



Completed
11.19.08

DRB CASE ACTION LOG (SDP – SUBDIVISION)

REVISED 10/08/07

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.: 08DRB-70461

Project # 1002249

Project Name: AMERICAN SQUARE

Agent: BOHANNAN HUSTON INC.

Phone No.: 828-1000

Your request was approved on 11-5-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

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

J.C.
11-19-08

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

Created On:



DRB CASE ACTION LOG (SDP - BUILD. P.)

REVISED 10/08/07

Completed
11.19.08 ✓

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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.: 08DRB-70459 Project # 1002249
 Project Name: AMERICAN SQUARE
 Agent: BOHANNAN HUSTON INC. Phone No.: 823-1000

Your request was approved on 11-5-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - comments / mark-up

UTILITIES: - comments / mark-up

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.

JFC
11-19-08

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

Created On:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

2. Project # 1002249
05DRB-00953 Major-One Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

At the June 29, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by July 14, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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).


Sheran Matson, AICP, DRB Chair

Cc:Walmart Stores East L.P., 2001 SE 10th St, Bentonville, AR 72716
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002249 AGENDA#: 2 DATE: 6-29-05

1. Name: Anna Lopez Address: 11111 1st St Zip: 90210

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: _____

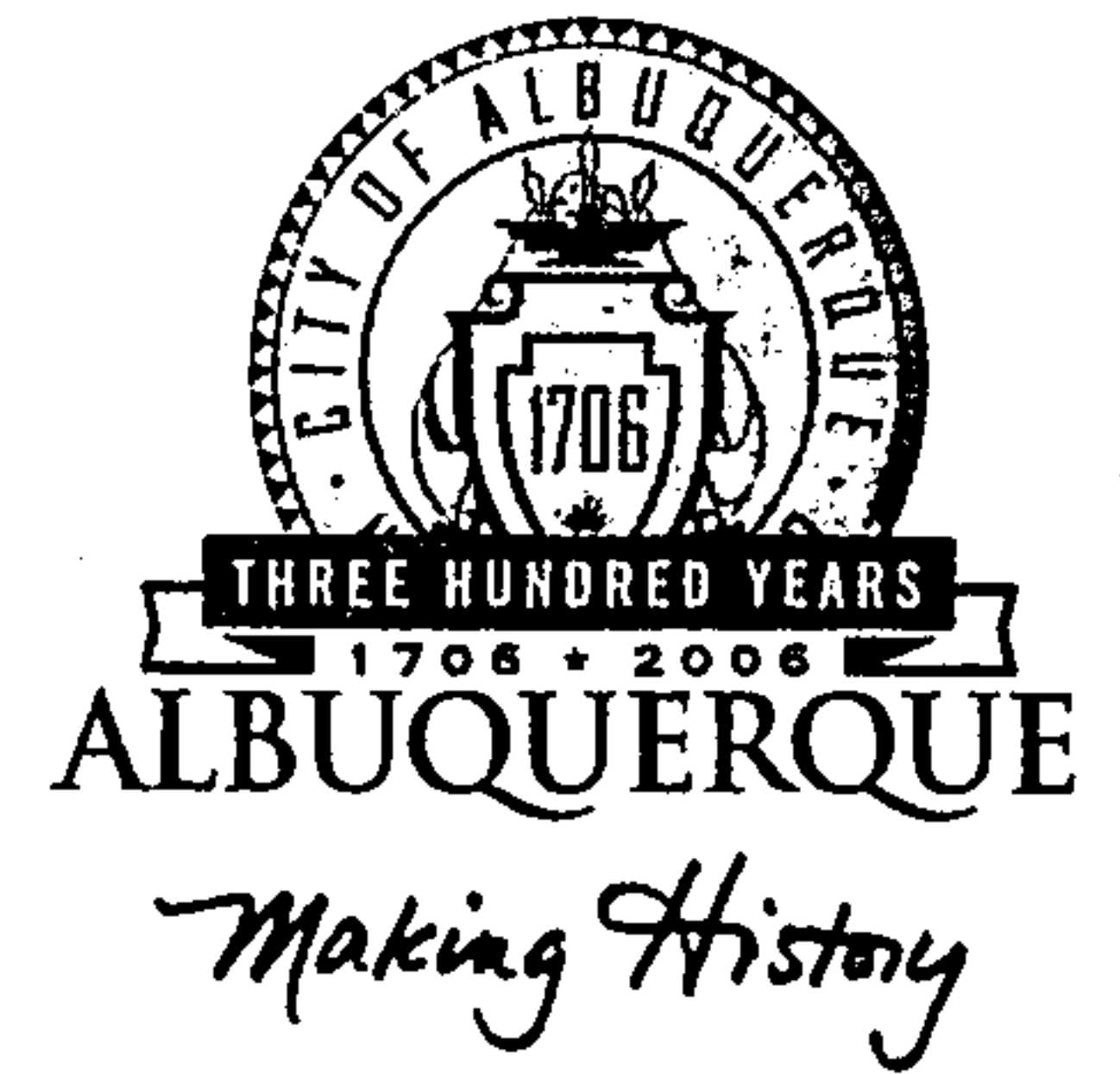
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002249

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION: 1 yr

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

Project # 1002249
05DRB-00953 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Bel-Air NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No comments received.
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	The Hydrology section has no objection to the extension request.

Transportation Development

No objection to the request. Is a two year extension needed?

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the one year extension of the SIA.

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

cc:Wal Mart Stores East Inc., 2001 SE 10th St, Bentonville, AR 72716

Tierra West LLC, 8509 Jefferson St NE, 87113

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

Meeting Date: JUNE 29, 2005
Zone Atlas Page: H-16-Z
Notification Radius: 100 Ft.

Project# 1002249
App# 05DRB-00953

Cross Reference and Location:

Applicant: WAL-MART STORES EAST INC.
Address: 2001 S.E. 10TH STREET
BENTONVILLE AR 72716

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

Special Instructions:

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

Date Mailed: JUNE 10, 2005

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-17	1019059	012-347	206-15	✓ mp
		012-341	16	✓ mp
		012-355	17	✓ mp
		012-349	18	✓ mp
		012-341	01	✓ mp
		025-337	02	✓
		025-343	03	✓
		025-349	04	✓
		025-350	05	✓
		025-341	06	✓
		025-347	07	✓
		025-373	08	✓
		025-379	09	✓
		025-385	10	✓
		025-391	11	✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-16	1016059	347-385	109-25	✓ mp 1016059 394-430 104 17 ✓ mp
		440-366	05	✓ mp 377-429 24 ✓
		510-383	20	✓ mp 342-428 29 ✓
		490-304	15	✓ 354-428 27 ✓
		430-307	10	✓ 343- 307 ⁴²⁸ 28 ✓
		348-302	101-10	✓ 330-427 05 ✓
		348-352	08	✓ 455-418 104 16 ✓
		307-377	108-09	✓ 465-418 11 ✓
		310-401	12	✓ 493-427 05 ✓ mp
		309-414	17	✓ 517-412 09 ✓ mp
		309-429	18	✓ 519-441 07 ✓
		335-412	104-07	✓ mp 1017059 010-423 215 19 ✓ mp
		348-412	08	✓ mp 010-419 20 ✓ mp
		360-412	10	✓ 010-411 01 ✓ mp
		380-412	11	✓ 021-404 02 ✓
		394-412	12	✓ mp 021-410 03 ✓
		424-413	14	✓ COA 021-416 04 ✓
		425-432	18	✓ COA 012-385 206 12 ✓
		399-431	16	✓ COA 012-373 14 ✓ mp

101605934738510925 LEGAL: TRACT E-1-A PLAT OF TRACTS E-1-A, F-1-A, & F-1-B AMERICAN
SQUARE CONT 1.6592 AC
PROPERTY ADDR: 00000

OWNERS NAME: WAL-MART STORE INC.
OWNERS ADDR: 1301 S.E. 10TH STREET
BENTONVILLE AR 72716

101605944036610905 LEGAL: TRACT F-1-A PLAT OF TRACTS E-1-A, F-1-A, & F-1-B AMERICAN
SQUARE CONT 19.2636 AC
PROPERTY ADDR: CARLISLE

OWNERS NAME: WAL-MART STORE INC.
OWNERS ADDR: 1301 S.E. 10TH STREET
BENTONVILLE AR 72716

101605951638310920 LEGAL: TRACT F-1-B PLAT OF TRACTS E-1-A, F-1-A, & F-1-B AMERICAN
SQUARE CONT 1.1725 AC
PROPERTY ADDR: 00000

OWNERS NAME: WAL-MART STORE INC.
OWNERS ADDR: 1301 S.E. 10TH STREET
BENTONVILLE AR 72716

101605949342710605 LEGAL: TRACT C-4-A PLAT OF TRACTS C-4-A & C-4-B DUKE CITY
INDUSTRIAL AREA A REPLAT OF TRACT C-4 DUKE CITY
PROPERTY ADDR: CARLISLE

OWNERS NAME: CARLISLE PARTNERS, LLC
OWNERS ADDR: 4203 MONTGOMERY BLVE NE, STE# A
ALBUQUERQUE NM 87112

101605951944110607 LEGAL: TRACT C-4-B PLAT OF TRACTS C-4-A & C-4-B DUKE CITY
INDUSTRIAL AREA A REPLAT OF TRACT C-4 DUKE CITY
PROPERTY ADDR: CARLISLE

OWNERS NAME: CS DEVELOPMENT LTD CO
OWNERS ADDR: 4203 MONTGOMERY BLVE NE, STE# A
ALBUQUERQUE NM 87112



<mainframe@coa1mp3.
cabq.gov>

06/09/2005 09:44 AM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01016059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101605949030410915 LEGAL: BLOC K A- 1-A1 (REPL OF BLKS A-1-A & B-1)
AMERICAN S LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: TANAGER COMPANY
OWNER ADDR: PO BOX 3685
ALBUQUERQUE NM 87190
0101605943030710910 LEGAL: BLOC K B- 1A (REPL OF BLKS A-1-A & B-1) AMERICAN
SQU LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: MONTCLAIRE LTD
OWNER ADDR: PO BOX 3685
ALBUQUERQUE NM 87190
0101605934830210110 LEGAL: BLOC K C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC
+- LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: ALBUQUERQUE MENAUL LLC
OWNER ADDR: 00188 INDUSTRIAL DR
ELMHURST IL 60126
0101605934835210108 LEGAL: BLOC K D PLAT FOR AMERICAN SQUARE CONT 5.3147 AC
+- LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: GREVEY JOSEPH & SIMONE ETAL
OWNER ADDR: 02015 WYOMING BL NE
ALBUQUERQUE NM 87112
0101605930737710809 LEGAL: W PL AT O F BLKS W X Y X Z DUKE CITY IND AREA
3.65 A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LIBERMAN MAURICE ETAL
OWNER ADDR: 02015 WYOMING BL NE
ALBUQUERQUE NM 87112
0101605931040110812 LEGAL: 5 B PLAT SHOWING LTS 1 THRU 5 INCL COMPRISING A
RE LAND USE:
PROPERTY ADDR: 00000 RICHMOND
OWNER NAME: SAFETY FLARE INC
OWNER ADDR: 02803 RICHMOND NE
ALBUQUERQUE NM 87107
0101605930941610817 LEGAL: 4A O F CO RRECTED REPLAT OF A SUMMARY PLAT FOR
LOT 4 LAND USE:
PROPERTY ADDR: 00000 RICHMOND
OWNER NAME: ARIZONA REFRIGERATION SUPL INC
OWNER ADDR: PO BOX 21127
PHOENIX AZ 85036
0101605930942910818 LEGAL: LOT 4-B- 2 OF SUMMARY PLAT OF LOT 4-B BLK B DUKE
CI LAND USE:
PROPERTY ADDR: 00000 RICHMOND
OWNER NAME: EASTER SEALS NEW MEXICO
OWNER ADDR: 02819 RICHMOND DR NE
ALBUQUERQUE NM 87107

0101605933541210407 LEGAL: TR E -J S UMMARY PLAT OF A PORTION OF BLK "E" OF
THE LAND USE:

PROPERTY ADDR: 00000 RICHMOND
OWNER NAME: MCALLEN THOMAS
OWNER ADDR: 05504 ESTRELLITA DEL NORTE NE
87111

ALBUQUERQUE NM
0101605934841210408 LEGAL: TR E -S S UMMARY PLAT OF A PORTION OF BLK "E" OF
THE LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: MCALLEN THOMAS
OWNER ADDR: 05504 ESTRELLITA DEL NORTE

ALBUQUERQUE NM
0101605936641210410 LEGAL: TR A LAR DNER ADDN BEING A REPL OF A PORT OF BLK
E LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: LARDNER VINCENT J JR
OWNER ADDR: PO BOX 6608

ALBUQUERQUE NM
0101605938641210411 LEGAL: PARC EL A BLK 6 DUKE CITY INDUSTRIAL AREA
COMPRISIN LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: PAOARON PREECHA & ARLENE
OWNER ADDR: 03225 CLAREMONT NE

ALBUQUERQUE NM
0101605939441210412 LEGAL: DUKE CIT Y IND AREA ADDN SE 80FT BLK 6 CONT
0.3168 LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: HIDALGO SANTIAGO
OWNER ADDR: 03725 CAMINO SACARMENTO NE

ALBUQUERQUE NM
0101605942441310414 LEGAL: SO 2 00 F T OF BLK 11 EXC ELY 230 FT DUKE CITY
INDUS LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM
0101605942543210418 LEGAL: BLK 11 D UKE CITY INDUSTRIAL AREA ADDN EXC ELY
PORT LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM
0101605939943110416 LEGAL: THE WLY PORT OF BLK 11 DUKE CITY INDUSTRIAL
AREA A LAND USE:

PROPERTY ADDR: 00000 LOS ARBALOS
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM
0101605939443010417 LEGAL: DUKE CIT Y IND AREA ADDN NE PORTION
LAND USE:

PROPERTY ADDR: 00000 LOS ARBOLES
OWNER NAME: HIDALGO SANTIAGO
OWNER ADDR: 03725 CAMINO SACARMENTO NE

ALBUQUERQUE NM 87111

0101605937742910426 LEGAL: D 6 OF Y EAROUT REPLAT OF PORTION BLOCK 6 DUKE
CITY LAND USE:

PROPERTY ADDR: 00000 LOS ARBOLES
OWNER NAME: YEAROUT PROPERTIES LLC
OWNER ADDR: 03228 LOS ARBOLES NE
87107

ALBUQUERQUE NM
0101605936242810429 LEGAL: TR C -2 D IVISION PARCEL C BLK E DUKE CITY
INDUSTRIA LAND USE:

PROPERTY ADDR: 00000 LOS ARBOLES
OWNER NAME: MAYER KEITH E & SHIRLEY ANN
OWNER ADDR: 03216 LOS ARBOLES NE

ALBUQUERQUE NM
0101605935442810427 LEGAL: TR C -1 D IVISION PARCEL C BLK E DUKE CITY
INDUSTRIA LAND USE:

PROPERTY ADDR: 00000 LOS ARBOLES
OWNER NAME: DASKALOS DEMETRIOS C
OWNER ADDR: 03513 CAMINO DE LA SIERRA NE

ALBUQUERQUE NM
0101605934342810428 LEGAL: PARC EL B LAND DIVISION PLAT COMPRISING PORTION
OF LAND USE:

PROPERTY ADDR: 00000 LOS ARBOLES
OWNER NAME: WEBER RANDY K & GERALDINE F
OWNER ADDR: 03108 LOS ARBOLES NE

ALBUQUERQUE NM
0101605933042710405 LEGAL: WEST 100 FT OF N 173.83FT OF BLK E OF PLAT OF
BLKS LAND USE:

PROPERTY ADDR: 00000 RICHMOND
OWNER NAME: CHRISTENSEN ROY G & HILDA L
OWNER ADDR: 03046 ASKIRK LP SE

RIO RANCHO NM
0101605945541810616 LEGAL: LOT C-3A PLAT OF LTS C-3A & C-3B DUKE CITY
INDUSTR LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: CORDOVA MANUEL E & LORI E
OWNER ADDR: 10053 LOS CANSADOS NW

ALBUQUERQUE NM
0101605946541810611 LEGAL: LOT C-3B PLAT OF LTS C-3A & C-3B DUKE CITY
INDUSTR LAND USE:

PROPERTY ADDR: 00000 CLAREMONT
OWNER NAME: TOM & JERRY ENTERPRISES LLC
OWNER ADDR: 12437 CHELWOOD PL NE

ALBUQUERQUE NM
0101605951741210606 LEGAL: TR C 5 PL AT OF TRACTS C-4 & C-5 DUKE CITY
INDUSTRIA LAND USE:

PROPERTY ADDR: 00000
OWNER NAME: CARLISLE PARTNERS LLC
OWNER ADDR: 04203 MONTGOMERY BL NE

ALBUQUERQUE NM
0101705901042321519 LEGAL: 015 045B EL AIR SUBD
LAND USE:

PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: WHATABURGER OF NEW MEXICO INC
OWNER ADDR: 03332 BALI DR

CORPUS CHRISTX 78418

0101705901041921520 LEGAL: THE NLY 34FT OF LOT 14 BLK 45 BEL AIR SUB
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: WHATABURGER OF N M INC
OWNER ADDR: 03332 BALI DR
CORPUS CHRISTX 78418
0101705901041121501 LEGAL: LOTS 11 12 13 & THE SLY 16FT OF LOT 14 BLK 45
PLAT LAND USE:
PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: WHATABURGER OF NEW MEXICO
OWNER ADDR: 03332 BALI DR
CORPUS CHRISTX 78410
0101705902140421502 LEGAL: 010 045B EL AIR SUBD
LAND USE:
PROPERTY ADDR: 00000 HERMOSA
OWNER NAME: TELLEZ JANELLE K
OWNER ADDR: 02803 HERMOSA DR NE
ALBUQUERQUE NM 87110
0101705902141021503 LEGAL: 009 045B EL AIR SUBD
LAND USE:
PROPERTY ADDR: 00000 HERMOSA
OWNER NAME: YARDMAN CONNIE R
OWNER ADDR: 02807 HERMOSA NE
ALBUQUERQUE NM 87110
0101705902141621504 LEGAL: 008 045B EL AIR SUBD
LAND USE:
PROPERTY ADDR: 00000 HERMOSA
OWNER NAME: ORTIZ ARTURO
OWNER ADDR: 02813 HERMOSA DR NE
ALBUQUERQUE NM 87110
0101705901238520612 LEGAL: TR A REP LAT OF ALL OF LOTS 18 19 20 EXCEPT THE
W10 LAND USE:
PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: CARLISLE PROPERTY
OWNER ADDR: 02730 CARLISLE BL NE
ALBUQUERQUE NM 87110
0101705901237320614 LEGAL: 017 001N ALISO ADD
LAND USE:
PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: MAXON BRENTAN RUTH
OWNER ADDR: PO BOX 6589
ALBUQUERQUE NM 87197
0101705901236720615 LEGAL: 016 001N ALISO ADD
LAND USE:
PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: MAXON BRENTAN RUTH
OWNER ADDR: PO BOX 6589
ALBUQUERQUE NM 87197
0101705901236120616 LEGAL: 015 001N ALISO ADD
LAND USE:
PROPERTY ADDR: 00000 CARLISLE
OWNER NAME: MAYO MARTIN M
OWNER ADDR: 09424 CALLAWAY CI NE
ALBUQUERQUE NM 87111

0101705901235520617	LEGAL: 014 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 CARLISLE	
	OWNER NAME: MAYO MARTIN M	
	OWNER ADDR: 09424 CALLAWAY	CI NE
ALBUQUERQUE NM	87111	
0101705901234920618	LEGAL: 013 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 CARLISLE	
	OWNER NAME: FINLEY JOSEPH E I & JO ANN	
	OWNER ADDR: 06716 ISLETA	BL SW
ALBUQUERQUE NM	87105	
0101705901234120601	LEGAL: 011 001N ALISO ADD & L12	
LAND USE:	PROPERTY ADDR: 00000 CARLISLE	
	OWNER NAME: FINLEY JOSEPH E I & JO ANN	
	OWNER ADDR: 06716 ISLETA	BL SW
ALBUQUERQUE NM	87105	
0101705902533720602	LEGAL: 010 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: SIERRA THERESA	
	OWNER ADDR: 02701 HERMOSA	DR NE
ALBUQUERQUE NM	87110	
0101705902534320603	LEGAL: 009 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: PINION THOMAS L	
	OWNER ADDR: 02705 HERMOSA	DR NE
ALBUQUERQUE NM	87110	
0101705902534920604	LEGAL: 008 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: HILL-MILLER SHELLIE SUZANNE	
	OWNER ADDR: 02709 HERMOSA	DR NE
ALBUQUERQUE NM	87110	
0101705902535620605	LEGAL: 007 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: PRICE VINCENT & LYNETTE	
	OWNER ADDR: 02713 HERMOSA	DR NE
ALBUQUERQUE NM	87110	
0101705902536120606	LEGAL: 006 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: BACA ADRIAN B &	
	OWNER ADDR: 02717 HERMOSA	DR NE
ALBUQUERQUE NM	87110	
0101705902536720607	LEGAL: 005 001N ALISO ADD	
LAND USE:	PROPERTY ADDR: 00000 HERMOSA	
	OWNER NAME: FAIRFAX MICHAEL R	
	OWNER ADDR: 02721 HERMOSA	NE
ALBUQUERQUE NM	87110	

PAGE 6

0101705902537320608 LEGAL: 004 001N ALISO ADD
LAND USE: PROPERTY ADDR: 00000 HERMOSA
 OWNER NAME: GARCIA CHRISTINE M
 OWNER ADDR: 02725 HERMOSA DR NE

ALBUQUERQUE NM 87110
0101705902537920609 LEGAL: 003 001N ALISO ADD
LAND USE: PROPERTY ADDR: 00000 HERMOSA
 OWNER NAME: HERRERA TROYCE A & LORENZ A
 OWNER ADDR: 02729 HERMOSA DR NE

ALBUQUERQUE NM 87110
0101705902538520610 LEGAL: 002 001N ALISO ADD
LAND USE: PROPERTY ADDR: 00000 HERMOSA
 OWNER NAME: ELAM CHRISTOPHER B
 OWNER ADDR: 02733 HERMOSA DR NE

ALBUQUERQUE NM 87110
0101705902539120611 LEGAL: 001 001N ALISO ADD
LAND USE: PROPERTY ADDR: 00000 HERMOSA
 OWNER NAME: MOORE LAWSON GENE & GINA L
 OWNER ADDR: 02737 HERMOSA DR NE

ALBUQUERQUE NM 87110

QUIT

"Attachment A"

Karen Kline, Tierra West, LLC

8509 Jefferson NE/87113 858-3100/fax – 858-1118

Zone Map: H-16

Date: June 2, 2005

BEL-AIR N.A. (BLA) "R"

***Barb Johnson**

2700 Hermosa NE/87110 889-0293 (h)

Ms. Lee Julian

2724 Monroe NE/87110 888-3042 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

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

2101
SIA

No. Of Lots 3

Nearest Major Streets CARLISLE & CLAREMONT

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of July, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WAL-MART STORES EAST, INC. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] AN ARKANSAS CORPORATION, whose address is 2001 S. E. 10TH STREET, BENTONVILLE, AR, 72712-6489 and whose telephone number is (501) 204-0364, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

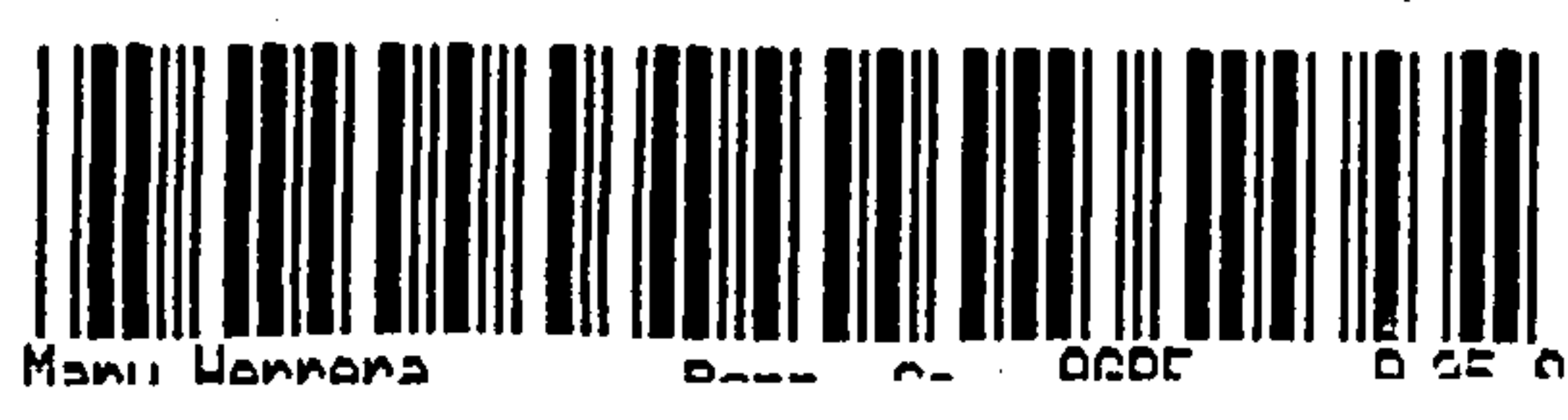
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACTS E1 & F1, AMERICAN SQUARE, recorded on MARCH 19, 1990 in the records of the Bernalillo County Clerk at Book 90C, Folio 80 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] WAL-MART STORES EAST INC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TRACTS E-1-A, F-1-A & F-1-B, AMERICAN SQUARE describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 28TH day of MAY, 2005 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 714881.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an



Project# ~~100249~~

WAL-MART STORES EAST, INC
2001 S.E. 10TH STREET
BENTONVILLE AR 72716

MS. LEE JULIAN
Bel-Air Neigh. Assoc.
2724 MONROE NE
ALBUQUERQUE NM 87110

101605949030410915

TANAGER COMPANY
PO BOX 3685
ALBUQUERQUE NM 87190

101605934835210108

GREVEY JOSEPH & SIMONE ETAL
2015 WYOMING BL NE
ALBUQUERQUE NM 87112

101605930941610817

ARIZONA REFRIGERATION SUPL IN
PO BOX 21127
PHOENIX AZ 85036

101605936641210410

LARDNER VINCENT J JR
PO BOX 6608
ALBUQUERQUE NM 87197

101605937742910426

YEAROUT PROPERTIES LLC
3228 LOS ARBOLES NE
ALBUQUERQUE NM 87107

101605934342810428

WEBER RANDY K & GERALDINE F
3108 LOS ARBOLES NE
ALBUQUERQUE NM 87107

101605946541810611

TOM & JERRY ENTERPRISES LLC
12437 CHELWOOD PL NE
ALBUQUERQUE NM 87112

101705902141021503

YARDMAN CONNIE R
2807 HERMOSA NE
ALBUQUERQUE NM 87110

TIERRA WEST, LLC
8509 JEFFERSON ST. NE
ALBUQUERQUE NM 87113

101605934738510925

WAL-MART STORE INC.
1301 S.E. 10TH STREET
BENTONVILLE AR 72716

101605943030710910

MONTCLAIRE LTD
PO BOX 3685
ALBUQUERQUE NM 87190

101605930737710809

LIBERMAN MAURICE ETAL
2015 WYOMING BL NE
ALBUQUERQUE NM 87112

101605930942910818

EASTER SEALS NEW MEXICO
2819 RICHMOND DR NE
ALBUQUERQUE NM 87107

101605938641210411

PAOAROON PREECHA & ARLENE
3225 CLAREMONT NE
ALBUQUERQUE NM 87108

101605936242810429

MAYER KEITH E & SHIRLEY ANN
3216 LOS ARBOLES NE
ALBUQUERQUE NM 87107

101605933042710405

CHRISTENSEN ROY G & HILDA L
3046 ASKIRK LP SE
RIO RANCHO NM 87124

101705901042321519

WHATABURGER OF NEW MEXICO INC
3332 BALI DR
CORPUS CHRISTE TX 78418

101705902141621504

ORTIZ ARTURO
2813 HERMOSA DR NE
ALBUQUERQUE NM 87110

BARB JOHNSON
Bel-Air Neigh. Assoc.
2700 HERMOSA NE
ALBUQUERQUE NM 87110

101605951944110607

CS DEVELOPMENT LTD CO
4203 MONTGOMERY NE, STE# A
ALBUQUERQUE NM 87112

101605934830210110

ALBUQUERQUE MENAUL LLC
188 INDUSTRIAL DR
ELMHURST IL 60126

101605931040110812

SAFETY FLARE INC
2803 RICHMOND NE
ALBUQUERQUE NM 87107

101605933541210407

MCALLEN THOMAS
5504 ESTRELLITA DEL NO NE
ALBUQUERQUE NM 87111

101605939441210412

HIDALGO SANTIAGO
3725 CAMINO SACARMENTO NE
ALBUQUERQUE NM 87111

101605935442810427

DASKALOS DEMETRIOS C
3513 CAMINO DE LA SIER NE
ALBUQUERQUE NM 87111

101605945541810616

CORDOVA MANUEL E & LORI E
10053 LOS CANSADOS NW
ALBUQUERQUE NM 87114

101705902140421502

TELLEZ JANELLE K
2803 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705901238520612

CARLISLE PROPERTY
2730 CARLISLE BL NE
ALBUQUERQUE NM 87110

101705901237320614

MAXON BRENTAN RUTH
PO BOX 6589
ALBUQUERQUE NM 87197

101705902533720602

SIERRA THERESA
2701 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902535620605

PRICE VINCENT & LYNETTE
2713 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902537320608

GARCIA CHRISTINE M
2725 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902539120611

MOORE LAWSON GENE & GINA L
2737 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705901236120616

MAYO MARTIN M
9424 CALLAWAY CINE
ALBUQUERQUE NM 87111

101705902534320603

PINION THOMAS L
2705 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902536120606

BACA ADRIAN B &
2717 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902537920609

HERRERA TROYCE A & LORENZ A
2729 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705901234920618

FINLEY JOSEPH E I & JO ANN
6716 ISLETA BL SW
ALBUQUERQUE NM 87105

101705902534920604

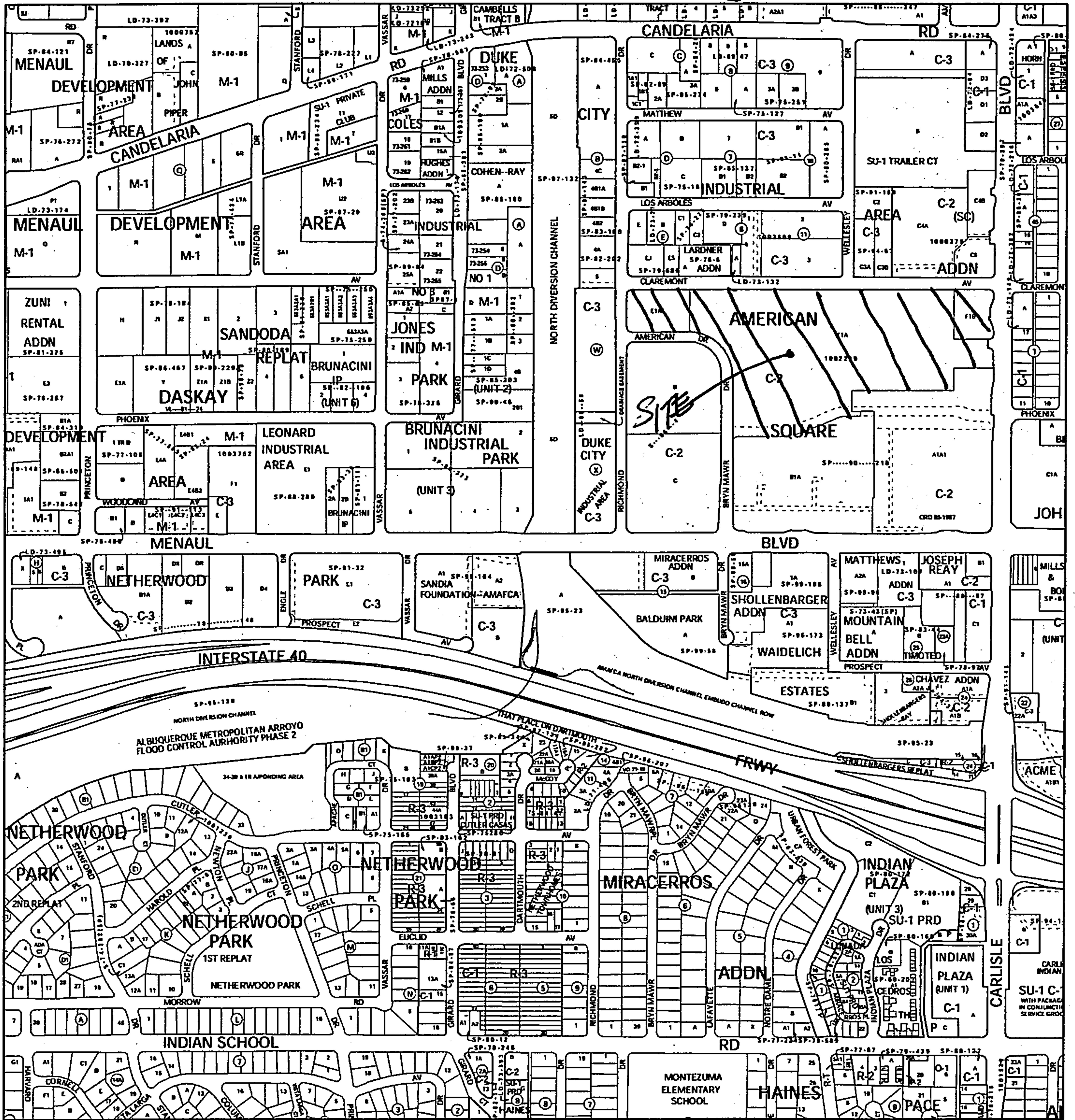
HILL-MILLER SHELLIE SUZANNE
2709 HERMOSA DR NE
ALBUQUERQUE NM 87110

101705902536720607

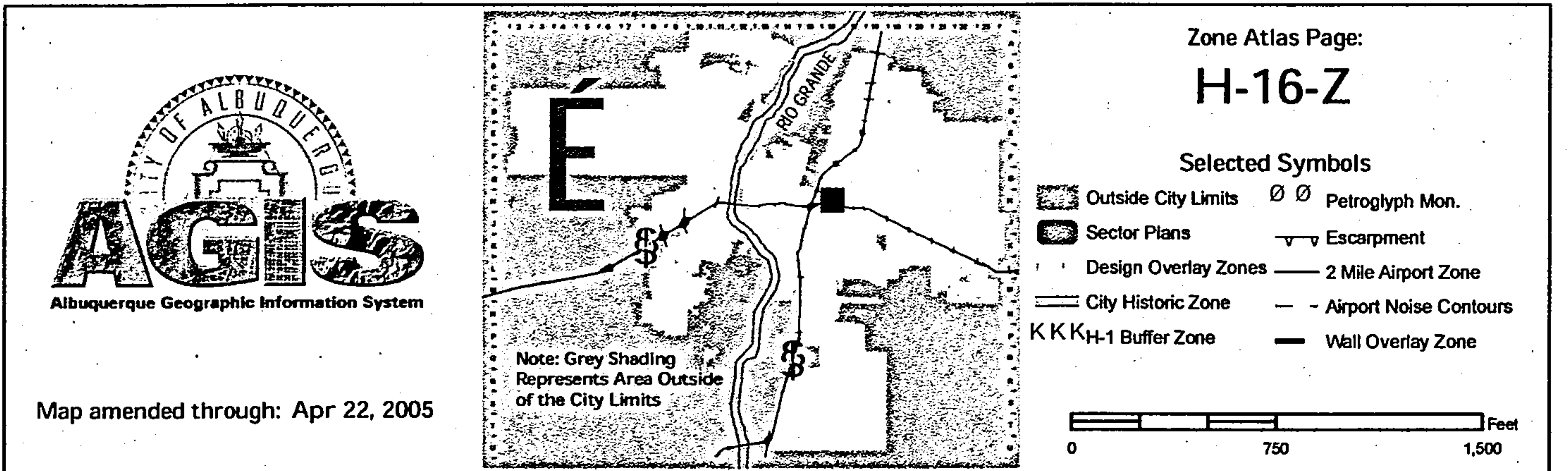
FAIRFAX MICHAEL R
2721 HERMOSA NE
ALBUQUERQUE NM 87110

101705902538520610

ELAM CHRISTOPHER B
2733 HERMOSA DR NE
ALBUQUERQUE NM 87110



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



Map amended through: Apr 22, 2005

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

June 3, 2005

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

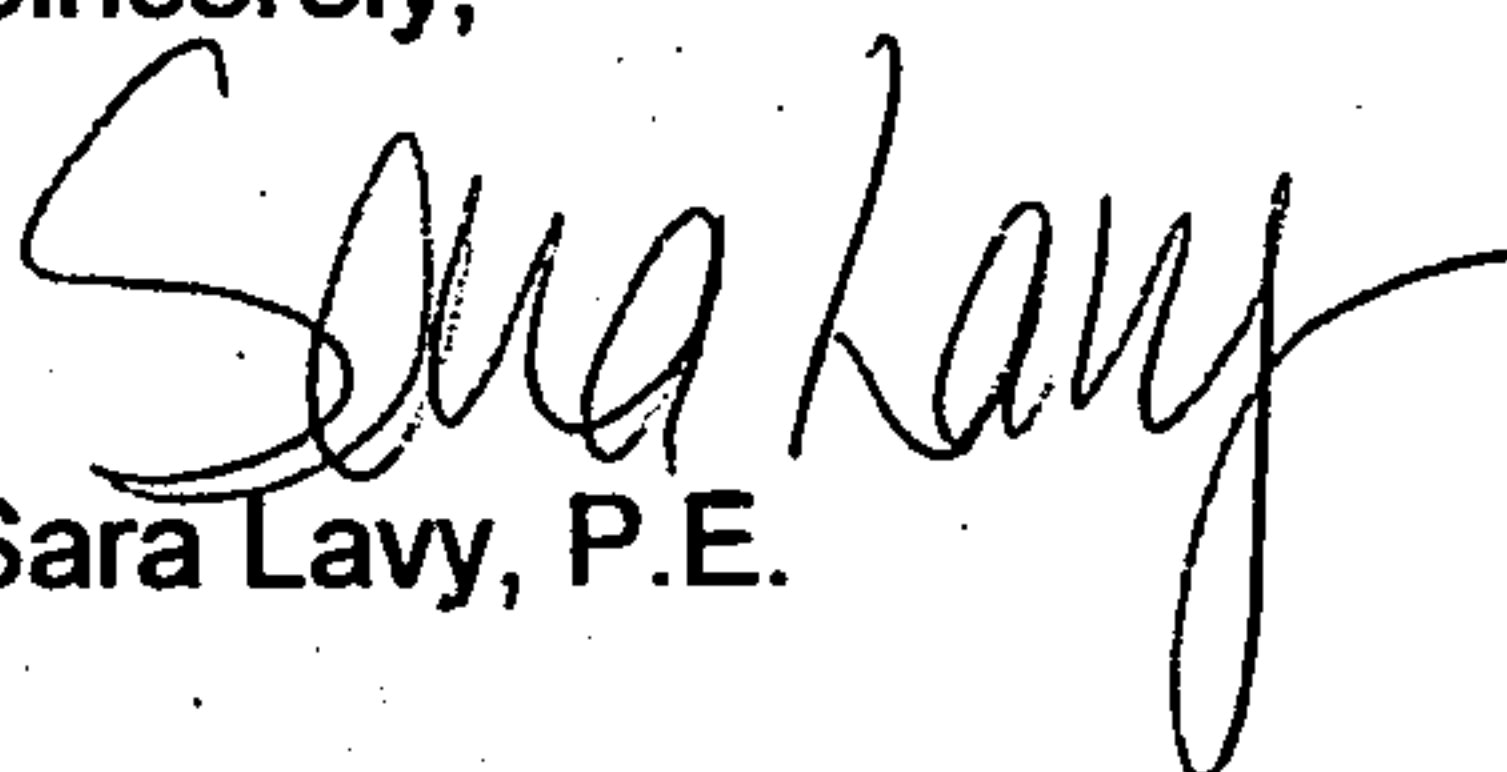
**RE: One Year Extension of Subdivision Improvement Agreement
Tracts E-1-A, F-1-A, & F-1-B – American Square
Zone Atlas Page H-16; DRB Project #1002249**

Dear Ms. Matson:

Tierra West LLC, on behalf of Wal-Mart Stores East, Inc., requests a One Year Extension of the Subdivision Improvement Agreement for the above referenced site. The site is located on 2701 Carlisle Boulevard NE between Menaul Boulevard NE and Claremont Avenue NE. The SIA has expired and we are requesting a one-year extension in order to complete the close-out package. Construction of the infrastructure items is complete at this time except for any outstanding punch list items.

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

Sincerely,


Sara Lavy, P.E.

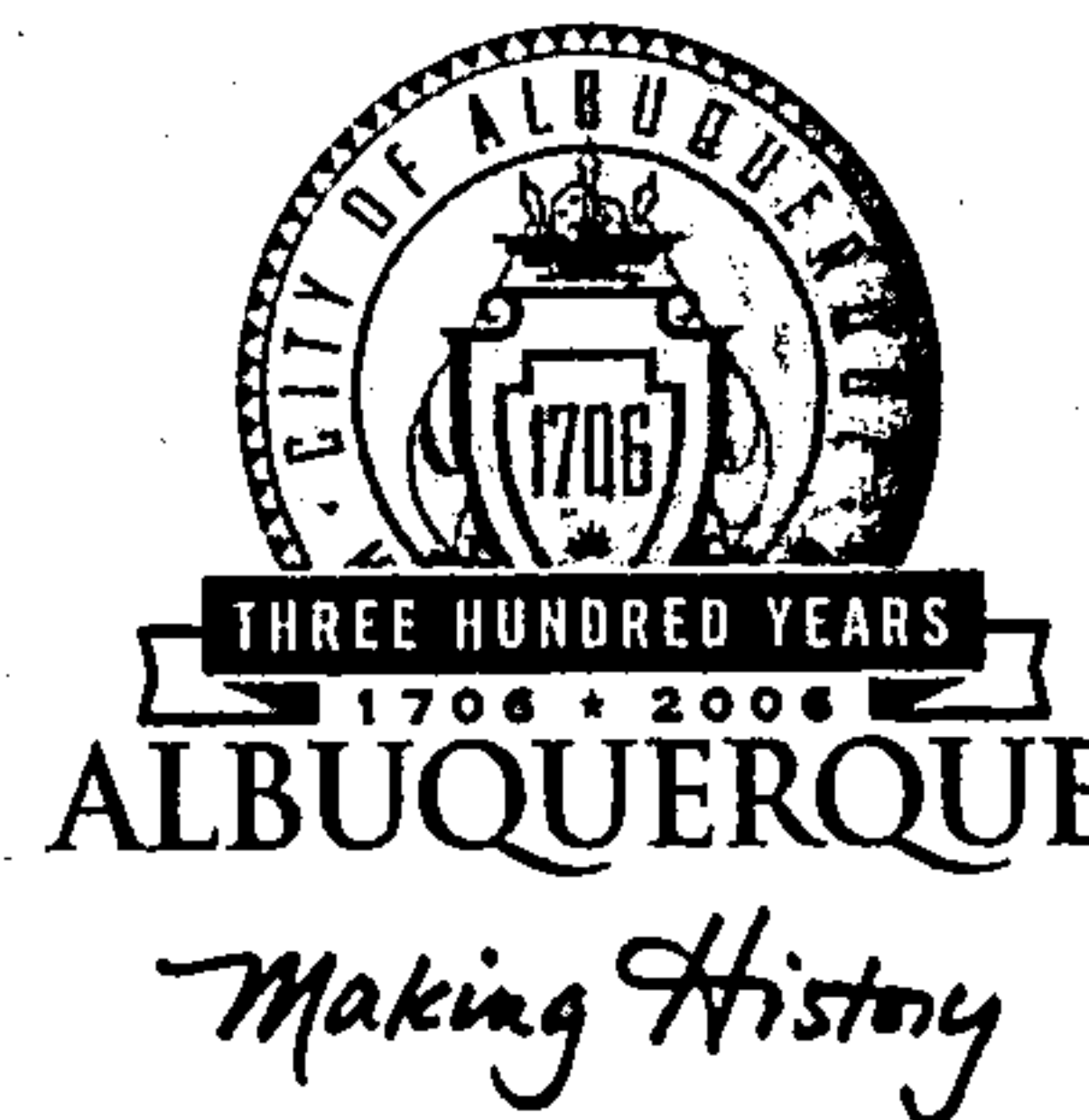
Enclosure/s

cc: Steve Dyer
Barb Johnson, Bel-Air N.A.
Ms. Lee Julian, Bel-Air N.A.

JN: 21075
SCL/kk

2001:2175SIA Extension6305.doc

CITY OF ALBUQUERQUE



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 10, 2005

TO: Barb Johnson and Ms. Lee Julian, Bel-Air Neighborhood Association:

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately thirteen (13) acre(s): Major One Year Subdivision Improvement Agreement for the Wal-Mart Store located at 2701 Carlisle Boulevard NE.

Proposed by: Tierra West, LLC at 858-3100
Agent for: Wal-Mart Stores East, Inc.

For property located: On or near 2701 Carlisle Boulevard NE between Claremont Avenue NE and Phoenix Avenue NE.

The case number(s) assigned is: 05DRB- 00953, Project # 1002249.

City Planning accepted application for this request on June 3, 2005.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, June 29, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 29, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004238

05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10)

Project # ~~1002249~~

05DRB-00953 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

Project # 1001778

05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

Project # 1002590

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval

05DRB-00933 Major-Vacation of Pub
Right-of-Way

05DRB-00934 Major-Vacation of Public
Easements

05DRB-00935 Minor-Sidewalk Waiver

05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF: 04DRB00204] (A-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.



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

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05DRB-00914 Major-Street Name Change

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~~**Project # 1002249**~~
~~05DRB-00953 Major-Two Year SIA~~

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD, NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

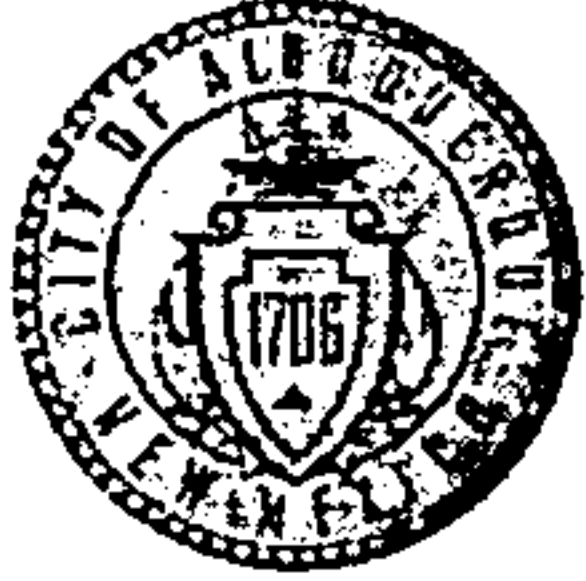
Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

Project # 1002590
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval

05DRB-00933 Major-Vacation of Pub
Right-of-Way

05DRB-00934 Major-Vacation of Public
Easements

05DRB-00935 Minor-Sidewalk Waiver

05DRB-00936 Minor-Temp Defer SDWK

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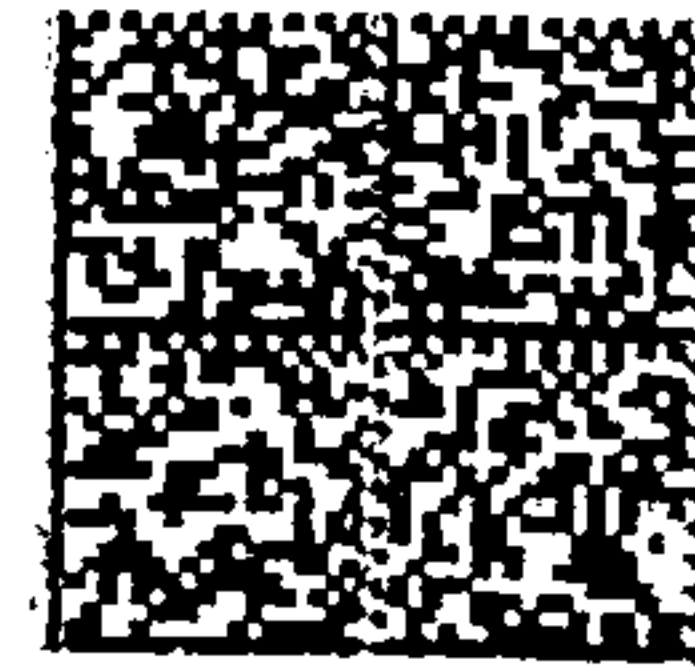
Sheran Matson, AICP, DRB Chair
Development Review Board


TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE

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 0004329277 JUN 10 2005
 MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101605937742910426

YEAROUT PROPERTIES LI
 3228 LOS ARBOLES 1
 ALBUQUERQUE NM 87

YEAR228* 871072022 1504 12 06/13/05.
 FORWARD TIME EXP RTN TO SEND
 : YEAROUT MECHANICAL
 8501 WASHINGTON ST NE
 ALBUQUERQUE NM 87113-1679

RETURN TO SENDER

87107+1917 06



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

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Project # 1002249

05DRB-00953 Major-Two Year SIA

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Project # 1001778

05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

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Project # 1002590

05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

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SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval

05DRB-00933 Major-Vacation of Pub
Right-of-Way

05DRB-00934 Major-Vacation of Public
Easements

05DRB-00935 Minor-Sidewalk Waiver

05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF: 04DRB00204] (A-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB

- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed Refused
- Attempted-Not Known
- No Such Street Number
- Vacant Illegible
- No Mail Receptacle
- Return to Sender - No Order
- Return to Address
- Postage Due

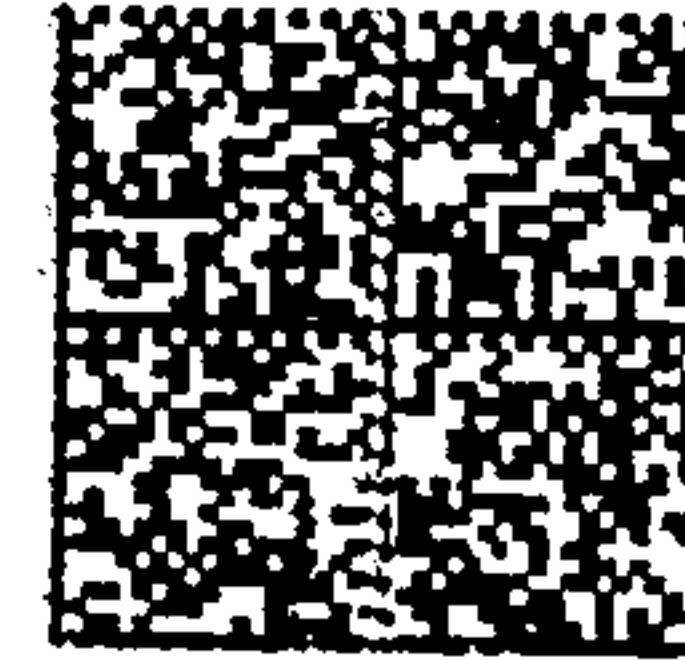
101705901237320614

MAXON BRENTAN RUTH

PO BOX 6589

ALBUQUERQUE NM 87197

DRB



02 1A

0004329277

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JUN 10 2005

MAILED FROM ZIP CODE 87102



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 29, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004238
05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10)

Project # 1002249
05DRB-00953 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16)

Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

Project # 1002590
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval

05DRB-00933 Major-Vacation of Pub
Right-of-Way

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Easements

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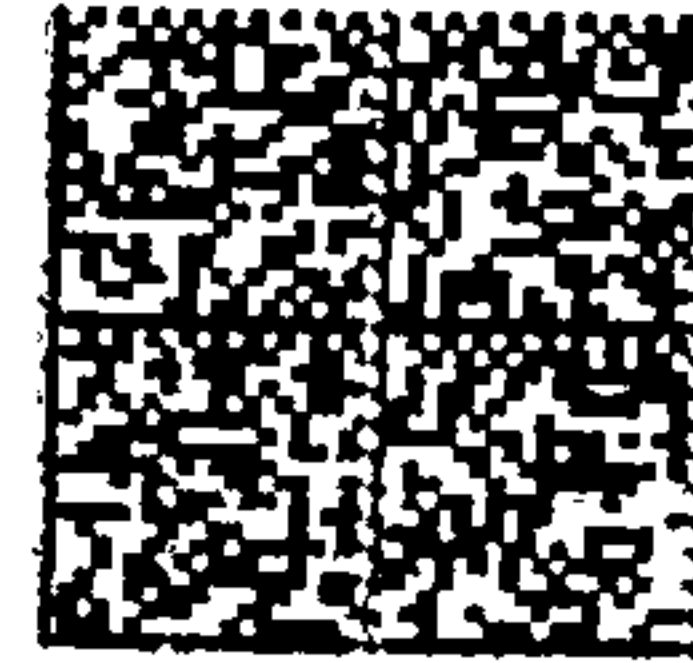
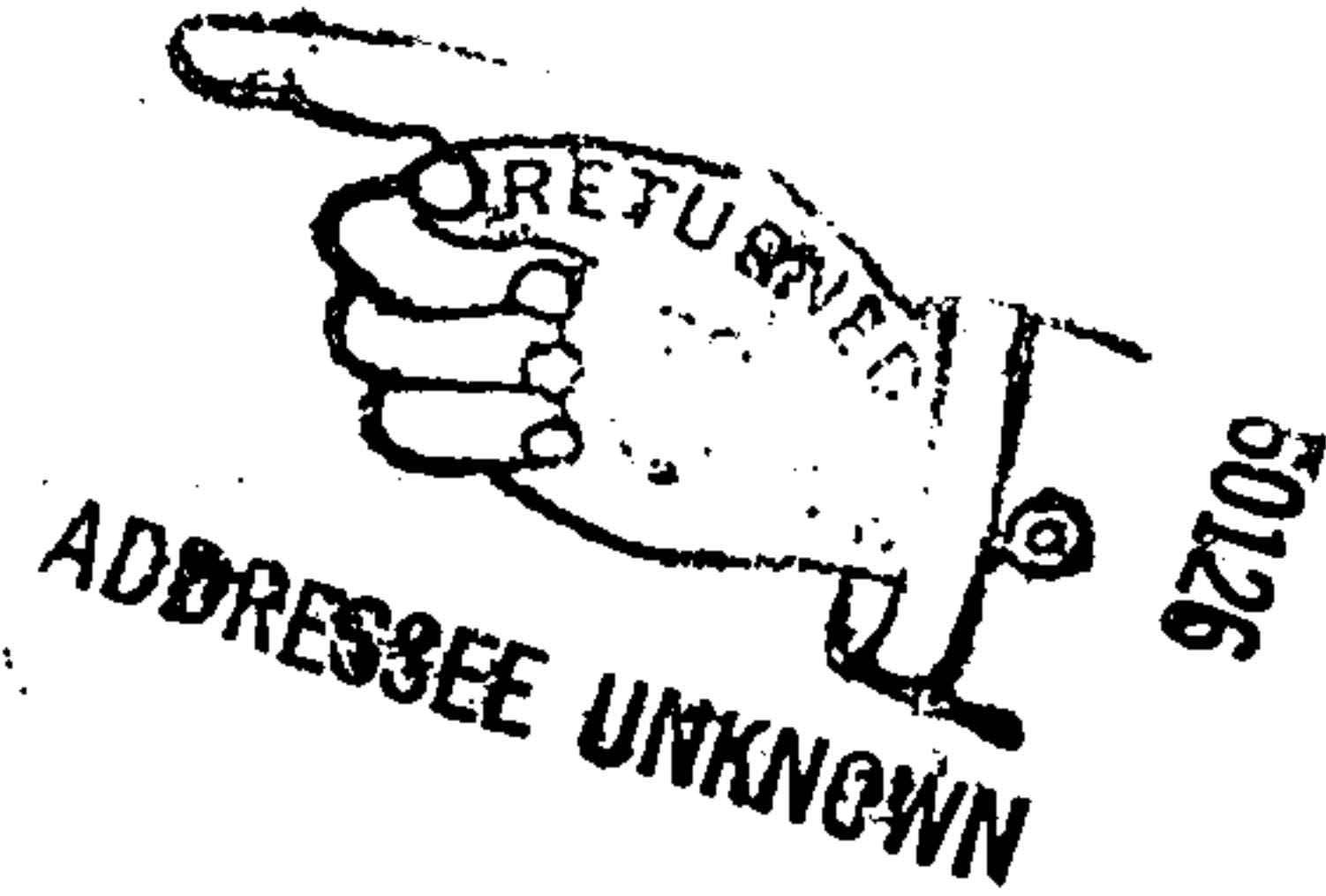
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101605934830210110

ALBUQUERQUE MENAUL LLC
188 INDUSTRIAL DR
ELMHURST, NM 87103



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

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05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

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SEE PAGE 2 . . .



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

PAGE 2

Project # 1003257

05DRB-00929 Major-Preliminary Plat
Approval

05DRB-00933 Major-Vacation of Pub
Right-of-Way

05DRB-00934 Major-Vacation of Public
Easements

05DRB-00935 Minor-Sidewalk Waiver

05DRB-00936 Minor-Temp Defer SDWK

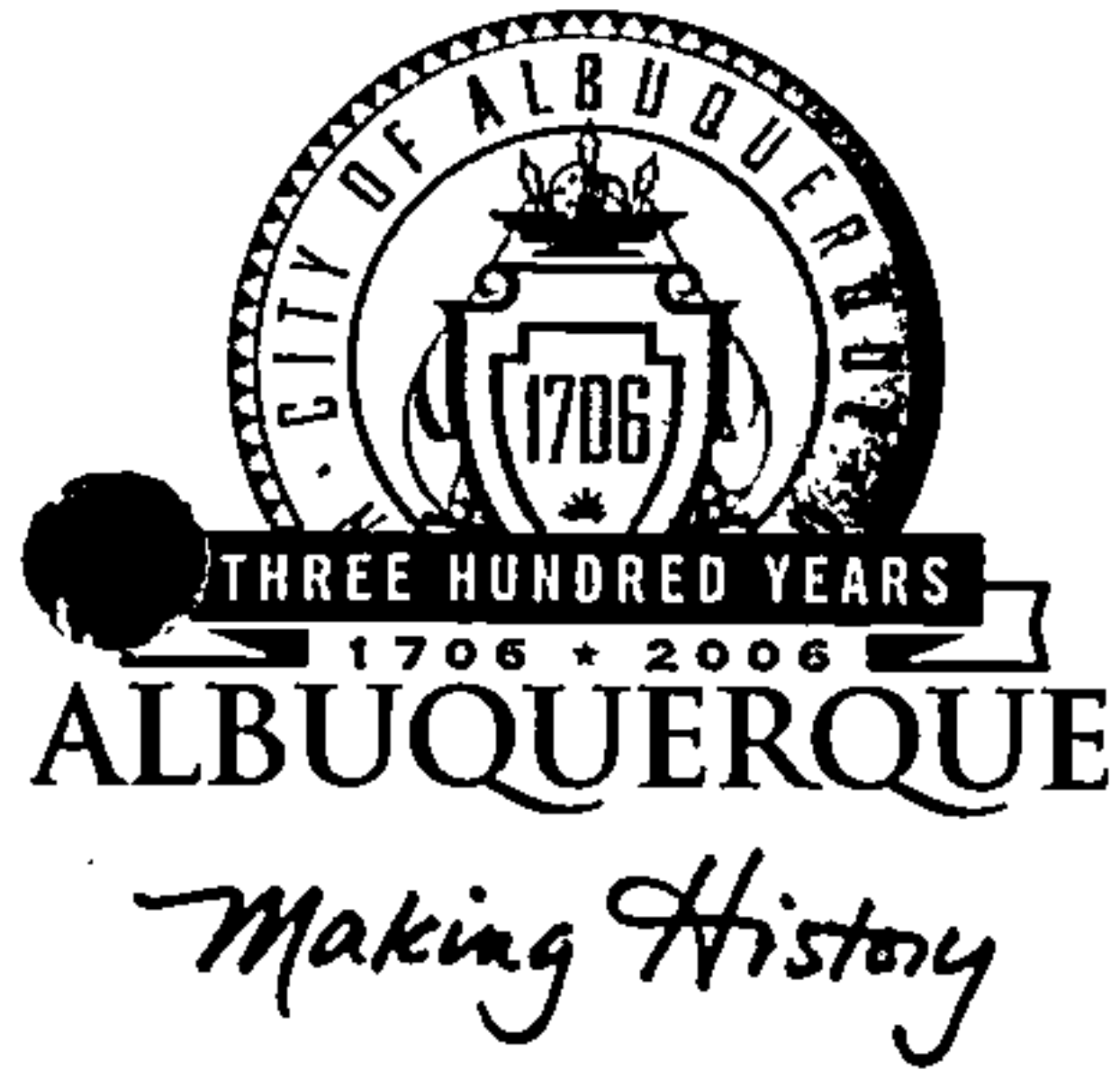
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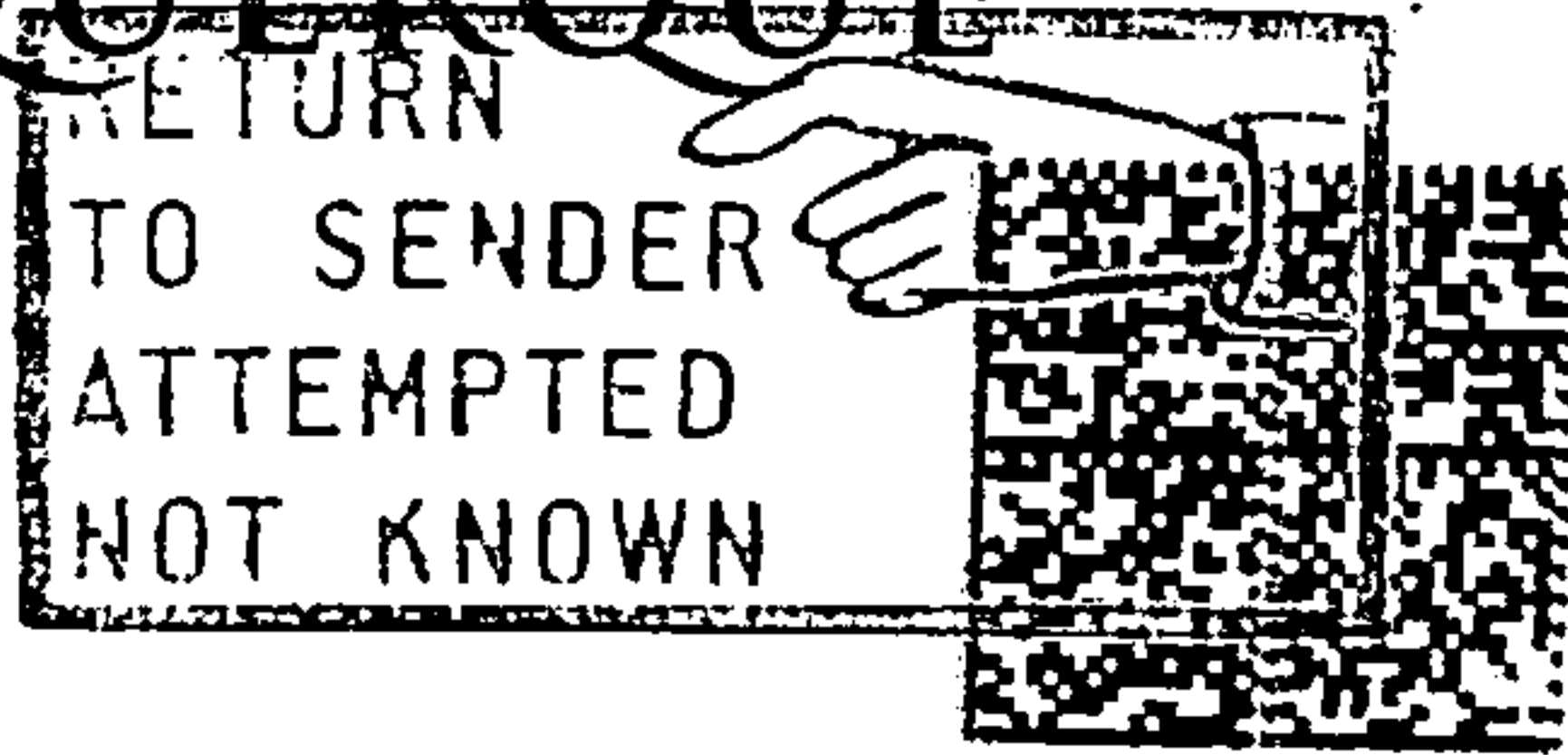
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 13, 2005.

CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101705902538520610

ELAM CHRISTOPHER B
2733 HERMOSA DR NE
ALBUQUERQUE NM 87110

87110+2822 41



DRB CASE ACTION LOG

REVISED 3/20/2003

*closed out
P/F please*

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

03-00770 P/F
DRB Application No.: ~~03-00635-0513, 03-00637 (SDP)~~

Project # 1002249

Project Name: **AMERICAN SQUARE**

EPC Application No.: 02EPC-01475 & 01476

Agent: Tierra West LLC

Phone No.: *858-3100*

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on *5/21/03* by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1002249

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): *DXF?? 8/19/03*

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

Include 3 copies of the approved site plan along with the originals.
 County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

Copy of final plat AND a DXF File for AGIS is required.

Copy of recorded plat for Planning.
*9/17/03 Returned for Signature. / K. Kline
9/16/03 DXF approved
K.K. change out pg 2 > Hold for Agent. J.M.*

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002249 Subdivision Name American Square, EIA, FIA, FIB

Surveyor Larry Medrano Company Precision Surveys

Contact person Karen Kline Phone # 858-3100 email _____

Patricia M. Gpt _____ 9/16/03
Approved *Not Approved Date

DXF RECEIVED 9/16/03 DATE
 HARD-COPY RECEIVED 9/16/03 DATE
 DISCLOSURE STATEMENT

NAD27 Grid

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 2249 to agiscov on 9/16/03 Client Notified _____



DRB CASE ACTION LOG

REVISED 3/20/2003

SPS

Completed
8/5/03

SBP

Pa

8-6-03
grr

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

03.00635 (SPS) 03.00637 (SBP)
 DRB Application No. 03-00637 Project # 1002249
 Project Name: AMERICAN SQUARE EPC Application No. 02EPC-61475
 Agent: TERRA WEST Phone No.: 858-3100

Project Number

1002249

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/21/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA:
 SIA TO Brad for confirm. & sign. CR BARS

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

SITE PLAN + BP & SDP 4 S/D 03 Completed 8/5/03

APPLICATION NO. 03-00635 & 637	PROJECT NO. 1002249
PROJECT NAME American Square	
EPC APPLICATION NO.	
APPLICANT / AGENT TERRA WEST	PHONE NO. 858-3100
ZONE ATLAS PAGE J-16.	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BUS</i>	DATE <i>8/4/03</i>	DATE
COMMENTS:		
<i>SIA OK</i>		

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

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

(Return form with plat / site plan)



DRB CASE ACTION LOG

REVISED 3/20/2003

PLF

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

DRB Application No.: ~~03-00636 (SFP) & 03-00637 (SFP)~~ 03-00770 PLF

Project # 1002249

Project Name: AMERICAN SQUARE

EPC Application No.: 02EPC-01475 & 01476

Agent: Tierra West LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/21/03 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

- PLANNING (Last to sign): DXF
 - Planning must record this plat. Please submit the following items:**
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Project Number 1002249



SPS
SBP

DRB CASE ACTION LOG

REVISED 3/20/2003

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03-00635 (SPS) 03-00637 (SBP) 1002249
 DRB Application No. 03-00637 Project # 1002249
 Project Name: AMERICAN SQUARE EPC Application No.: 02EPC-01475
 Agent: TERRA WEST Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/21/08 by the DRB with delegation of signature(s) to the following departments. **OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____
 SIA

PARKS / CIP: _____

PLANNING (Last to sign): _____
 Planning must record this plat. Please submit the following items:
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 Property Management's signature must be obtained prior to Planning Department's signature.
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 Copy of recorded plat for Planning.

Project Number

1002249



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 28, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 1:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002642**
03DRB-00730 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA**, zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1000546**
03DRB-00732 Major-SiteDev Plan
BldPermit
03DRB-00711 Major-Amnd SiteDev Plan
Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK**, zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHANGE THE TITLE BLOCK ON THE COMBINED SITE PLAN FOR BUILDING PERMIT AND MASTER PLAN.**

3. **Project # 1000627**
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL**, zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001796**
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002479**
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1, for PRD/8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

03DRB-00813 Minor-SiteDev Plan Subd/EPC
03DRB-00814 Minor-SiteDev Plan BldPermit/EPC
03DRB-00815 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA**, zoned SU-1 for PRD (8DU/ac), located on WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03EPC-00308, 03EPC-00309, 03DRB-00233, 03DRB-00718] [DEBBIE STOVER, EPC CASE PLANNER] [Deferred from 5/28/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

6. **Project # 1002638**
03DRB-00714 Major-Vacation of Pub Right-of-Way

CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION**, zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). (K-20) TRANSPORTATION DEVELOPMENT REVISED THEIR COMMENT TO STATE 10 FEET OF RIGHT-OF-WAY NEEDS TO BE RETAINED FROM THE FACE OF CURB TO THE PROPERTY LINE. **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002639**
03DRB-00719 Minor-Sidewalk Waiver
03DRB-00720 Minor-Temp Defer SDWK
03DRB-00721 Minor-Subd Design (DPM)
Variance
03DRB-00722 Major-SiteDev Plan Subd
03DRB-00717 Major-Preliminary Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). [Deferred from 5/28/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/11/03.**

8. **Project # 1002640**
03DRB-00728 Minor-Temp Defer SDWK
03DRB-00723 Major-Preliminary Plat
Approval
03DRB-00726 Minor-Sidewalk Variance
03DRB-00725 Minor-Sidewalk Variance
03DRB-00724 Major-SiteDev Plan
BldPermit

ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISION**, zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [Deferred from 5/28/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/11/03.**

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

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

9. **Project # 1001426**
03DRB-00812 Minor-Amnd SiteDev Plan
BldPermit4

JERRY DANIELE agent(s) for NEW LIFE BAPTIST CHURCH request(s) the above action(s) for all or a portion of Block(s) 2A & 2B, Tract(s) N, **ATRISCO BUSINESS PARK, UNIT 2**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS NW containing approximately 5 acre(s). [REF: DRB 99-199, 01450-01196] [Deferred from 5/28/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

10. **Project # 1002666**
03DRB-00807 Minor-SiteDev Plan
BldPermit

DEKKER / PERICH / SABATINI agent(s) for T T & Y, LLC request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) P-1, **ATRISCO BUSINESS PARK, UNIT 1**, zoned SU-1 special use zone, located on the WEST SIDE OF COORS RD NW, between LOS VOLCANES RD NW and CLOUDCROFT RD NW containing approximately 2 acre(s). [REF: DRB-86-09] [Deferred from 5/28/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

~~11. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan
Subd/EPC
03DRB-00637 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00770 Minor-Prelim & Final Plat~~

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 5/21/03] (H-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/28/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

12. **Project # 1002077**
03DRB-00792 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B & C, **EL RANCHO GRANDE – UNIT 9A**, zoned R-2 residential zone, located on BUTCH CASSIDY DR SW, between JESSE JAMES DR SW and BILLY THE KID RD SW containing approximately 3 acre(s). [REF: 03DRB-00513] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project #1000692**
03DRB-00830 Minor – Amended
Infrastructure List for Amended SBP

DESERT SKY DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) A-1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 for limited C-1, located on the corner of WYOMING BLVD NE between BURLISON DR NE and HARPER RD NE, containing approximately 4 acre(s). [REF: 01DRB-00180, 00EPC-01017, 00EPC-01181] (E-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT THAT WAS ASSOCIATED WITH THIS PROJECT #1000692 HAS BEEN VOIDED. THE INFRASTRUCTURE LIST DATED 3/7/01 HAS BEEN VOIDED.**

14. **Project # 1001453**
03DRB-00797 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) E-1, CANTABELLA SUBDIVISION, (to be known as **SEDONA @ VENTANA RANCH**) zoned R-LT residential zone, located on the EAST SIDE OF UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA HILLS RD NW containing approximately 20 acre(s). [REF: 01DRB-01608, 01DRB-01470, 01DRB-01471] [Project # changed from 1000132 to Project #1001453] (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001852**
03DRB-00793 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES P.A. agent(s) for A. S. I. - E. S. FRANCISCO MELENDEZ request(s) the above action(s) for all or a portion of Block(s) 34, Unit(s) B, **PUNO DE TIERRA ESTATES, UNITS 1 and 2 and TRACT A**, zoned R-1 residential zone, located WEST OF COORS BLVD SW, between ARENAL RD SW and the AMOLE DIVERSION CHANNEL containing approximately 29 acre(s). [REF: DRB-97-498, 02DRB-00490 P&F, 02DRB-01463] (M-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/24/03, AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO 5/24/05.**

16. **Project # 1001997**
03DRB-00781 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for THE HOMESITE GROUP ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) C, **MONTEREY PARK SUBDIVISION**, zoned R-LT residential zone, located NORTH OF MCMAHON BLVD NW, EAST OF UNSER BLVD NW and WEST OF STONEBRIDGE DR NE containing approximately 11 acre(s). [REF: 02DRB-01398, 02DRB-01402, 02DRB-00853 SK, 02-01400 (VPRIE)] (A-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND PLANNING FOR DXF FILE.**

17. **Project # 1002088**
03DRB-00803 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7A, 8A AND 9A, **JOHN BARON BURG PARK**, zoned S-R, located on 19TH ST NW, between ZEARING NW and I-40 NW containing approximately 1 acre(s). [REF: 02DRB-01755, 02DRB-001483, 02DRB-01484] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

18. **Project # 1002538**
03DRB-00791 Minor-Prelim&Final Plat Approval

LAWRENCE GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2A, 2B, 2C and 2D (to be known as **LANDS OF SANDRA ELENA GARCIA, LANDS OF AMARANTE & ESPERANZA SANCHEZ**, zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: 03DRB-00419] (F-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/28/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE GRADING AND DRAINAGE PLAN AND THE SIA NEED TO BE COMPLETED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

19. **Project # 1001523**
03DRB-00810 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 1A, 1B, 2A thru 2E, **LADERA INDUSTRIAL CENTER**, zoned SU-1 Transit and Light Industrial, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and OURAY RD NW (LADERA CHANNEL) containing approximately 29 acre(s). [REF: 03DRB-00755, 03DRB-00756, 03DRB-00757, 03DRB-00758, EPC-00229, 00152 and 00153] (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002659**
03DRB-00796 Minor-Sketch Plat or Plan

MICHAEL SILBERT request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1, **LANDS OF JACK CULLY, MRGCD MAP # 32**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between GUADALUPE TRAIL. NW and TIERRA VIVA PL NW containing approximately 4 acre(s). [REF: Z-79-134, AX 97-21] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002660**
03DRB-00799 Minor-Sketch Plat or Plan

MICHAEL GALLEGOS agent(s) for ANGELICA GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 4, Tract(s) 37-A4, **MRGCD MAP # 37**, zoned SU-2 special neighborhood zone, R-1, located on GOMEZ AVE NE, between BROADWAY BLVD NE and EDITH BLVD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002663**
03DRB-00804 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E, **NM CREDIT CORPORATION**, zoned SU-2 for C-3, located on ARNO NE, between LOMAS NE and MOUNTAIN RD NE containing approximately 2 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002668**
03DRB-00811 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract E, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned SU-1 special use zone, PRD, and R-3, located on the EAST SIDE OF ATRISCO DR NW, between ILIFF RD NW and I-40 containing approximately 7 acre(s). [REF: SP-78-421] (H-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Other Matters: **PROJECT #1002135/APPL. #03DRB-00863 Preliminary & Final Plat approval. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT; TRACT DESIGNATION FOR RIGHT-OF-WAY NEEDS CLARIFICATION AND TO PLANNING FOR DXF FILE.**

ADJOURNED: 1:15 P.M.



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: 1002249

AGENDA ITEM NO: 11

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:

No adverse comments on plat.
 An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR: SIA PXF

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 28, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
5/21/03 Comments**

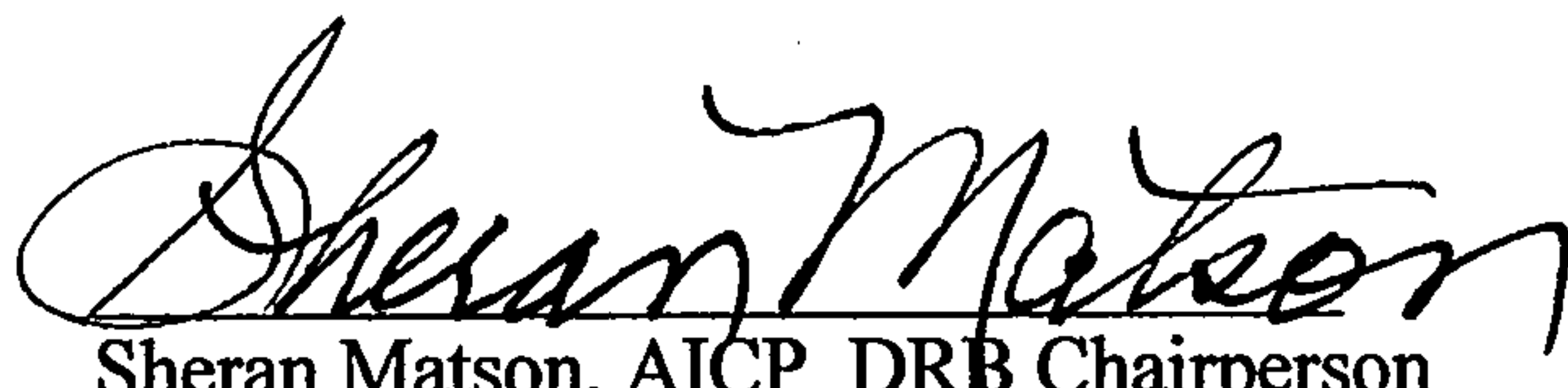
Item : 8

Project : 1002249

Application : 03DRB-00770

Subject : American Square/WalMart

No objection to the requested platting actions. Applicant may file this plat after the required AGIS dxf submittal is approved. Please provide a copy of the recorded plat to close the Planning file.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002249

AGENDA ITEM NO: 8

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:

No adverse comments on plat.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

5-28-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 21, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 21, 2003, 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:20 A.M.

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

1. **Project # 1000128**
03DRB-00640 Major-Vacation of Public Easements
03DRB-00659 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, **STONEBROOK ESTATES**, zoned R-D residential and related uses zone, Developing area, located on SOUTH SIDE OF EAGLE ROCK AVE NW, between JASPER DR NW and SUNNYBROOK ST NW containing approximately 1 acre(s). [REF: 00DRB-00769, 770 & 771 PPA] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEER CERTIFICATION OF GRADING PLAN AND 15-DAY APPEAL PERIOD AND TO PARKS FOR OPEN SPACE NOTE AND PARK DEDICATION.**

2. **Project # 1002602**
03DRB-00642 Major-Vacation of Public Easements
03DRB-00643 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) A, **EAGLE ROCK ESTATES UNIT II, POND RECLAMATION**, zoned R-D/7DU/ac, located on LOUISIANA BLVD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 8 acre(s). [REF: DRB-97-374] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ENGINEER CERTIFICATION OF GRADING PLAN AND 15-DAY APPEAL PERIOD AND TO PARKS FOR OPEN SPACE NOTE AND PARK DEDICATION.**

3. **Project # 1002603**
03DRB-00647 Minor-Prelim&Final Plat
Approval
03DRB-00644 Major-Vacation of Public
Easements
03DRB-00646 Major-Vacation of Public
Easements

MARK GOODWIN & ASSCO agent(s) for SUNSET WEST request(s) the above action(s) for all or a portion of Tract(s) A & B < known as Public Drainage Easements >, **EAGLE ROCK ESTATES, UNIT I, POND RECLAMATION**, zoned R-D/7DUac, located on MODESTO AVE NE, between LOUISIANA BLVD NE and VISTAS DR NE containing approximately 8 acre(s). [REF: DRB-97-375] [Deferred from 5/21/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

4. **Project # 1001374**
03DRB-00667 Major-Vacation of Public
Easements
03DRB-00666 Major-Vacation of Pub
Right-of-Way
03DRB-00740 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, **NORTH ALBUQUERQUE ACRES, (to be known as HERITAGE HILLS NORTH, UNIT 3)** zoned R-LT residential zone, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: DRB-98-130] (D-2) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/21/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

5. **Project # 1002400**
03DRB-00580 Major-Vacation of Public
Easements
03DRB-00581 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) west ½ of Lot(s) 4, 5 & 6, Block(s) 18, MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION, zoned SU-2 special neighborhood zone, R-T, located on the NORTH SIDE OF CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094, 03DRB-00267, 03DRB-00256, 02DRB-01935] [Deferred from 5/7/03] (G-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE FOLLOWING NOTE: THERE WILL NOT BE ANY SIGHT OBSTRUCTIONS OVER 3 FEET IN HEIGHT WITHIN THE 5 FOOT LANDSCAPING EASEMENT ADJACENT TO CANDELARIA AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

6. **Project # 1002322**
03DRB-00420 – Major-Preliminary Plat
Approval

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 5/21/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

7. **Project # 1002379**
03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION**) zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahan Blvd NW containing approximately 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 5/21/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/4/03.**

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

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

8. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan Subd/EPC
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC
03DRB-00770 Minor-Preliminary & Final Plat

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] **[Debbie Stover, EPC Case Planner]** [Deferred from 5/21/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/28/03.**

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

9. **Project # 1000624**
03DRB-00764 Minor-Ext of SIA for Temp
Defer SDWK
- MARK GOODWIN & ASSOC. agent(s) for ROY D. MERCER, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A-1 AKA. ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIAL CORP.**, zoned SU-2, IP-EP, located on SO SIDE OF ALAMEDA BLVD NE, between WASHINGTON ST NE and EDITH BLVD NE [REF: DRB-98-223, (1000624)] (G-14) **THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 15, 2003 , AS IDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO MAY 15, 2005, WITH THE EXCEPTION THAT SIDEWALKS ALONG ALAMEDA ARE NOT INCLUDED IN THIS SIA EXTENSION.**
10. **Project # 1002339**
03DRB-00769 Minor-Amnd Prelim Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 10A, **ALVARADO GARDENS-UNIT 2**, zoned RA-2 / W7, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD DR NW containing approximately 2 acre(s). [REF: 02DRB-01711, 02DRB-01958, 03DRB-00571] (G-12) **THE INFRASTRUCTURE LIST DATED 1/15/03 IS VOIDED WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/21/03 THE AMENDED PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1000789**
03DRB-00768 Minor-Sidewalk Waiver
- CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT-WATER UTILILTY request(s) the above action(s) for all or a portion of Lot(s) 16-21 and Lot(s) 24-29 and 3C), **RIO GRANDE GARDENS ADDITION**, zoned RA-2, located on ZICKERT NW, between CHERRY NW and APPLE NW containing approximately 2 acre(s). [REF: 99-318, 00DRB-01243] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1002468**
03DRB-00766 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for GILBERT LOVATO request(s) the above action(s) for all or a portion of Lot(s) 18-21, **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between BELROSE AVE NW and 6TH ST NW containing approximately 1 acre(s). [REF: 03DRB-00195] (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT AND UTILITIES SIGNATURES.**

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

13. **Project # 1001265**
03DRB-00762 Minor-Sketch Plat or Plan

RODOLFO DAVILA request(s) the above action(s) for all or a portion of Tract(s) 193A and 195, **MRGCD MAP 41**, zoned SU-2 NCR & SU-2/MR, located on BROADWAY SE, between BARELAS DITCH (KATHERIN SE) and SMITH SE containing approximately 2 acre(s). [REF: 01DRB-00720] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1001372**
03DRB-00765 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 18A-1, **VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between VENTANA RANCH RD NW and VENTANA VILLAGE RD NW containing approximately 4 acre(s). [REF: 02DRB-00240, 02DRB-00277] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002648**
03DRB-00746 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for WESTLAND DEVELOPMENT CO. INC. request(s) the above action(s) for all or a portion of Tract(s) Section 8, R9N, R2E, **LANDS OF WESTLAND DEVELOPMENT CO.**, zoned COUNTY ZONE, A-1, located on SO. SIDE OF DENNIS CHAVEZ BLVD SW, between 118TH ST SW and GIBSON BLVD SW containing approximately 88 acre(s). [REF: 02EPC-00314, 02EPC-01344, 02114-00315] (P-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **ADJOURNED: 11:20 A.M.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 14, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000109**
03DRB-00616 Major-SiteDev Plan Subd
03DRB-00617 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for FALCON RIDGE, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4 & 30-32, Block(s) 1, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, SANDIA SUNRISE SUBDIVISION, zoned R-D residential and related uses zone, developing area, 3 DU/ AC, located on EAST OF BARSTOW ST NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 8 acre(s). [REF: DRB-99-280,00420-00037, 1460-00881,01410-01142] (C-20)

THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE PLANNING SUBJECT TO COMPLETION OF THE FOLLOWING CONDITIONS TO THE SATISFACTION OF THE PLANNING DEPARTMENT. 1) LABEL THE PAGE MARKED "SITE PLAN" AS SITE DEVELOPMENT PLAN FOR SUBDIVISION. 2) REPLACEMENT OF THE SIGNATURE BLOCK WITH THE ONE APPROVED BY DRB FOR USE ON DRB SITE PLANS IS REQUIRED. 3) CHAPTER 3 OF THE DPM REQUIRES A LANDSCAPING PLAN AS PART OF A SITE DEVELOPMENT PLAN FOR SUBDIVISION SUBMITTAL. A TYPICAL LANDSCAPE PLAN SHOWN ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION IS REQUIRED. MAXIMUM BUILDING HEIGHT INCLUDED ON THE SITE PLAN IS ALSO REQUIRED. 4) THE LA CUEVA SECTOR PLAN, PAGES 30-37 HAS DESIGN REGULATIONS (SECTION 5.4.6) TO BE FOLLOWED IN DEVELOPING THE SITE PLAN ACCORDING TO SECTION 14-16-2-14 (B) OF THE CITY ZONE CODE: THE FOLLOWING REQUIREMENTS MUST BE INCLUDED ON THE SITE PLAN. P34. BUILDING MATERIALS & COLORS, P34. PERIMETER WALLS, P35. VIEWS. A STATEMENT ON THE SITE PLAN IS SUFFICIENT TO MEET THIS REQUIREMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/14/03 AND APPROVAL OF THE GRADING & DRAINAGE DATED 5/13/03 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THIS FINDING: 1. THIS PRELIMINARY PLAT APPROVAL AND FINAL PLAT APPROVAL AND WORK ORDER APPROVAL FOR THE SANDIA SUNRISE SUBDIVISION IS SUBJECT TO ALL THE TERMS, CONDITIONS, AND OBLIGATIONS OF SETTLEMENT AGREEMENT, RE; FALCON RIDGE LLC V. CITY OF ALBUQUERQUE ET AL; CV-2000-03050 AS APPROVED BY THE ALBUQUERQUE CITY COUNCIL ON 4/28/03 AND ENTERED AS EXHIBITS A AND B.

2. **Project # 1000635**
03DRB-00613 Major-Vacation of Public Easements
03DRB-00614 Major-Vacation of Public Easements
03DRB-00615 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1, 38-2, 38-3, 38-4 and 27B-B1, **TAYLOR RANCH – ECKERD DRUG PLAZA**, zoned SU-1 for C-1, permissive & conditional uses, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194, 03DRB-00454, 03DRB-00455] (E-12) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT(S) B IN THE PLANNING FILE.

3. **Project # 1002593**
03DRB-00622 Major-Bulk Land Variance
03DRB-00623 Major-Vacation of Public Easements
03DRB-00624 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) X1A1A1A1, **COUNTRY MEADOWS @ VENTANA RANCH - UNIT 3**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 36 acre(s). [REF: 1001101] (B-9) THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.

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

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, TAYLOR RANCH - ECKERD DRUG PLAZA, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] [Deferred from 5/7/03] (E-12) THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA.

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

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

5. **Project # 1002492**
03DRB-00738 Minor-Amnd Prelim Plat
Approval

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS request(s) the above action(s) for all or a portion of Lot(s) A1 & A2, Block 28, **BROWNEWELL & LAILS HIGHLAND ADDITION** zoned SU-2 / MD-1, located on TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261, 03DRB-00398, DRB-99-214] (K-15) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

6. **Project # 1001374**
03DRB-00740 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RIDGEFIELD WEST LLC request(s) the above action(s) for all or a portion of Block(s) 31, Tract(s) 21A1, NORTH HERITAGE HILLS PHASE 3, ALBUQUERQUE ACRES, zoned R-LT, located on PALOMAR AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 03DRB-00666, 03DRB-00667] (D-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH VACATION REQUEST.**

7. **Project # 1002513**
03DRB-00739 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, TRIANGLE REALTY CO., zoned C-3, located on SAN MATEO NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: 03EPC-00318, Z-85-36-1, Z-1140, V-86-148] [Cynthia Borrego, EPC Case Planner] (E-17) THE SITE DEVELOPMENT PLAN FOR BULDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES FOR THE REVIEW OF UTILITY PLAN AND NEW FIRE HYDRANT CONNECTION.

- ~~8. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan
Subd/EPC
03DRB-00637 Minor-SiteDev Plan
BldPermit/EPC~~

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, AMERICAN SQUARE, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 4/30/03] (H-16) DEFERRED AT THE AGENT'S REQUEST TO 5/21/03, TO BE HEARD WITH REPLAT REQUEST.

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

9. **Project # 1000527**
03DRB-00710 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for SUCCESS VENTURE LLC request(s) the above action(s) for all or a portion of Lot(s) 35, CHAMISA TRAIL AT HIGH DESERT, zoned SU-2-HD/RT, located on TRAMWAY NE, between ACADEMY RD NE and SIMMS PARK RD NE containing approximately 20 acre(s). [REF: 00440-00648] (E-23) A ONE YEAR EXTENSION TO THE 4 YEAR AGREEMENT TO THE SIDEWALK WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 5/22/03, AS INDENTIFIED ON THE MOST RECENT SIA, IS EXTENDED TO 5/22/04.

10. **Project # 1000809**
03DRB-00715 Minor-Prelim&Final Plat
Approval

ALBUQUERQUE SURVEYING CO. agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) C & Lot 8A-P1, Tract D & Lot 2A-P1, **SUNSET FARM SUBDIVISION**, zoned R-1, located on SUNSET ROAD SW, between CENTRAL AVE SW and GONZALES ROAD SW containing approximately 4 acre(s). [REF: 03-00169, 00-01295, 1996, 1297 & 01-01254 & 01255] (K-12) **INDEFINITELY DEFERRED AT AGENT'S REQUEST FOR FORMATION OF HOMEOWNER'S ASSOCIATION TO ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR PRIVATE STREETS.**

11. **Project # 1001926**
03DRB-00674 Minor-Prelim&Final Plat
Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, TOWN OF ATRISCO GRANT **AIRPORT ADDITION**, zoned R-2 residential zone, located on the NORTH SIDE OF GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 5 acre(s). [REF: 02DRB-00568(VRW) [HEARD UNDER PROJECT # 1000694 IN ERROR.] [Deferred from 5/7/03] (J-10) **WITHDRAWN AT THE APPLICANT'S REQUEST. TO RE-DEFINE SUBDIVISION.**

12. **Project # 1002637**
03DRB-00712 Minor-Preliminary Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block 4, **TERRACE ADDITION**, zoned SU-2/NCR, located on LEAD AVE SE, between LOCUST AVE SE and ELM ST SE containing approximately 1 acre(s). [REF: BA-76-36, LUC-93-24, LUCC-99-24] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/21/03 TO DETERMINE ALLEY PURPOSE.**

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

13. **Project # 1001939**
03DRB-00737 Minor-Sketch Plat or Plan
- WILSON & COMPANY, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **CIELO OESTE SUBDIVISION**, zoned R-D, located on NEAR GUNNISON PL NW, between UNSER BLVD NW and 98TH ST NW containing approximately 14 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1002631**
03DRB-00689 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST, LTD agent(s) for GLORIA SAIZ request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 3, **ANDERSON ADDITION, UNIT 2**, zoned SU-2, S-R Sawmill Residential, located on 8TH ST NW, between 8TH ST NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: ZA-92-327, ZA-84-397] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1002636**
03DRB-00708 Minor-Sketch Plat or Plan
- ROBERT. A. SIEGLITZ request(s) the above action(s) for all or a portion of Lot(s) 23B & 24, **RICE DURANES ADDITION, NO. 1**, zoned RA-2 residential and agricultural zone, located on RICE AVE NW, between RIO GRANDE BLVD NW and ARMADO RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002644**
03DRB-00736 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **PARCEL 1, WESTLAND NORTH, and TRACT A, PARKWAY SUBDIVISION** zoned R-LT & R-D, located on LADERA BLVD NW, between 98TH ST NW and UNSER BLVD NW containing approximately 55 acre(s). (J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002645**
03DRB-00741 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1B1A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 27 acre(s). (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for April 30, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:10 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002249

AGENDA ITEM NO: 8

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:

No adverse comments on plat.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

5/21/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 14, 2003



Deferred 5/21

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002249

AGENDA ITEM NO: 8

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:

No adverse comments on plat.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 14, 2003



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 30, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001140**
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 24, 2005. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001396**
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002492**
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03**

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

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

5. **Project # 1001770**
03DRB-00636 Minor-SiteDev Plan Subd/EPC
03DRB-00638 Minor-SiteDev Plan BldPermit/EPC
03DRB-00639 Minor-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [Debbie Stover, EPC Case Planner] [Deferred from 4/30/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS BOARD COMMENTS TO 5/7/03.**

6. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan Subd/EPC
03DRB-00637 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [Debbie Stover, EPC Case Planner] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

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

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]** [Deferred from 4/23/03] (H-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST DATED 4/30/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-00602 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] [Deferred from 4/23/03] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

8. **Project # 1001347**
03DRB-00626 Minor-Extension of
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B & D, ALBUQUERQUE SOUTH, UNIT 3 (to be known as **EL RANCHO GRANDE 6, 7 & 8**), zoned RESIDENTIAL PER RIO BRAVO SECTOR DEVELOPMENT PLAN, located on the WEST SIDE OF SNOW VISTA BLVD SW, between DE ANZA DR SW and VALLEY VIEW CIRCLE SW containing approximately 43 acre(s). [REF: 02DRB-00764, 02DRB-00765] (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 5/15/02.**

9. **Project # 1002397**
03DRB-00634 Minor-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS CITY ENGINEER AND TRANSPORTATION DEVELOPMENT COMMENTS TO 5/7/03.**

10. **Project # 1001932**
03DRB-00577 Minor-Final Plat
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, TOWN OF ATRISCO GRANT, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] [Was indefinitely deferred on April 16, 2003, to work out issues, at the agent's request.] (G-9, G-10, H-9/H-10) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03].[Was Indefinitely Deferred on 4/30/03] (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001753**
03DRB-00612 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 2-14, Block(s) 11, Tract 1, Unit 3, & Lot(s) 19-32, Block(s) 10, Tract(s) 1, Unit 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as DESERT RIDGE TRAILS EAST) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 1001753, 02EPC-00277, 278 & 279; ANNEX EXISTING ZONING, 1001073, 01DRB-00243 SK] (B-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

ADJOURNED: 10:55 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 30, 2003

9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

Adjourned: 10:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001140**
03DRB-00557 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING agent(s) for SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB-00391, DRB-99-52] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF MAY 24, 2005. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001396**
03DRB-00525 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1□1, **MESETA DEL NORTE SUBDIVISION**, zoned R-1, located on VISTA DEL NORTE NE, between EDITH BLVD NE and LOS LOMITAS NE containing approximately 22 acre(s). [REF: 02DRB-00682, 02DRB-01871, 02DRB-01645, 02DRB-00428] (D-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1002492**
03DRB-00556 Major-Vacation of Pub Right-of-Way

FRED RIVERA JR., agent(s) for GRAND AVENUE PARTNERS, C/O BERGER BRIGGS request(s) the above action(s) for all or a portion of Lot(s) A-2, Block(s) 28, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 special neighborhood zone, MD-1, located on the NORTH SIDE OF TIJERAS AVE NE, between MULBERRY ST NE and CEDAR ST NE containing approximately 1 acre(s). [REF: 03DRB-00261 (V) 03DRB-00398 (P&F), DRB-99-214] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/30/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03**

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

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

5. **Project # 1001770**
03DRB-00636 Minor-SiteDev Plan
Subd/EPC
03DRB-00638 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00639 Minor-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS BOARD COMMENTS TO 5/7/03.**

6. **Project # 1002249**
03DRB-00635 Minor-SiteDev Plan Subd/EPC
03DRB-00637 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) F1 & E1, **AMERICAN SQUARE**, zoned C-2 community commercial zone, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC-01475 & 02EPC-01476, 03DRB-00445 VPE] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

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

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, WESTBLUFF CENTER AND Lot(s) 9, PALISADES, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) [Russell Brito, EPC Case Planner] [Deferred from 4/23/03] (H-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST DATED 4/30/03 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-00602 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, WESTBLUFF CENTER SUBDIVISION and a portion of Block(s) 9, PALISADES ADDITION, (to be known as HORIZON ACADEMY SUBDIVISION), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] [Deferred from 4/23/03] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

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

8. **Project # 1001347**
03DRB-00626 Minor-Extension of
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) A, B & D, ALBUQUERQUE SOUTH, UNIT 3 (to be known as EL RANCHO GRANDE 6, 7 & 8, zoned RESIDENTIAL PER RIO BRAVO SECTOR DEVELOPMENT PLAN, located on the WEST SIDE OF SNOW VISTA BLVD SW, between DE ANZA DR SW and VALLEY VIEW CIRCLE SW containing approximately 43 acre(s). [REF: 02DRB-00764, 02DRB-00765] (M-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 5/15/02.**

9. **Project # 1002397**
03DRB-00634 Minor-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO ADDRESS CITY ENGINEER AND TRANSPORTATION DEVELOPMENT COMMENTS TO 5/7/03.**

10. **Project # 1001932**
03DRB-00577 Minor-Final Plat
Approval

MARK GOODWIN AND ASSOCIATES PA, agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 391-393, Lots A-1 and SE portion of B-1, **TOWN OF ATRISCO GRANT**, El Rancho Atrisco, Phase II, (to be known as **WEST RIDGE SUBDIVISION, UNIT 1**, zoned R-LT residential zone, located on UNSER BLVD NW AND OLD OURAY ROAD NW, and containing approximately 40 acre(s). [REF: 02DRB-01578, 02DRB-01579, 02DRB-01580] [Was indefinitely deferred on April 16, 2003, to work out issues, at the agent's request.] (G-9, G-10, H-9/H-10) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURE.**

11. **Project # 1000501**
03DRB-00546 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 17 and 18, Tract(s) A, Block(s) 8, **CASAS SERENAS SUBDIVISION**, zoned SU-1 for Church, located on PENNSYLVANIA SE, between BELL AVE SE and TRUMBELL AVE SE containing approximately 1 acre(s). [Deferred from 4/16/03].[Was Indefinitely Deferred on 4/30/03] (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001753**
03DRB-00612 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 2-14, Block(s) 11, Tract 1, Unit 3, & Lot(s) 19-32, Block(s) 10, Tract(s) 1, Unit 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS EAST**) zoned R-D residential and related uses zone, developing area, located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 12 acre(s). [REF: 1001753, 02EPC-00277, 278 & 279; ANNEX EXISTING ZONING, 1001073, 01DRB-00243 SK] (B-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

ADJOURNED: 10:55 A.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002249

Item No. 6

Zone Atlas H-16

DATE ON AGENDA 4-30-03

INFRASTRUCTURE REQUIRED (x)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
-----	---------

- Median opening for Carlisle access point was suppose to be closed.
- Comments on the infrastructure list.
- Identify the cross access easements.
- What is the status of the plat?

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



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: 1002249

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

ENGINEERING COMMENTS:

No adverse comments on site plan.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

5-14-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 30, 2003

*** TX REPORT ***

001

TRANSMISSION OK

TX/RX NO 4055
CONNECTION TEL 98581118
SUBADDRESS
CONNECTION ID
ST. TIME 04/29 11:30
USAGE T 01'03
PGS. 4
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Sarah Lamy

FAX NUMBER: 858-1118 # PAGES 4

SENT BY: Sheran Matson, DRB Chair DATE: 4/29/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002249 APPLICATION NO: _____
1001770

(Case Planner Staff Reports)

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 29, 2003

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

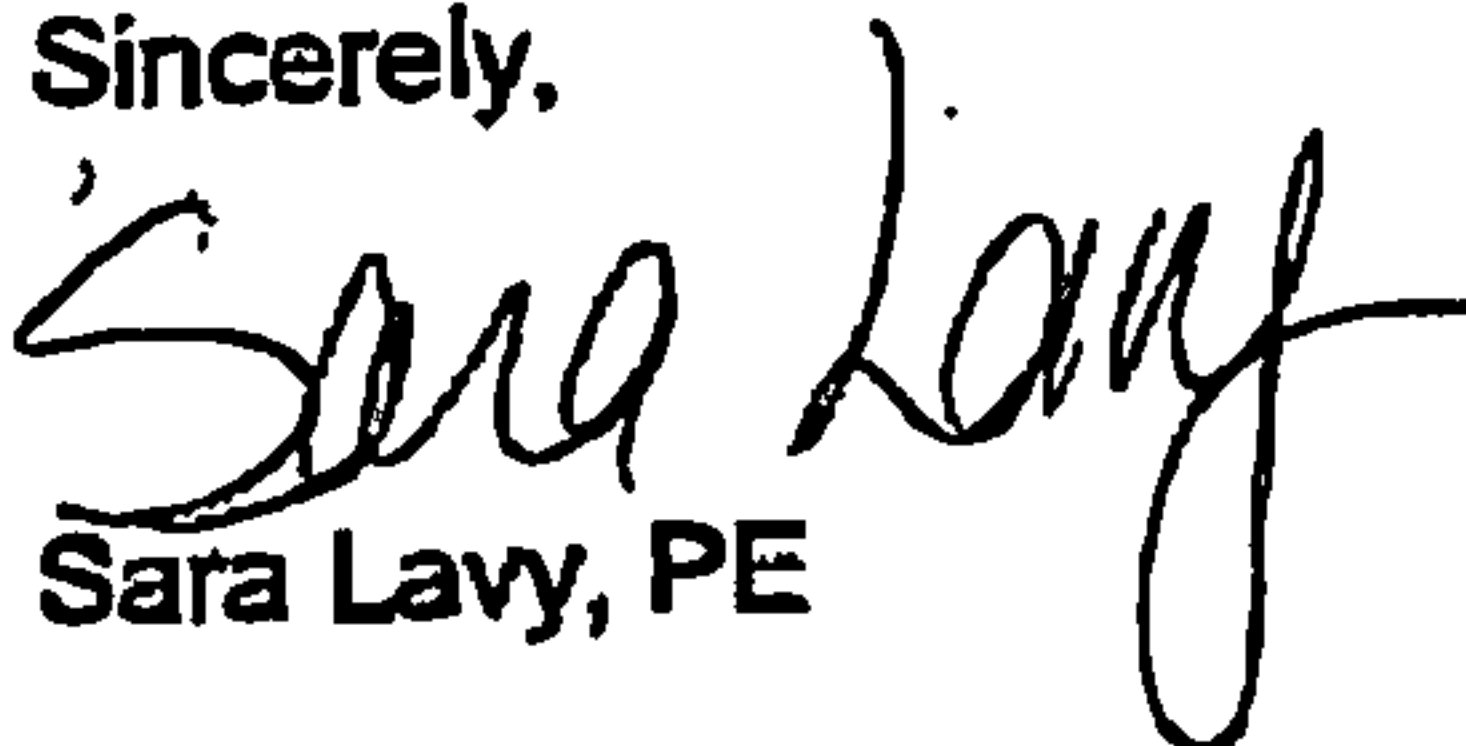
Re: Wal-Mart Store #850-03 at Carlisle/Claremont
Project #1002249

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner, is requesting a two-week deferral to May 14, 2003, for the above referenced project. This will allow the plat and site plan to be heard on the same agenda.

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

Sincerely,


Sara Lavy, PE

cc:

JN: 21075
scl

21075: 2175 DRB deferral ltr.doc

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

TO: Sheran Matson, Chair, Development Review Board

FROM: Deborah L. Stover, Planner, Development Services

DATE: 4-27-03

SUBJECT: EPC CONDITIONS FOR PROJECT 1002249

The purpose of this memo is to address the itemized letter from the Tierra West for the above referenced case:

Site Development Plan for Subdivision

All conditions of approval have been met with the exception of the following:

- #2. The applicant requests that the Site Plan be heard prior to the preliminary plat hearing. The Condition states that "A replat of the subject site is required prior to DRB submittal". These could be heard simultaneously, but 'prior' would be contrary to the EPC condition.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

Site Development Plan for Building Permit

All conditions of approval have been met with the exception of the following:

- #8.b. The applicant states that a note was added to the Landscape Plan to state that all trees shall be planted at a minimum of 2" in caliper and all evergreen trees must be planted at a minimum of 8-feet high. Staff is unable to find this note.

Staff defers to Transportation Development Services regarding conditions related to traffic and transportation issues.

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/28/2008 Issued By: PLNSDH

Permit Number: 2008 070 461

Category Code 910

Application Number: 08DRB-70461, Epc Approved Sdp For Subdivision

Address:

Location Description: CARLISLE NW BETWEEN MANUAL NE AND CLAREMONT NE

Project Number: 1002249

Applicant

Crt Partners-Southern Arizona Franchise

816 W Las Lomas Rd
Tucson Az AZ 85704
520-327-7055

Agent / Contact

Bohannon Huston Inc
Kevin Murtagh Pe
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	
TOTAL:		\$20.00

10/28/2008 10:34AM LOC: ANNX
MSG# 007 TRANS# 0007
RECEIPT# 00105847-00105847
PERMIT# 2008070461 TRSLJS
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
VI \$20.00
CHANGE \$0.00

City Of Albuquerque
Treasury Division

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/22/2008 Issued By: PLNSDH

Permit Number: 2008 050 073

Category Code 930

Application Number: 08LUCC-50073, Certificate Of Appropriateness

Address:

Location Description: 323 ROMERO ST NW STE 13 BETWEEN CHURCH RD NW AND SOUTH PLAZA NW

Project Number: 1002049

Applicant

Angela A Anderson

323 Romero Nw Ste 13
Albuquerque NM 87104
503-6925

Agent / Contact

Angela A Anderson

323 Romero Nw Ste 13
Albuquerque NM 87104
503-6925

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$10.00
441008/4971000	LUCC Actions	
TOTAL:		\$10.00

City of Albuquerque
Treasury Division

9/22/2008 3:27PM LOC: ANN
NEW 005 TRANS# 0052
RECEIPT# 00096757-00096757
PERMIT# 2008050073 TRSSVC
Trans Amt \$10.00
Conflict Manag. Fee \$10.00
CA \$20.00
CHANGE \$10.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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)

L A 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 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: WALMART STORES EAST INC. PHONE: 501.204.0157
 ADDRESS: 2001 S.E. 10TH STREET FAX: _____
 CITY: BENTONVILLE STATE AR ZIP 72716 E-MAIL: _____
 Proprietary interest in site: OWNER/DEVELOPER List all owners: WALMART STORES EAST INC.
 AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100
 ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: ONE-YEAR EXTENSION OF SUBDIVISION IMPROVEMENT AGREEMENT

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

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

Lot or Tract No. TRACTS E-1-A, F-1-A, & F-1-B Block: _____ Unit: _____
 Subdiv. / Addn. AMERICAN SQUARE
 Current Zoning: C-2 (SC) Proposed zoning: SAME
 Zone Atlas page(s): H16 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 12.27 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. 101605942636710905 / 10160594136710920 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2701 CARLISLE BLVD NE
 Between: CLAREMONT AVE NE and PHOENIX AVE 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.): PROJ# 1002249
02EPC-01475/02EPC-01476/03DRB-00770/04AA-01253

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

SIGNATURE [Signature] DATE 6/3/06
 (Print) RONALD R. BOHANNAN, 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 checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 00953</u>	<u>SIA</u>	<u>5(2)</u>	\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>6-29-05</u>			Total \$ <u>145.00</u>

Andrew Garcia 6-3-05

Project # **1002249**

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - 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)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - 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
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. KE
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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)

[Signature]

6/13/05
Applicant signature / date



Form revised 11/04

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--------------|
| Application case numbers | |
| OSDRB - | <u>00953</u> |
| - | - |
| - | - |

Andrew Garcia 6-3-05
Planner signature / date

Project # 1002249

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

June 3, 2005

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

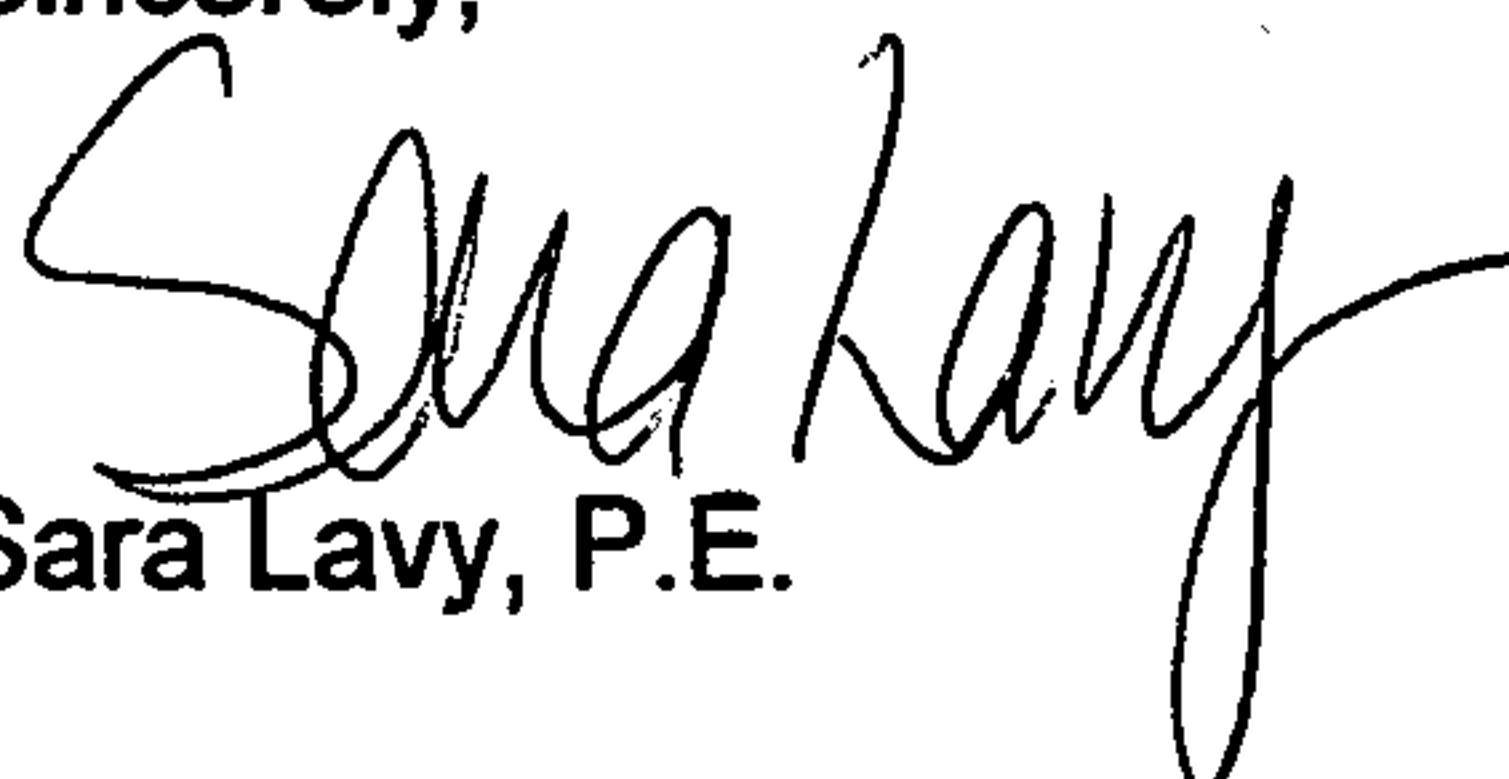
**RE: One Year Extension of Subdivision Improvement Agreement
Tracts E-1-A, F-1-A, & F-1-B – American Square
Zone Atlas Page H-16; DRB Project #1002249**

Dear Ms. Matson:

Tierra West LLC, on behalf of Wal-Mart Stores East, Inc., requests a One Year Extension of the Subdivision Improvement Agreement for the above referenced site. The site is located on 2701 Carlisle Boulevard NE between Menaul Boulevard NE and Claremont Avenue NE. The SIA has expired and we are requesting a one-year extension in order to complete the close-out package. Construction of the infrastructure items is complete at this time except for any outstanding punch list items.

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

Sincerely,

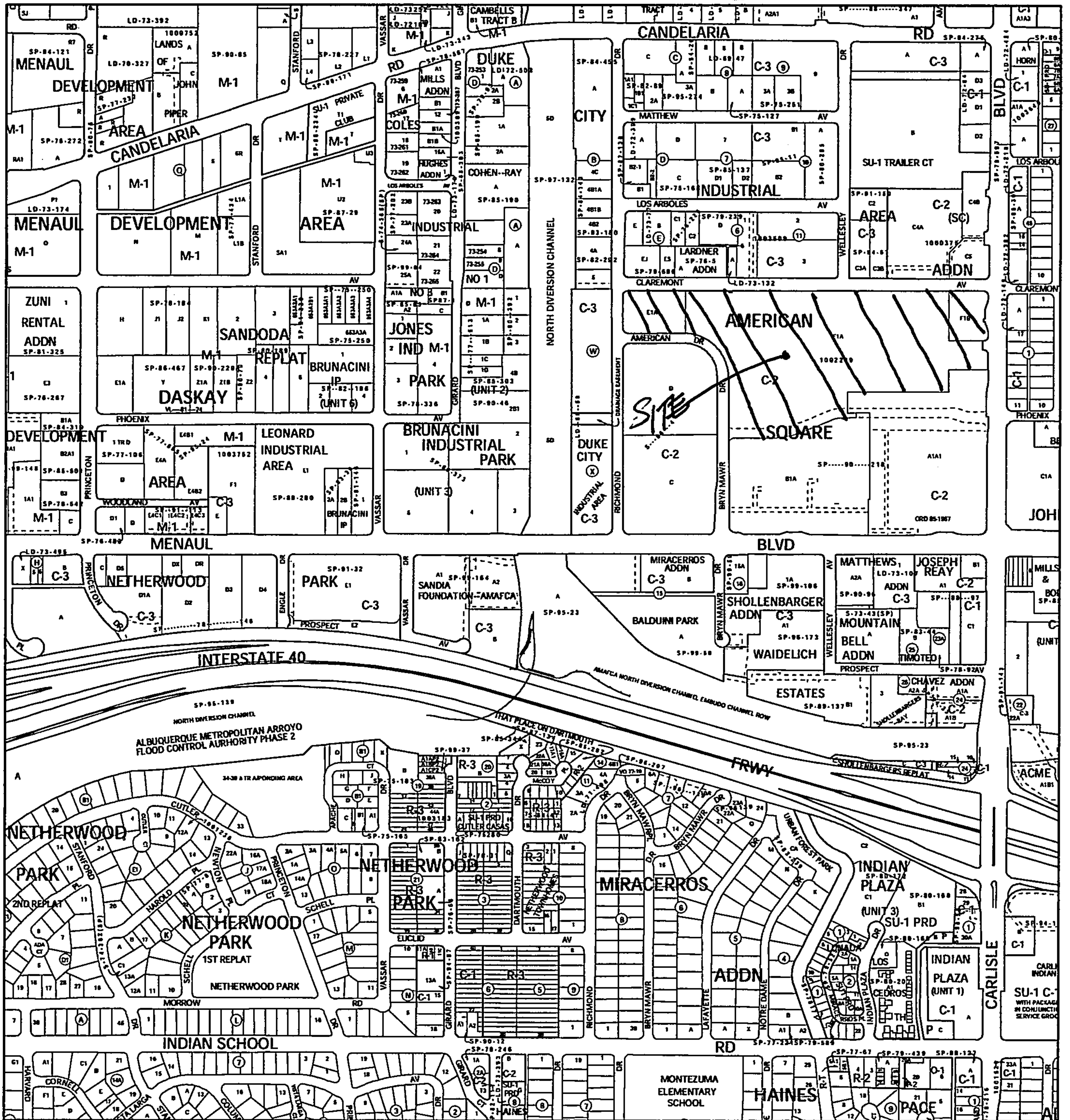

Sara Lavy, P.E.

Enclosure/s

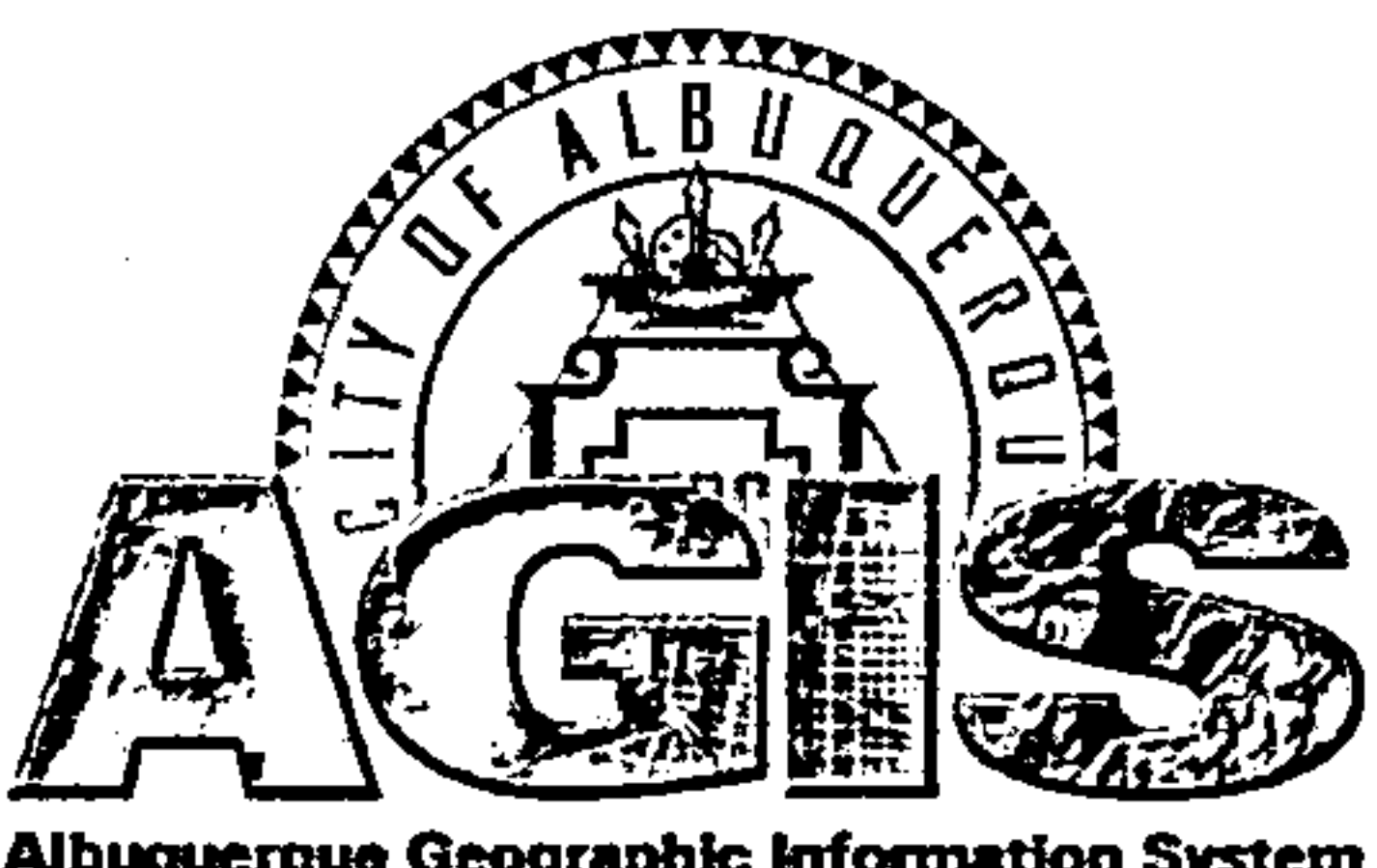
cc: Steve Dyer
Barb Johnson, Bel-Air N.A.
Ms. Lee Julian, Bel-Air N.A.

JN: 21075
SCL/kk

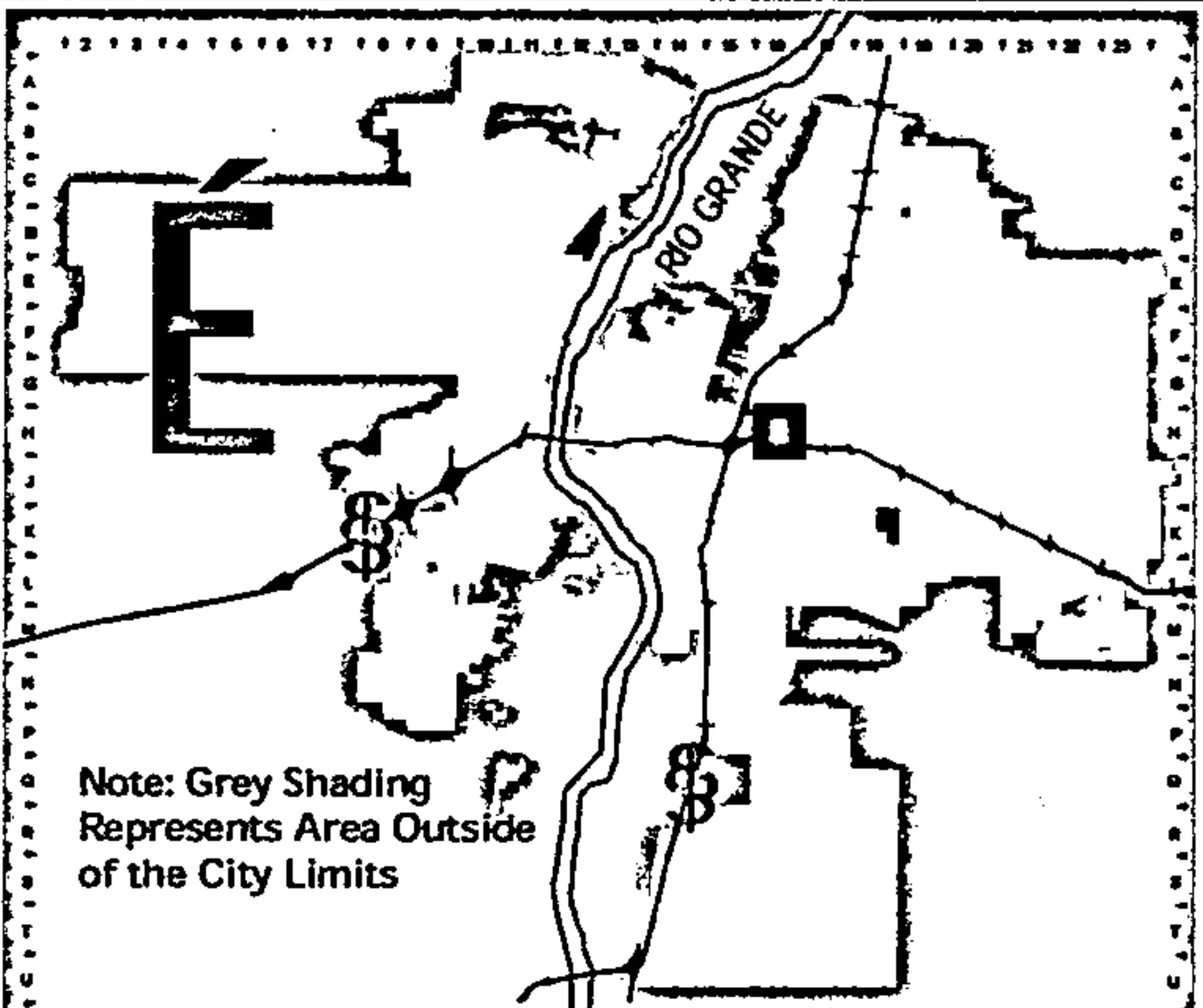
2001:2175SIA Extension6305.doc



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



Map amended through: Apr 22, 2005




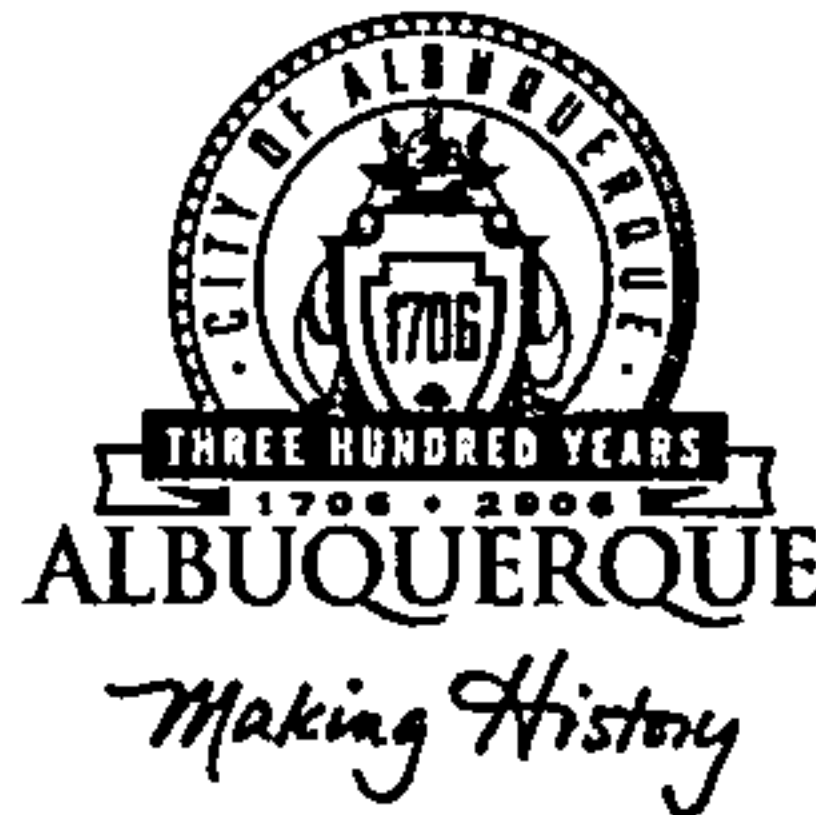
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-16-Z

Selected Symbols

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





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.

June 2, 2005

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 June 2, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS EA1, F1A AND F1B - AMERICAN SQUARE, 2701 CARLISLE BOULEVARD NE BETWEEN CLAREMONT AVENUE NE AND MENAUL BOULEVARD NE** zone map H-16.

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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

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: 06/02/05 Entered: 4:50 p.m. ONC Rep. Initials: SW

"Attachment A"

Karen Kline, Tierra West, LLC

8509 Jefferson NE/87113 858-3100/fax – 858-1118

Zone Map: H-16

Date: June 2, 2005

BEL-AIR N.A. (BLA) "R"

***Barb Johnson**

2700 Hermosa NE/87110 889-0293 (h)

Ms. Lee Julian

2724 Monroe NE/87110 888-3042 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

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

511
SIA

No. Of Lots 3
Nearest Major Streets CARLISLE & CLAREMONT

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11th day of July, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and WAL-MART STORES EAST, INC. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] AN ARKANSAS CORPORATION, whose address is 2001 S. E. 10TH STREET, BENTONVILLE, AR, 72712-6489 and whose telephone number is (501) 204-0364, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] TRACTS E1 & F1, AMERICAN SQUARE, recorded on MARCH 19, 1990 in the records of the Bernalillo County Clerk at Book 90C, Folio 80 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] WAL-MART STORES EAST INC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TRACTS E-1-A, F-1-A & F-1-B, AMERICAN SQUARE describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 28TH day of MAY, 2005 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 714881.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an



extension.

Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation & Sidewalk Fees</u>	<u>As required per City-approved estimate</u>
<u>Street Restoration Fees</u>	<u>As required per City-approved estimate (Fig. 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the Public Improvements.)

4. Surveying, Inspection and Testing. The improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Public Improvements shall be performed by PRECISION SURVEYS, INC, and construction surveying of the Private Improvements shall be performed by PRECISION SURVEYS, INC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection methods. Inspection of the construction of the Public Improvements shall be performed by TIERRA WEST LLC, and inspection of the Private Improvements shall be performed by TIERRA WEST LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City, which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.



C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by KLEINFELDER ENVIRONMENTAL, and field testing of the Private Improvements shall be performed by KLEINFELDER ENVIRONMENTAL, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for the Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports, and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

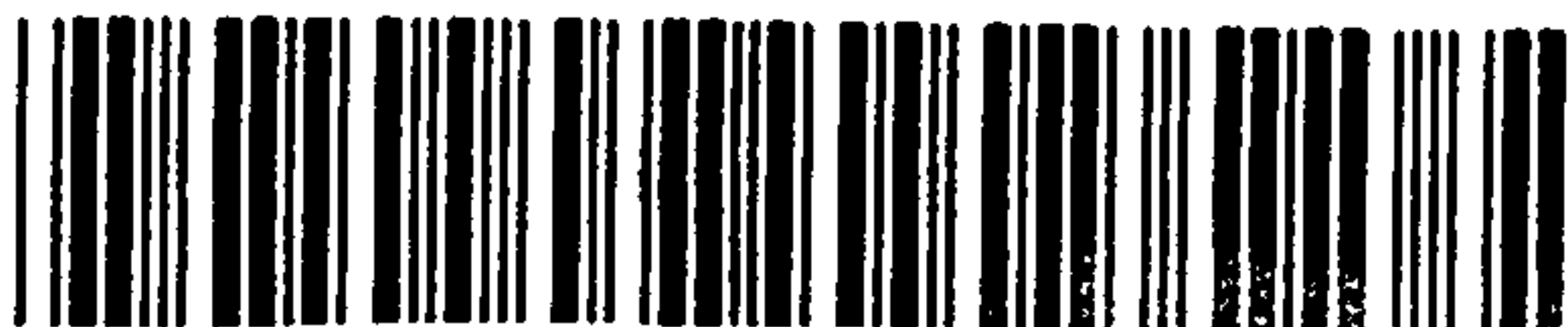
Type of Financial Guaranty: MUNICIPAL LIEN
 Amount: \$ 295,523.16
 Name of Financial Institution or Surety providing Guaranty:

 Date City first able to call Guaranty: MAY 28, 2005
 [Construction Completion Deadline]: MAY 28, 2005
 If Guarantee other than a Bond, last day City able to call on Guaranty is:
JULY 28, 2005
 Additional information: INFRASTRUCTURE

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the Public Improvements are constructed, the Subdivider will convey to the city all real and personal property rights which the City deems reasonably necessary, and all Public Improvements, free and clear



of all claims, encumbrances and liens before the City will accept the Public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements, which have been, completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of Section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed Public Improvements and a Certificate of Partial Completion for the completed Private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial



institution or surety which is undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

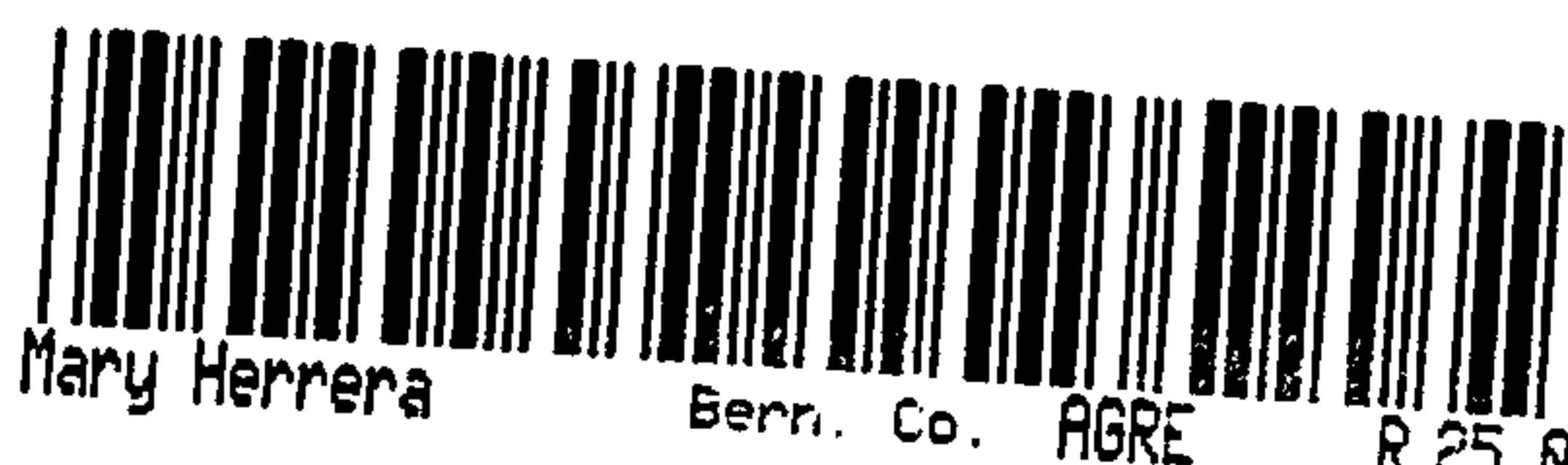
18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.



SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

Name: John E Clarke

Title: Assistant Vice President

Dated: 6/27/03

OK
6/25/03

Approved by: [Signature]

City Engineer

Dated: 7-11-03

OK
6/26/03

OK
7/14 of 7/10/03

MBA

SUBDIVIDER'S NOTARY

STATE OF Arkansas)

) ss.

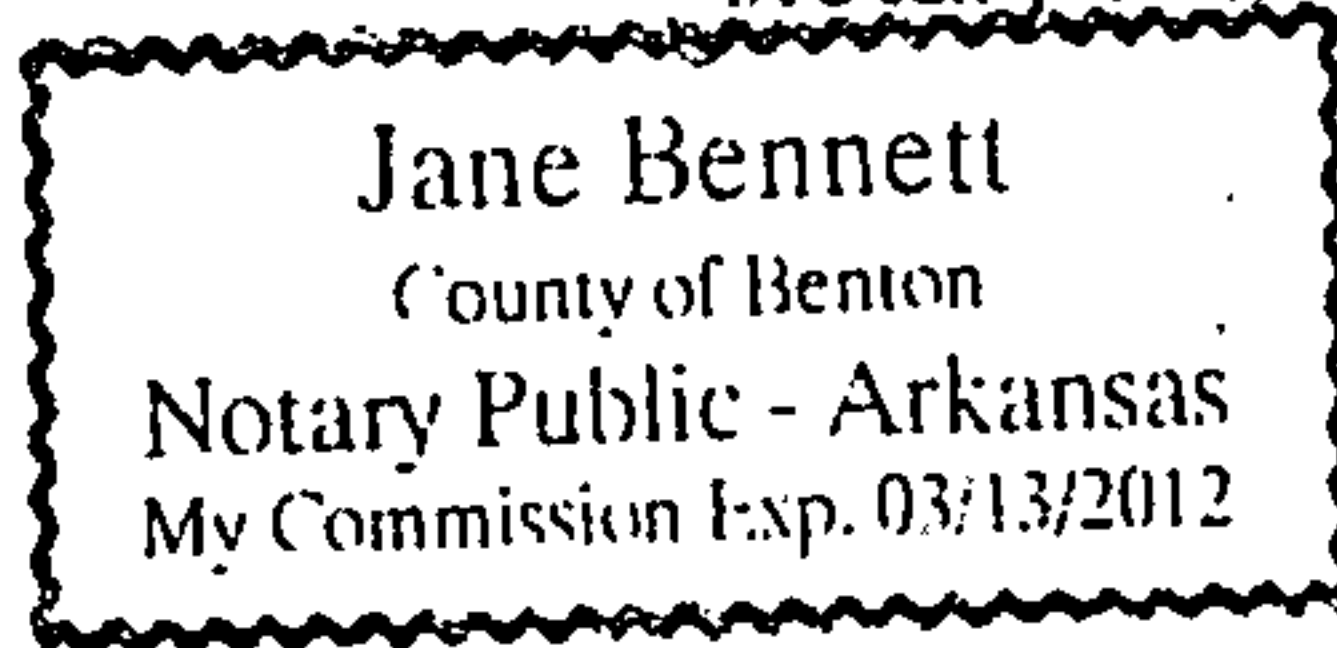
COUNTY OF Benton)

This instrument was acknowledged before me on 27th day of June, 2003 by [name(s) of person(s):] John Clarke, [title or capacity, for instance, "President" or "Owner":] Assistant Vice President of [Subdivider:] WAL-MART STORES EAST INC.

Jane Bennett
Notary Public

My Commission Expires:

3/13/2012



CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11th day of July, 2003 by Fred J. Aguirre, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-15-2003

Approved as to legal terms only by [Signature]

WAL-MART LEGAL DEPT.

Date: 6/26/03



Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 5/28/03
Date Site Plan Approved: 5/28/03
Date Preliminary Plat Approved: 5/28/03 - N/A
Date Preliminary Plat Expires: N/A
Project
ORB Application No.: 1002249
Application No.: 03DRB00637

Wal-Mart Supercenter Store #850-03, Albuquerque Central

PROPOSED NAME OF ~~NEW~~ AND/OR SITE DEVELOPMENT PLAN **FOR BOLLONG PERMIT**

Block E1 and F1 American Square

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			
		<i>Public Improvements</i>										
			Dual Left Turn Lanes Thru/Right Turn Lane (Eastbound)	Claremont/Carlisle Intersection	West Leg of Claremont	Carlisle Boulevard	/	/	/			
			Design Eastbound Right Turn Lane	Carlisle/Candelaria Intersection	West Leg of Candelaria	Carlisle Boulevard	/	/	/			
			Design Eastbound Right Turn Lane, West Bound Dual Left Turn Lanes and Right/Thru Lane	Carlisle/Montgomery Intersection			/	/	/			
			Median Improvements for Left In Only Access	Carlisle Boulevard	130' south of Claremont	330' south of Claremont	/	/	/			
		29 Each	Sidewalk Culverts	Bryn Mawr	Private Access Road	100' North of Private Access Road	/	/	/			
			Catch Basins and RCP connections included with Storm Sewer							/	/	/
			Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA Financial Guarantees Release.							/	/	/



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ORIGINAL

NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER

Ronald R. Bohannon
NAME (print)

Terra West LLC
FIRM

[Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: 5-28-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/28/03
DRB CHAIR - date

[Signature] 5-28-03
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/28/03
UTILITY DEVELOPMENT - date

[Signature] 5/28/03
CITY ENGINEER - date

[Signature] 5/28/03
PARKS & GENERAL SERVICES - date
Rescreation

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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06/18/03

FINANCIAL GUARANTY AMOUNT

06/18/2003

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

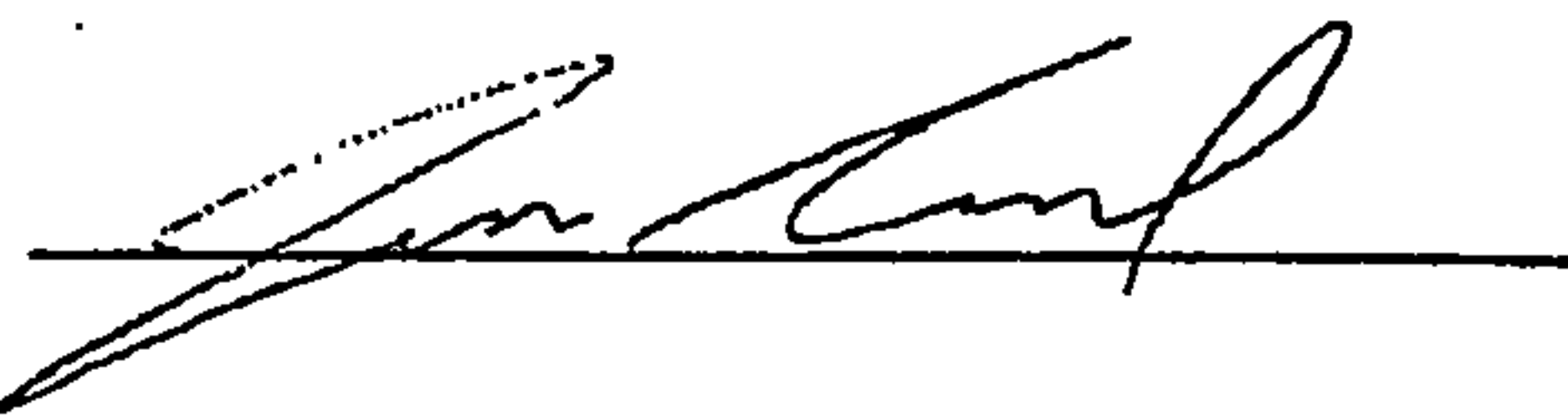
Project ID #: 714881, Wal-Mart Store Renovation #850-03, Phase/Unit #: 1

Requested By: Ronald Bohannan, PE w/ Tierra West LOC

Approved estimate amount:		\$187,034.63
Contingency Amount:	10.00%	\$18,703.46
Subtotal:		\$205,738.09
NMGRT	5.8125%	\$11,958.53
Subtotal:		\$217,696.62
Engineering Fee	6.60%	\$14,367.98
Testing Fee	2.00%	\$4,353.93
Subtotal:		\$236,418.53
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$295,523.16

APPROVAL:

DATE:



6-18-2003

Notes: 10% contingency, plans not approved.



Mary Herrera

Bern. Co. AGRE

R 25.00

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Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: WAL-MART CARLISLE, STORE # 850-03
SUBDIVIDER: WAL-MART STORES EAST INC.
CITY PROJECT NO.: 714881

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) TRACTS E-1 & F1 AMERICAN SQUARE, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) WAL-MART STORES EAST INC. and recorded in the office of the Clerk of Bernalillo County, New Mexico in Misc. Book _____ at page(s) _____. This Lien is established pursuant to Article 14-14-3 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended, and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: WAL-MART STORES EAST INC.

ADDRESS
OF OWNER: 2001 SE 10TH STREET, BENTONVILLE, AR 72716-0550

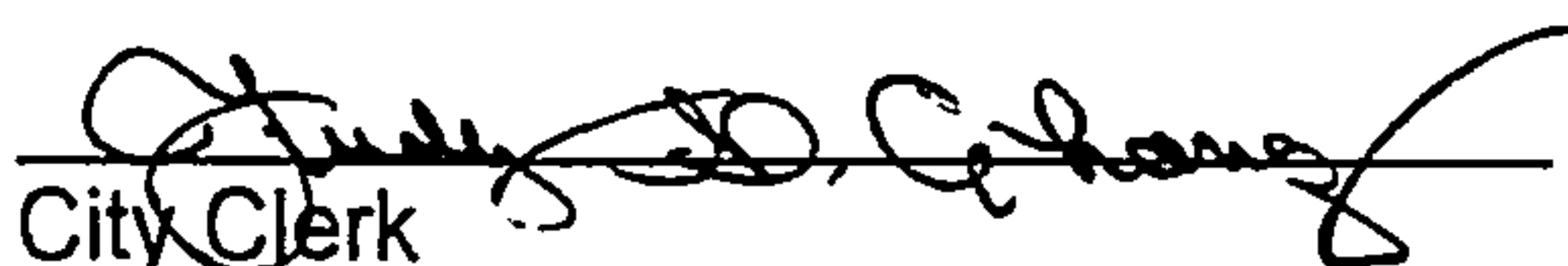
LEGAL DESCRIPTION: TRACTS E-1-A, F-1-A & F-1-B, AMERICAN SQUARE


FORMER
LEGAL DESCRIPTION: TRACTS E-1 & F-1 AMERICAN SQUARE

AMOUNT: \$ 295,523.16 plus any costs incurred for a title search and update, which amount shall bear interest at the rate of twelve percent (12%) per year from the date of the filing of the Claim and Notice of Lien.

PERIOD OF TIME COVERED: Expiration of construction completion deadline MAY 28, 2005. Notwithstanding the expiration date for the construction completion deadline, the City may record this Claim and Notice of Lien at anytime the City determines that any alternative Financial Guaranty does not provide adequate assurance that construction of the improvements will occur.

WITNESS my hand and seal this 15 day of July, 2003.


City Clerk
City of Albuquerque
Bernalillo County, New Mexico


Mary Herrera Bern. Co. LIEN R 11.00 2003123143
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APPROVED:

Fred Aguirre
Fred Aguirre, City Engineer
Public Works Department
Date: 7-11-03

7-16 8/2/03

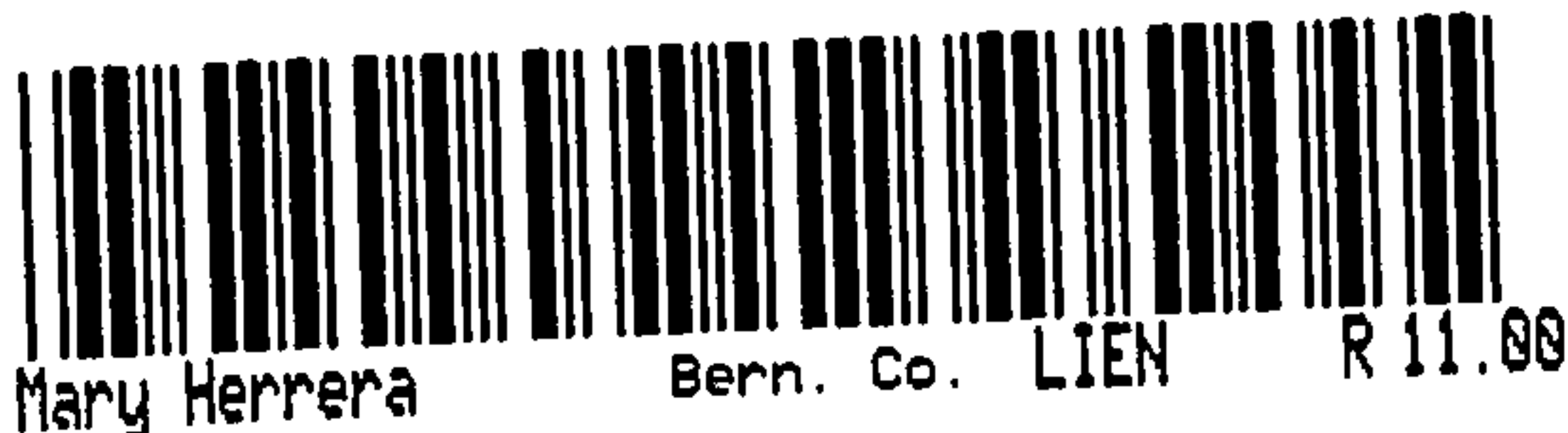
~~Anna Lamberson, Director
Department Finance & Management
Date: _____~~

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On this the 15 day of July, 20 03, before me appeared Judy N. Chavez to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledged said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

Nicole Cruzillo
Notary Public

My Commission Expires: 9-18-2004



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21075
Incoming
DRB
EPC
cc: Sara/Bryon

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

Date: November 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002249**
02EPC-01475 EPC Site Development Plan-Subdivision
02EPC-01476 EPC Site Development Plan-Building
Permit

Walmart Stores East Inc.
2001 SE 10th Street
Bentonville, AR 72716

LEGAL DESCRIPTION: for all or a portion of Tract(E1 & F1, **American Square**, zoned C-2, located on CARLISLE BLVD. NE, between CLAREMONT AV. NE and PHOENIX AVE. NE, containing approximate 24 acre(s). (H-16) Debbie Stover, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002249/02EPC-01475, a Site Development Plan for Subdivision, for Tracts E1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts E1 and F1, American Square, located on Carlisle Boulevard between Claremont Avenue and Phoenix Avenue NE, to allow the subdivision of Lot F1 into two parcels and to allow a new Wal-Mart Supercenter, service station and parking area to be built along with the demolition of the existing Wal-Mart building.
2. The request is generally in conformance with the policies of the Comprehensive Plan by redeveloping and rehabilitating an older neighborhood (Policy o) and by providing new growth in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).
3. The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan 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. A replat of the subject site is required prior to DRB submittal.
-

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002249/02EPC-01476, a Site Development Plan for Building Permit, for Tracts E1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts E1 and F1, American Square, located on Carlisle Boulevard between Claremont Avenue and Phoenix Avenue NE, to allow a new Wal Mart Supercenter, service station and parking area to be built along with the demolition of the existing Wal-Mart building.
2. The request is generally in conformance with the policies of the Comprehensive Plan by redeveloping and rehabilitating an older neighborhood (Policy o) and by providing a new growth in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).
3. The subject site is within the Community Activity Center identified as American Square. Policy 6.a.states that activity centers designated by the Centers and Corridors are to help shape the urban form in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the center, and maximize cost-effectiveness of City services.
4. Access to the Community Activity Center should be very accessible by automobile, as well the pedestrian. Centers are to be located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas (Page 20, Centers and Corridors).

5. Community Activity Centers are to have predominately off-street parking with a site circulation plan that avoids conflict between pedestrian and automobiles. Parking in lots or structures, pedestrian paths between parking and buildings and bicycle parking is encouraged (Page 20, Centers and Corridors).
6. Public plazas/open space should be provided within Community Activity Centers (Page 20, Centers and Corridors).
7. The site plan for building permit will be adequate with some changes and revisions as recommended by staff.
8. The site plan has been approved without consideration of the parking provided on Block A1A.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Pedestrian/Bicycle Amenities:
 - a. The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas. The parking area shall be broken down into 7 subsections with pedestrian crossings through each section. (See diagram)
 - b. A north/south drive aisle in the center of the parking directly in front of the Wal-Mart shall be added per the diagram. Also, a tree lined (planted 25-feet on center) axial crossing shall be created where the two main east/west and north/south drive aisles are located. These two aisles shall provide street furniture and shade for the pedestrian and customers of the business.
 - c. At the intersection of the main intersecting drive aisles, a small plaza-like space shall be created by planting seasonal flowers or groundcover and providing small seating walls similar to the screen wall shown around the perimeter of the site. Numerous choices are available to create this plaza-like area and include seating and shade; fountain or other water feature; clock tower; sculpture or other artwork; or other landscaping.
 - d. The existing east/west 8-foot wide pedestrian walkways shall be moved one row south and one row north to accommodate a more central walkway for pedestrians. (see diagram) In addition, the 8-foot wide walkways shall be built at the same elevation as the asphalt parking area to allow shoppers with carts access to their automobiles for loading.

- e. Wherever a pedestrian walkway or sidewalk crosses a vehicular drive aisle or curb-cut, it shall be at least six-feet wide, of a paving material other than asphalt, and striped with white paint. All pedestrian crossings shall be a minimum of 6-feet wide and shall be clearly demarcated. Cobbles, brick or other rough pavement material shall be placed at the internal crossings to encourage traffic drive slowly through these areas.
 - f. Of the 30 bicycle parking spaces provided 15 should be secured parking available to employees. The bike lockers indicated on the site plan will satisfy this requirement.
 - g. 15 personal effects lockers shall be provided for employees.
 - h. Two showers for bicycling employees shall be provided within the store and a note to this effect shall be added to the site plan.
 - i. Seating as well as shade trees shall be shown on the site plan in the patio area on the northeast corner of the new building. Two additional shaded seating areas of a minimum 400 square feet, similar to what is now shown at the northeast corner (just north of the garden center) and one should be at the southwest corner-in the area of the customer.
 - j. A minimum 15-foot wide sidewalk shall be provided along the east side of the facility.
 - k. The developer shall provide pedestrian amenities at the customer entrance at the TLE to include a minimum 10 x 10 landscaped area with a minimum of tree, awning, ballards, textured concrete and a bench.
3. Parking:
- a. The number of ADA spaces (22 or 23) shall be clarified on the site plan.
 - b. The ADA parking spaces shown with the 15,000 square foot Seasonal Garden Center Sales area will be covered when this space is in use. The ADA spaces shall be moved to a location where they will be available on a year-round basis.
4. Additional articulation of the north, west and south façades shall be added in the form of awning; pedestrian height building mounted lighting, ornamental trees and display windows. The east façade shall contain these elements every 30 feet. The Claremont elevation is a Primary Façade. Although there are no public entries, the building does face a public street and therefore shall include these elements every 30 feet.
5. The location of light poles shall be included on the site plan. Twenty-foot high lighting poles shall be placed along the main pedestrian walkway areas and 30-foot high lighting elsewhere within the parking area. In addition, all lighting shall be fully shielded horizontal lamps so that no fugitive light can escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light and no light source should be visible from the site perimeter.
6. Cart corral signage that is at a height visible above the parked vehicles shall be placed on or in the car corrals to alert customers as to these locations. These signs shall be similar to the aisle sign detail shown on Sheet 8. At least one cart corral per parking aisle shall be provided.
7. The 3-foot wall which screens visibility at the perimeter of the parking shall be extended the last 10-feet or so at both the north and south property borders and shall also be installed along the Carlisle frontage.

8. Landscaping:
 - a. The landscape plan shall comply with the City's Street Tree Ordinance which requires that street trees be planted 25-feet on center or clustered, but with the same number of trees (32).
 - b. As required by the City's Zoning Code, all trees shall be planted at a minimum of 2-inches in caliper. All evergreen trees shall be planted at a minimum 8-feet high. (Section 14-16-3-10-F-1)
 - c. Additional shrubs and groundcover shall be added to ensure the requirement of 75% live groundcover at maturity is met. Tree canopies do not count toward the 75% requirement.
 - d. The landscape plan shall include details of a typical parking aisle planting bed.
 - e. More varieties of trees shall be added to the landscape plan such as Afghan pine, Piñon pine, spruce, Japanese Black pine, and firs as well as street and shade species that include Chinese pistache, Golden Raintree, sycamores, Ginkgo and Catalpa and other varieties of deciduous trees. The ash, honey locust and Austrian pine shall not be eliminated, but supplemented with other species.
 - f. Shade trees shall be shown in the planters in the walkway adjacent to the building along the east façade. Planter areas for these trees shall be no less than 36-square feet in size.
 - g. The note on the landscaping plan that states that "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed.

9. Gas Fueling Station:
 - a. An elevation of the service station shall be included in the site plan elevations. All canopies and ancillary structures shall be architecturally integrated (materials and colors) with main building. Special consideration shall be given to roof structures, including materials.
 - b. All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling.
 - c. Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.

10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

11. Recommended conditions from city engineer and public works:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. Evaluate a median closing on Carlisle, at the middle site driveway, to allow more left turn storage on Carlisle at Claremont.
 - e. Evaluate an additional site driveway on Claremont that connects the drive aisle in front of Walmart from the Private Access Drive to Claremont. It may be needed to clear left turns from the site to Claremont (see TIS).
 - f. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.

- g. The Utility plan will require modifications. Records show a single 6-inch private fire, which could not supply the on-site demands shown. However the site plan shows an 8-inch fire line. This must be resolved. The site plan shows 3-foot screening walls, which may or may not be adequate. Higher walls if required would impede access to existing public fire hydrants necessitating additional on-site infrastructure. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB. There are no serviceable sewer lines adjoining 'out lots' 1, and 2. Public infrastructure may be required as a condition of platting, but the utility plan does not address service.
- h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- i. Re-platting should be concurrent with site plan approvals.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 6, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

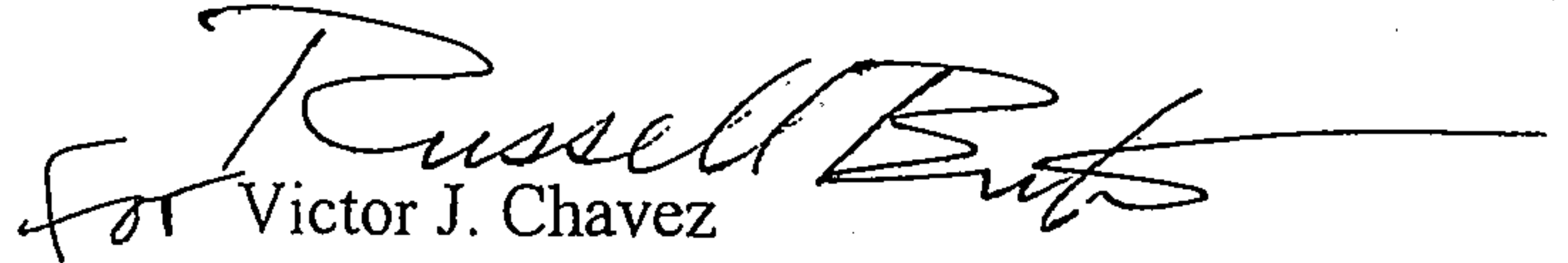
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B. of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting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

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

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

OFFICIAL NOTICE OF DECISION
NOVEMBER 21, 2002
PROJECT 1002249
PAGE 7

Sincerely,

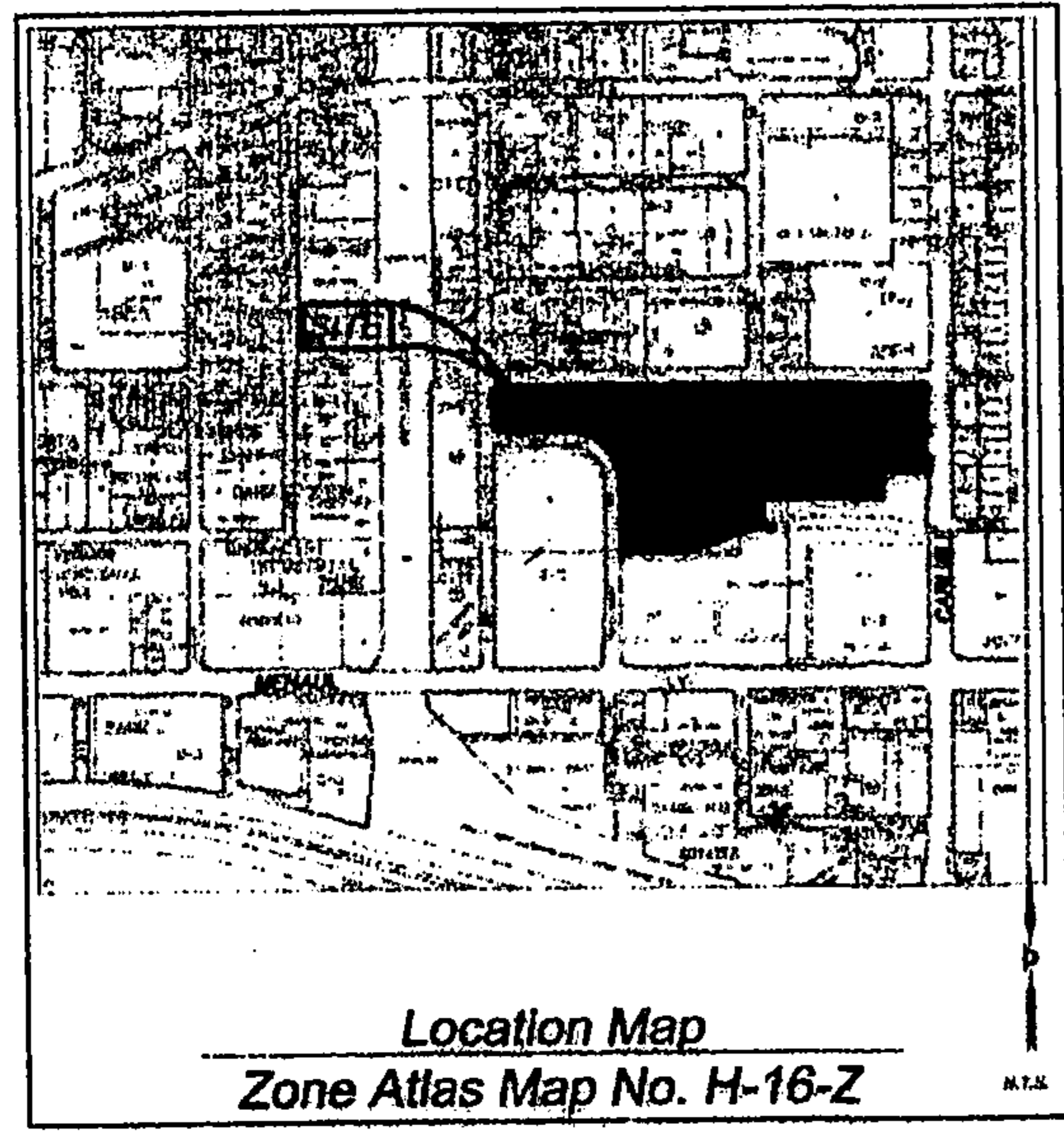

for Victor J. Chavez
Planning Director

VJC/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Barb Johnson, Bel-Air N.A., 2700 Hermosa NE, Albuquerque, NM 87110
Ms. Lee Julian, Bel-Air N.A., 2724 Monroe NE, Albuquerque, NM 87110
John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104



Plat of
Tracts E-1-A, F-1-A and F-1-B
American Square
Albuquerque, Bernalillo County, New Mexico
April 2003



Legal Description

A TRACT OF LAND LYING AND BEING SITUATE WITHIN SECTION TWENTY-NINE TO NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF BLOCKS E-1 AND F-1 OF THE PLAT FOR AMERICAN SQUARE AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 10, 1990, IN PLAT BOOK 800, PAGE 60, CONTAINING 22.0933 ACRES MORE OR LESS, NOW COMPRISING TRACTS E-1-A, F-1-A AND F-1-B, AMERICAN SQUARE.

Approvals	Application No. 03DR0010770
<i>Sharon Matson</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	9/23/03 DATE
<i>Bradley B. Bigham</i> CITY ENGINEER	5/28/03 DATE
<i>John D. Deane</i> A.M.S.C.	5-28-03 DATE
<i>John D. Deane</i> TRAFFIC ENGINEER	5-28-03 DATE
<i>John D. Deane</i> CITY SURVEYOR	5-13-03 DATE
<i>John D. Deane</i> PROPERTY MANAGEMENT	5/28/03 DATE
<i>Christina Sandoval</i> UTILITY DEVELOPMENT DIVISION	5/28/03 DATE
<i>Leon D. Marks</i> PARKS AND RECREATION DEPARTMENT	6-26-03 DATE
<i>Leon D. Marks</i> PNM ELECTRIC SERVICES	6-26-03 DATE
<i>Leon D. Marks</i> PNM GAS SERVICES	6-26-03 DATE
<i>Dave Miller</i> QUEST CORPORATION	9-8-03 DATE
<i>Rita E. Wilson</i> COMCAST CABLE	8-4-03 DATE

Subdivision Data:

GROSS SUBDIVISION ACRES: 22.0933 ACRES
ZONE ATLAS INDEX NO: H-16-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 2003

Notes:

- MISC. DATA: ZONING C2
- MEANINGS SHOWN ARE GRID MEANINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPEAT THE EXISTING TWO BLOCKS INTO THREE NEW TRACTS AND VACATE EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2063091286.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, MOLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PROVIDE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ADOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND TUBES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature]
DATE: 5-5-03

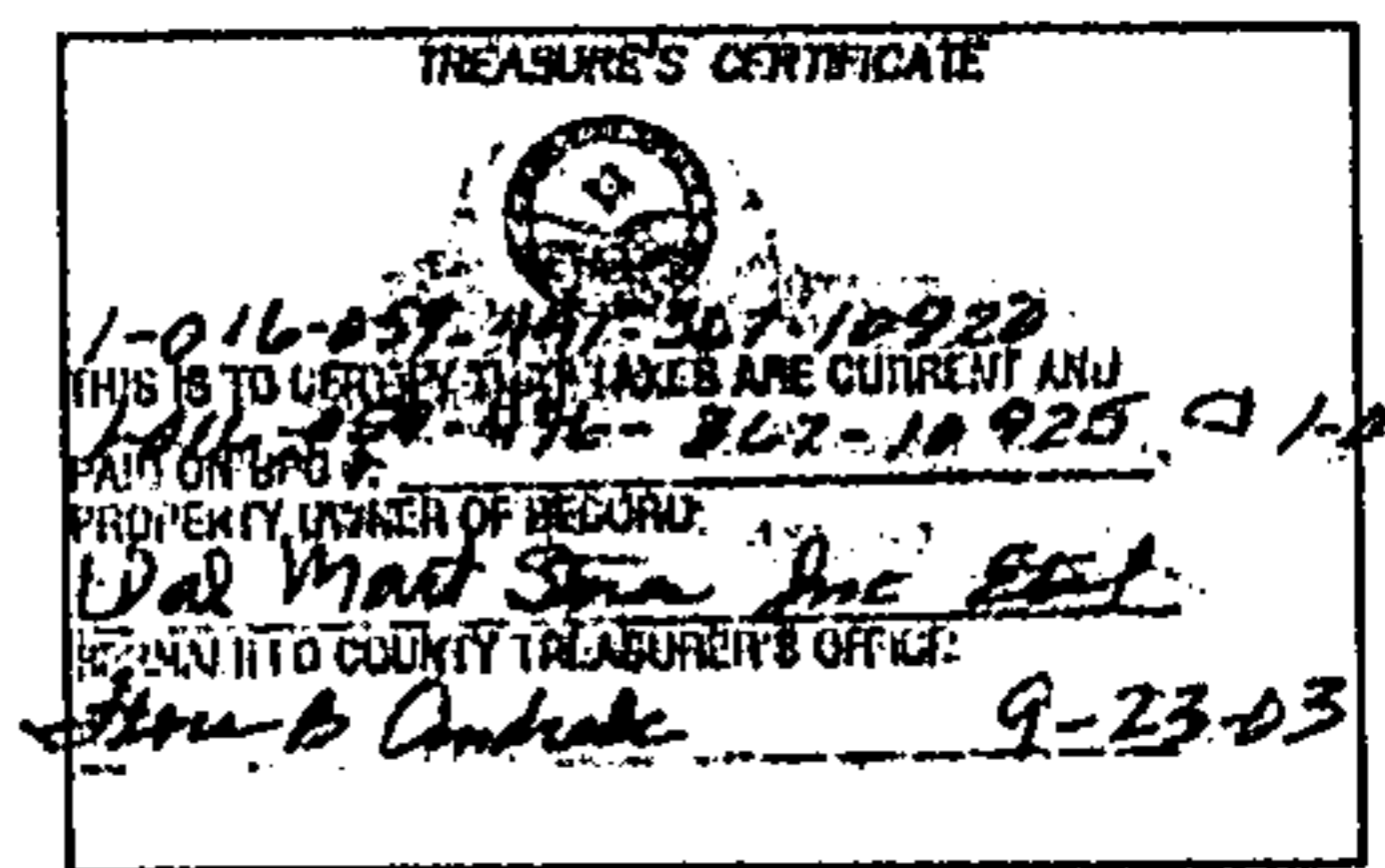
JOHN CLARKE
WAL-MART STORES EAST,
A DELAWARE LIMITED PARTNERSHIP

Acknowledgment

STATE OF ARKANSAS)
COUNTY OF BENTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 2003 BY JOHN CLARKE, WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP

BY Shelia Churchill MY COMMISSION EXPIRES: 1-10-2009
NOTARY PUBLIC



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST (EXCEPT AS NOTED) ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 9/23/2003
LARRY W. MEDRANO
N.M.P.S. No. 11993



8414-D JEFFERSON UT., N.E. PHONE 505 850 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 850 7900

Project No. 1002249

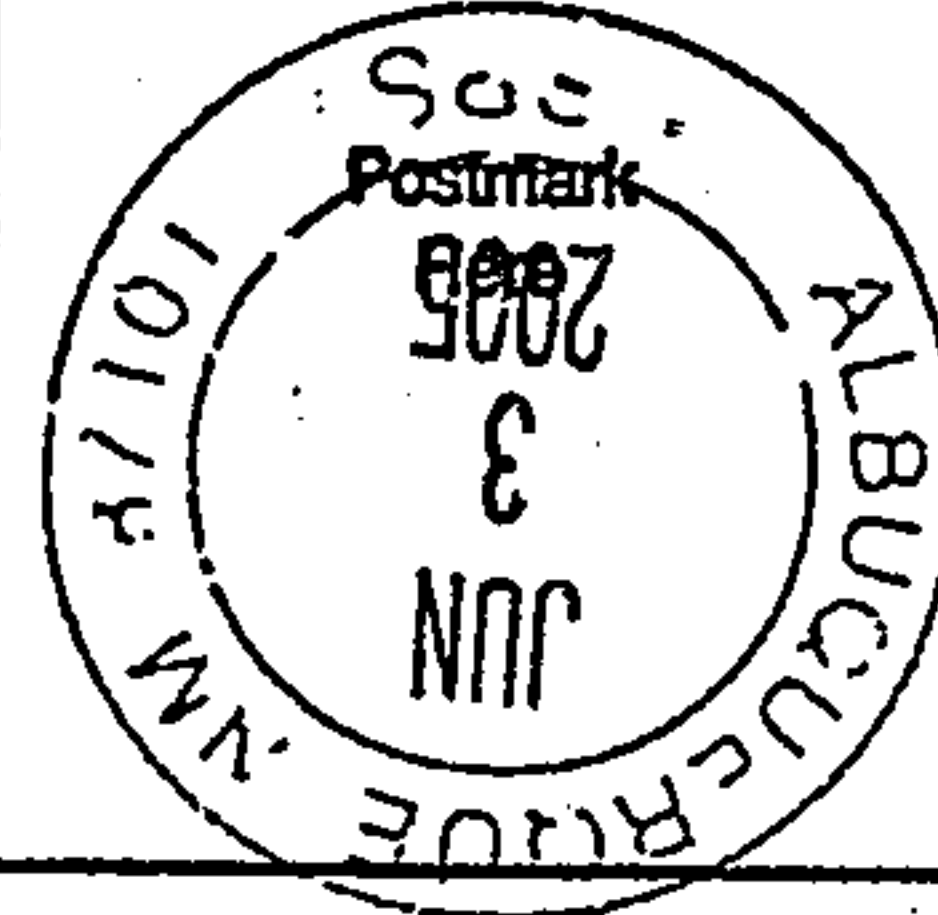
7005 1160 0000 1000 2621

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Barb Johnson
 Street, Apt. No.,
 or PO Box No. 2700 HERMOSA NE
 City, State, ZIP+4 ABQ NM 87110

PS Form 3800, June 2002

See Reverse for Instructions

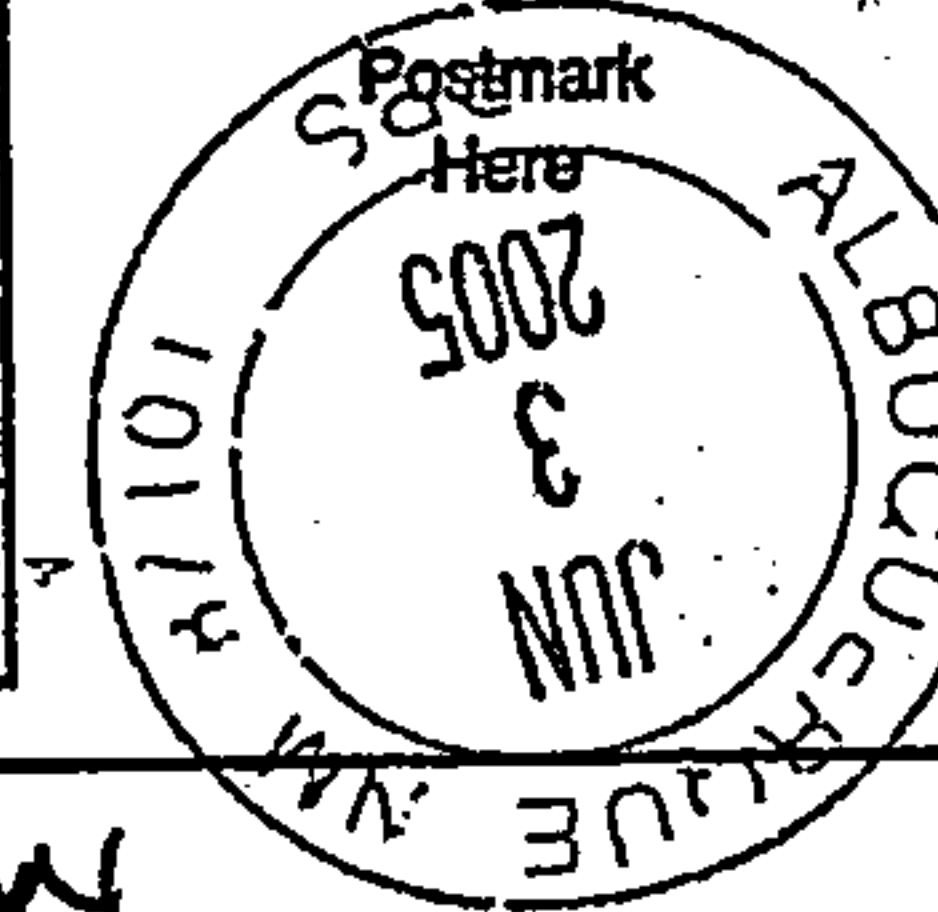
7005 1160 0000 1000 2638

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Postage	\$.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Ms. Lee Julian
 Street, Apt. No.,
 or PO Box No. 2724 MONROE NE
 City, State, ZIP+4 ABQ NM 87110

PS Form 3800, June 2002

See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Walmart Stores
 AGENT Tierra West LLC
 ADDRESS 8509 Jefferson N.E.
 PROJECT & APP # 1002249 / 05-00953
 PROJECT NAME SIA Extension

City of Albuquerque
Treasury Division

6/3/2005 10:36AM LOC: ANNX
 RECEIPT# 00041709 WSH 006 TRANSH 0021
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$145.00
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 50.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 145.00 TOTAL AMOUNT DUE

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

6/3/2005
RECEIPT#
Account
Activity
Trans Amt
J24 Misc

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

City of Albuquerque
Treasury Division

City of Albuquerque
6/3/2005 10:36AM
RECEIPT# 00041707 WSH 006 TRANSH 0021
Account 441018 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$145.00
J24 Misc \$20.00

City of Albuquerque
6/3/2005 10:36AM
RECEIPT# 00041709 WSH 006 TRANSH 0021
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$145.00
J24 Misc \$75.00
CK \$145.00
CHANGE \$0.00

City of Albuquerque
6/3/2005 10:36AM
RECEIPT# 00041707 WSH 006 TRANSH 0021
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$145.00
J24 Misc \$75.00
CK \$145.00
CHANGE \$0.00

High Desert State Bank
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

2053
95-677/1070
City of Albuquerque
Treasury Division
6/2/05

Thank You

FOR _____
 \$145.00
 \$50.00

Security Features Details on Back

MP

201813

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 6.14.05 To 6.29.05.

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, 6.3.05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 6.3.05, Andrew Garcia
(Date) (Staff Member)

Current DRC Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Wal-Mart Supercenter Store #850-03, Albuquerque Central

PROPOSED NAME OF ~~DEVELOPMENT~~ AND/OR SITE DEVELOPMENT PLAN **FOR BULLDOG PERMIT**

Block E1 and F1 American Square

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 5/28/03

Date Site Plan Approved: 5/28/03

Date Preliminary Plat Approved: 5/28/03 *MA*

Date Preliminary Plat Expires: N/A

Project DRB Application No.: 1002249

Application No. 03DRB00637

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 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
			<i>Public Improvements</i>						
			Dual Left Turn Lanes Thru/Right Turn Lane (Eastbound)	Claremont/Carlisle Intersection	West Leg of Claremont	Carlisle Boulevard	/	/	/
			Design Eastbound Right Turn Lane	Carlisle/Candelaria Intersection	West Leg of Candelaria	Carlisle Boulevard	/	/	/
			Design Eastbound Right Turn Lane, West Bound Dual Left Turn Lanes and Right/Thru Lane	Carlisle/Montgomery Intersection			/	/	/
			Median Improvements for Left In Only Access	Carlisle Boulevard	130' south of Claremont	330' south of Claremont	/	/	/
		29 <i>Each</i>	Sidewalk Culverts	Bryn Mawr	Private Access Road	100' North of Private Access Road	/	/	/
			Catch Basins and RCP connections included with Storm Sewer						
			Certified Grading and Drainage with Private Walls and Private Drainage (Non-work order item) Required for SIA Financial Guarantee Release.						

NOTES ORIGINAL

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER

Donald R. Bishman
NAME (print)

Terra West LLC
FIRM

[Signature]
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: *5-28-05*

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] DRB CHAIR - date *5/28/03*

[Signature] TRANSPORTATION DEVELOPMENT - date *5-28-03*

[Signature] UTILITY DEVELOPMENT - date *5/28/03*

Brady J. Bishon CITY ENGINEER - date *5/28/03*

[Signature] PARKS & RECREATION SERVICES - date *5/28/03*

AMAFCA - date _____

- date _____

- date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WALMART STORES EAST INC. PHONE: 501-204-0157
 ADDRESS: 2001 S E 10TH STREET FAX: _____
 CITY: BENTONVILLE STATE AR ZIP 72716 E-MAIL: _____
 Proprietary interest in site: OWNER
 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: DRB (UNADVERTISED) 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. TR. E1 & F1 Block: _____ Unit: _____
 Subdiv. / Addn. AMERICAN SQUARE
 Current Zoning: C-2 SC Proposed zoning: SAME
 Zone Atlas page(s): H-16 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): 12.27 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 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. 101605942636710905 / 10160594136710920 MRGCD Map No. /
 LOCATION OF PROPERTY BY STREETS: On or Near: 2701 CARLISLE BLVD NE
 Between: CLAREMONT AVE and PHOENIX AVE

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-86-12, 1002249, 02EPC/01475/01476

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

SIGNATURE

[Signature] DATE 5/13/03
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u> - _____ - <u>00770</u>	<u>PEFP</u>	<u>SC3</u>	\$ <u>355</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date			Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>MAY 21ST 2003</u>			\$ <u>355⁰⁰</u>
	<u>[Signature]</u> 5/13/03	Project #	<u>1002249</u>	
	Planner signature / date			

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

SKETCH PLAT REVIEW AND COMMENT

Your attendance is required.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.

- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

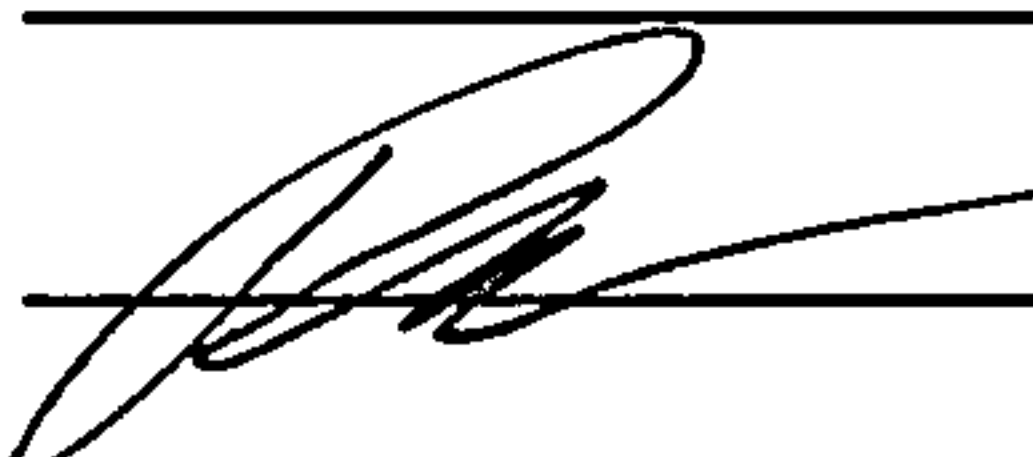
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.

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

RONALD R. BOHANNAN P.E.



Applicant name (print)

5/13/03

Applicant signature / date



Form revised February 2003

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

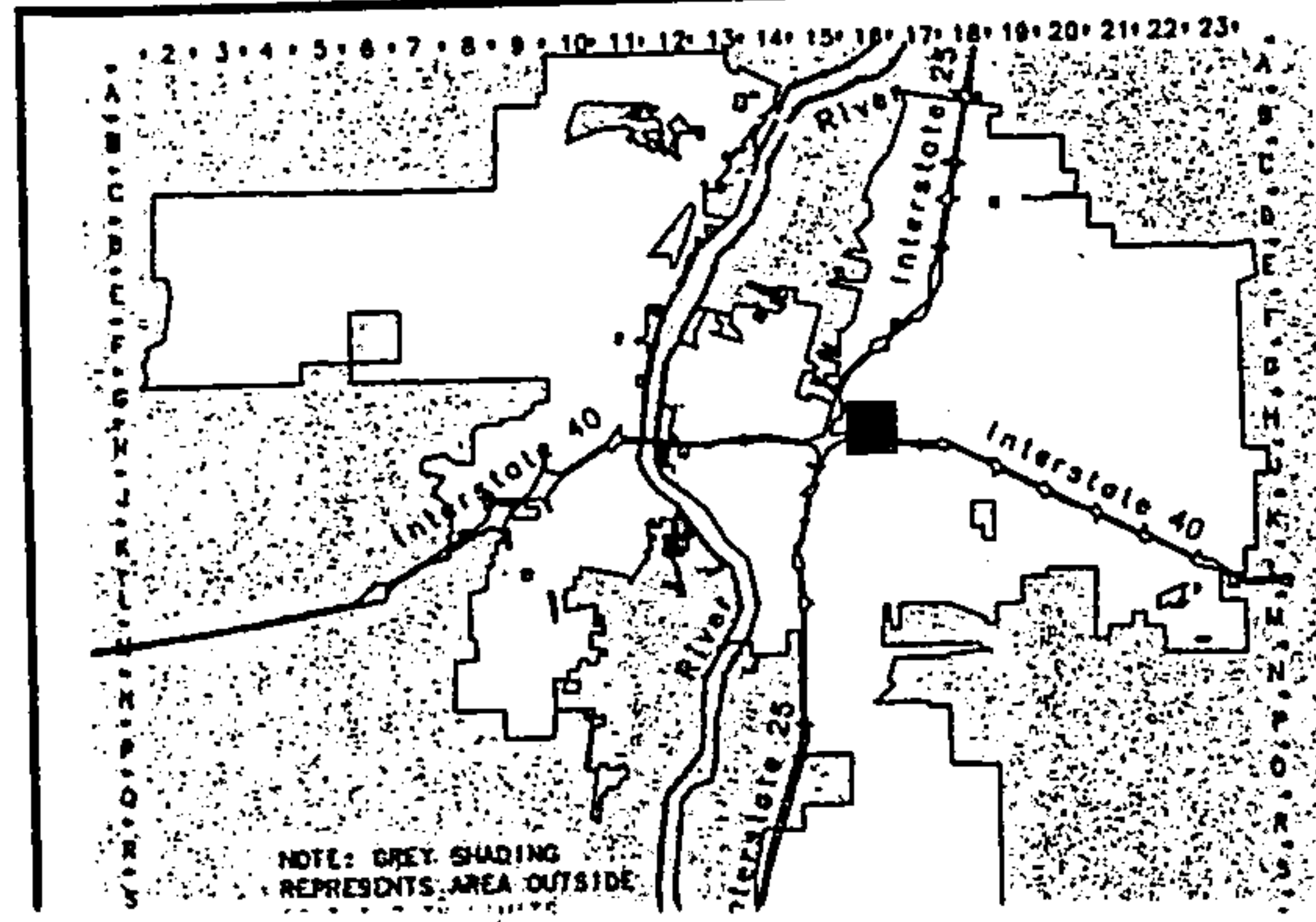
Application case numbers

03408 - 00770

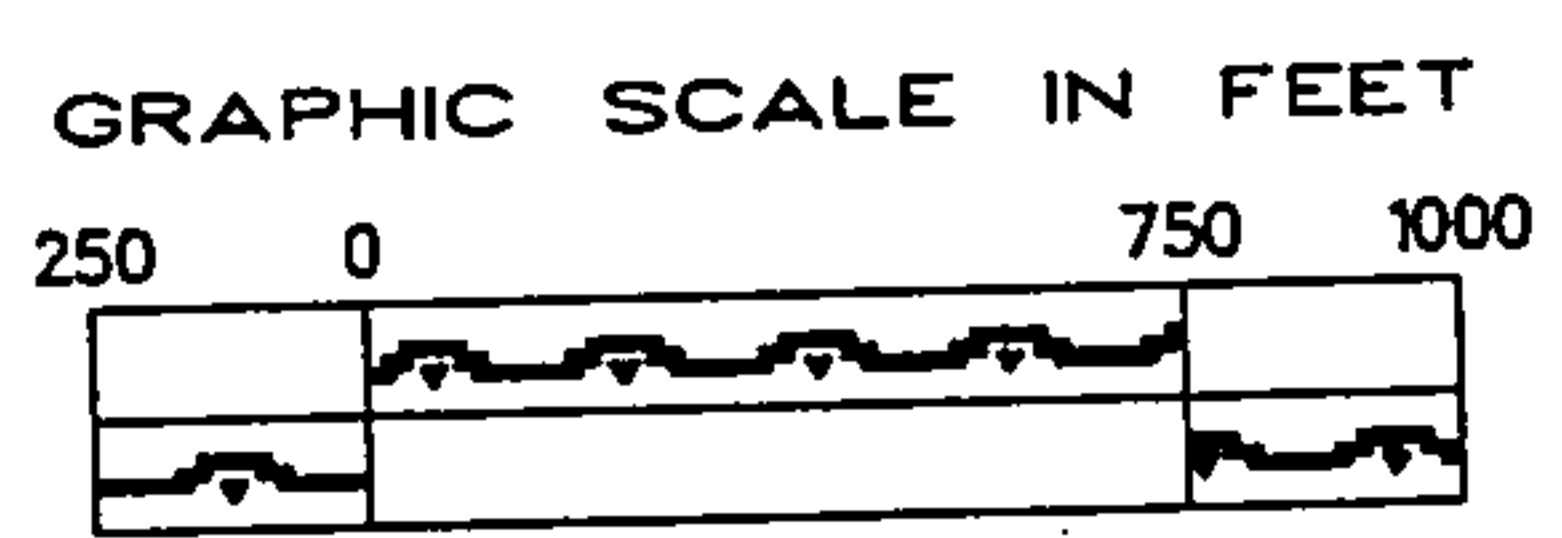
R. Bohannan 5/13/03

Planner signature / date

Project # 1002249



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



Zone Atlas Page

H-16-Z

Map Amended through April 03, 2002

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 13, 2003

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

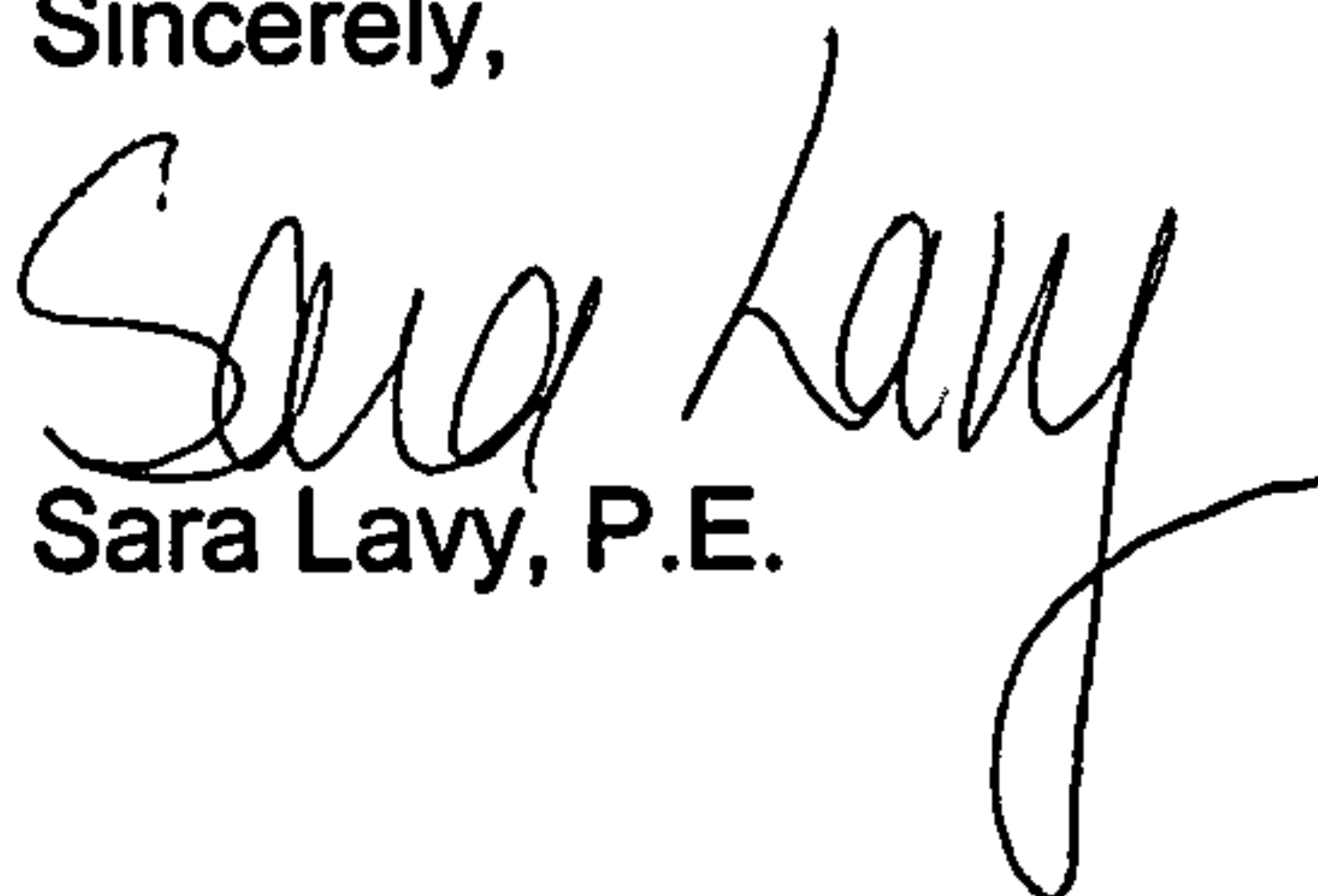
**Re: Preliminary/Final Plat
Tract E-1 & F-1, American Square
DRB Project # 1002249
Zone Atlas Page H-16-Z**

Dear Ms. Matson:

Tierra West LLC, on behalf of Wal-Mart Stores, Inc., requests approval for a Preliminary/Final Plat. The project is located at 2701 Carlisle Boulevard NE between Claremont Avenue NE and Menaul Boulevard NE. The site is the proposed location of a new Super Wal-Mart. We are combining two lots, Block F-1 and Block E-1, into one lot to be called Tract F-1-A. We are also creating two out-parcel lots labeled Tracts E-1-A and F-1-B on the plat. The project was approved by EPC, and the site plan has been submitted to DRB. A vacation action for the public utility easements that interfere with the new building was previously submitted and approved by DRB. We are relocating the utilities into new easements on this plat.

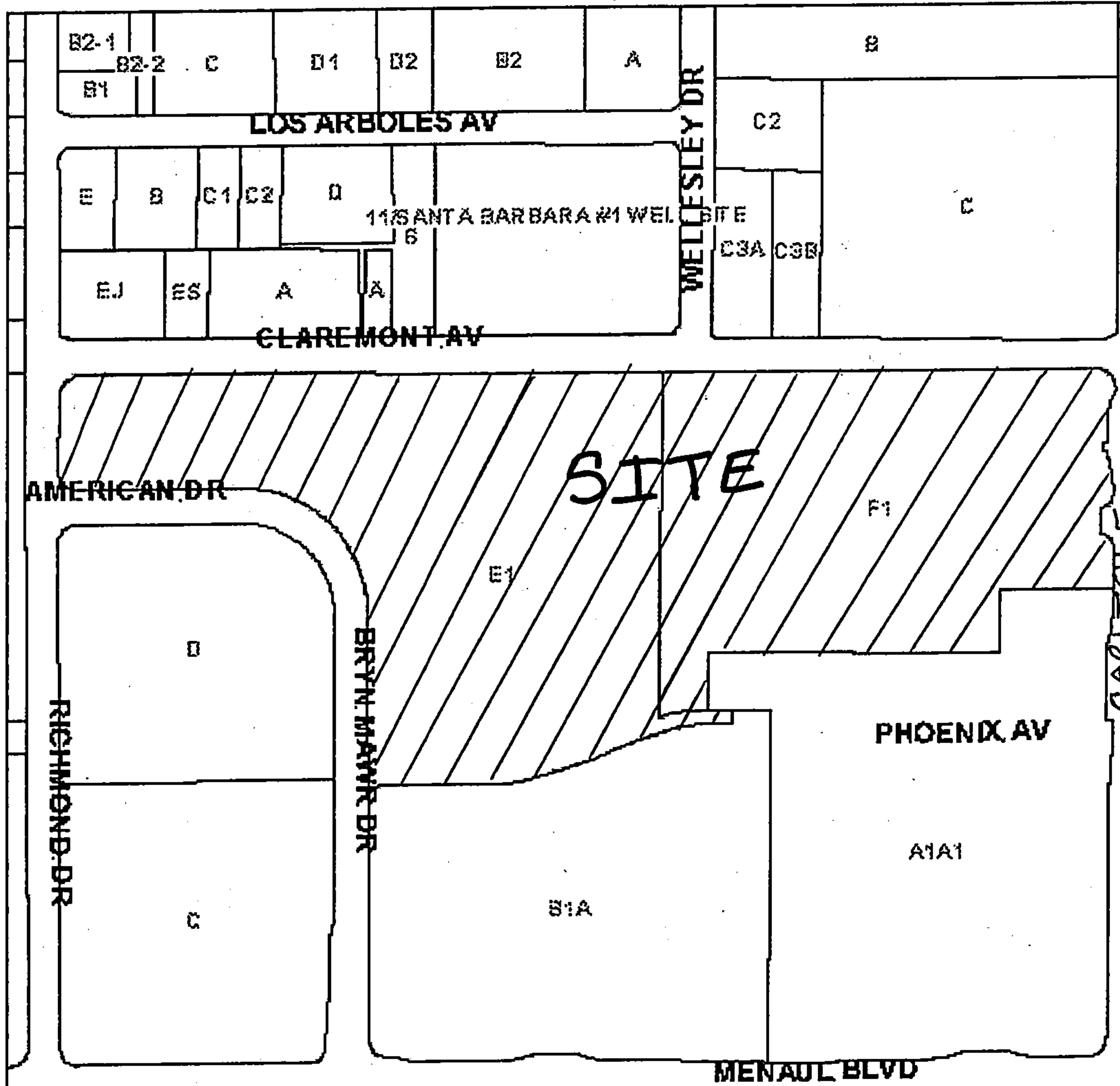
If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, P.E.

JN: 21075
scl

2001: 21075 DRB prelim plat.doc



Selected Address: 3101 AMERICAN DR NE
 Zoning: C-2
 Lot/Block/Subd: E1 , E1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605942636710905

Selected Address: 2701 CARLISLE BLVD NE
 Zoning: C-2
 Lot/Block/Subd: F1 , F1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605949136710920

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

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

PAID RECEIPT

APPLICANT NAME WALMART STORES
AGENT TIERRA WEST
ADDRESS 8509 JEFFERSON ST. NE.
PROJECT NO. 1002249
APPLICATION NO. 030RB - 00770

\$ 355.00 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 355.00 Total amount due

1213
95-677/1070

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

DATE 5.13.03

PAY TO THE ORDER OF City of Albuquerque \$ 355.00
Three Hundred Fifty Five DOLLARS

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

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 21075

05/13/2003 12:16PM LOC: ANN

Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt : \$355.00
J24 Misc : \$355.00
CK : 10/28/02 \$355.00
CHANGE : \$0.00

001213 107006677010020

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 13, 2003

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

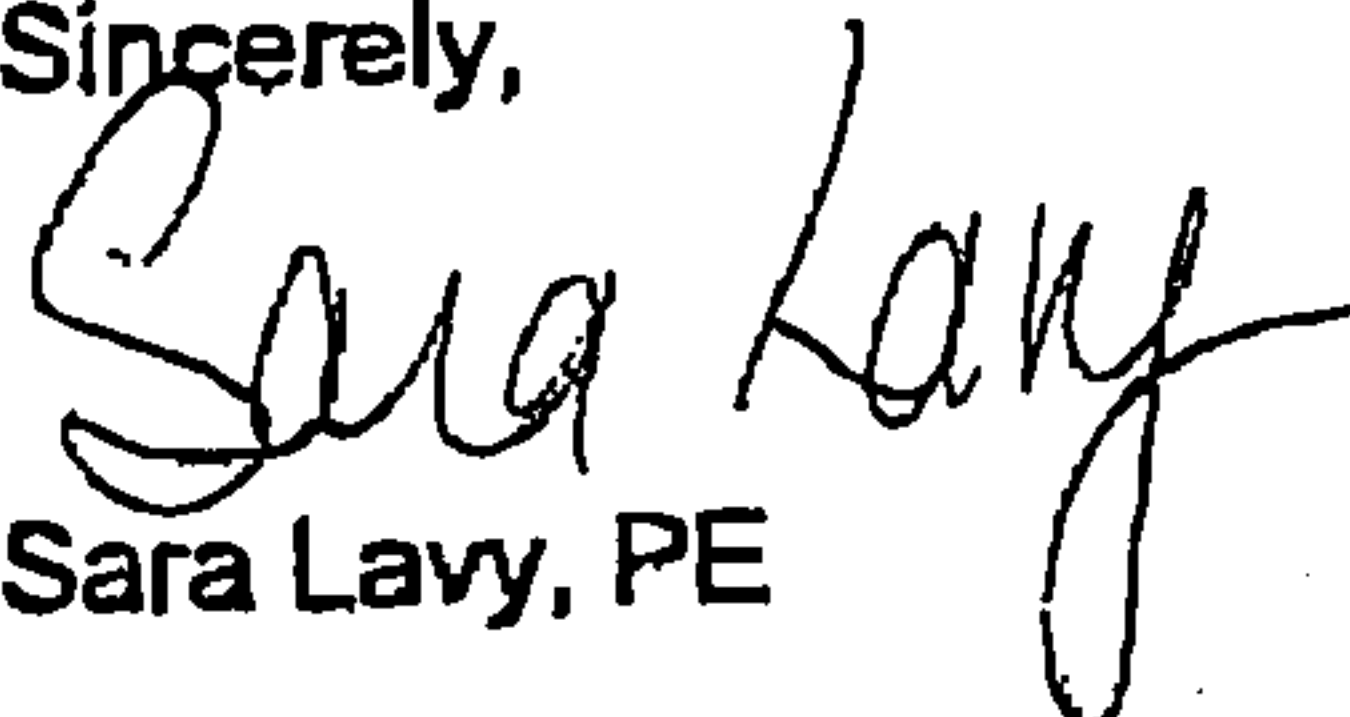
Re: Wal-Mart Store #850-03 at Carlisle/Claremont
Project #1002249

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner, is requesting a one-week deferral to May 21, 2003, for the above referenced project. This will allow the plat and site plan to be heard on the same agenda.

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

Sincerely,



Sara Lavy, PE

cc:

JN: 21075
scl

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

FACSIMILE TRANSMITTAL

To: Sheran Matson

FAX: 924-3864

From: Sara Lavy

Subject: Wal-Mart at Carlisle
Project #1002249

JN: 21075

TOTAL OF (2) PAGES

Date: 5-13-03

DBR deferral letter.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

ORIGINAL

INFRASTRUCTURE LIST

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

DRB Application No.: **PROJECT 1005249**

**Wal-Mart Supercenter Store #850-03, Albuquerque Central
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Block E1 and F1 American Square
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 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
<i>Public Improvements</i>									
<input type="text"/>	<input type="text"/>		Dual Left Turn Lanes Thru/Right Turn Lane (Eastbound)	Claremont/Carlisle Intersection	West Leg of Claremont	Carlisle Boulevard	/	/	/
<input type="text"/>	<input type="text"/>		Design Eastbound Right Turn Lane	Carlisle/Candelaria Intersection	West Leg of Candelaria	Carlisle Boulevard	/	/	/
<input type="text"/>	<input type="text"/>		Design Eastbound Right Turn Lane, West Bound Dual Left Turn Lanes and Right/Thru Lane	Carlisle/Montgomery Intersection			/	/	/
<input type="text"/>	<input type="text"/>	29	Sidewalk Culverts	Bryn Mawr	Private Access Road	100' North of Private Access Road	/	/	/
<input type="text"/>	<input type="text"/>		Catch Basins and RCP connections included with Storm Sewer						
<input type="text"/>	<input type="text"/>		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.						

NOTES

1 _____

2 _____

3 _____

4 _____

5 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon
 NAME (print)

TerraWalk LLC
 FIRM

[Signature] 4/21/03
 SIGNATURE - date

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

 DRB CHAIR - date

 TRANSPORTATION DEVELOPMENT - date

 UTILITY DEVELOPMENT - date

 CITY ENGINEER - date

 PARKS & GENERAL SERVICES - date

 AMAFCA - date

 - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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

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

APPLICANT INFORMATION:

NAME: WALMART STORES EAST INC. PHONE: 501-204-0157
 ADDRESS: 2001 S E 10TH STREET FAX: _____
 CITY: BENTONVILLE STATE AR ZIP 72716 E-MAIL: _____
 Proprietary interest in site: OWNER
 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: DRB FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION AND BUILDING PERMIT

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. TR. E1 & F1 Block: _____ Unit: _____
 Subdiv. / Addn. AMERICAN SQUARE
 Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas page(s): H-16 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 12.27 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 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. PARCEL ID 501674 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 2701 CARLISLE BLVD NE
 Between: CLAREMONT AVE and PHOENIX AVE

CASE HISTORY: *Debbie Stover EPC Case Planner*
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Z-86-12, 1002249, 02EPC/01475/01476 03DRB-00445 VAC. PE.

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

SIGNATURE *[Signature]* DATE 4/21/03
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB - 00635</u>	<u>SPS (#)</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>03DRB - 00637</u>	<u>SBP (#)</u>	<u>P(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>April 30th '03</u>	_____	_____	Total \$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<i>[Signature]</i> <u>4/22/03</u>	_____	_____	_____
	Planner signature / date	Project # <u>1002249</u>		

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

RONALD R. BOHANNAN, P.E.



Applicant name (print)

4/21/03

Applicant signature / date



Form revised September 2001

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

Application case numbers

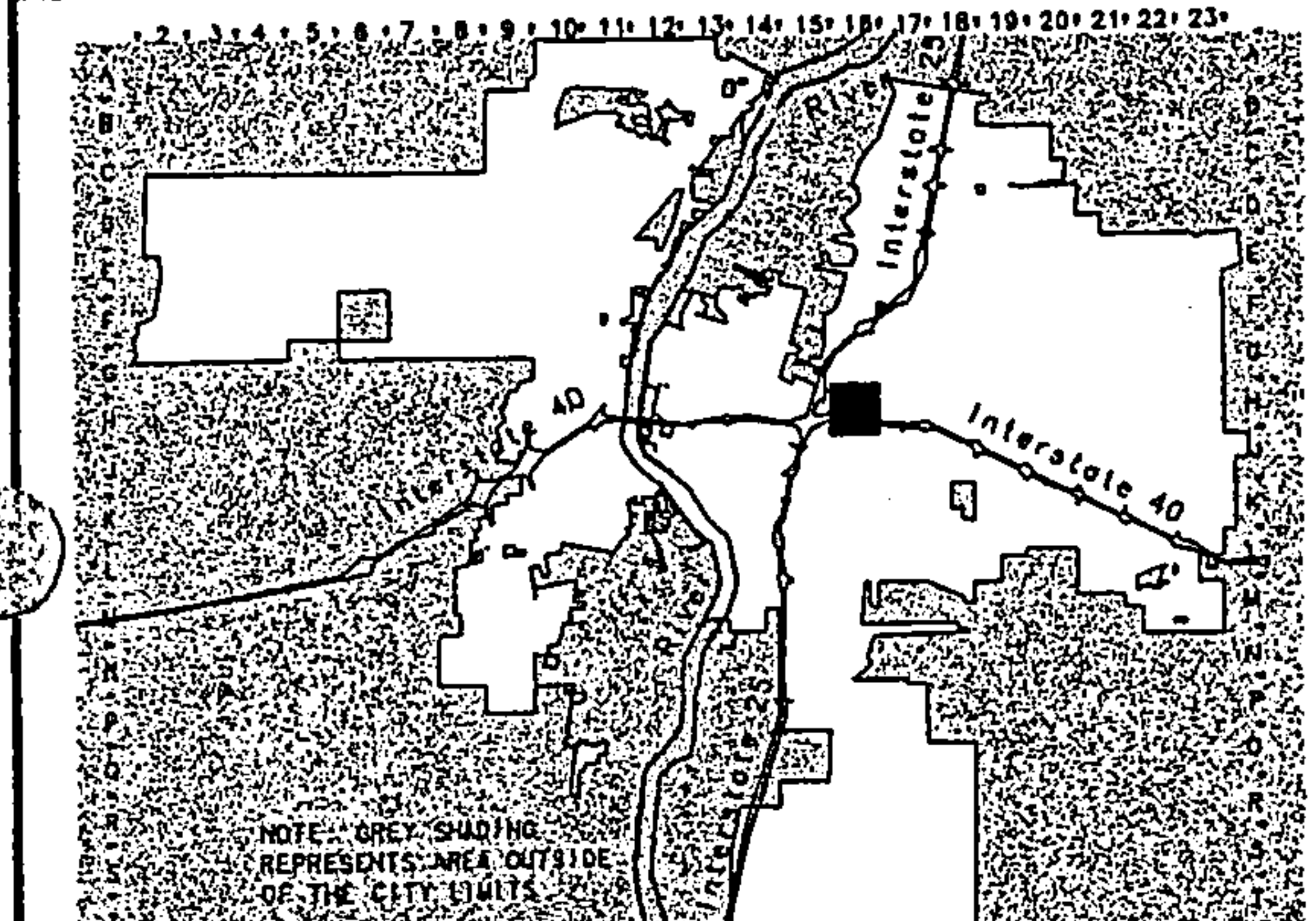
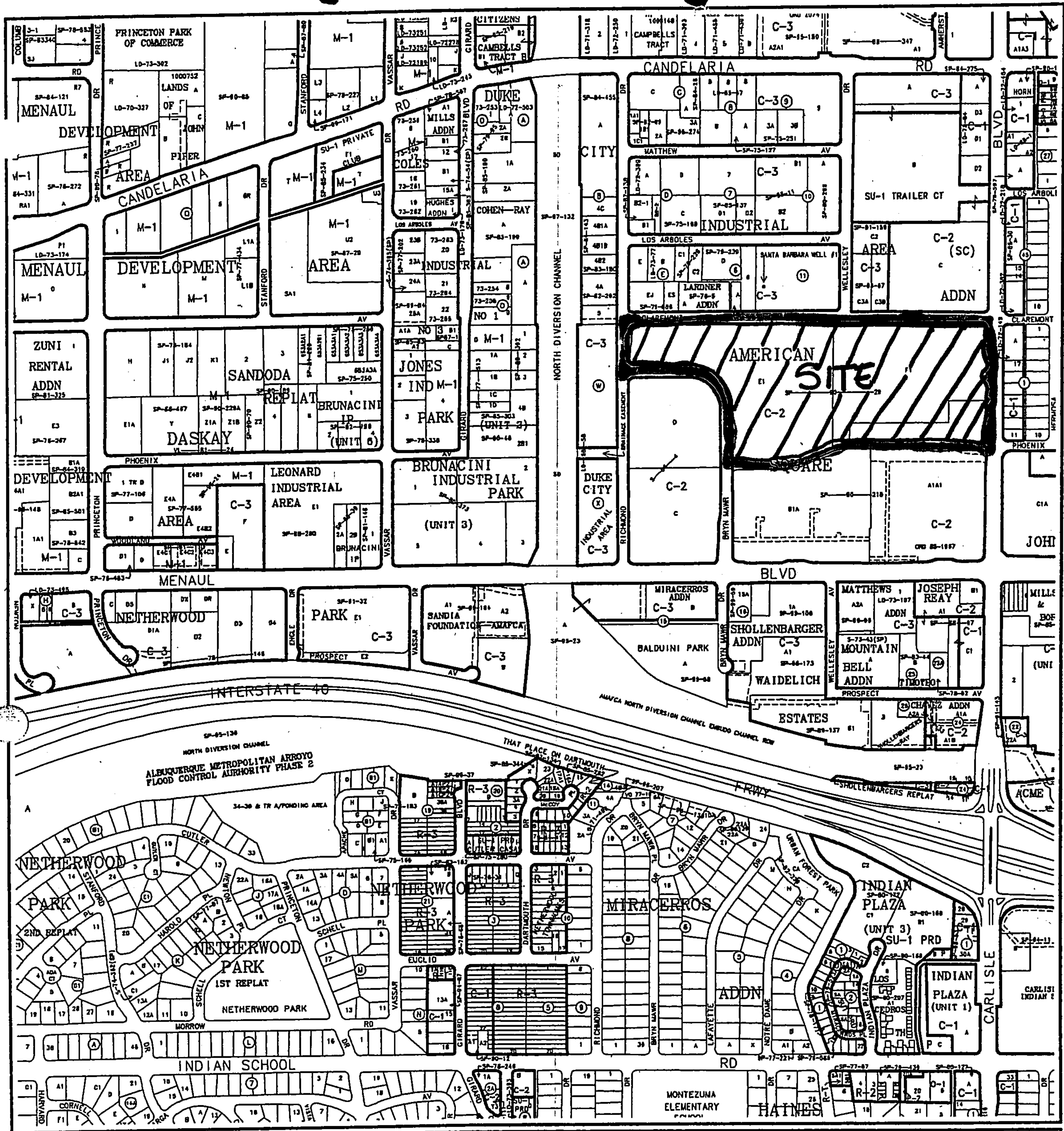
03DRB - 0085

03DRB - 06637

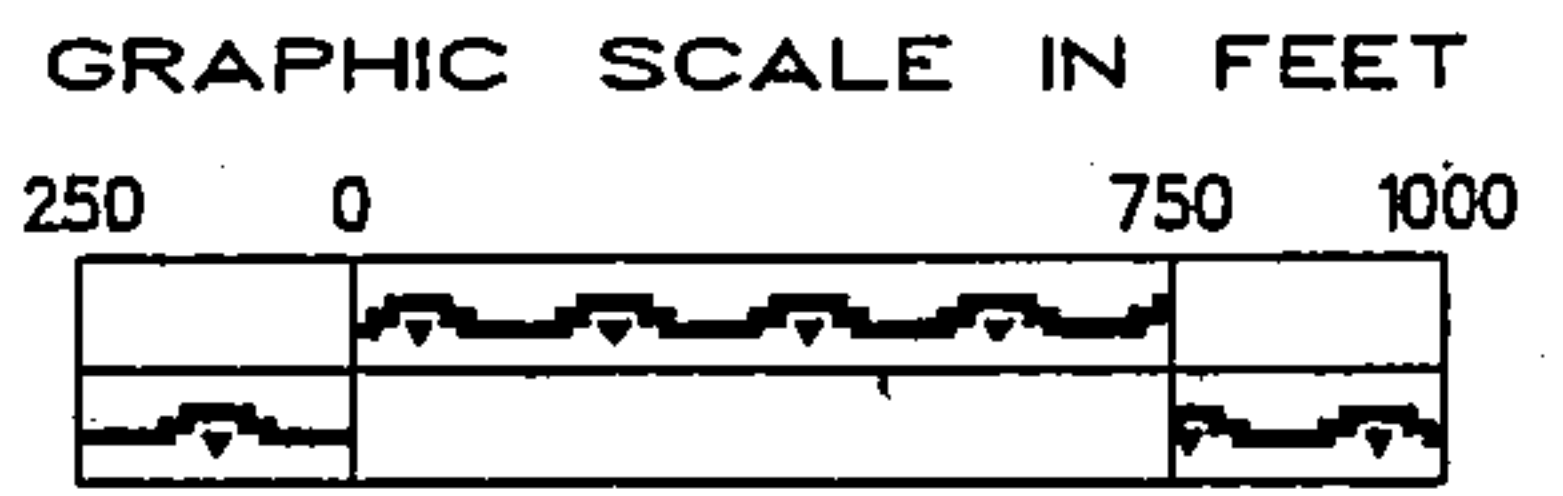
[Handwritten signature] 9/22/03

Planner signature / date

Project # 1002249



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

H-16-Z

Map Amended through December 07, 2000

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 15, 2003

Ms. Sheran Matson, Chairperson
Development Review Board (DRB)
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Wal-Mart Supercenter at Carlisle, Store #850-03
City Project # 1002249 / 02EPC-01475 & 02EPC-01476**

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner, is submitting the Site Development Plan for Subdivision and Building Permit for EPC Final sign-off. We request that this submittal be heard prior to the DRB hearing on the plat so that we can work out any issues relating to the Site Plan. I included a copy of the infrastructure list for your review and approval. We addressed the conditions of EPC in the following manner:

Site Development Plan for Subdivision

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter explains all modifications to the site and how all the EPC conditions were met.
2. A replat of the subject site is required prior to DRB submittal.
We request the Site Plan be heard prior to the preliminary plat hearing so we can work out any issues pertaining to the Site Plan.

Site Development Plan for Building Permit

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

- a. The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas. The parking area shall be broken down into 7 subsections with pedestrian crossings through each section. (See diagram)
The site was divided into 8 subsections, with pedestrian crossings delineating each section.
- b. A north/south drive aisle in the center of the parking directly in front of the Wal-Mart shall be added per the diagram. Also, a tree lined (planted 25-feet on center) axial crossing shall be created where the two main east/west and north/south drive aisles are located. These two aisles shall provide street furniture and shade for the pedestrian and customers of the business.
This drive aisle is impossible to add because of the severe grade difference between the site and Claremont. Instead, we added more pedestrian crossings running east/west to divide the parking lot into the required subsections.
- c. At the intersection of the main intersecting drive aisles, a small plaza-like space shall be created by planting seasonal flowers or groundcover and providing small seating walls similar to the screen wall shown around the perimeter of the site. Numerous choices are available to create this plaza-like area and include seating and shade; fountain or other water feature; clock tower; sculpture or other artwork; or other landscaping.
We added flower beds and furniture to each corner of the main intersection to create the required plaza-like affect.
- d. The existing east/west 8-foot pedestrian walkways shall be moved one row south and one row north to accommodate a more central walkway for pedestrians (see diagram). In addition, the 8-foot wide walkways shall be built at the same elevation as the asphalt parking area to allow shoppers with carts access to their automobiles for loading.
We revised the sidewalks and moved the pedestrian accesses to the north and south as required. The pedestrian connections are at the same elevations as the parking area.
- e. Wherever a pedestrian walkway or sidewalk crosses a vehicular drive aisle or curb-cut, it shall be at least 6-feet wide, of a paving material other than asphalt, and striped with white paint. All pedestrian crossings shall be a minimum of 6-feet wide and shall be clearly demarcated. Cobbles, brick or other rough pavement material shall be placed at the internal crossings to encourage traffic to drive slowly through these areas.
The pedestrian crossings are at least 6' wide and a detail is shown on Sheet 8 showing the striping and material to be used.
- f. Of the 30 bicycle parking spaces provided 15 should be secured parking available to employees. The bike lockers indicated on the site plan will satisfy this requirement.
This is keyed note 29 on the Site Plan for Building Permit.

- g. 15 personal effects lockers shall be provided for employees.
Wal-Mart provides a locker room for employees with approximately 100 lockers.
 - h. Two showers for bicycling employees shall be provided within the store and a note to this effect shall be added to the site plan.
This is Note 13d on the Site Plan for Building Permit (Sheet 2).
 - i. Seating as well as shade trees shall be shown on the site plan in the patio area on the northeast corner of the new building. Two additional shaded seating areas of a minimum 400 square feet, similar to what is now shown at the northeast corner (just north of the garden center) and one should be at the southwest corner – in the area of the customer.
Patio areas were added near the garden center and in the southwest corner near the entrance to the TLE (Sheet 2).
 - j. A minimum 15-foot wide sidewalk shall be provided along the east side of the facility.
A 15-foot wide sidewalk is shown along the east side of the building.
 - k. The developer shall provide pedestrian amenities at the customer entrance at the TLE to include a minimum 10 x 10 landscaped area with a minimum of tree, awning, ballards, textured concrete and a bench.
Pedestrian amenities were added to the entrance to the TLE.
3. Parking:
- a. The number of ADA spaces (22 or 23) shall be clarified on the site plan.
The parking was clarified and there are 23 ADA spaces on the site.
 - b. The ADA parking spaces shown with the 15,000 square foot Seasonal Center Sales area will be covered when this space is in use. The ADA spaces shall be moved to a location where they will be available on a year-round basis.
No ADA spaces are shown in the seasonal sales area.
4. Additional articulation of the north, west, and south facades shall be added in the form of awnings, pedestrian height building mounted lighting, ornamental trees and display windows. The east façade shall contain these elements every 30 feet. The Claremont elevations are a Primary Façade. Although there are no public entries, the building does face a public street and therefore shall include these elements every 30 feet.
Articulation was added every 30 feet using the required elements (Sheet 5)
5. The location of light poles shall be included on the site plan. Twenty-foot high lighting poles shall be placed along the main pedestrian walkway areas and 30-foot high lighting elsewhere within the parking area. In addition, all lighting shall be fully shielded horizontal lamps so that no fugitive light can escape beyond the property line. All light fixtures shall be full-cut type to prevent fugitive light and no light source should be visible from the site perimeter.

We show the location of the light poles on the site. These requirements are also shown on Note 7 on Sheet 2.

6. Cart corral signage that is at a height visible above the parked vehicles shall be placed on or in the cart corrals to alert customers as to these locations. These signs shall be similar to the aisle sign detail shown on Sheet 8. At least one cart corral per parking aisle shall be provided.

A cart corral sign was added to the detail sheets (Sheet 10).

7. The 3-foot wall which screens visibility at the perimeter of the parking shall be extended the last 10-feet or so at both the north and south property borders and shall also be installed along the Carlisle frontage.

The 3-foot screen wall was extended and added to the Carlisle frontage (Sheet 3).

8. Landscaping:

- a. The landscape plans shall comply with the City's Street Tree Ordinance which requires that street trees be planted 25-feet on center or clustered, but with the same number of trees (32).

We added trees along Carlisle and comply with the Street Tree Ordinance.

- b. As required by the City's Zoning Code, all trees shall be planted at a minimum of 2-inches in caliper. All evergreen trees shall be planted at a minimum 8-foot high. (Section 14-16-3-10-F-1)

This was added as a note on the Landscape Plan.

- c. Additional shrubs and groundcover shall be added to ensure the requirement of 75% live ground cover at maturity is met. Tree canopies do not count toward the 75% requirement.

Additional shrubs and groundcover were added to the Landscape Plan.

- d. The landscape plan shall include details of a typical parking aisle planting bed.

This detail was added (Sheet 4).

- e. More varieties of trees shall be added to the landscape plan such as Afghan pine, Pinon pine, spruce, Japanese Black pine, and firs as well as street and shade species that include Chinese pistachio, Golden Raintree, sycamores, Ginkgo and Catalpa and other varieties of deciduous trees. The ash, honey locust and Austrian pine shall not be eliminated, but supplemented with other species.

More tree varieties were added to the Landscape Plan (Sheet 4).

- f. Shade trees shall be shown in the planters in the walkway adjacent to the building along the east façade. Planter areas for these trees shall be no less than 36-square feet in size.

Shade trees are shown in planters along the east facade, which are 6' x 6'.

- g. The note on the landscaping plan that states that "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed.

The note was removed.

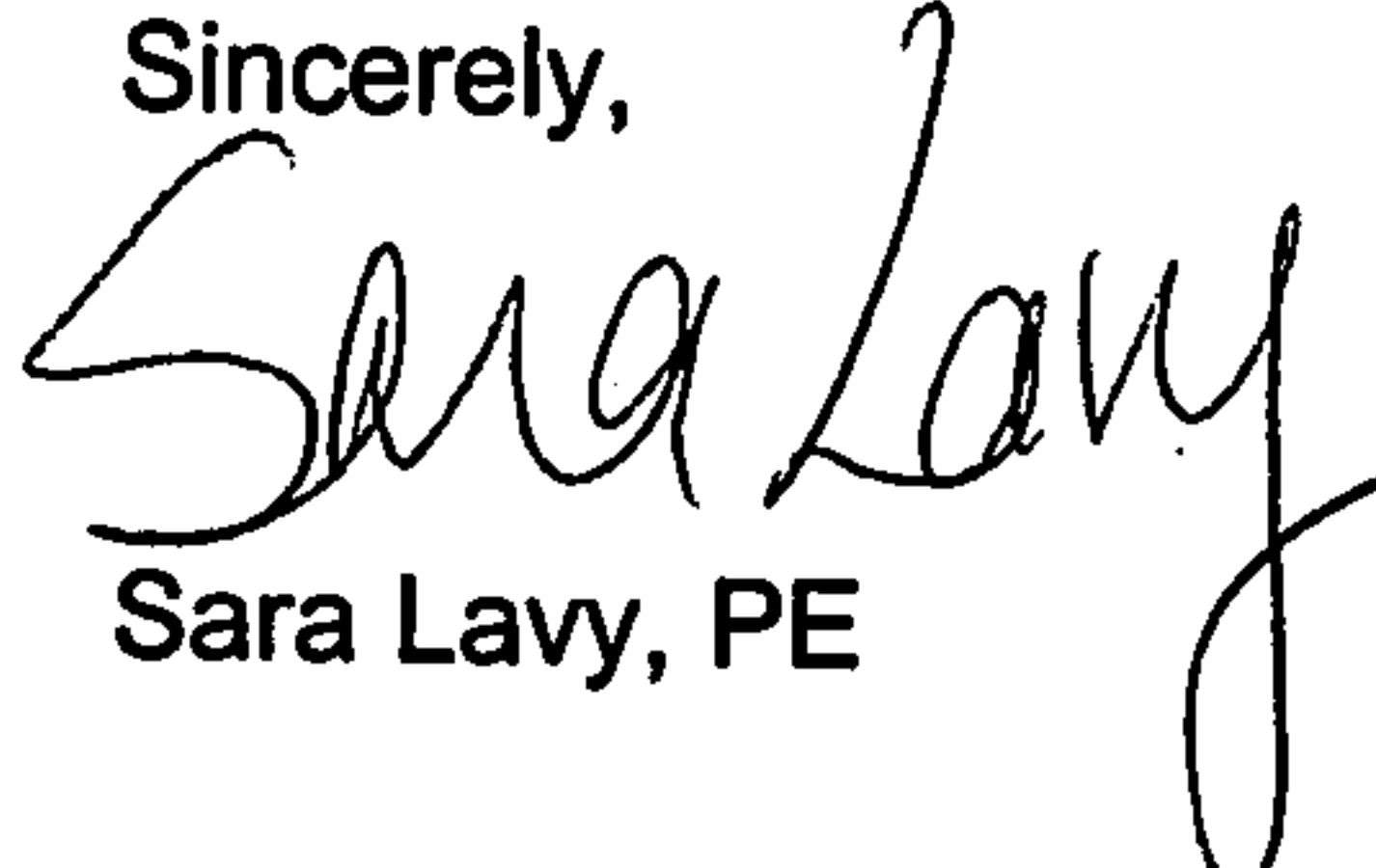
9. Fueling Station:
 - a. An elevation of the service station shall be included in the site plan elevations. All canopies and ancillary structures shall be architecturally integrated (materials and colors with the main building). Special consideration shall be given to roof structures, including materials.
The service station elevation was added to the plan (Sheet 5B).
 - b. All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling.
This was added as Note 1 on the service station elevation (Sheet 5B).
 - c. Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.
The was added as Note 2 on the service station elevations (Sheet 5B).
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
This is stated in Note 12 on Sheet 2.
11. Recommended conditions from city engineer and public works:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
We show a new 4' sidewalk adjacent to the site and will construct any other improvements that are necessary.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for.
To the best of our knowledge all requirements of previous actions by EPC or DRB are completed.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
All previous TIS measures are complete. We are continuing to negotiate the traffic mitigation required for the site.
 - d. Evaluate a median closing on Carlisle, at the middle site driveway, to allow more left turn storage on Carlisle at Claremont.
As closing the median would create additional traffic problems, we decided to leave the median opening as it exists today.
 - e. Evaluate an additional site driveway on Claremont that connects the drive aisle in front of Walmart from the Private Access Drive to Claremont. It may be needed to clear left turns from the site to Claremont (see TIS).

There is a significant grade difference between the new store and Claremont that makes this connection impossible.

- f. Site Plan shall comply and be designed per DPM standards and to the satisfaction of the Traffic Engineer.
To the best of our knowledge, the Site Plan meets all DPM standards and criteria.
- g. The Utility plan will require modifications. Records show a single 6-inch private fire, which could not supply the on-site demands shown. However, the site plan shows an 8-inch fire line. This must be resolved. The site plan shows 3-foot screening walls, which may or may not be adequate. Higher walls if required would impede access to existing public fire hydrants necessitating additional on-site infrastructure. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign-off at DRB. There are no serviceable sewer lines adjoining 'out lots' 1 and 2. Public infrastructure may be required as a condition of platting, but the utility plan does not address service.
We submitted a utility availability letter but have not received an answer at this time. We will correct any deficiencies in the layout after receive the availability letter. Outlot 1 is a proposed service station and does not require water or sewer service.
- h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
City Hydrology approved the grading and drainage plan on March 27, 2003.
- i. Re-platting should be concurrent with site plan approvals.
We request the Site Plan be heard before the Preliminary Plat to work out any planning issues. However, we will submit the plat prior to DRB approval of the Site Plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,


Sara Lavy, PE

Enclosure/s

JN: 21075
scl

21075
Incoming
DRB
EPC
cc: Sara/Bryon



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

Date: November 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002249**
02EPC-01475 EPC Site Development Plan-Subdivision
02EPC-01476 EPC Site Development Plan-Building
Permit

Walmart Stores East Inc.
2001 SE 10th Street
Bentonville, AR 72716

LEGAL DESCRIPTION: for all or a portion of Tract(s)
E1 & F1, **American Square**, zoned C-2, located on
CARLISLE BLVD. NE, between CLAREMONT AVE
NE and PHOENIX AVE. NE, containing approximatel
24 acre(s). (H-16) Debbie Stover, Staff Planner

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002249/02EPC-01475, a Site Development Plan for Subdivision, for Tracts E1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts E1 and F1, American Square, located on Carlisle Boulevard between Claremont Avenue and Phoenix Avenue NE, to allow the subdivision of Lot F1 into two parcels and to allow a new Wal-Mart Supercenter, service station and parking area to be built along with the demolition of the existing Wal-Mart building.
2. The request is generally in conformance with the policies of the Comprehensive Plan by redeveloping and rehabilitating an older neighborhood (Policy o) and by providing new growth in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).
3. The site plan meets all of the requirements of the Zoning Code by specifying all of the elements of a site development plan for subdivision.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan 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. A replat of the subject site is required prior to DRB submittal.
-

On November 21, 2002 the Environmental Planning Commission voted to approve Project 1002249/02EPC-01476, a Site Development Plan for Building Permit, for Tracts E1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tracts E1 and F1, American Square, located on Carlisle Boulevard between Claremont Avenue and Phoenix Avenue NE, to allow a new Wal-Mart Supercenter, service station and parking area to be built along with the demolition of the existing Wal-Mart building.
2. The request is generally in conformance with the policies of the Comprehensive Plan by redeveloping and rehabilitating an older neighborhood (Policy o) and by providing a new growth in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e).
3. The subject site is within the Community Activity Center identified as American Square. Policy 6.a. states that activity centers designated by the Centers and Corridors are to help shape the urban form in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the center, and maximize cost-effectiveness of City services.
4. Access to the Community Activity Center should be very accessible by automobile, as well the pedestrian. Centers are to be located on minor and major arterial streets and should provide a main hub connecting to the transit system. The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas (Page 20, Centers and Corridors).

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NOVEMBER 21, 2002
PROJECT 1002249
PAGE 3

5. Community Activity Centers are to have predominately off-street parking with a site circulation plan that avoids conflict between pedestrian and automobiles. Parking in lots or structures, pedestrian paths between parking and buildings and bicycle parking is encouraged (Page 20, Centers and Corridors).
6. Public plazas/open space should be provided within Community Activity Centers (Page 20, Centers and Corridors).
7. The site plan for building permit will be adequate with some changes and revisions as recommended by staff.
8. The site plan has been approved without consideration of the parking provided on Block A1A.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Pedestrian/Bicycle Amenities:
 - a. The interior of the center shall be very accommodating to the pedestrian, even within the predominantly off-street parking areas. The parking area shall be broken down into 7 subsections with pedestrian crossings through each section. (See diagram)
 - b. A north/south drive aisle in the center of the parking directly in front of the Wal-Mart shall be added per the diagram. Also, a tree lined (planted 25-feet on center) axial crossing shall be created where the two main east/west and north/south drive aisles are located. These two aisles shall provide street furniture and shade for the pedestrian and customers of the business.
 - c. At the intersection of the main intersecting drive aisles, a small plaza-like space shall be created by planting seasonal flowers or groundcover and providing small seating walls similar to the screen wall shown around the perimeter of the site. Numerous choices are available to create this plaza-like area and include seating and shade; fountain or other water feature; clock tower; sculpture or other artwork; or other landscaping.
 - d. The existing east/west 8-foot wide pedestrian walkways shall be moved one row south and one row north to accommodate a more central walkway for pedestrians. (see diagram) In addition, the 8-foot wide walkways shall be built at the same elevation as the asphalt parking area to allow shoppers with carts access to their automobiles for loading.

- e. Wherever a pedestrian walkway or sidewalk crosses a vehicular drive aisle or curb-cut, it shall be at least six-feet wide, of a paving material other than asphalt, and striped with white paint. All pedestrian crossings shall be a minimum of 6-feet wide and shall be clearly demarcated. Cobbles, brick or other rough pavement material shall be placed at the internal crossings to encourage traffic to drive slowly through these areas.
 - f. Of the 30 bicycle parking spaces provided 15 should be secured parking available to employees. The bike lockers indicated on the site plan will satisfy this requirement.
 - g. 15 personal effects lockers shall be provided for employees.
 - h. Two showers for bicycling employees shall be provided within the store and a note to this effect shall be added to the site plan.
 - i. Seating as well as shade trees shall be shown on the site plan in the patio area on the northeast corner of the new building. Two additional shaded seating areas of a minimum 400 square feet, similar to what is now shown at the northeast corner (just north of the garden center) and one should be at the southwest corner-in the area of the customer.
 - j. A minimum 15-foot wide sidewalk shall be provided along the east side of the facility.
 - k. The developer shall provide pedestrian amenities at the customer entrance at the TLE to include a minimum 10 x 10 landscaped area with a minimum of tree, awning, ballards, textured concrete and a bench.
3. Parking:
- a. The number of ADA spaces (22 or 23) shall be clarified on the site plan.
 - b. The ADA parking spaces shown with the 15,000 square foot Seasonal Garden Center Sales area will be covered when this space is in use. The ADA spaces shall be moved to a location where they will be available on a year-round basis.
4. Additional articulation of the north, west and south façades shall be added in the form of awnings, pedestrian height building mounted lighting, ornamental trees and display windows. The east façade shall contain these elements every 30 feet. The Claremont elevation is a Primary Façade. Although there are no public entries, the building does face a public street and therefore shall include these elements every 30 feet.
5. The location of light poles shall be included on the site plan. Twenty-foot high lighting poles shall be placed along the main pedestrian walkway areas and 30-foot high lighting elsewhere within the parking area. In addition, all lighting shall be fully shielded horizontal lamps so that no fugitive light can escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light and no light source should be visible from the site perimeter.
6. Cart corral signage that is at a height visible above the parked vehicles shall be placed on or in the cart corrals to alert customers as to these locations. These signs shall be similar to the aisle sign detail shown on Sheet 8. At least one cart corral per parking aisle shall be provided.
7. The 3-foot wall which screens visibility at the perimeter of the parking shall be extended the last 10-feet or so at both the north and south property borders and shall also be installed along the Carlisle frontage.

8. Landscaping:
 - a. The landscape plan shall comply with the City's Street Tree Ordinance which requires that street trees be planted 25-feet on center or clustered, but with the same number of trees (32).
 - b. As required by the City's Zoning Code, all trees shall be planted at a minimum of 2-inches in caliper. All evergreen trees shall be planted at a minimum 8-feet high. (Section 14-16-3-10-F-1)
 - c. Additional shrubs and groundcover shall be added to ensure the requirement of 75% live ground cover at maturity is met. Tree canopies do not count toward the 75% requirement.
 - d. The landscape plan shall include details of a typical parking aisle planting bed.
 - e. More varieties of trees shall be added to the landscape plan such as Afghan pine, Piñon pine, spruce, Japanese Black pine, and firs as well as street and shade species that include Chinese pistache, Golden Raintree, sycamores, Ginkgo and Catalpa and other varieties of deciduous trees. The ash, honey locust and Austrian pine shall not be eliminated, but supplemented with other species.
 - f. Shade trees shall be shown in the planters in the walkway adjacent to the building along the east façade. Planter areas for these trees shall be no less than 36-square feet in size.
 - g. The note on the landscaping plan that states that "Final landscaping layout and design to be determined upon receipt of final grading plan" shall be removed.
9. Gas Fueling Station:
 - a. An elevation of the service station shall be included in the site plan elevations. All canopies and ancillary structures shall be architecturally integrated (materials and colors) with main building. Special consideration shall be given to roof structures, including materials.
 - b. All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling.
 - c. Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands are allowed.
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
11. Recommended conditions from city engineer and public works:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
 - d. Evaluate a median closing on Carlisle, at the middle site driveway, to allow more left turn storage on Carlisle at Claremont.
 - e. Evaluate an additional site driveway on Claremont that connects the drive aisle in front of Walmart from the Private Access Drive to Claremont. It may be needed to clear left turns from the site to Claremont (see TIS).
 - f. Site Plan shall comply and be designed per DPM Standards and to the satisfaction of the Traffic Engineer.

- g. The Utility plan will require modifications. Records show a single 6-inch private fire, which could not supply the on-site demands shown. However the site plan shows an 8-inch fire line. This must be resolved. The site plan shows 3-foot screening walls, which may or may not be adequate. Higher walls if required would impede access to existing public fire hydrants necessitating additional on-site infrastructure. Fire protection requirements including instantaneous flow and hydrant placement must be verified with the Fire Marshals Office and Utility Development prior to site plan sign off at DRB. There are no serviceable sewer lines adjoining 'out lots' 1, and 2. Public infrastructure may be required as a condition of platting, but the utility plan does not address service.
- h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval of drainage plan required prior to placement on DRB agenda.
- i. Re-platting should be concurrent with site plan approvals.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 6, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.1 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

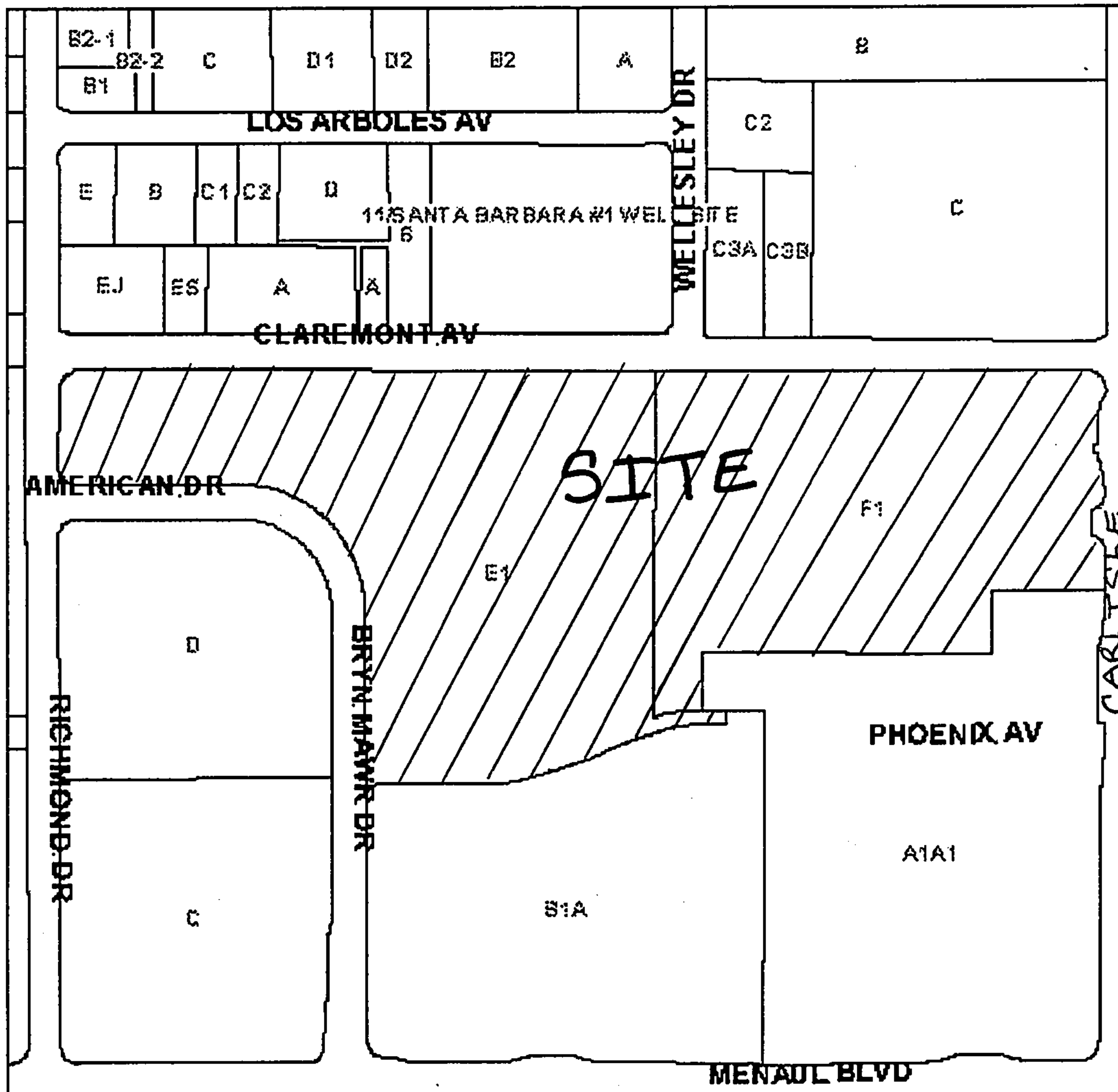
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NOVEMBER 21, 2002
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Sincerely,


for Victor J. Chavez
Planning Director

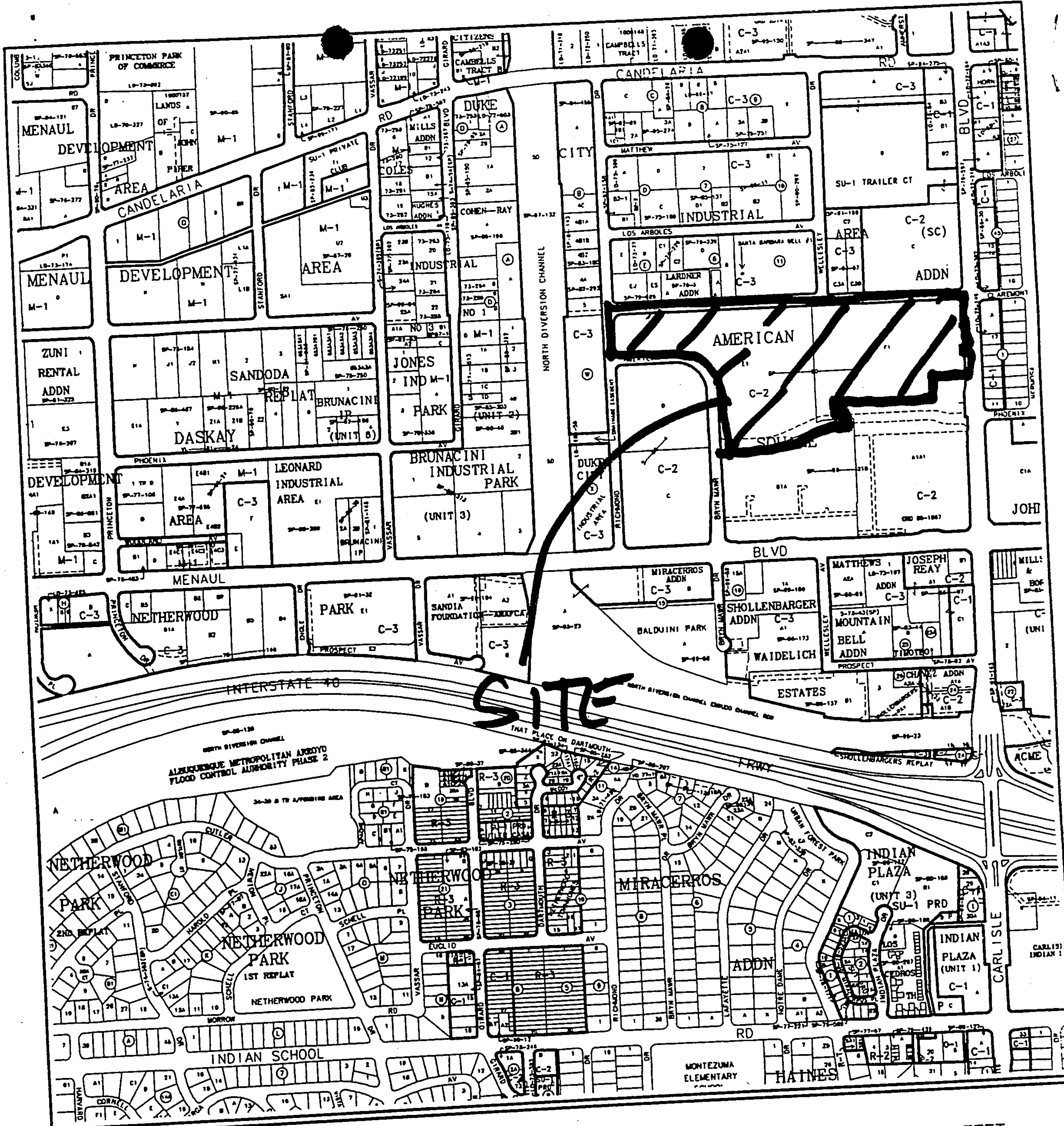
VJC/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Barb Johnson, Bel-Air N.A., 2700 Hermosa NE, Albuquerque, NM 87110
Ms. Lee Julian, Bel-Air N.A., 2724 Monroe NE, Albuquerque, NM 87110
John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104

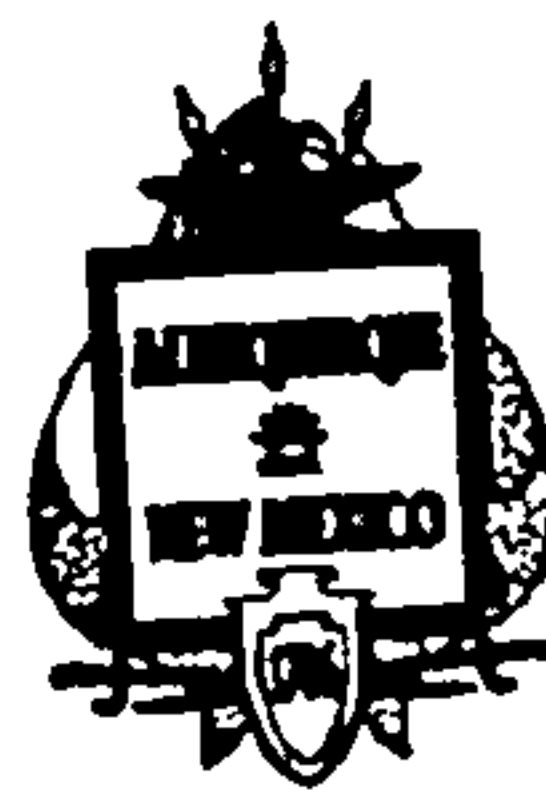
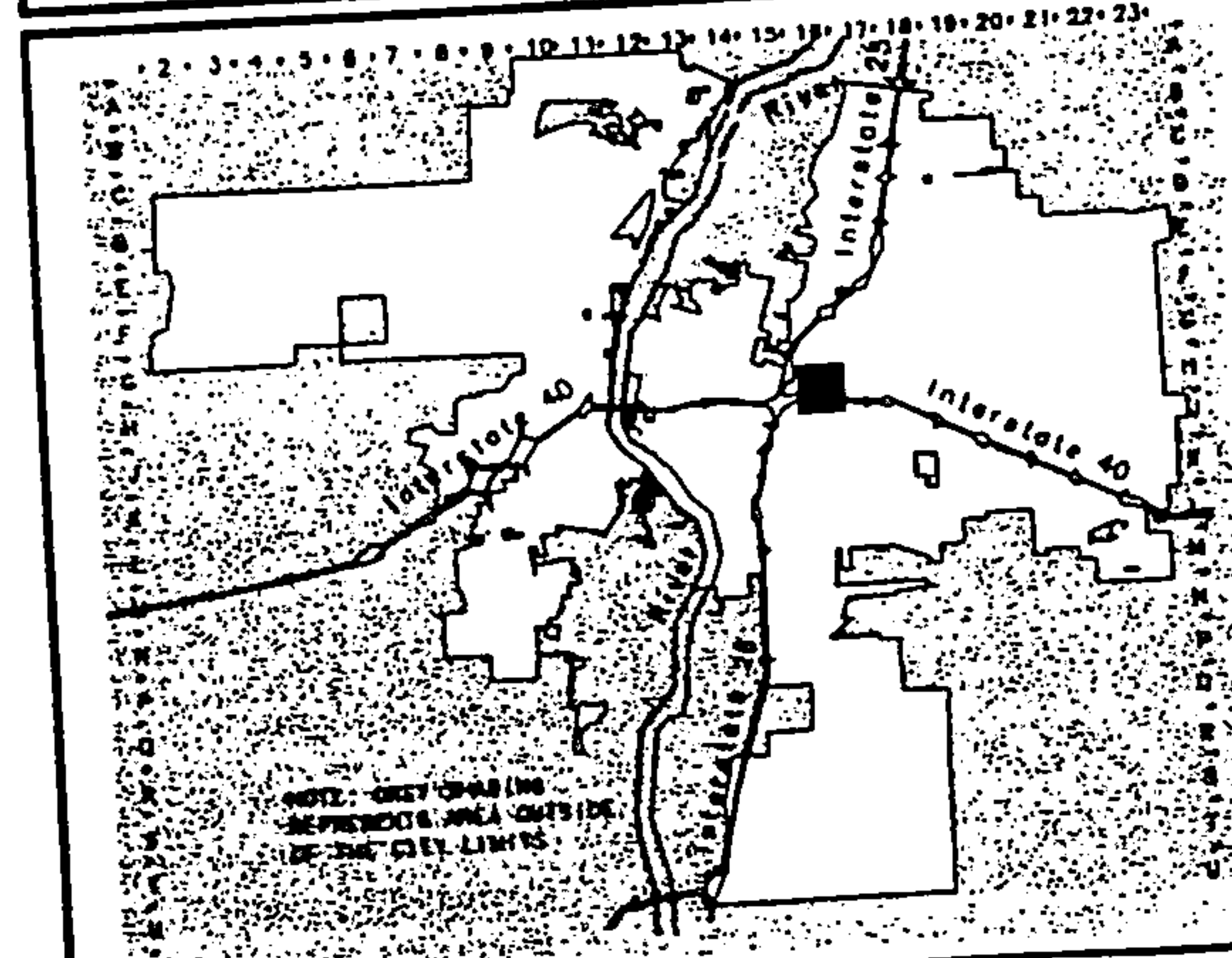


Selected Address: 3101 AMERICAN DR NE
 Zoning: C-2
 Lot/Block/Subd: E1 , E1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605942636710905

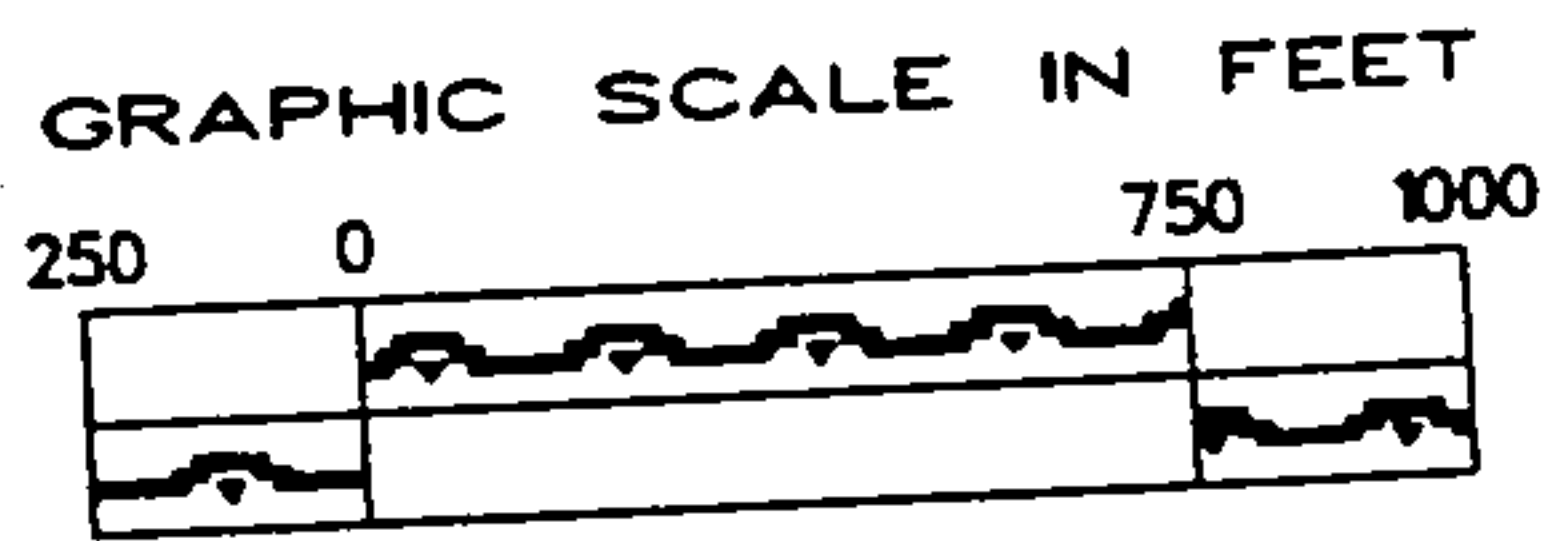
Selected Address: 2701 CARLISLE BLVD NE
 Zoning: C-2
 Lot/Block/Subd: F1 , F1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605949136710920



SITE



CITY OF
Albuquerque
A Resource **G** Geographic **I** Information **S** System
PLANNING DEPARTMENT
© Copyright 2001



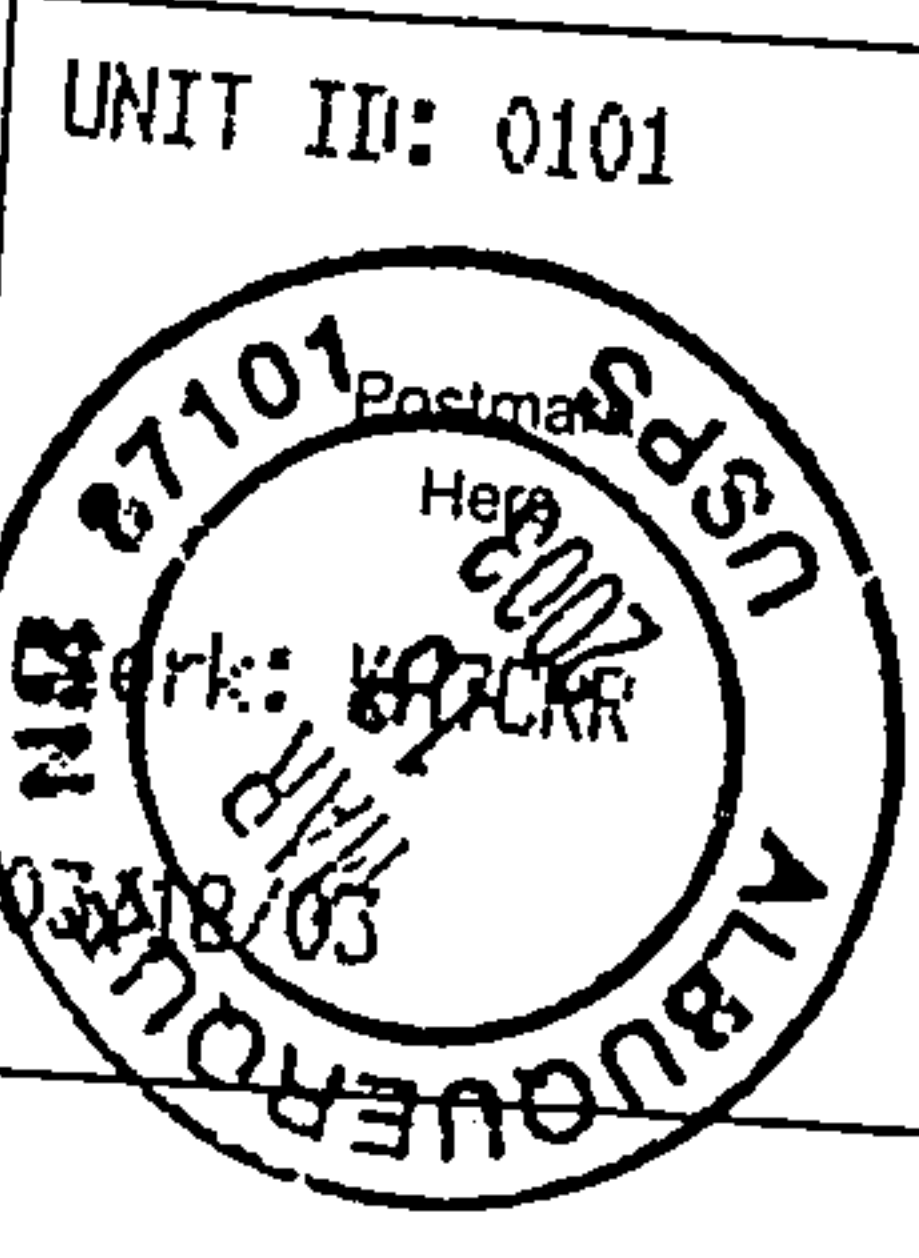
Zone Atlas Page
H-16-Z
Map Amended through July 19, 2001

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

7001 2510 0008 8965 7207

ALBUQUERQUE, NM 87110

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



UNIT ID: 0101

Sent To: Barb Johnson
 Street, Apt. No., or PO Box No.: 2700 Hermosa NE
 City, State, ZIP+4: ABQ NM 87110

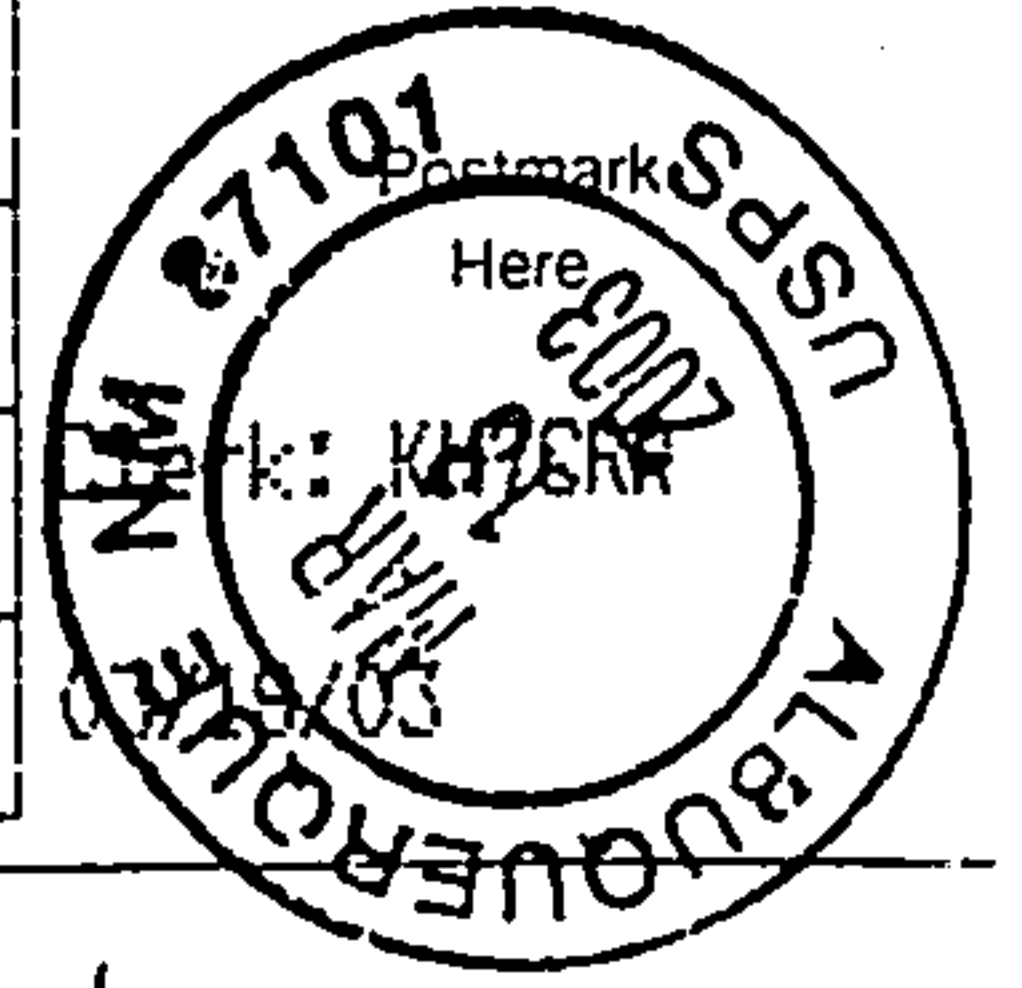
PS Form 3800, January 2001 See Reverse for Instructions

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

7002 0510 0002 9479 4042

ALBUQUERQUE, NM 87110

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



UNIT ID: 0101

Sent To: Ms. LEE JULIAN
 Street, Apt. No., or PO Box No.: 2724 MORICE NE
 City, State, ZIP+4: ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions



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: March 12, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Tierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 3-12-03 requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract E-1 & F-1, American Square

zone map page(s) H-16

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

Bel-Air
Neighborhood Association
Contacts: Barb Johnson
2700 Hermosa NE
889-0293 (H) 87110
Ms. Le Julian
2724 Monroe NE
888-3042 (H) 87110

Neighborhood Association
Contacts: _____

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,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

101605949030410915 LEGAL: BLOC K A- 1-A1 (REPL OF BLKS A-1-A & B-1) AMERICAN S LAND USE:
 PROPERTY ADDR: 00000 3535 MENAUL BLVD NE
 OWNER NAME: Tanager Company C/O Lee S Blau
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101705901234920618 LEGAL: * 01 3 00 1N ALISO ADD LAND USE:
 PROPERTY ADDR: 00000 2706 CARLISLE BLV NE
 OWNER NAME: FINLEY JOSEPH E I & JO ANN TRU
 OWNER ADDR: 06716 ISLETA BL SW ALBUQUERQUE NM 87105

101705901234120601 LEGAL: * 01 1 00 1N ALISO ADD & L12 LAND USE:
 PROPERTY ADDR: 00000 2700 CARLISLE BLV NE
 OWNER NAME: FINLEY JOSEPH E I & JO ANN TRU
 OWNER ADDR: 06716 ISLETA BL SW ALBUQUERQUE NM 87105

101605943030710910 LEGAL: BLOC K B- 1A (REPL OF BLKS A-1-A & B-1) AMERICAN SQU LAND USE:
 PROPERTY ADDR: 00000 3301 MENAUL BLVD NE
 OWNER NAME: MONTCLAIRE LTD
 OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101605934830210110 LEGAL: BLOC K C PLAT FOR AMERICAN SQUARE CONT 5.9220 AC +- LAND USE:
 PROPERTY ADDR: 00000 3035 MENAUL NE
 OWNER NAME: ALBUQUERQUE MENAUL LLC % GOODM
 OWNER ADDR: 02835 NORTH SHEFFIELD AV CHICAGO IL 60657

RECORDS WITH LABELS

PAGE 1

101605950042710605	LEGAL: C DUKE CITY INDUS AREA 468.85FT E55FT PROPERTY ADDR: 00000 2801 CARLISLE BLVD NE OWNER NAME: CARLISLE PARTNERS LLC OWNER ADDR: 01651 UNIVERSITY	LAND USE: BL NE ALBUQUERQUE	NM 87102
101605945541810616	LEGAL: LOT C-3A PLAT OF LTS C-3A & C-3B DUKE CITY INDUSTR PROPERTY ADDR: 00000 3401 CLAREMONT NE OWNER NAME: CORDOVA MANUEL E & LORI E OWNER ADDR: 10053 LOS CANSADOS	LAND USE: NW ALBUQUERQUE	NM 87114
101605946541810611	LEGAL: LOT C-3B PLAT OF LTS C-3A & C-3B DUKE CITY INDUSTR PROPERTY ADDR: 00000 3401 CLAREMONT NE OWNER NAME: TOM & JERRY ENTERPRISES LLC OWNER ADDR: 12437 CHELWOOD	LAND USE: PL NE ALBUQUERQUE	NM 87112
101605930941610817	LEGAL: * 4A OF CORRECTED REPLAT OF A SUMMARY PLAT FOR LOT PROPERTY ADDR: 00000 2809 RICHMOND NE OWNER NAME: ARIZONA REFRIGERATION SUPL INC OWNER ADDR: 00000	LAND USE: PHOENIX	AZ 85036
101605942441310414	LEGAL: SO 2 00 FT OF BLK 11 EXC ELY 230 FT DUKE CITY INDUS PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87103
101605933541210407	LEGAL: TR E -J S UMMARY PLAT OF A PORTION OF BLK "E" OF THE PROPERTY ADDR: 00000 2800 RICHMOND DR NE OWNER NAME: MCALLEN THOMAS OWNER ADDR: 05504 ESTRELLITA DEL NORTE	LAND USE: NE ALBUQUERQUE	NM 87111
101605934841210408	LEGAL: TR E -S S UMMARY PLAT OF A PORTION OF BLK "E" OF THE PROPERTY ADDR: 00000 3115 CLAREMONT NE OWNER NAME: MCALLEN THOMAS OWNER ADDR: 05504 ESTRELLITA DEL NORTE	LAND USE: ALBUQUERQUE	NM 87111
101605936641210410	LEGAL: TR A LAR DNER ADDN BEING A REPL OF A PORT OF BLK E PROPERTY ADDR: 00000 3201 CLAREMONT AVE NE OWNER NAME: LARDNER VINCENT J JR OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87197
101605938641210411	LEGAL: PARC EL A BLK 6 DUKE CITY INDUSTRIAL AREA COMPRISIN PROPERTY ADDR: 00000 3225 CLAREMONT AVE NE OWNER NAME: PADARON PREECHA & ARLENE OWNER ADDR: 03225 CLAREMONT	LAND USE: NE ALBUQUERQUE	NM 87108
101605939441210412	LEGAL: DUKE CIT Y IND AREA ADDN SE 80FT BLK 6 CONT 0.3168 PROPERTY ADDR: 00000 3229 CLAREMONT AVE NE OWNER NAME: HIDALGO SANTIAGO OWNER ADDR: 03725 CAMINO SACARMENTO	LAND USE: NE ALBUQUERQUE	NM 87111
101705901041121501	LEGAL: LOTS 11 12 13 & THE SLY 16FT OF LOT 14 BLK 45 PLAT PROPERTY ADDR: 00000 2808 CARLISLE NE OWNER NAME: WHATABURGER OF NEW MEXICO % HO OWNER ADDR: 03332 BALI	LAND USE: DR CORPUS CHRISTI	TX 78410

RECORDS WITH LABELS

PAGE 2

101605931040110812	LEGAL: *5 B PLA T SHOWING LTS 1 THRU 5 INCL COMPRISING A R PROPERTY ADDR: 00000 2803 RICHMOND NE OWNER NAME: SAFETY FLARE INC OWNER ADDR: 02803 RICHMOND	LAND USE: NE ALBUQUERQUE	NM 87107
101605930737710809	LEGAL: W PL AT O F BLKS W X Y X Z DUKE CITY IND AREA 3.65 A PROPERTY ADDR: 00000 N/A OWNER NAME: LIBERMAN MAURICE ETAL OWNER ADDR: 02015 WYOMING	LAND USE: BL NE ALBUQUERQUE	NM 87112
101605942636710905	LEGAL: BLK E-1 AMERICAN SQUARE PLAT FOR AMERICAN SQUARE B PROPERTY ADDR: 00000 N/A OWNER NAME: GREVEY JOSEPH & SIMONE ETAL AS OWNER ADDR: 02015 WYOMING	LAND USE: BL NE ALBUQUERQUE	NM 87112
101605944636710925	LEGAL: THE WLY PORT OF BLK F-1 AMERICAN SQUARE PLAT FOR A PROPERTY ADDR: 00000 N/A OWNER NAME: WAL-MART STORES INC PROPERTY T OWNER ADDR: 01301 10TH	LAND USE: ST BENTONVILLE	AR 72716
101605949136710920	LEGAL: BLK F-1 AMERICAN SQUARE PLAT FOR AMERICAN SQUARE B PROPERTY ADDR: 00000 2701 CARLISLE NE OWNER NAME: THE TANGER CO WAL MART #850 P OWNER ADDR: 01301 10TH	LAND USE: ST BENTONVILLE	AR 72716
101705901238520612	LEGAL: TR A REP LAT OF ALL OF LOTS 18 19 20 EXCEPT THE W10 PROPERTY ADDR: 00000 2730 CARLISLE BLVD NE OWNER NAME: CARLISLE PROPERTY OWNER ADDR: 02730 CARLISLE	LAND USE: BL NE ALBUQUERQUE	NM 87110
101705901237320614	LEGAL: * 01 7 00 IN ALISO ADD PROPERTY ADDR: 00000 2700 CARLISLE BLV NE OWNER NAME: MAXON BRENTAN RUTH TRUSTEE MAX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87197
101705901236720615	LEGAL: * 01 6 00 IN ALISO ADD PROPERTY ADDR: 00000 2720 CARLISLE NE OWNER NAME: MAXON BRENTAN RUTH TRUSTEE MAX OWNER ADDR: 00000	LAND USE: ALBUQUERQUE	NM 87197
101605934835210108	LEGAL: BLOC K D PLAT FOR AMERICAN SQUARE CONT 5.3147 AC +- PROPERTY ADDR: 00000 3101 MENAUL BLVD NE OWNER NAME: GREVEY JOSEPH & SIMONE ETAL AS OWNER ADDR: 02015 WYOMING	LAND USE: BL NE ALBUQUERQUE	NM 87112
101705901236120616	LEGAL: * 01 5 00 IN ALISO ADD PROPERTY ADDR: 00000 2712 CARLISLE BLV NE OWNER NAME: MAYO MARTIN M OWNER ADDR: 09424 CALLAWAY	LAND USE: CI NE ALBUQUERQUE	NM 87111
101705901235520617	LEGAL: * 01 4 00 IN ALISO ADD PROPERTY ADDR: 00000 2712 CARLISLE BLV NE OWNER NAME: MAYO MARTIN M OWNER ADDR: 09424 CALLAWAY	LAND USE: CI NE ALBUQUERQUE	NM 87111

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

Meeting Date: 4-16-03

Zone Atlas Page: A-16-E

Notification Radius: 100 Ft.

App# <u>03 PRB-00445</u>
Proj# <u>1012249</u>
Other#

Cross Reference and Location: _____

Applicant: Walmart Stores East, Inc. ✓

Address: 2001 S.E. 10th St., Bentonville AR 72716

Agent: Tierra West, LLC ✓

Address: 8509 Jefferson NE, 82113

SPECIAL INSTRUCTIONS

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

Date Mailed: 3/28/03

Signature: [Handwritten Signature]



**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, April 16, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000662

03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

Project # 1000788

03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11)

Project # 1000874

03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16)

SEE PAGE 2...



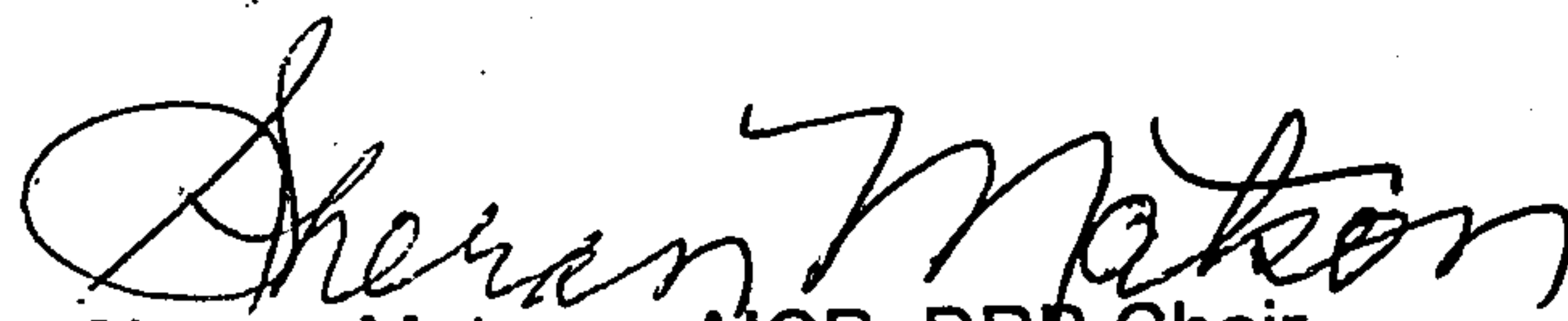
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002249

03DRB-00445 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 31, 2003.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2003

Project # 1002249
03DRB-00445 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16)

AMAFCA	No adverse comments.
COG	Carlisle Boulevard adjacent to this property is designated as a minor arterial with a right-of-way width of 86 feet and on-street bicycle lanes as required in the Long Range Bikeway map and Appendix D (November 2000) of the FAABS.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letter sent to Bel-Air (R) Neighborhood Assn.
APS	No adverse comments.
Police Department	A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, Maintenance of landscaping.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	

PNM approves the proposed vacations for the preliminary plat design. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric lines running east-west and north-south, the OH anchors and the underground lines and transformer. The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the Right of Way Dept at PNM electric with Leonard Martinez at 241-4430.

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

Hydrology has no objection to the vacation request.

Transportation Development

Refer to the agencies having interest in the easements for comments on the vacation action.

Parks & Recreation

Defer to Utilities.

Utilities Development

No objection to Vacation request.

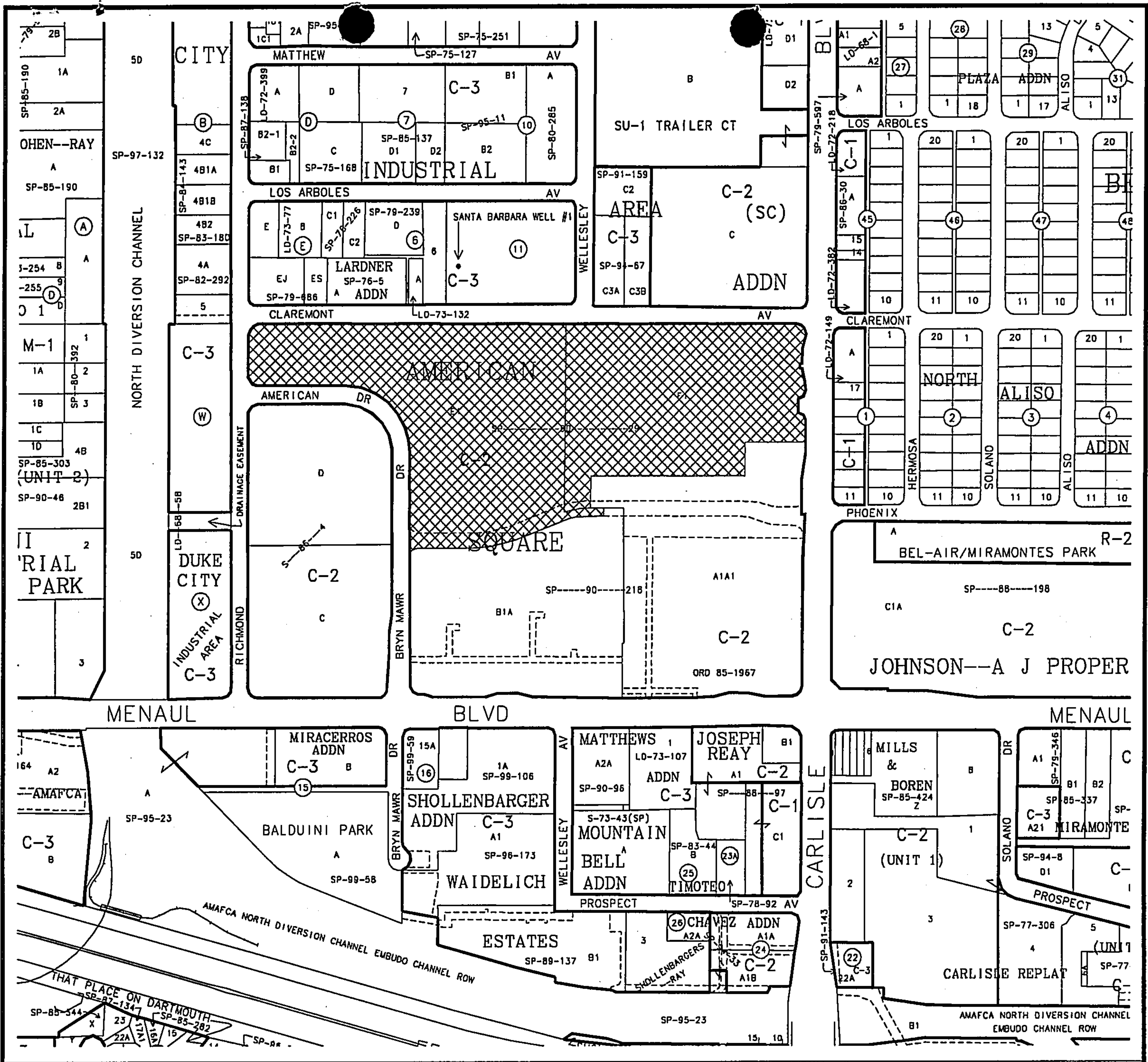
Planning Department

No objection.

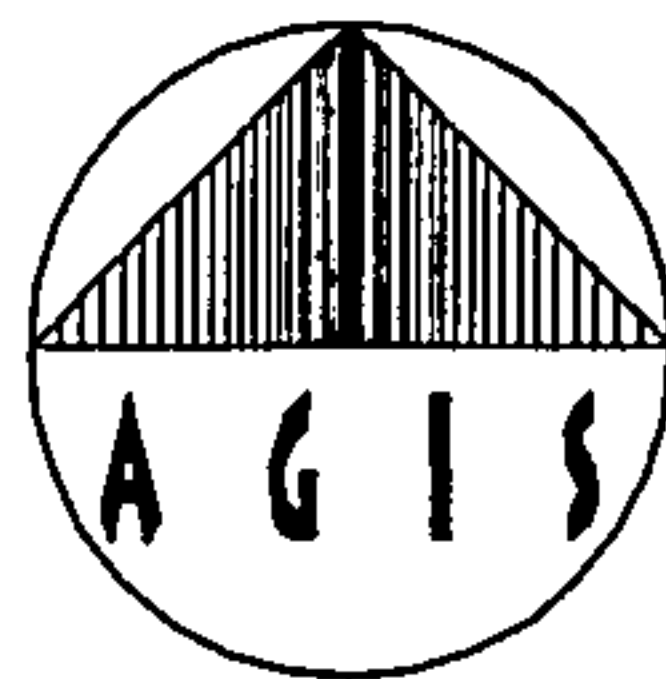
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Walmart Stores East Inc., 2001 S E 10th Street, Bentonville, AR 72716

Tierra West LLC, 8509 Jefferson NE, 87113



ZONING MAP



Scale 1" = 498'

PROJECT NO.
1002249

HEARING DATE
4-16-03

MAP NO.
H-16

ADDITIONAL CASE NUMBER(S)
03DRB-00445



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

4-17-2003

4. Project # 1002249
03DRB-00445 Major-Vacation of Public Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16)

At the April 16, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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



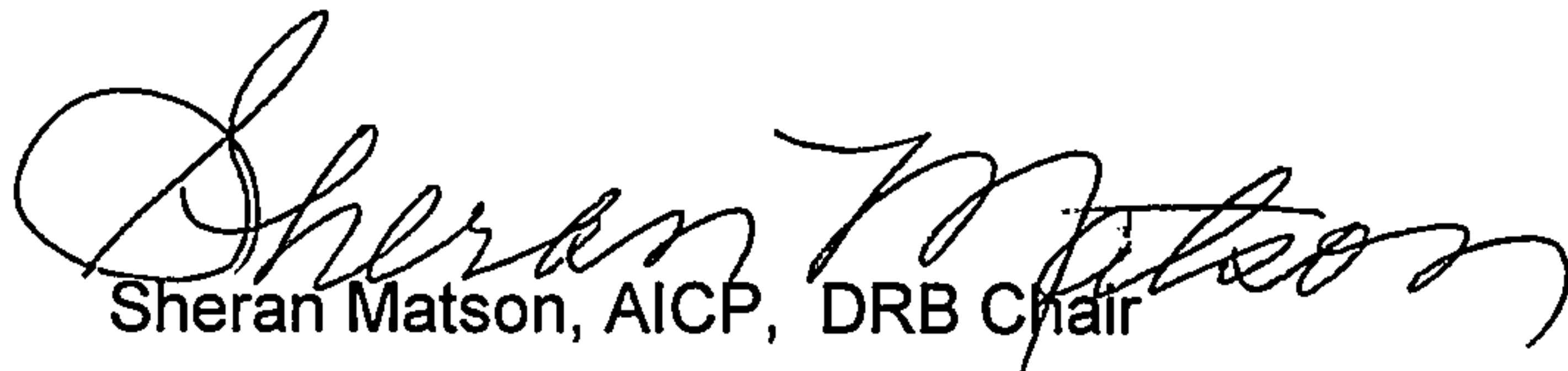
**OFFICIAL NOTICE
PAGE TWO**

If you wish to appeal this decision, you must do so by May 1, 2003, in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Walmart Stores East Inc., 2001 S E 10th Street, Bentonville, AR 72716
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002249 AGENDA#: 4 DATE: 4.16

1. Name: [Signature] Address: [Signature] 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
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002249

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 16, 2003

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: WALMART STORES EAST INC PHONE: (501) 204-0157
 ADDRESS: 2001 S E 10TH STREET FAX: _____
 CITY: BENTONVILLE STATE AR ZIP 72716 E-MAIL: _____
 Proprietary interest in site: OWNER
 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: VACATION OF PUBLIC UTILITY EASEMENTS (2)

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

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

Lot or Tract No. TRACTS E1 & F1 Block: _____ Unit: _____
 Subdiv. / Addn. AMERICAN SQUARE
 Current Zoning: C-2 (30) Proposed zoning: SAME
 Zone Atlas page(s): H-16 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): 22.09 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0
 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. 101605942636710905/101605949136710920 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2701 CARLISLE BLVD NE
 Between: CLAREMONT AVE NE and PHOENIX AVE 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-86-12/02EPC-01475/02EPC-01476

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

SIGNATURE [Signature] DATE 3/14/03
 (Print) RONALD R. BOHANNAN, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

.pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>00445 VPE(12)</u>	<u>V</u>	<u>\$ 90</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV. NOTIF FEU</u>		<u>\$ 75</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>April 16th 2003</u>			Total <u>\$ 165⁰⁰</u>

[Signature] 3/28/03
 Planner signature / date

Project # 1002249

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)

3/14/03

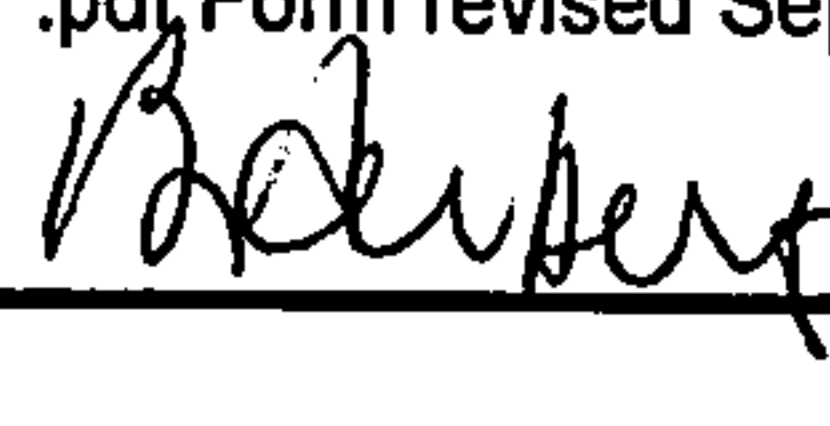
Applicant signature / date



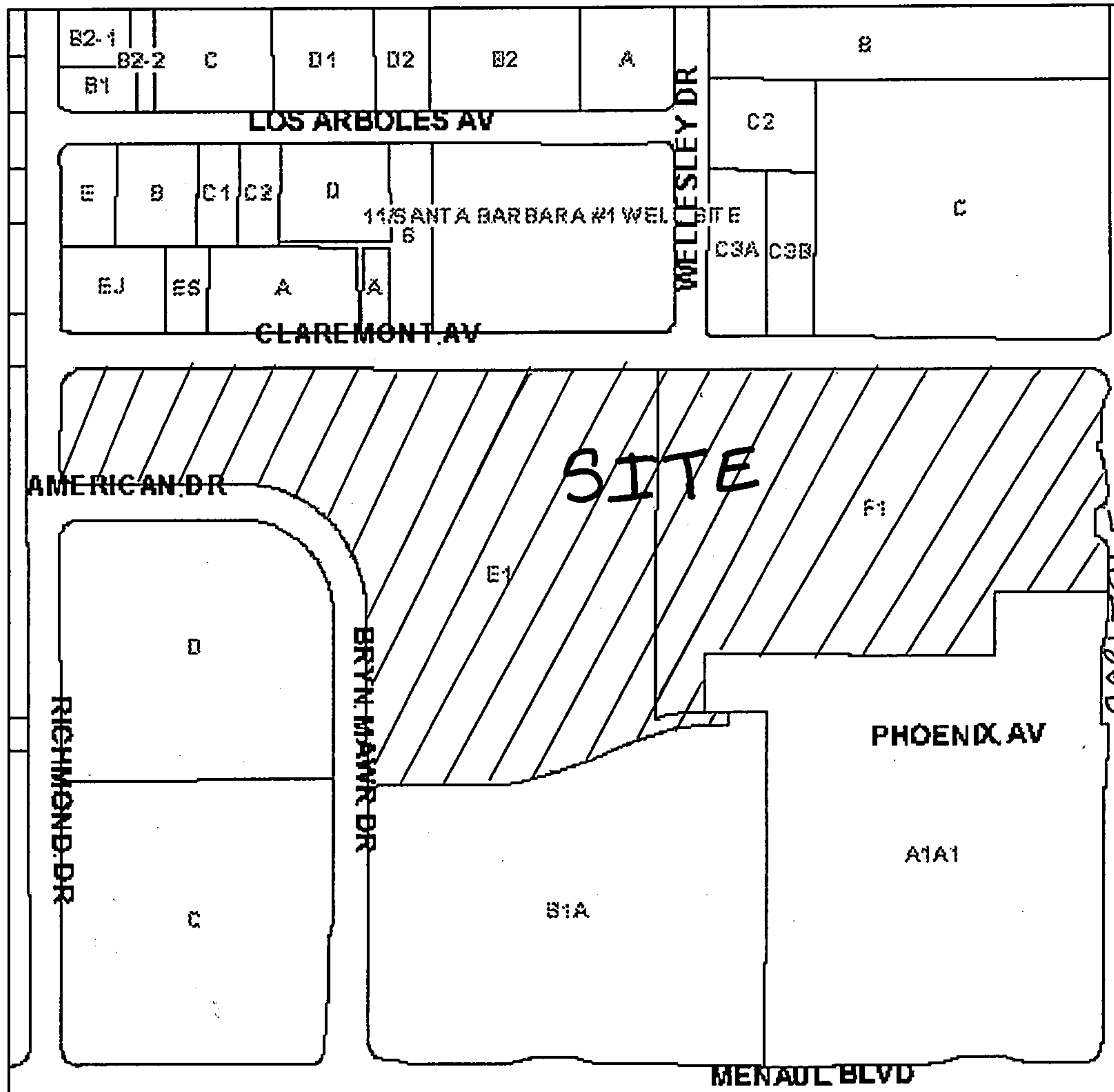
.pdf Form revised Sept. 2001

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

Application case numbers
 03DRB - - 00445

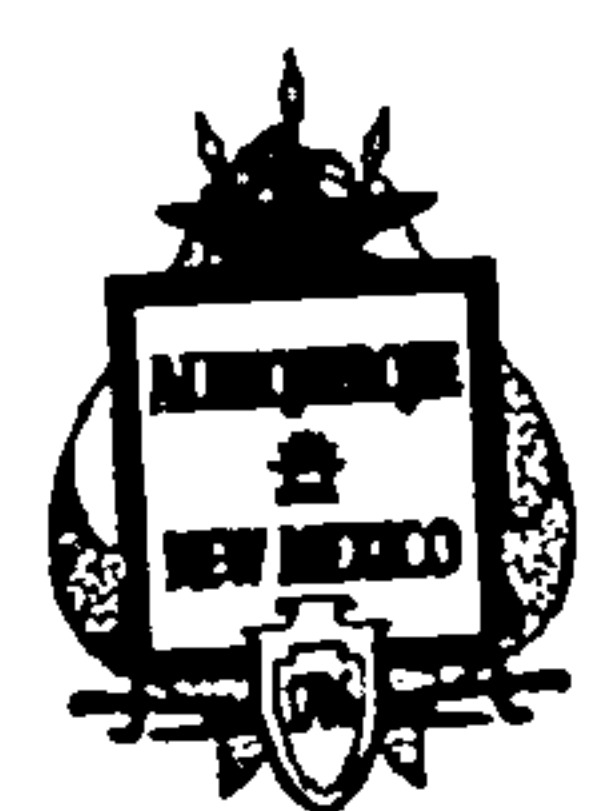
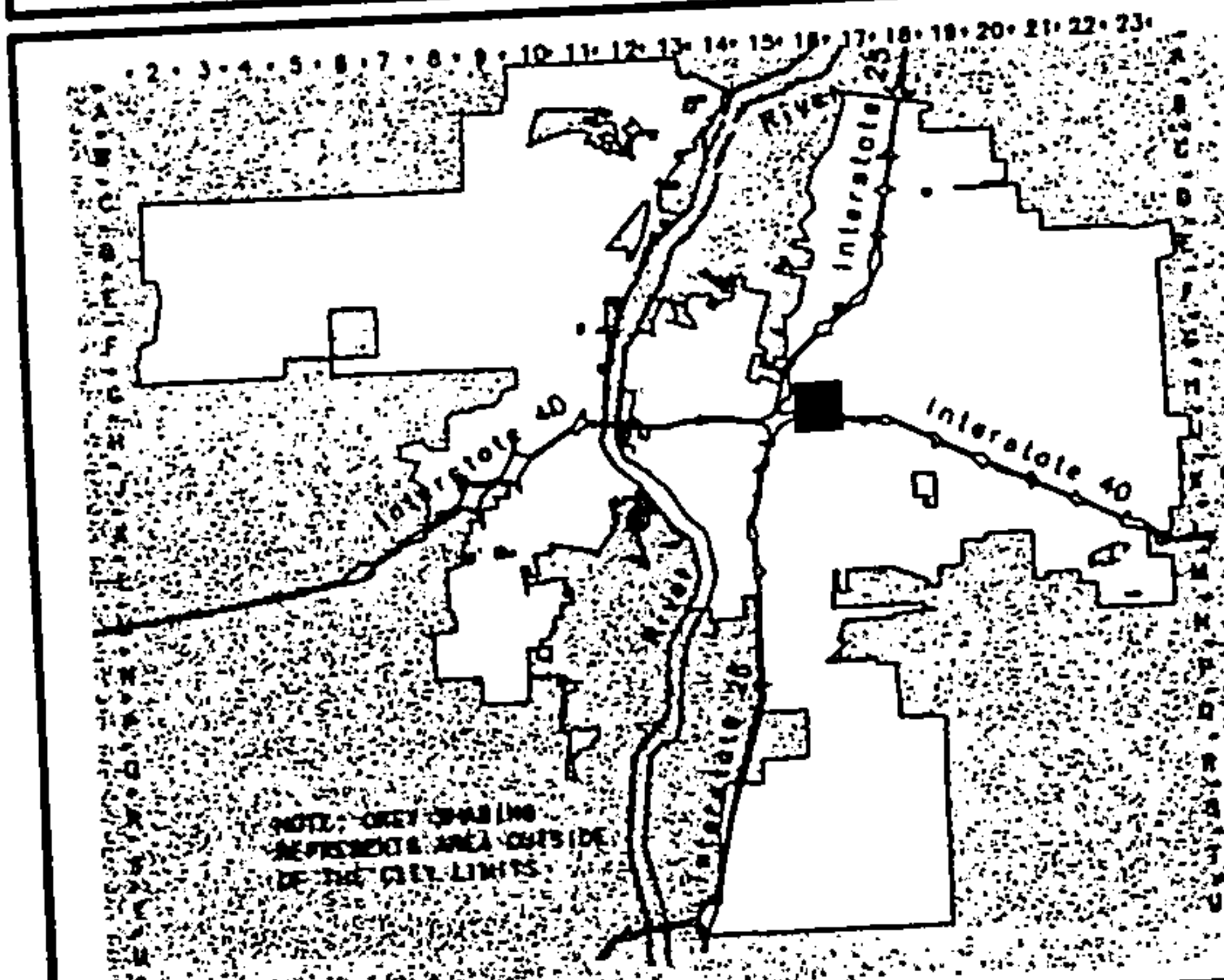
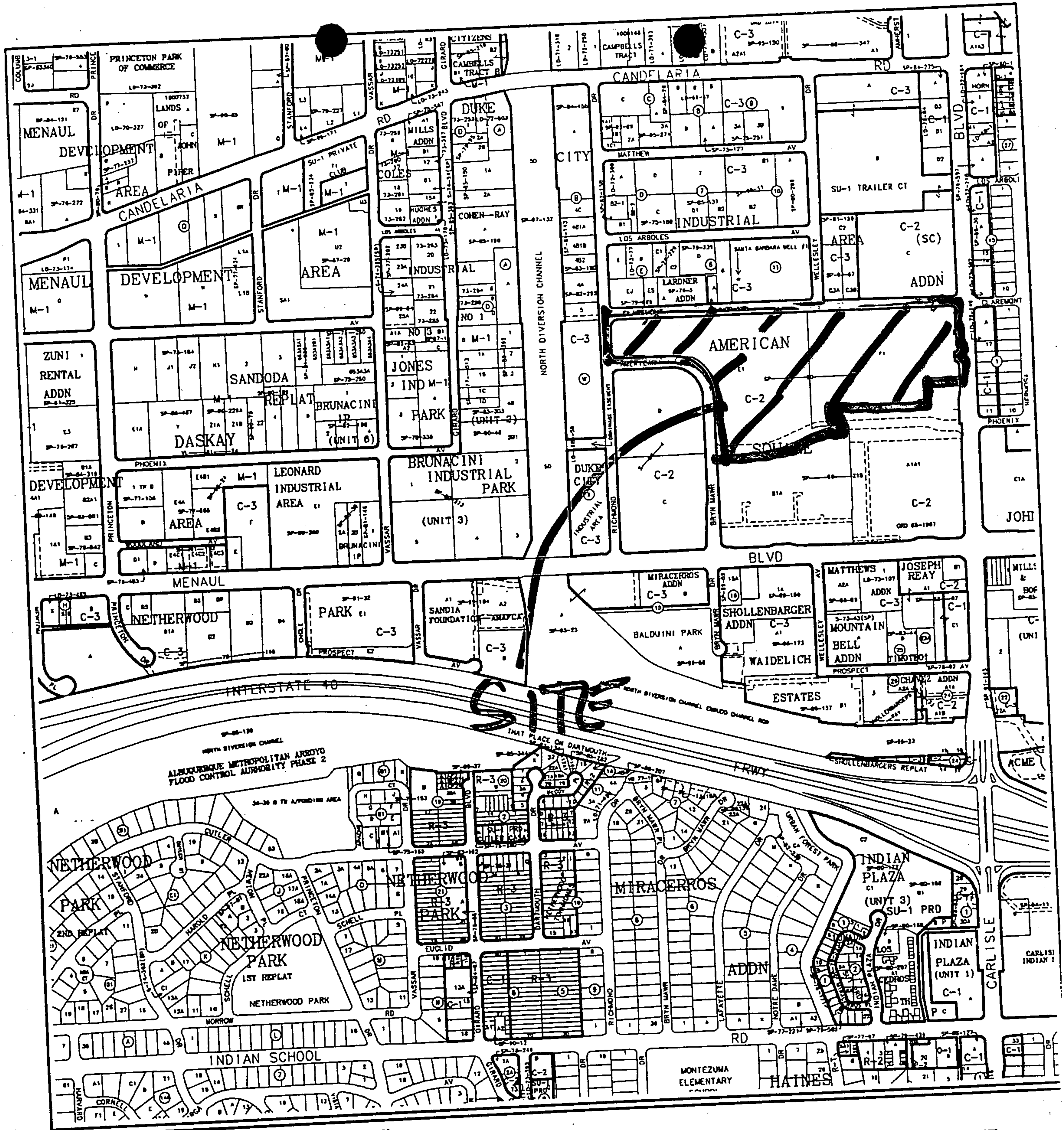
 3/18/03
 Planner signature / date

Project # 1002249

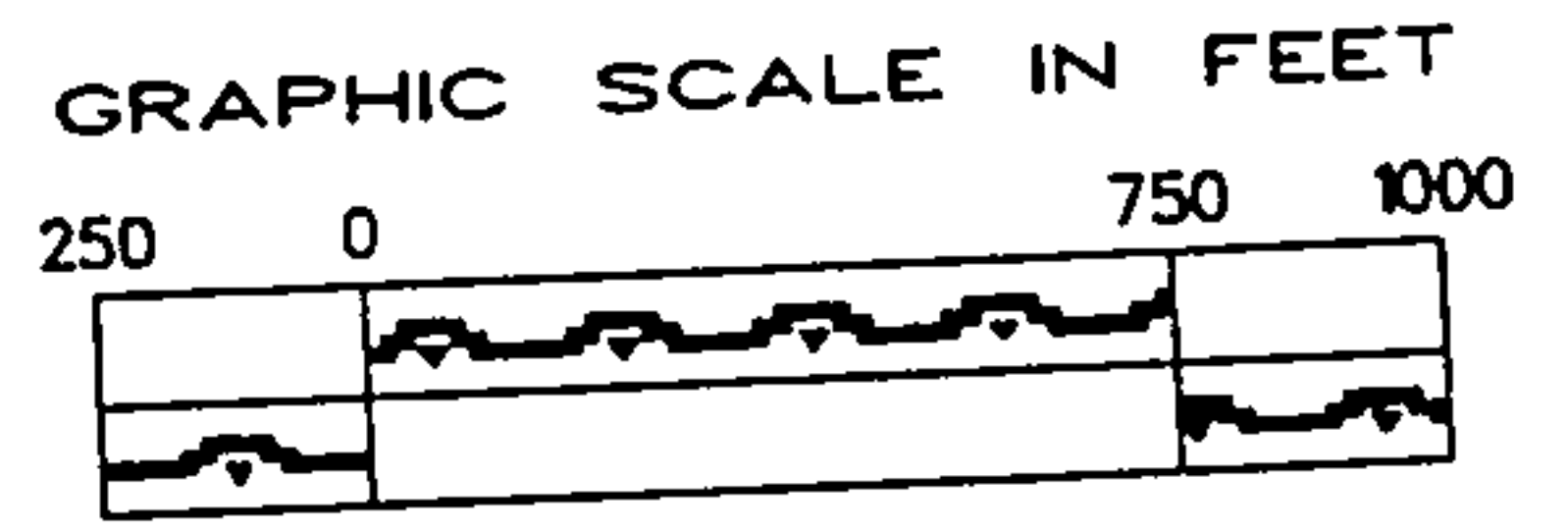


Selected Address: 3101 AMERICAN DR NE
 Zoning: C-2
 Lot/Block/Subd: E1 , E1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605942636710905

Selected Address: 2701 CARLISLE BLVD NE
 Zoning: C-2
 Lot/Block/Subd: F1 , F1 , AMERICAN SQUARE
 ZoneMap Page: H16
 UPC #: 101605949136710920



CITY OF
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page
H-16-Z
 Map Amended through July 19, 2001

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

March 14, 2003

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

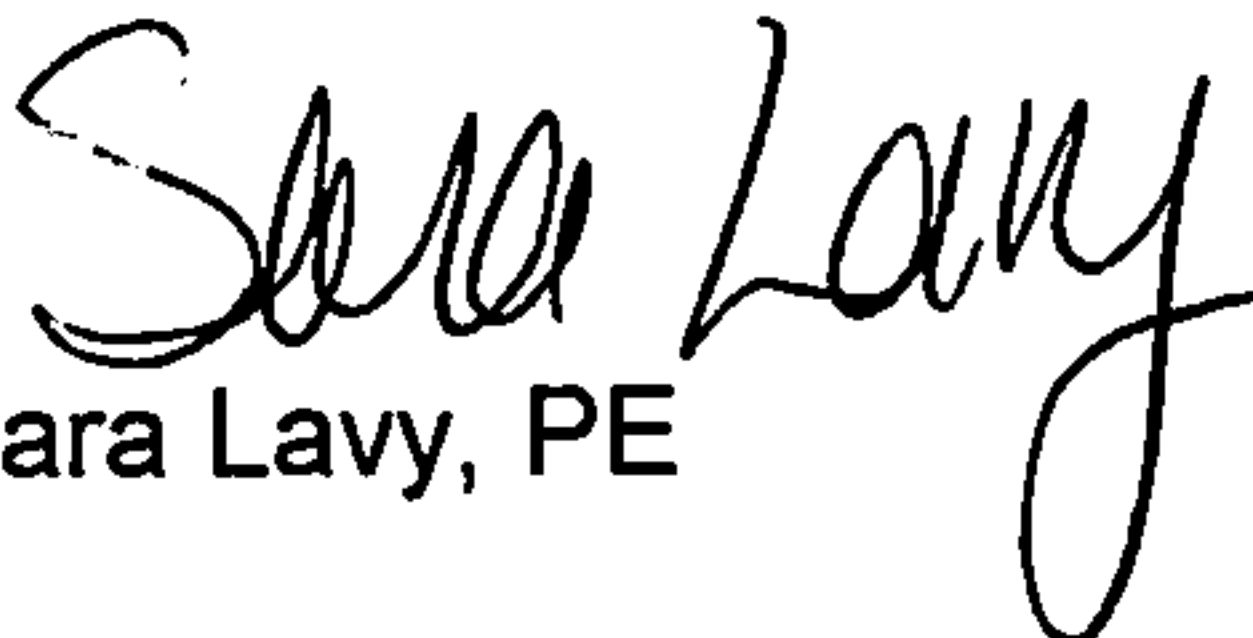
**Re: Vacation of Public Utility Easements
Tract E-1 & F-1, American Square
DRB Project # 1002249
Zone Atlas Page H-16-Z**

Dear Ms. Matson:

Tierra West LLC, on behalf of Wal-Mart Stores, Inc., requests approval for the Vacation of Public Utility easements for the above referenced project. The project is located at 2701 Carlisle Boulevard NE, between Claremont Avenue NE and Menaul Boulevard NE. The site is the proposed location of a new Super Wal-Mart. The EPC approved this project, but we have not submitted it to the DRB yet. All public easements will be relocated to not interfere with the proposed building. We will relocate the utilities into new easements and submit a plat showing the easements.

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

Sincerely,


Sara Lavy, PE

cc: Barb Johnson, Bel Air N.A.
Ms. Lee Julian, Bel Air N.A.

JN: 21075
SL/kk



MODRALL SPERLING

LAWYERS

Facsimile 505-858-1118

August 22, 2002

James P. Houghton
505.848.1856
Fax: 505.848.1891
jhoughton@modrall.com

Ronald R. Bohannon
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

Re: Letter of Authorization with Respect to Wal-Mart Project
Grevey/Liberman-Wal-Mart Negotiations
Our File No.: 36711-118

Dear Ron:

Pursuant to our discussions and in response to your fax of August 20, 2002, I enclose the authorization letter you requested. As we discussed, this authorization letter is given to you with the expressed understanding and condition that no final action or recording of any documents will take place without the approval of the owners. The assumption at this time is that such documentation will be placed in escrow with the title company and, if the Grevey Liberman/Wal-Mart transaction goes forward, they would be recorded as part of the closing. If that transaction does not go forward, the owners do not want this property burdened with any impositions or obligations upon them.

Cordially yours,

James P. Houghton

JPH/dha

cc: w/enclosures
Helen Grevey

K:\dox\client\36711\118\W0249693.DOC

Modrall Sperling
Roehl Harris & Sisk P.A.
Bank of America Centre
500 Fourth Street NW
Suite 1000
Albuquerque,
New Mexico 87102
PO Box 2168
Albuquerque,
New Mexico 87103-2168
Tel: 505.848.1800
www.modrall.com

AUG-22-02 02:45PM FROM-Modra Searling Law Firm

505 84818

T-949 P.003/003 F-993

FROM : GREVEY

FAX NO. : 5052921290

Aug. 22 2002 02:34PM P1

AUG-22-02 12:13PM FROM-Modra Searling Law Firm

505 8481821

T-944 P.002/002 F-981

August 22, 2002

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

RE: TRACT E1 & F1, AMERICAN SQUARE
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner, I hereby authorize Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Owner on matters pertaining to the EPC Submittal, DRB Final Sign-off and any Replatting of TRACTS E1 & F1 AMERICAN SQUARE project.


Helen Grevey, Owner's Representative

August 22, 2002
(Date)

K:\dox\client\9000017\W0249653.DOC



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: March 12, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Terra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE, 87113
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 3-12-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract E-1 & F-1, American Square

zone map page(s) H-16

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

Bel-Air
Neighborhood Association
Contacts: Barb Johnson
2700 Hermosa NE
889-0293 (H) 87110
Ms. Le Julian
2724 Monroe NE
888-3042 (H) 87110

Neighborhood Association
Contacts: _____

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,
Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

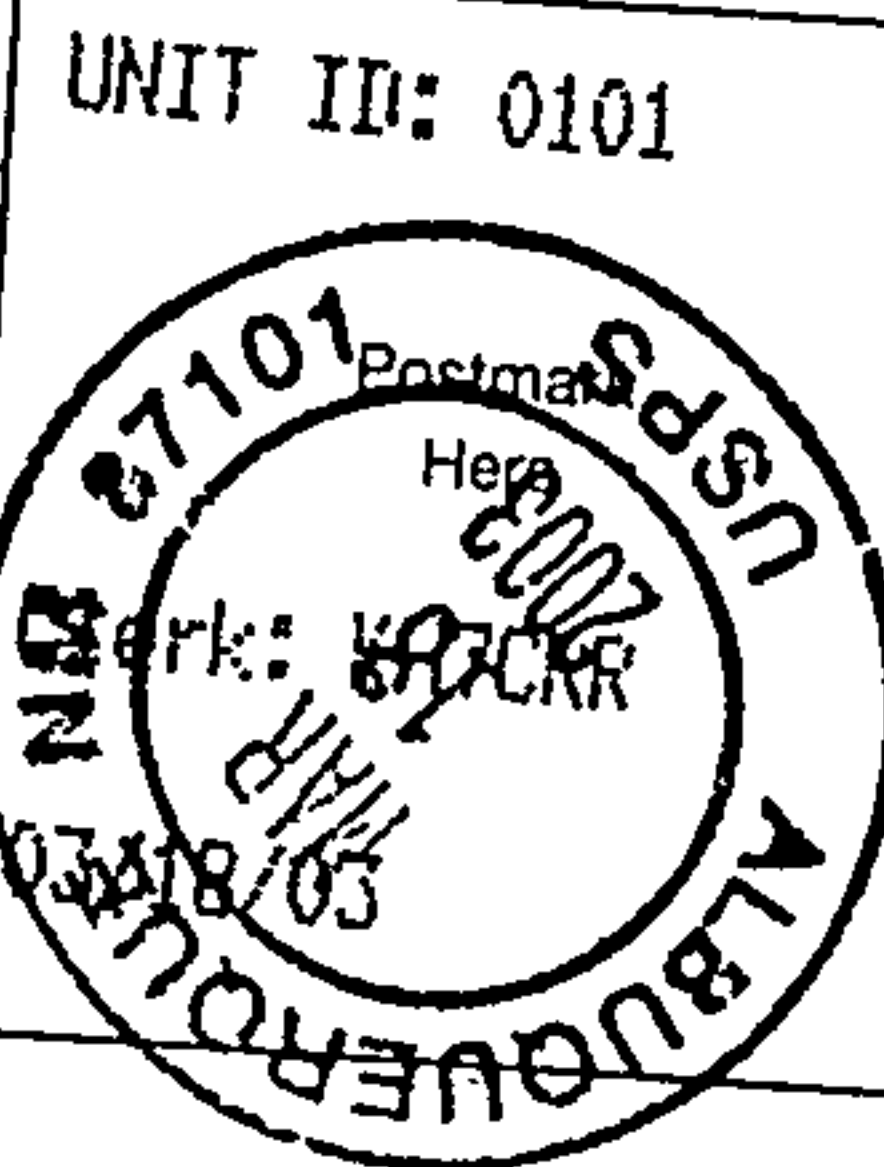
Attention: Both contacts per neighborhood association need to be notified.

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

7001 2510 0008 8965 7207

ALBUQUERQUE, NM 87110

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Barb JOHNSON
 Street, Apt. No.,
 or PO Box No. 2700 Hermosa NE
 City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

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

7002 0510 0002 9479 4042

ALBUQUERQUE, NM 87110

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42



Sent To Ms. LEE JULIAN
 Street, Apt. No.,
 or PO Box No. 2724 MONROE NE
 City, State, ZIP+4 ABQ NM 87110

PS Form 3800, January 2001 See Reverse for Instructions

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

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

City of Albuquerque
Treasury Division
03/18/2003 3:11PM
RECEIPT# 00004773 WSH 006 TRANS# 0024
Account 441018 Fund 0110
Activity 4971000
Trans Amt \$165.00
J24 Misc CK
CHANGE \$75.00
\$165.00
\$0.00
TRSKDM

PAID RECEIPT

APPLICANT NAME

WALMART STORES E. INC.

AGENT

TIERRA WEST LLC.

ADDRESS

8509 JEFFERSON ST. NE.

PROJECT NO.

1002249

APPLICATION NO.

03DRB-00445

\$ 90⁰⁰ 441006 / 4983000 (DRB/Cases)

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

\$ 75⁰⁰ 441018 / 4971000 (Notification)

\$ 165⁰⁰ Total amount due

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

DATE 3.17.03

1132

95-677/1070

PAY TO THE ORDER OF

City of Albuquerque

DOLLARS

\$ 165.00

Security Features Details on Back

DUPLICATE

City of Albuquerque
Treasury Division

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 1002249

⑈001132⑈ ⑆107006677⑆0100201813⑈
03/18/2003 3:11PM

RECEIPT# 00004772 WSH 006 TRANS# 0024
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt \$165.00
J24 Misc \$90.00

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 April 1st 03 To April 16th 2003

5. REMOVAL

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

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

Bill Franklin (Applicant or Agent) 3/18/03 (Date)

I issued 4 signs for this application, 3/18/03 (Date), B. Derkert (Staff Member)

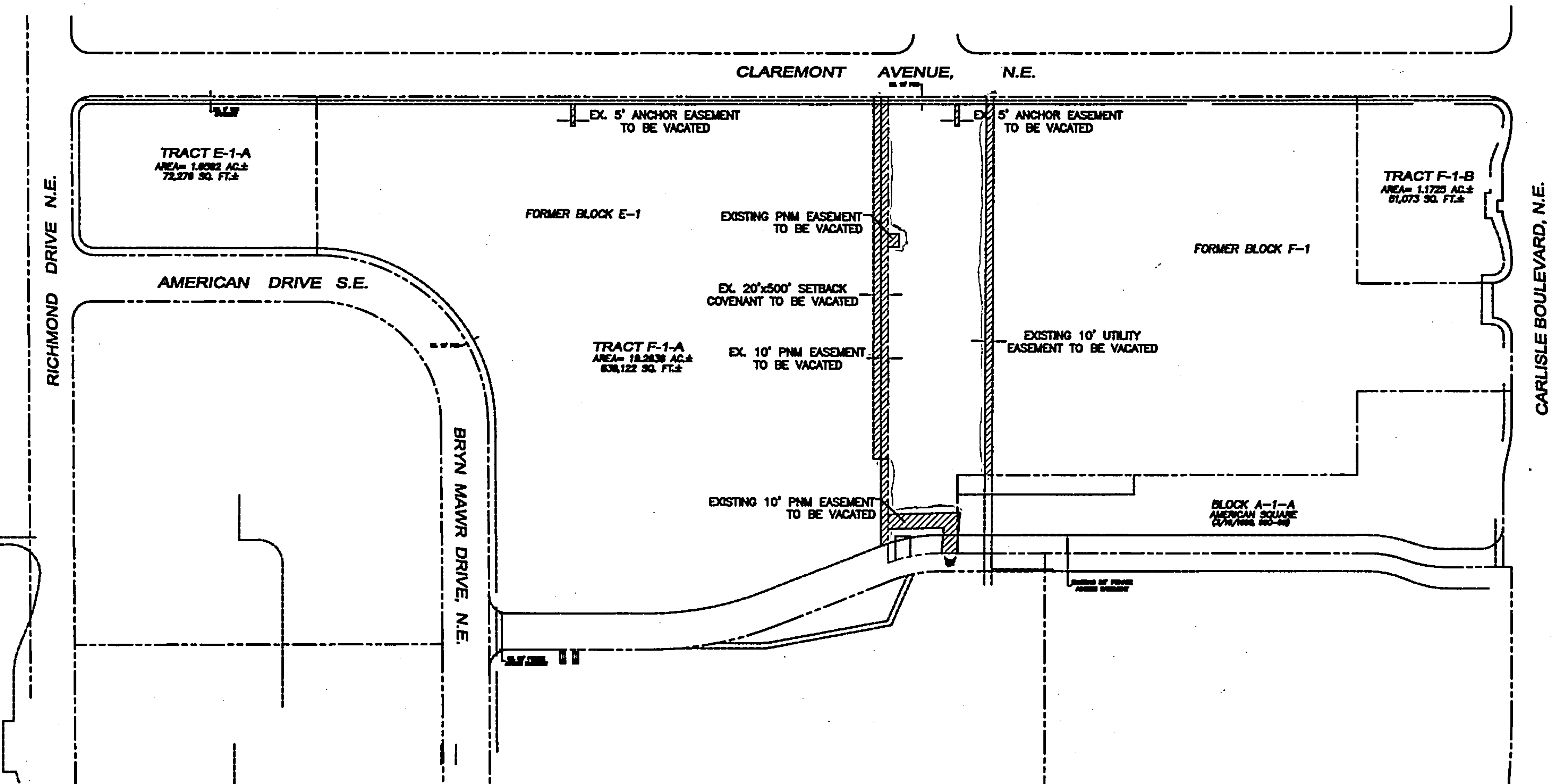


EXHIBIT B

Date 4/26/03



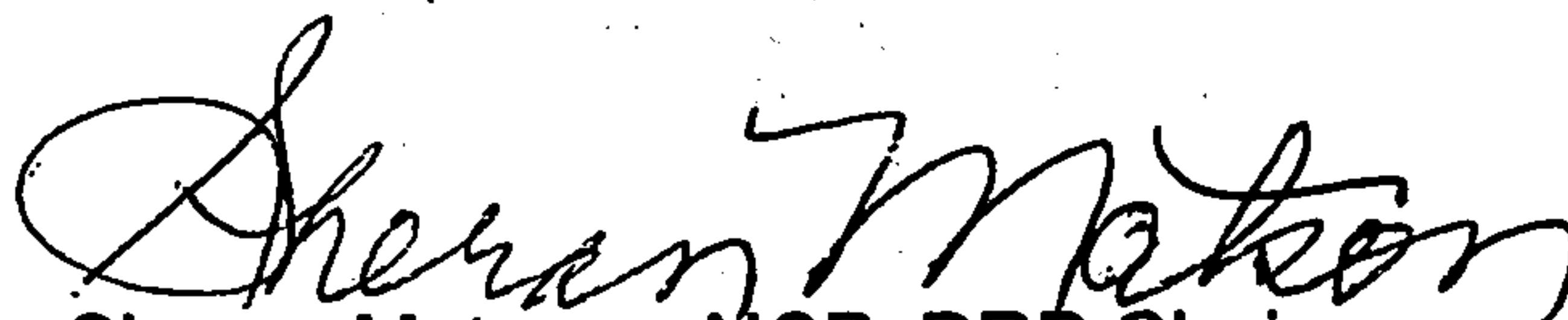
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002249

**03DRB-00445 Major-Vacation of Public
Easements**

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 31, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 16, 2003, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000662

03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

Project # 1000788

03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11)

Project # 1000874

03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16)

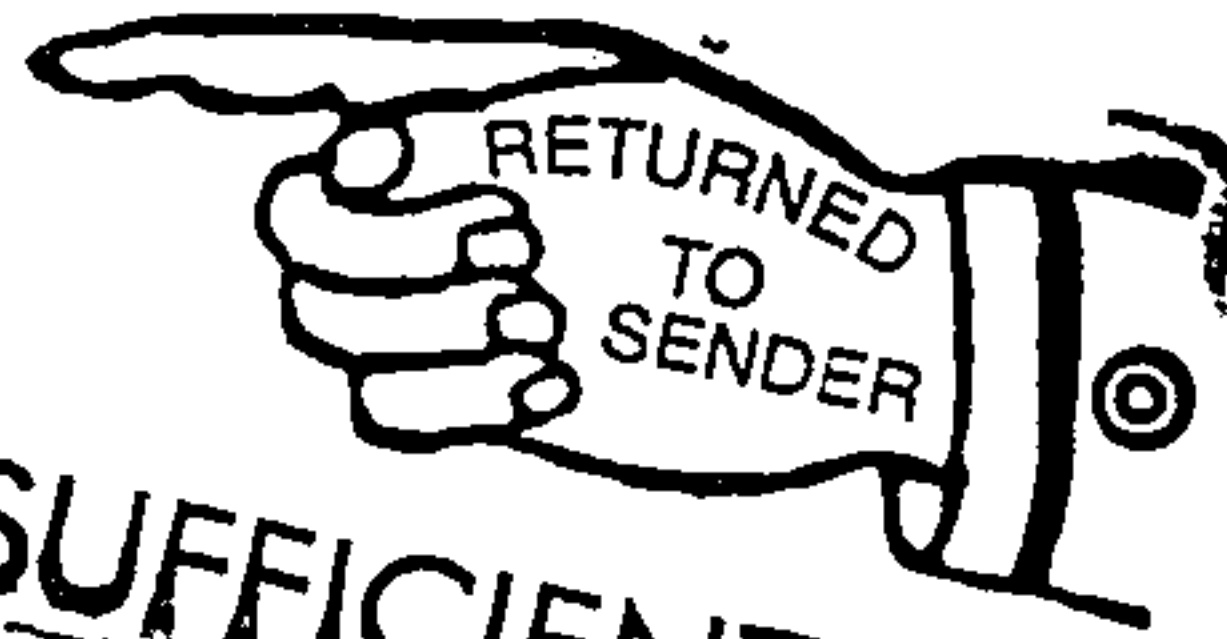
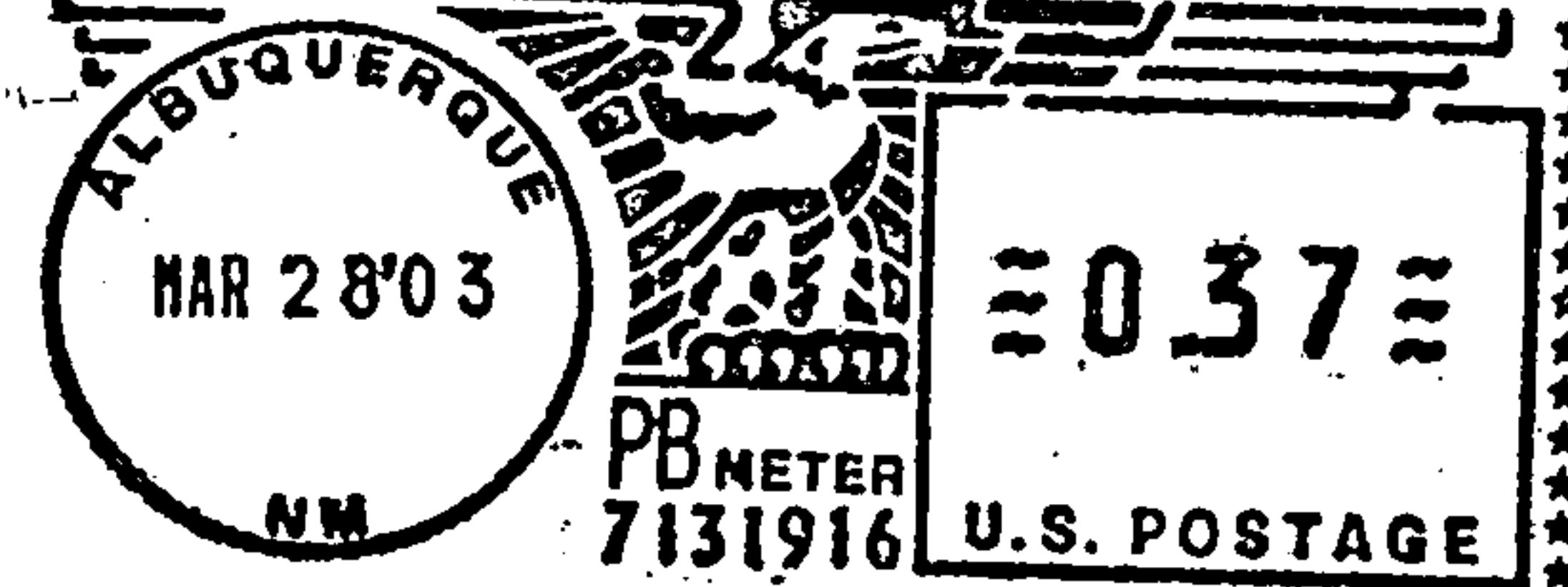
SEE PAGE 2...



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



INSUFFICIENT ADDRESS

101605930737710809

LIBERMAN MAURICE ETAL
2015 WYOMING
ALBUQUERQUE

BL NE
NM 87112

8710448485



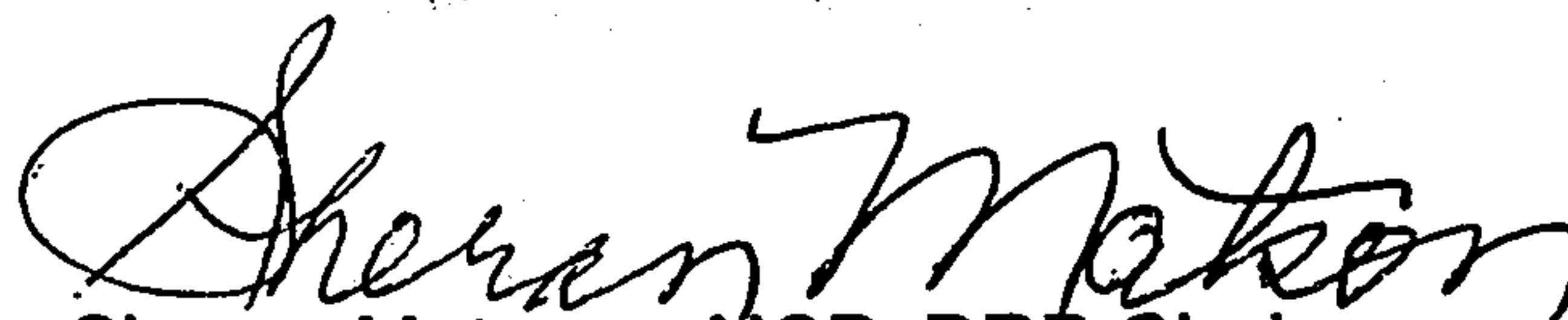


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002249
03DRB-00445-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, MARCH 31, 2003.



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CITY OF ALBUQUERQUE**

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Project # 1000662

03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

Project # 1000788

03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11)

Project # 1000874

03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16)

SEE PAGE 2...

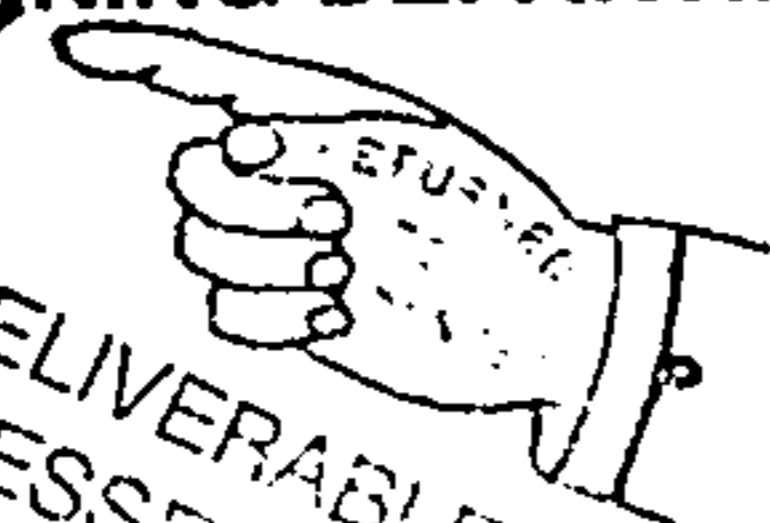


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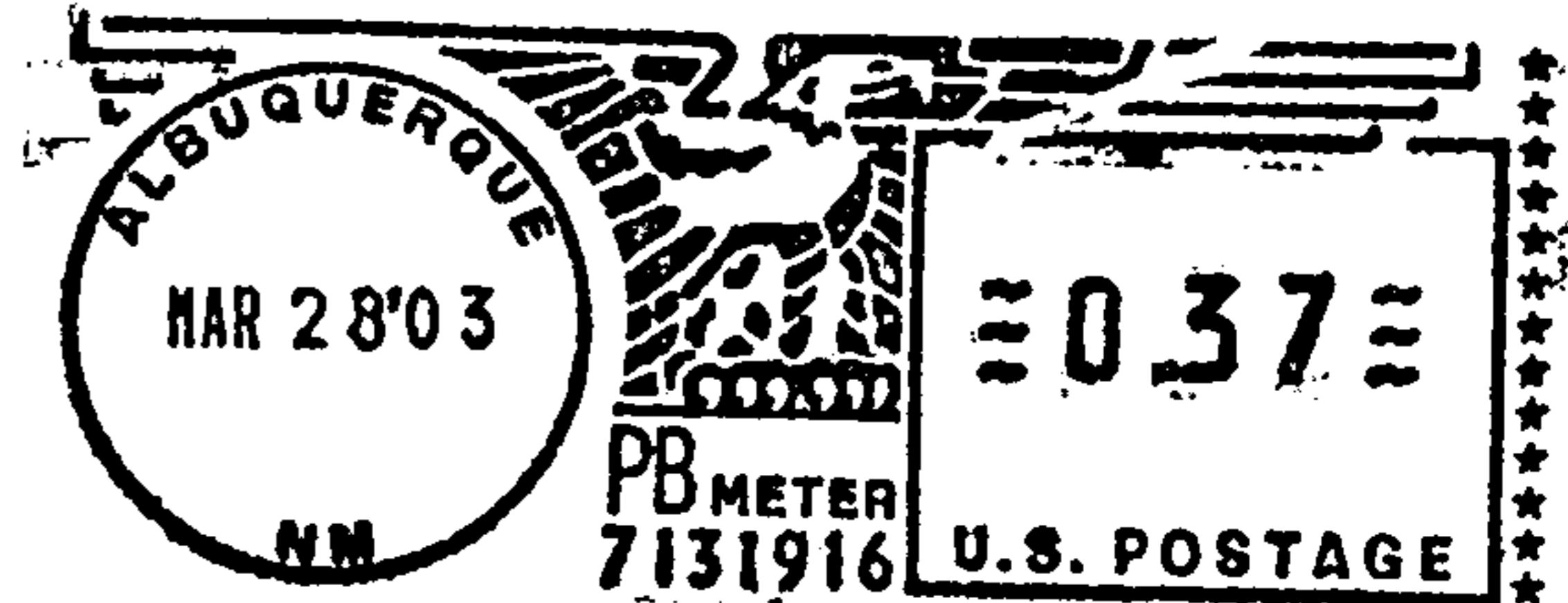
PLANNING DEPARTMENT

- UNDELIVERABLE AS ADDRESSED
- MOVED, LEFT NO ADDR.
- UNCLAIMED
- REFUSED
- ATTEMPTED, NOT KNOWN
- NO SUCH STREET
- NO SUCH NUMBER
- NO RECEPTACLE
- DECEASED
- VACANT

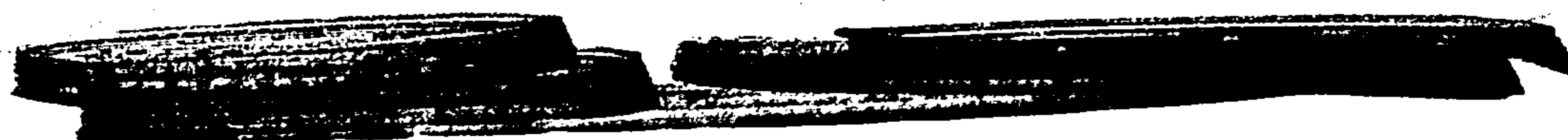


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~~Maxon Brenten Ruth Trustee Max
PO Box 5589
Albuquerque NM 87197~~



C

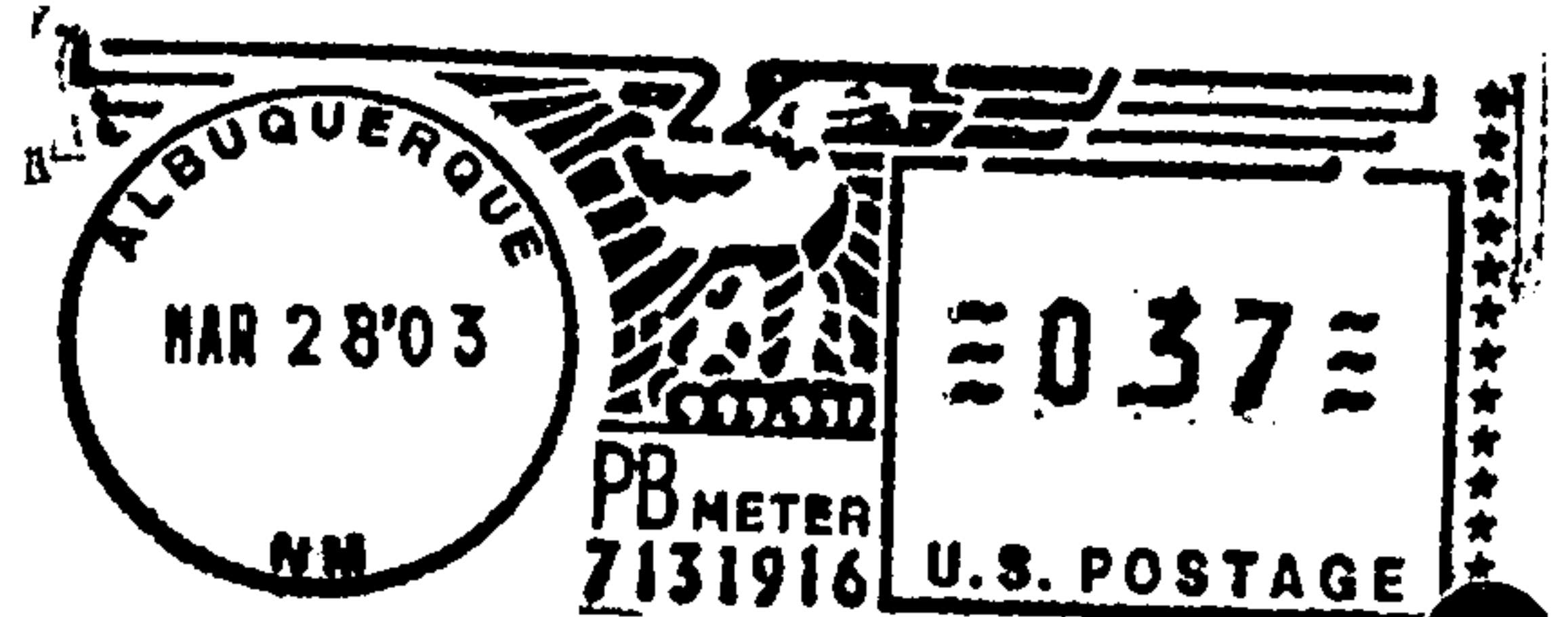




City of Albuquerque

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PLANNING DEPARTMENT



RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
60657

1016054830210110

ALBUQUERQUE MENAUL LLC % GOODM
2835 NORTH SHEFFIELD AV
CHICAGO IL 60657

805745050/853



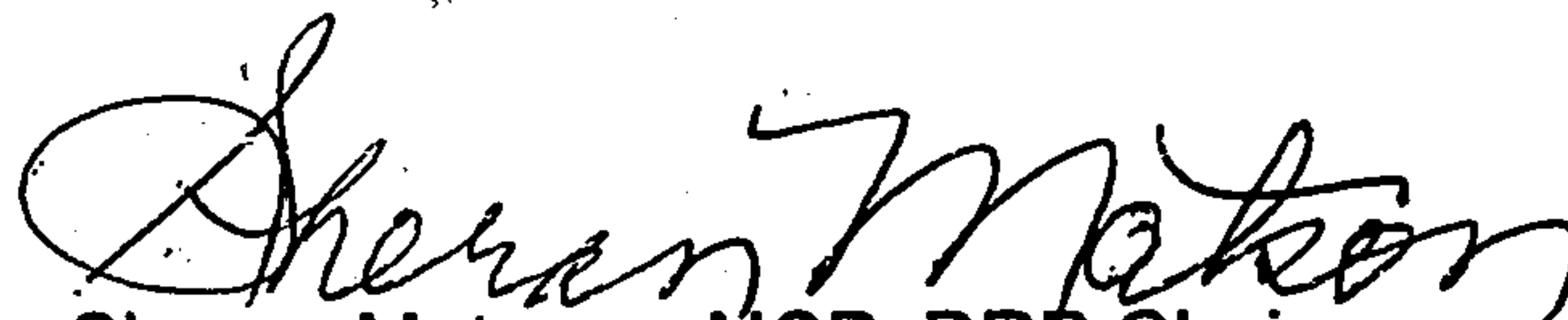


**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002249
03DRB-00445 Major-Vacation of Public
Easements

TIERRA WEST, LLC agent(s) for WALMART STORES EAST, INC. request(s) the above action(s) for all or a portion of Tract(s) E1 & F1, **AMERICAN SQUARE**, zoned C-2 community commercial zone; SC, Shopping Center Site, located on **CARLISLE BLVD NE**, between **CLAREMONT AVE NE** and **PHOENIX AVE NE** containing approximately 23 acre(s). [REF: 02EPC-01475, 02EPC-01476, Z-86-12] (H-16)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 31, 2003.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 16, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000662
03DRB-00468 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-1, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

03DRB-00469 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2, request(s) the above action(s) for all or a portion of **TRACT 3A-3A-3, RENAISSANCE CENTER**, zoned SU-1 special use zone, for IP, located on the SOUTH SIDE OF MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 01134-01549, 01450-00395 & 6, 00420-01283 & 4, DRB-98-227, Z-99-105] (F-16)

Project # 1000788
03DRB-00446 Major-Two Year SIA
(Procedure B Modified)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for ALL Lot(s), **PARADISE SKIES, UNIT 9**, zoned SU-1 special use zone, R/T, located on MC MAHON BLVD NW, between ROCKCLIFF BLVD NW and STARGAZER AVE NW containing approximately 10 acre(s). [REF: 02DRB-00229] (A-11)

Project # 1000874
03DRB-00444 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for UNION PENSION TRANSACTION TRUST, NM 2000-2 request(s) the above action(s) for all or a portion of Tract(s) B-1, C-2, C-3 & C-4, **RENAISSANCE CENTER III**, zoned SU-1 special use zone, for C-2 Permissive Uses, located on the SOUTH SIDE OF MONTANO RD NW, between PAN AMERICAN FRWY NE and DESERT SURF CIRCLE NE containing approximately 27 acre(s). [REF: 01DRB-00417, 01DRB-00836, 01DRB-01007, Z-86-66, Z-96-128, DRB-97-8](F-16)

SEE PAGE 2...