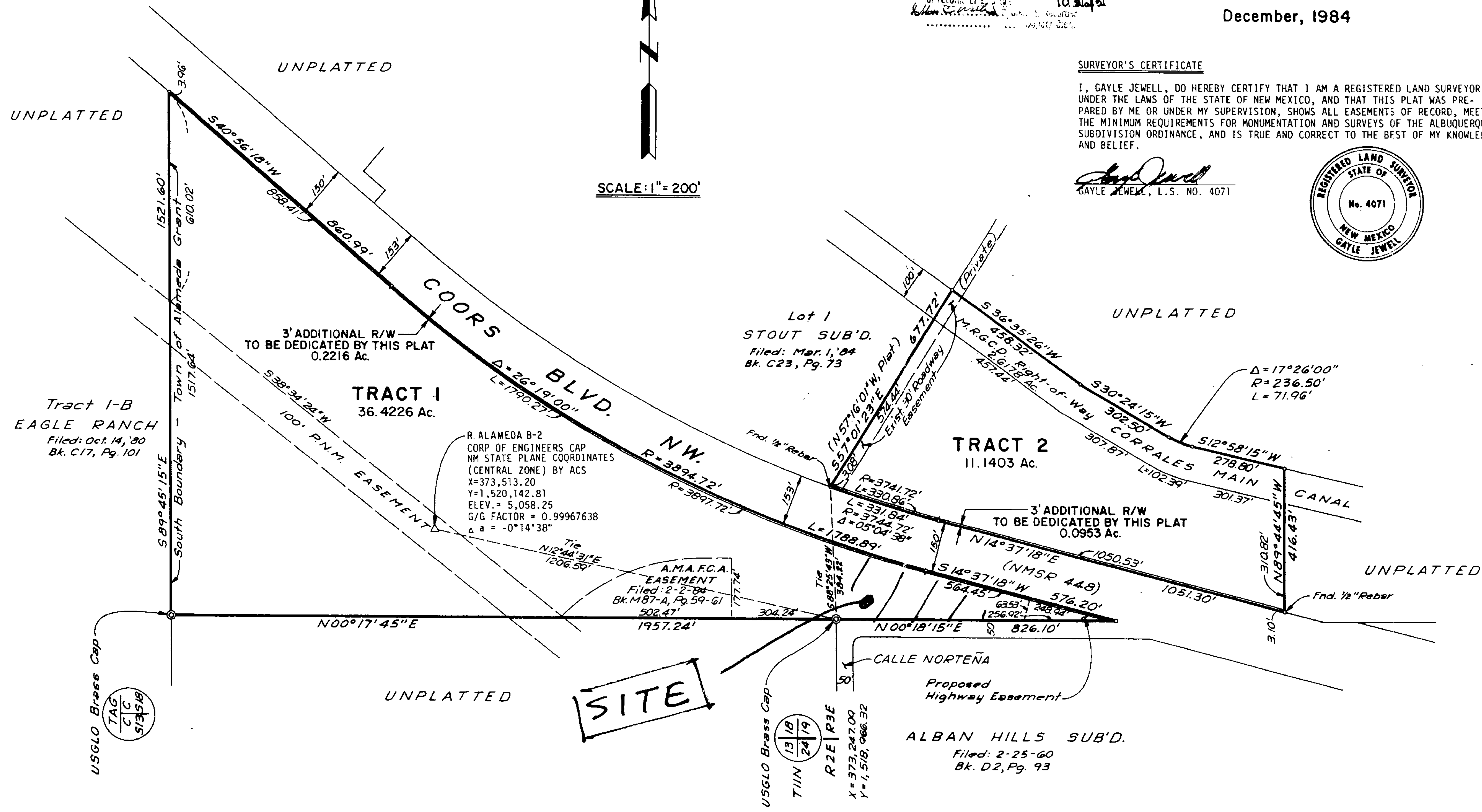
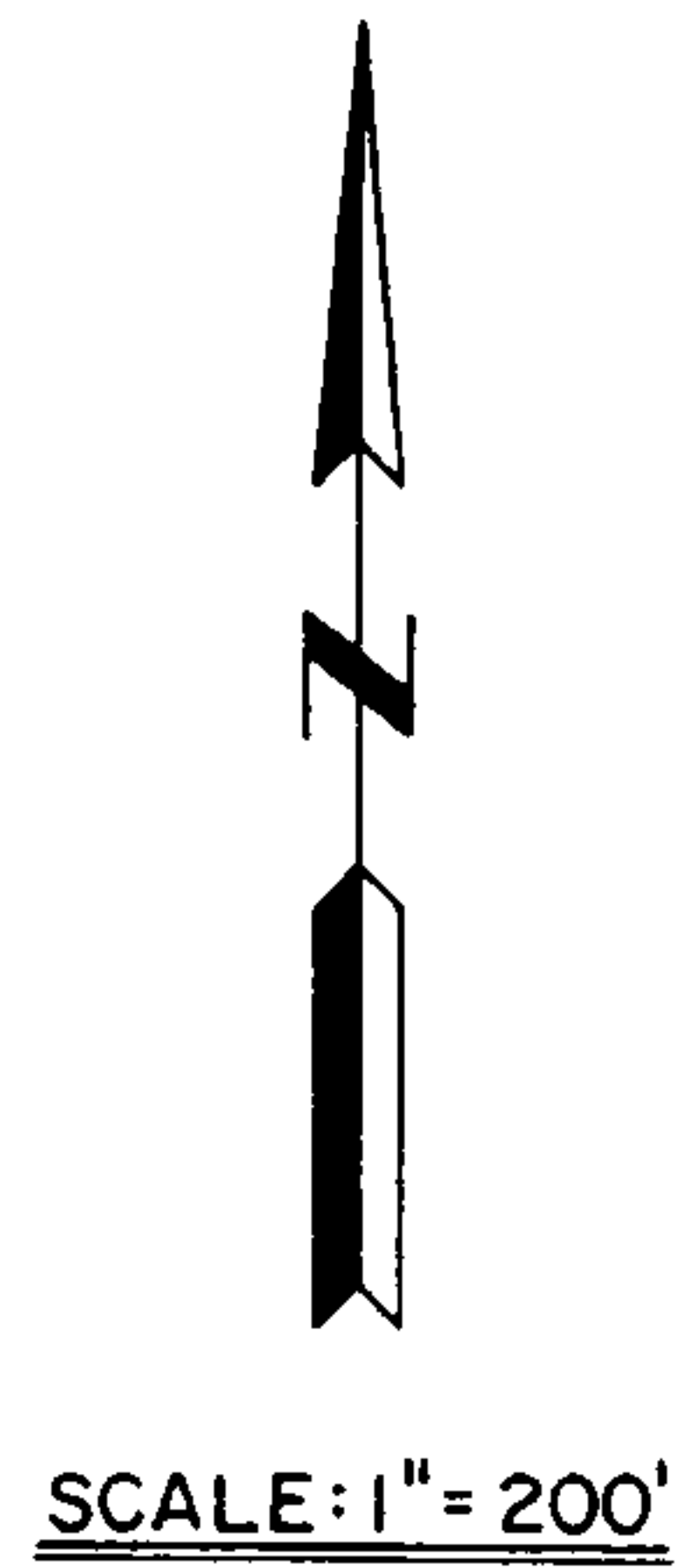
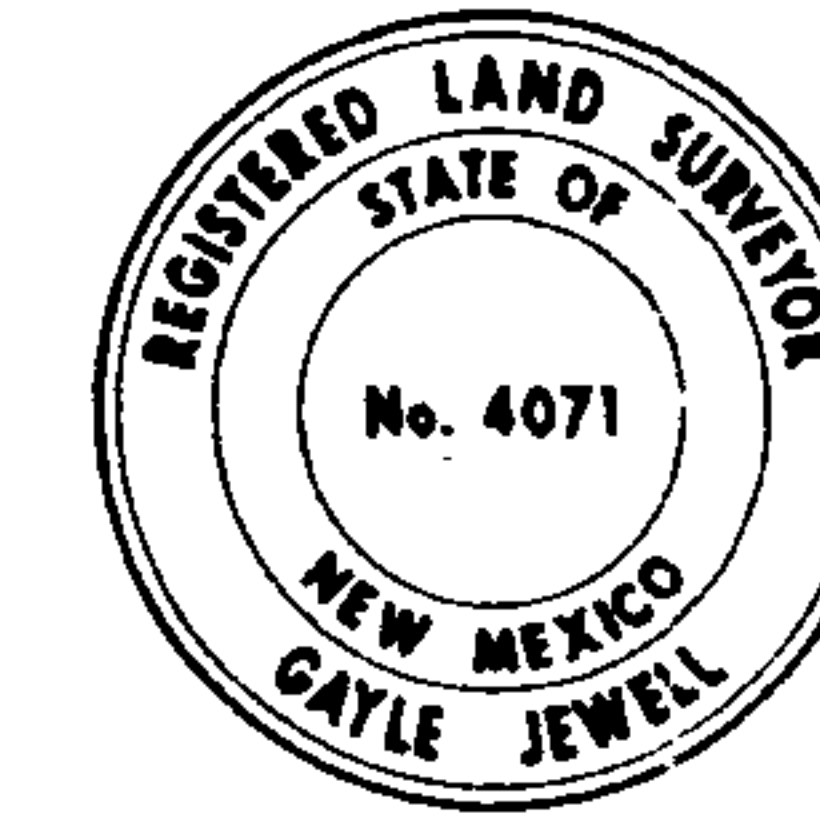
December, 1984

State of New Mexico  
County of Bernalillo  
This instrument was filed for records on  
JAN 02 1985  
of record of 10  
10 21/21

### SURVEYOR'S CERTIFICATE

I, GAYLE JEWELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gayle Jewell*  
GAYLE JEWELL, L.S. NO. 4071



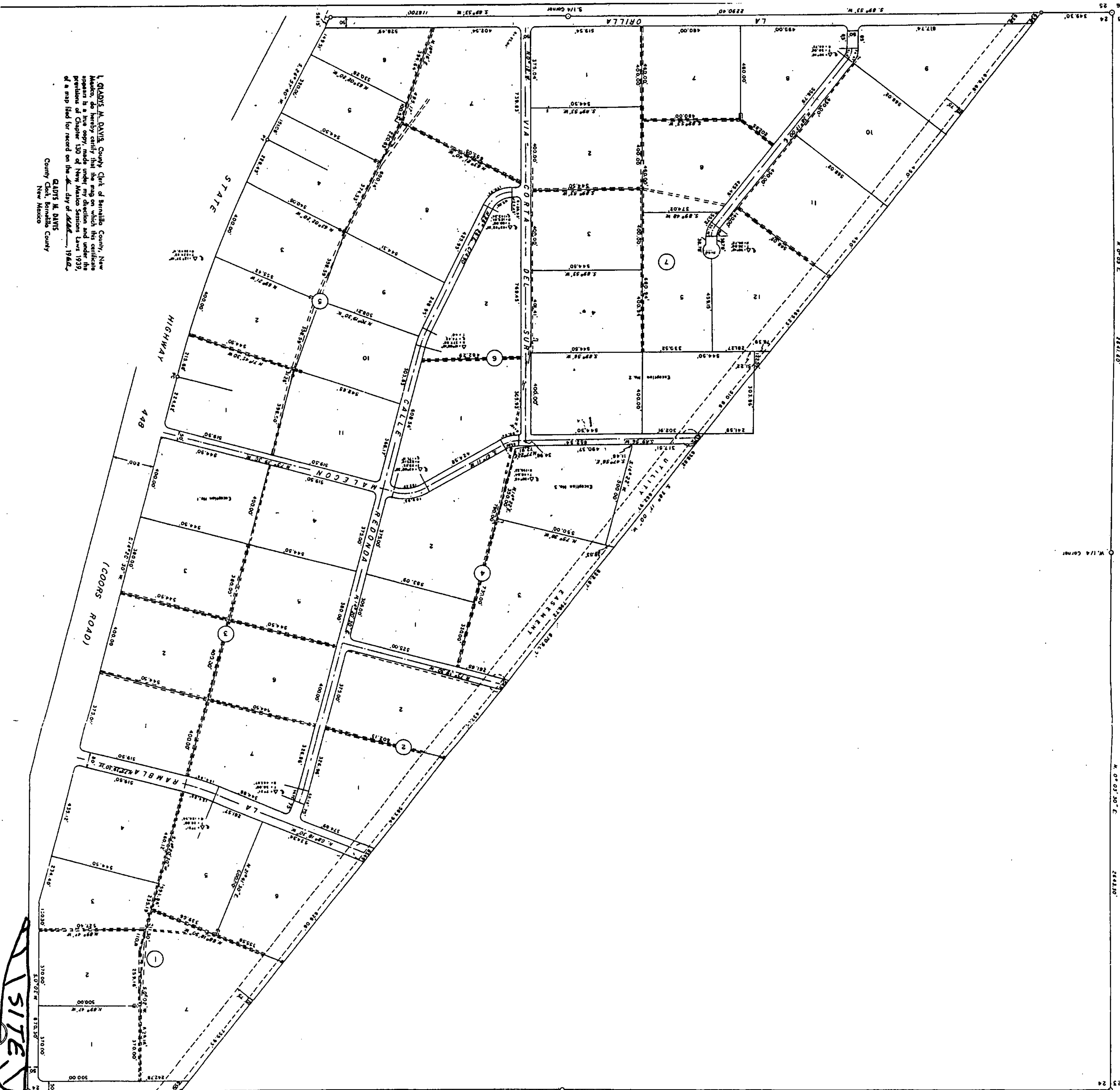
**SITE**

ANDREWS, ASBURY & ROBERT, INC.  
CONSULTING ENGINEERS  
ALBUQUERQUE 400-84 NEW MEXICO

C26-10(2)

C26-10(2)

C26-10(2)



L. GARDIS M. DAVIS, Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Statutes Laws 1952, of a map filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1960.

GARDIS M. DAVIS  
County Clerk, Bernalillo County  
New Mexico

REPLAT OF A PORTION OF ALBAN HILLS, A SUBDIVISION  
Section 24, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico

December 1959  
SCALE 1" = 200 FT.  
S 1032  
C. H. COE

DEDICATION

The foregoing subdivision of that certain tract of land shown in Section 24, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, being and comprising all of Block One through Fourth including, or Corral del Rio, ALBAN HILLS UNIT NO. ONE, a subdivision in Bernalillo County, New Mexico, is hereby replatted, and the replatted map is hereby approved and recorded by the Board of County Commissioners of Bernalillo County, New Mexico, on the 5th day of May, 1959, and new sections shown thereon and numbered, including Blocks One (1) through Seven (7) inclusive, the several public thoroughfares shown thereon and numbered, and the several utility lines shown thereon and numbered, and the several easements shown thereon and numbered, and the right to them interfering therewith is hereby consented to in accordance with the desires of the underlined owners and proprietors thereof.

There is excepted from this dedication three (3) parcels of land hereinafter described particularly as follows:

1. A certain tract of land shown in Section 24, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, and which is more particularly described as follows:  
Beginning at the Northwest Corner of said tract, a point on the westerly right-of-way line of Corral Road, N. 0° 45' 30" E., 285.64 feet distant to the Northeast Corner of Section 24, T11N, R2E, N.M.P.M., Thence S. 14° 20' 30" W., 400.0 feet along the westerly line of said Bluff Highway #48 to the Southeast Corner of said tract, a point of intersection with the north right-of-way line of Maldon Road, NW, west Corner of Lot 7; S. 35° 53' 17" W., 244.50 feet along the north line of said Maldon Road, NW to the Northwest Corner,  
Thence N. 1° 20' 30" E., 400.0 feet to the Northwest Corner,  
Thence S. 7° 38' 30" E., 54.430 feet to the Northeast Corner of said tract, and Point of Beginning,  
Contains 3.0 Acres, more or less.

2. Beginning of the Southeast Corner of said tract, a point where the Southwest Corner of Section 24, T11N, R2E, N.M.P.M., bears S. 48° 17' W., 239.50 feet distant,  
Thence N. 8° 58' 58" E., 108.50 feet to the Southwest Corner, and a point on the west right-of-way line of Corral Road, NW, a public road,  
Thence N. 77° 22' E., 72.31 feet to the Southwest Corner,  
Thence N. 8° 58' 58" E., 490.37 feet along the north line of Maldon Road, NW to a point,  
Thence N. 7° 38' 30" E., 550.0 feet to the Northwest Corner,  
Thence S. 14° 22' W., 500.0 feet to a point,  
Thence S. 47° 58' E., 11.45 feet to the Southwest Corner and the point of Beginning,  
Contains 3.0 Acres, more or less.

3. Beginning at the Southeast Corner of said tract, a point on the north right-of-way line of Maldon Road, NW, a public road,  
Thence N. 8° 58' 58" E., 490.37 feet distant,  
Thence N. 77° 22' E., 72.31 feet to the Southwest Corner,  
Thence N. 8° 58' 58" E., 490.37 feet along the north line of Maldon Road, NW to a point,  
Thence N. 7° 38' 30" E., 550.0 feet to the Northwest Corner,  
Thence S. 14° 22' W., 500.0 feet to a point,  
Thence S. 47° 58' E., 11.45 feet to the Southwest Corner and the point of Beginning,  
Contains 3.0 Acres, more or less.

A. R. Reynolds  
Owner & Proprietor

By commission expires  
4-10-1961

STATE OF NEW MEXICO  
County of Bernalillo

The foregoing instrument was acknowledged before me  
by Roy E. Reynolds and David L. Hughes this day of January 1960.

My commission expires  
4-10-1961

APPROVED CITY PLANNING COMMISSION

APPROVED COUNTY PLANNING COMMISSION

UTILITIES APPROVED

APPROVED COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO

APPROVED CITY CLERK OF THE CITY OF ALBUQUERQUE, NEW MEXICO

601 Nov 4 1960