

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

Meeting Date: December 4, 2002

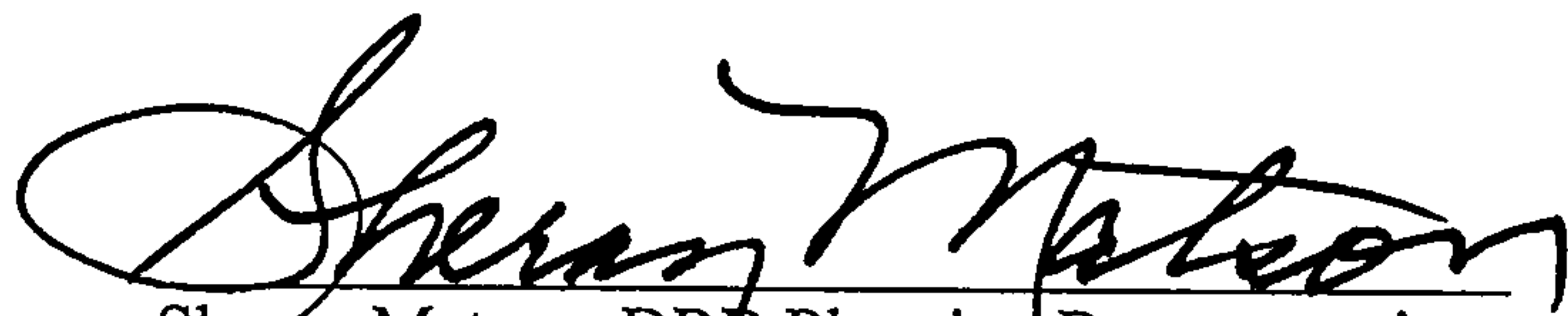
Agenda Item: 14 **Project #:** 1002323
Application # 02DRB-01805

Subject: **Volcano Business Park, Phase I**

No objection to the requested final plat action.

Include the Project # and Application # on the final plat.

Please provide a digital DXF file showing easement, parcel and right of way lines in New Mexico State Plane Feet, NAD 1927 or 1983 for AGIS purposes. The information may be emailed to jmcsorley@cabq.gov or provided on a disk.



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

14



DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: 02-01805

Project # 1002323

Project Name: _____

EPC Application No.: _____

Agent: William Suarez

Phone No.: 856-5700

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/4/02 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): _____
 See comments dated _____
 EPC comments (name) _____

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

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

Project Number 1002323



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002323

AGENDA ITEM NO: 14

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.

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: December 4, 2002



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 4, 2002 9:00 a.m.

MEMBERS:

Roger Green, Acting DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Sheran Matson, Planning
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 BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 a.m. Adjourned: 11:41 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001717**
 02DRB-01728 Major-Vacation of Pub
 Right-of-Way
 02DRB-01729 Major-Preliminary Plat
 Approval
 02DRB-01730 Minor-Temp Defer SDWK
 02DRB-01727 Major-SiteDev Plan Subd

 ABQ ENGINEERING INC agent(s) for WESTLAND
 DEVELOPMENT CORPORATION request(s) the above
 action(s) for all or a portion of Tract(s) A, EL RANCHO
 ATRISCO, PHASE 3, TOWN OF ATRISCO GRANT, (TO
 BE KNOWN AS LAURELWOOD PARK SUBDIVISION,
 zoned RD, located on 72ND ST NW, between
 HANOVER RD NW and PARKWOOD DR NW containing
 approximately 8 acre(s). [REF: DRB-97-268, DRB-95-
 348, 02DRB-01391, 02DRB-00207, 02EPC-00133]
 [Deferred from 12/4/02] (H-10/J-10) **DEFERRED AT
 THE AGENT'S REQUEST TO 12/18/02.**

2. **Project # 1002321**
02DRB-01722 Major-Preliminary Plat Approval
02DRB-01723 Major-Vacation of Pub Right-of-Way
02DRB-01724 Major-Vacation of Pub Easement
02DRB-01725 Minor-Sidewalk Waiver
02DRB-01726 Minor-Temp Defer Sdwk

BOHANNAN HUSTON, INC. agent(s) for TIBURON INVESTMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) 8A-1, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP industrial park zone, located on the westside of WASHINGTON ST NE, between HAWKINS ST NE and NORTH PINO DRAINAGE R.O.W. containing approximately 53 acre(s). [REF: DRB-95-268, 02DRB-01663] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/20/02 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001932**
02DRB-01578 Major-Preliminary Plat Approval
02DRB-01579 Major-Vacation of Pub Right-of-Way
02DRB-01580 Major-Vacation of Public Easements
02DRB-01581 Major- SiteDev Plan Subd
02DRB-01583 Minor-Sidewalk Waiver
02DRB-01584 Minor-Temp Deferral of SW Construction

MARK GOODWIN & ASSOCIATES, agent(s) for K B HOME NEW MEXICO, request(s) the above action(s) for all or a portion of Tract(s) 5A1A & A1B, VOLCANO BUSINESS PARK, PHASE 1, Tract(s) A1 & B1, EL RANCHO ATRISCO, PHASE II, Tract(s) 391-393, LANDS OF PLAINS ELECTRIC COOP INC., AND A PORTION OF VACATED OLD OURAY RD NW, (to be known as **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone, IP, C-1 & PUB. UTIL., located on the east side of UNSER BLVD NW, between OLD OURAY RD NW and NEW OURAY RD NW containing approximately 38 acre(s). [REF: 02DRB-00690 SK PL] [DEFERRED FROM 11/13/02 & 12/4/02] (G-9/10, H-9/10) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

4. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub
Right-of-Way

*
*

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686, 02500-00489] [DEFERRED FROM 11/13/02 & 12/4/02] (J-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

5. **Project # 1002315**
02DRB-01650 Major-Preliminary Plat
Approval
02DRB-01653 Minor-Temp Defer SDWK
02DRB-01654 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP request(s) the above action(s) for all or a portion of Tract(s) 13, **THE WILDERNESS @ HIGH DESERT**, zoned SU-2, HD, R-R, located east of TRAMWAY BLVD NE, south of IMPERATA NE and west of TRACT A, FOREST SERVICE LAND, containing approximately 73 acre(s). [REF: 02DRB-01646] [DEFERRED FROM 11/20/02, PP, TDS, SW] [F-23] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/4/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/25/02 THE PRELIMINARY PLAT WAS APPROVED WITH 2 ADDITIONAL CONDITIONS OF FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

6. **Project # 1001523**
02DRB-01794 Minor- SiteDev Plan Subd
02DRB-01795 Minor-Amnd Prelim Plat
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for UNSER - 98TH STREET PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER**, zoned SU-1 Light Industrial, located on UNSER BLVD NW, between 98TH ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-10, Z-81-49, 01EPC-01405, 02DRB-00518][Russell Brito, EPC Case Planner](H-10) A SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING. (THE BOARD REAPPROVED THE ORIGINAL SITE DEVELOPMENT PLAN) THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/4/02. THIS WILL NOT EXTEND THE APPROVAL OF THE ORIGINAL PRELIMINARY PLAT.
7. **Project # 1001749**
02DRB-01799 Minor-SiteDev Plan
BldPermit/EPC
- W. MARK SNAPP DESIGN, INC. agent(s) for WILLIAM GARDNER request(s) the above action(s) for all or a portion of Lot(s) 11A & 12A, Block(s) 20, Tract(s) 2, Unit 3, NORTH ALBUQUERQUE ACRES, **JARDINERO PROFESSIONAL PLAZA**, zoned SU-1 Per use, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 4 acre(s). [REF: 02EPC-00254] [Debbie Stover, EPC Case Planner] [Deferred from 12/4/02] (C-19) DEFERRED TO BE HEARD WITH THE PRELIMINARY AND FINAL PLAT AT THE AGENT'S REQUEST TO 12/11/02.

8. **Project # 1001907**
02DRB-01803 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for JEFFREY R HARRIS request(s) the above action(s) for all or a portion of Lot(s) 10A, **EAGLE RANCH**, zoned SU-1 for C-1, located on NORTHWEST CORNER OF IRVING BLVD NW AND CONGRESS AVE NW and containing approximately 2 acre(s). [REF: Z-92-52, DRB-94-345, 01410-01374, DRB-99-279] [**Russell Brito, EPC Case Planner**] (B-13) **SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

9. **Project # 1000375**
02DRB-01756 Minor-Amnd SiteDev Plan
Subd
02DRB-01757 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA**, zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1000217**
02DRB-01800 Minor-Final Plat Approval
02DRB-01811 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A1, **PAINTED SKY UNITS 5 & 6**, zoned SU-1 / RT, located on LADERA DR NW, between I-40 NW and GAVIN RD NW containing approximately 9 acre(s). [REF: Z-99-8, S-98-65, 00DRB-00162, 00DRB-00931, 01DRB-00849, 01DRB-00850] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 5. THE FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR UNIT 6.**
11. **Project # 1000928**
02DRB-01801 Minor-Ext of SIA for Temp
Defer SDWK
- JUDE BACA agent(s) for MESA PRIETA LLC, request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION**, zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-93-389, 00440-01621 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
- 02DRB-01802 Minor-Ext of SIA for Temp
Defer SDWK
- R. A. MONOGUE agent(s) for R. A. MANOGUE request(s) the above action(s) for all or a portion of Lot(s) 19, 25, 32, 34, 90, 97 and 94, **MESA PRIETA SUBDIVISION**, zoned RD, located on 65TH ST. NW, between EVERITT ROAD NW and ST. JOSEPH RD. NW containing approximately 7 acre(s). [REF: DRB-94-504, S-95-26, V-95-79, 00440-01621 (TDS), 00440-01739 (TDS)] (G-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1001731**
02DRB-01806 Minor-Sidewalk Waiver
- LARRY READ & ASSOCIATES INC. agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES - UNIT 3, SAHAR SUBDIVISION, zoned R-D, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02-00851 (P&F), 02-01423 (APP), 02-01424 (TDS)] (C-19) **A SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project # 1001939**
02DRB-01797 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) A-1 & H-1, TIERRA OESTE, UNIT 3, CIELO OESTE SUBDIVISION, zoned RD, located on UNSER BLVD NW, between LADERA NW and UNSER BLVD NW [REF: 02DRB-00714, PP, 02-01218 APP] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**
14. **Project # 1002323**
02DRB-01805 Minor-Final Plat Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 7A, VOLCANO BUSINESS PARK - PHASE I, zoned SU-1 for C-1 & IP uses, located on TODOS SANTOS ST NW, between OURAY RD NW and OLD OURAY RD NW containing approximately 2 acre(s). [REF: 02DRB-01669, Z-95-38, V-87-114] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING.**

15. **Project # 1002365**
02DRB-01804 Minor-Prelim&Final Plat
Approval
- HARRIS SURVEYING INC. agent(s) for ALBERT J. ADAMSKO and EDWARD N. VILLELLA request(s) the above action(s) for all or a portion of Lot(s) 15A & 16A, **JOSEPH W. VON CLEAVE HOMESTEAD ADDITION**, zoned C-3, located on GENERAL HODGES SE, between SUSAN SE and TRUMBULL SE containing approximately 1 acre(s). [REF: ZA-00-192] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**
16. **Project # 1002361**
02DRB-01780 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for VICTOR LIMARY request(s) the above action(s) for all or a portion of Lot(s) 1A, 45, D1 AND E-1, Block(s) 10, Unit 2, **LA MESA ADDITION**, zoned C-1 and C-2, located on LOUISIANA BLVD SE, between CENTRAL AVE SE and ALCAZAR ST SE containing approximately 5 acre(s). [REF: 1001679, 1001920 (EPC), 1001844 (ZHE)] (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**
17. **Project # 1000267**
02DRB-01555 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE, UPWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, **BREEZE @ SOUTH PEAK**, zoned R-3 residential zone, located on OCEAN BREEZE DR NE, between CHELWOOD PARK BLVD. NE and EASTRIDGE DR. NE containing approximately 1 acre(s). [REF: 02DRB-00954 SIA, 00460-00223 SK,00440-01100 FPA,00410-00399] [INDEFINITELY DEFERRED FROM 10/23/02 AND 11/20/02] (J-22) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES: IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

THERE ARE NO SKETCH PLATS THIS WEEK...

18. Approval of the Development Review Board Minutes for 11/20/02. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:41 A.M.



SUBDIVISION Supplemental form **S**

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

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

SITE DEVELOPMENT PLAN Supplemental form **P**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: WESTLAND DEVELOPMENT Co. PHONE: 8319600
 ADDRESS: 401 COORS BLVD. NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87121 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): PRECISION SURVEYS INC PHONE: 8565700
 ADDRESS: 8414-D JEFFERSON NE FAX: 8567900
 CITY: ALBQ STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: THE PURPOSE OF THIS PLAT IS TO COMPLETE VACATE THE EXISTING 10' PUBLIC UTILITY EASEMENT

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

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

Lot or Tract No. LOT 7-A Block: _____ Unit: _____
 Subdiv. / Addn. VOLCANO BUSINESS PARK, PHASE I
 Current Zoning: SU-1 C-1 & IP USES Proposed zoning: SAME
 Zone Atlas page(s): H-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.7355 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101006013300131107 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TODOS SANTOS STREET NW
 Between: OURAY ROAD NW and OLD OURAY ROAD NW

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. # 1002323, 02DRB-01669, Z-95-38, V-87-114

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 11/25/02

SIGNATURE Lenore Armijo DATE _____
 (Print) LENORE ARMILJO _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB-01805</u>	<u>FP</u>	<u>S3</u>	<u>\$ 215.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Dec 4 2002</u>				Total <u>\$ 215.-</u>

Jan 11/26/02
 Planner signature / date

Project # 1002323

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule) $140 + 70 = 215.$
- Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

GENORE ARMISO
 Applicant name (print)
Genore Armiso 11/26/02
 Applicant signature / date



Form revised September 2001

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

Application case numbers
02DRB - - 01805

Jan 11/26/02
 Planner signature / date
Project # 1002323



PRECISION SURVEYS, INC.

November 26, 2002

Mr. Roger Green
Acting Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, N.W.
Albuquerque, NM 7102

**RE: REQUEST FOR PRELIMINARY/FINAL PLAT APPROVAL
LOT 7-A-1, VOLCANO BUSINESS PARK, PHASE 1
ZONE ATLAS H-10-Z**

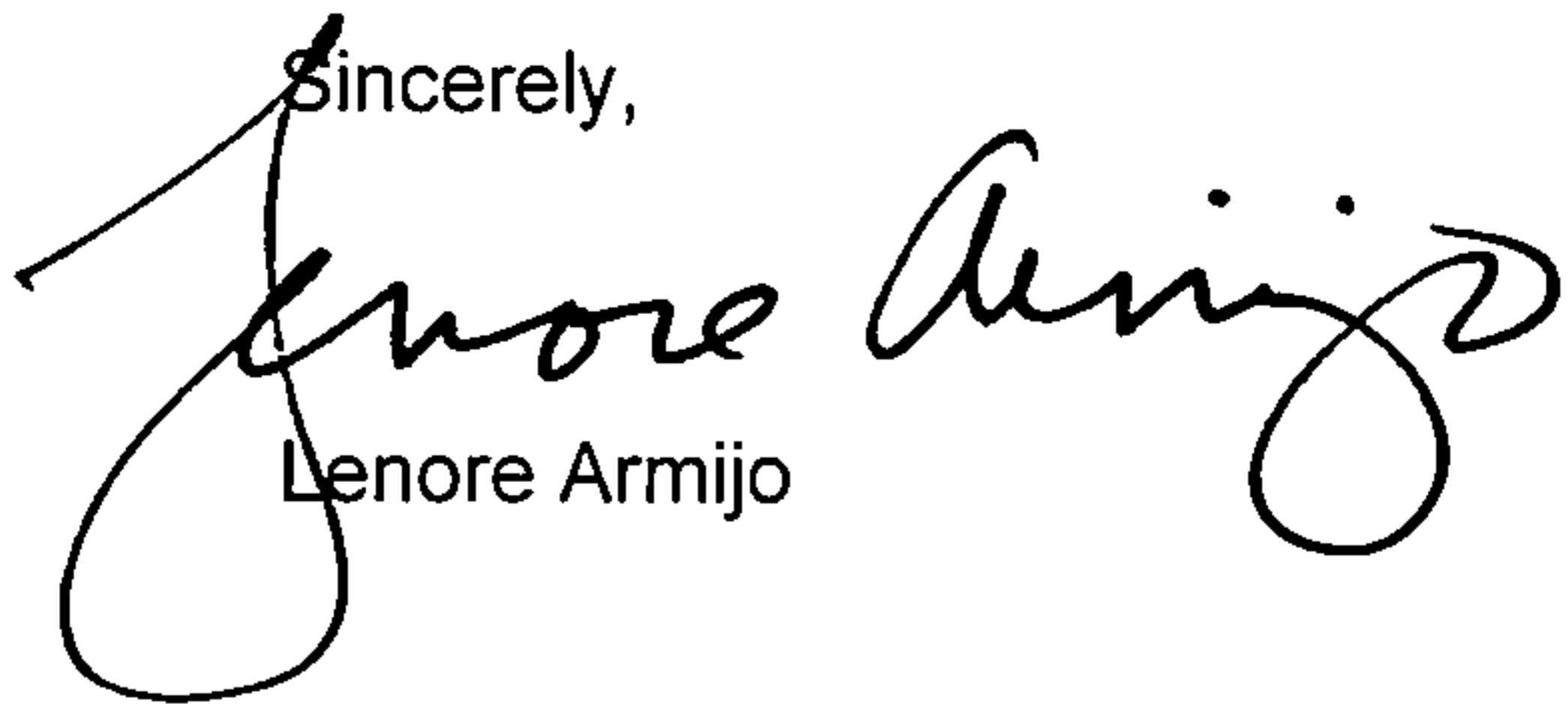
Dear Mr. Green;

On behalf of our client, Westland Development Co., we are submitting an application for preliminary/final plat approval. The purpose is to plat the approved vacation of the 10' public utility easement (Project # 1002323, 02DRB-01669).

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lenore Armijo



8414 - D JEFFERSON ST NE

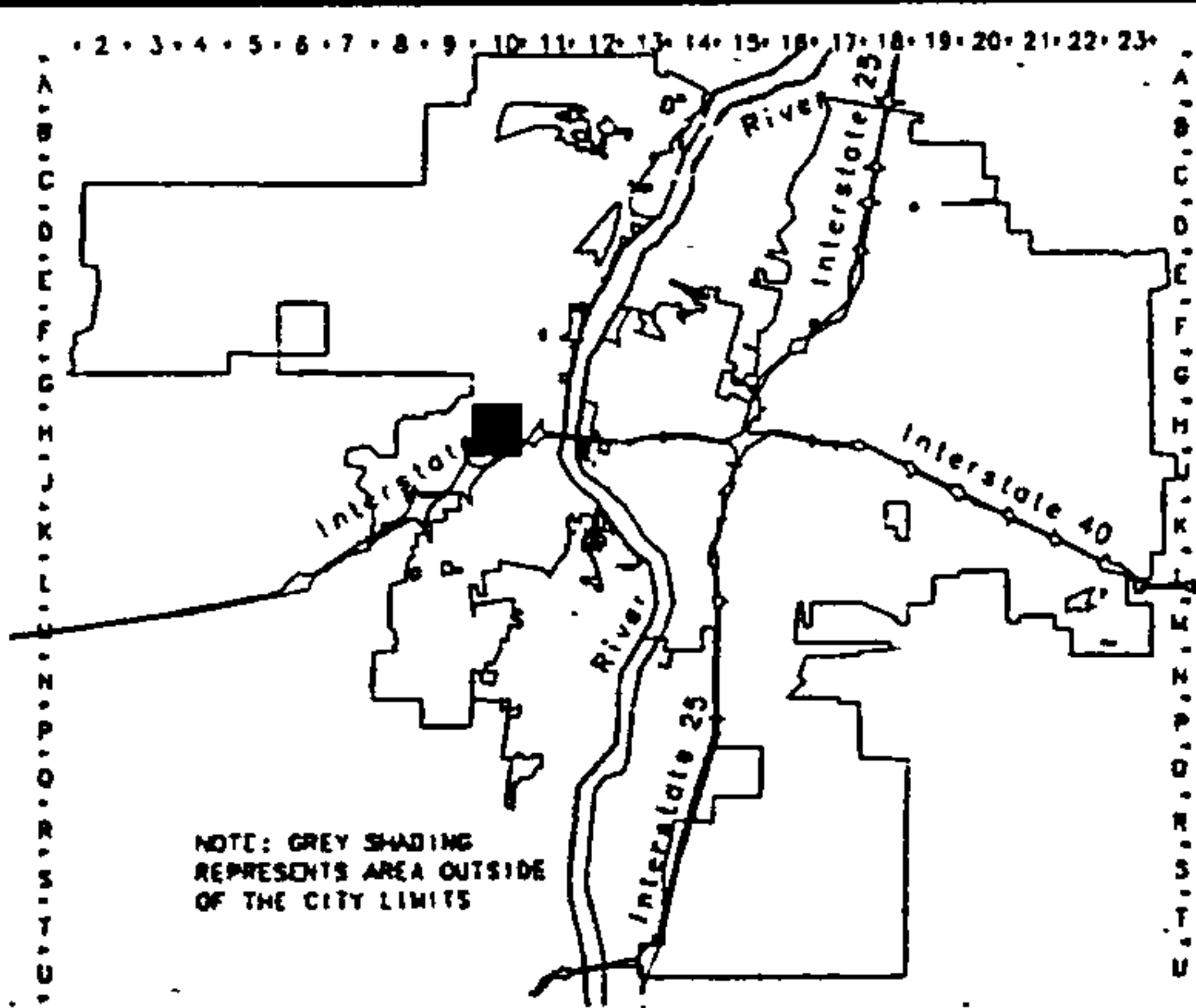
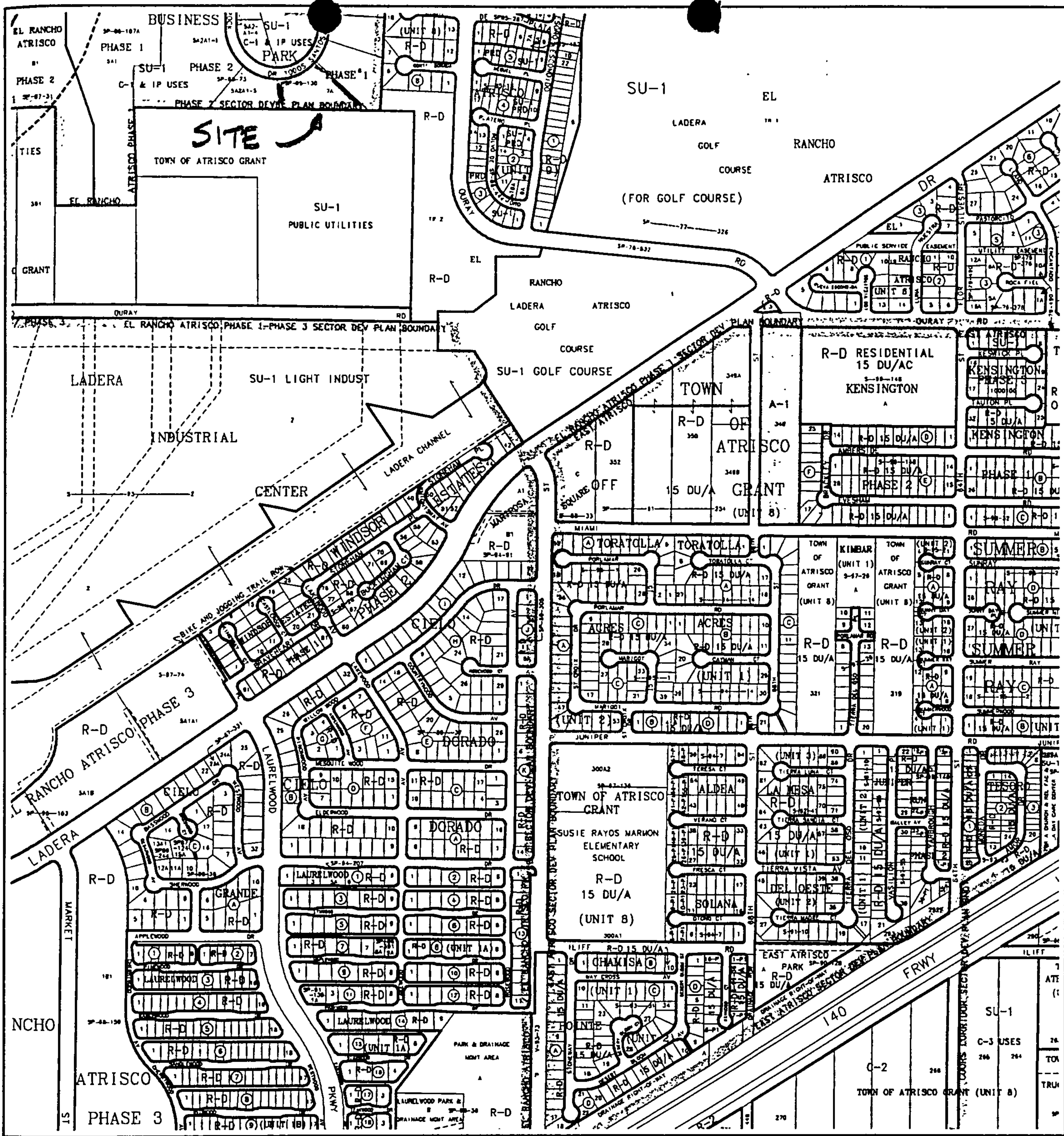
ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

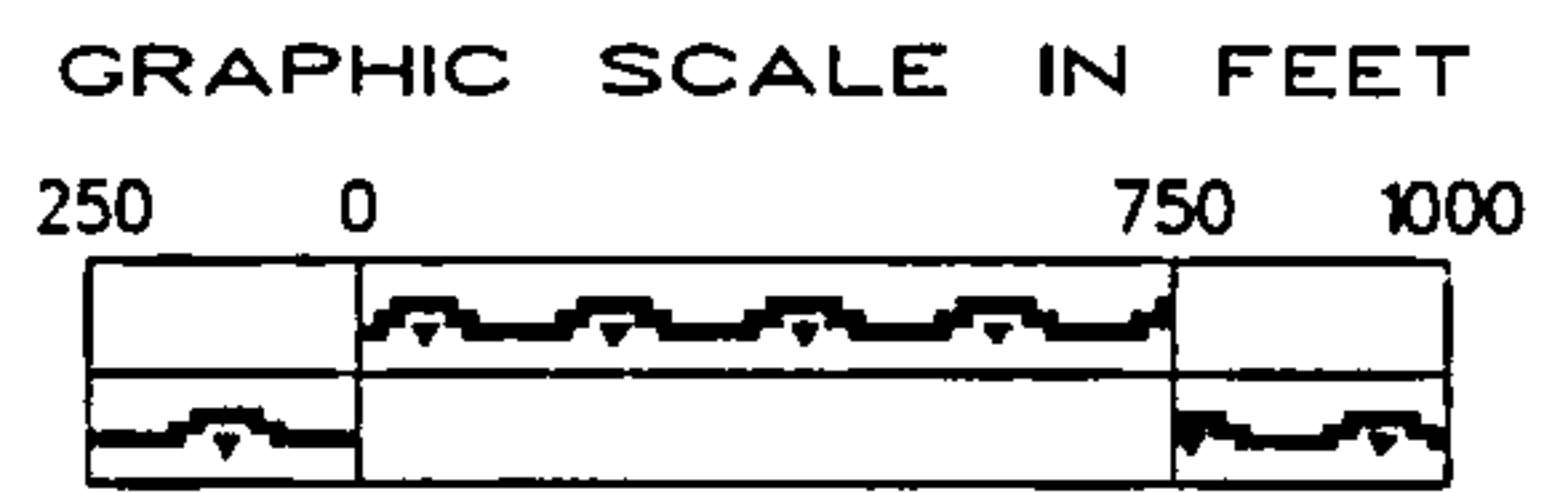
PHONE 505 856 5700

FAX 505 856 7900

www.presurv.com



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page
H-10-Z
Map Amended through March 20, 2001

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 WESTLAND DEV CO

AGENT PRECISION SURVEYS

ADDRESS _____

PROJECT NO. 1002323

APPLICATION NO. 02 DRB - 01805

\$ 215 441006 / 4983000 (DRB Cases)

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

\$ _____ 441018 / 4971000 (Notification)

\$ 215.- **Total amount due**



PRECISION SURVEYS, INC.

PHONE 505-856-5700 FAX 505-856-7900
8414-D JEFFERSON ST. N.E.
ALBUQUERQUE, N.M. 87113

FIRST STATE BANK
Taos, Santa Fe, Albuquerque
and Surrounding Communities
Ph. 505-241-7500
95-145/1070

006111

11/26/02

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE

\$ 215⁰⁰

TWO HUNDRED FIFTEEN and no Cents DOLLARS

MEMO APPLICATION 024223

*****DUPLICATE*****
[Signature]
City of Albuquerque, N.M.
Treasur AUTHORIZED SIGNATURE

⑈006111⑈ ⑆107001452⑆ 001048120⑆ 11:13AM LOC: ANN

X
RECEIPT# 0000921 WSH 008 TRANSH 0005
Account 441006 Fund 0110
Activity 4983000 TRSAMC
Trans Amt \$215.00
J24 Misc 10/28/02 \$215.00
CK \$215.00
CHANGE \$0.00

Completed BJA 12/05/02

PROJECT NO. 1002323	APPLICATION NO. 02DRG-01805
PROJECT NAME VOLAND BUSINESS PARK	
EPC APPLICATION NO.	
APPLICANT / AGENT PRECISION SURV. (LENORE)	PHONE NO. 856 5700
ZONE ATLAS PAGE H-10	

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	DATE	DATE
COMMENTS:		

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 <i>AM</i>	DATE 12/4/02	DATE
COMMENTS:		

(Return form with plat / site plan)

14



Complete
AA
12/05/02

ALBUQUERQUE
NEW MEXICO

DRB CASE ACTION LOG

REVISED 8/20/2002

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

DRB Application No.: <u>02-01805</u>	Project # <u>1002323</u>
Project Name: _____	EPC Application No.: _____
Agent: <u>Alison Sussey</u>	Phone No.: <u>856-5700</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/4/02 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): _____
 - See comments dated _____
 - EPC comments (name) _____
 - Planning must record this plat. Please submit the following items:
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the originals.
 - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
 - Property Management's signature must be obtained prior to Planning Department's signature.

12-5-02 FILE COM
AGIS COPY
CALLED AGENT } CS/AM

Project Number 1002323



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-27-02

3. Project # 1002323
02DRB-01669 Major-Vacation of Public Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10)

At the November 27, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 12, 2002, in the manner described below.

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



**OFFICIAL NOTICE
PAGE TWO**

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.)

jr Roger Green
Acting, DRB Chair

Cc: Westland Development Co., Inc., 401 Coors NW, 87121

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.

Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002323 AGENDA#: 3 DATE: 11.27.02

1. Name: Leroy Chong Address: Westland 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
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002323
Application Number: 02DRB-01669

DRB Date: 11/27/02
Item Number: 3

Subdivision:

Lot 7A, Volcano Business Park, Phase 1

Zoning: IP

Zone Page: G-10

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

Defer to Utilities.

Signed: 

Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002323

AGENDA ITEM NO: 3

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:

*Joelani action
11-27-02*

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: November 27, 2002



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD

November 27, 2002

Project # 1002323

Project # 1002323

02DRB-01669 Major-Vacation of Public Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coord. Letter sent to Ladera West (R) Neighborhood Assn.

APS No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. No comments.

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric Approves.

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D.

No comments received.

Open Space Division

No comments received.

City Engineer

No objection to vacation request.

Transportation Development

Refer to the agencies having interest in the easement for comments on the vacation action.

Parks & Recreation

Defer to Utilities.

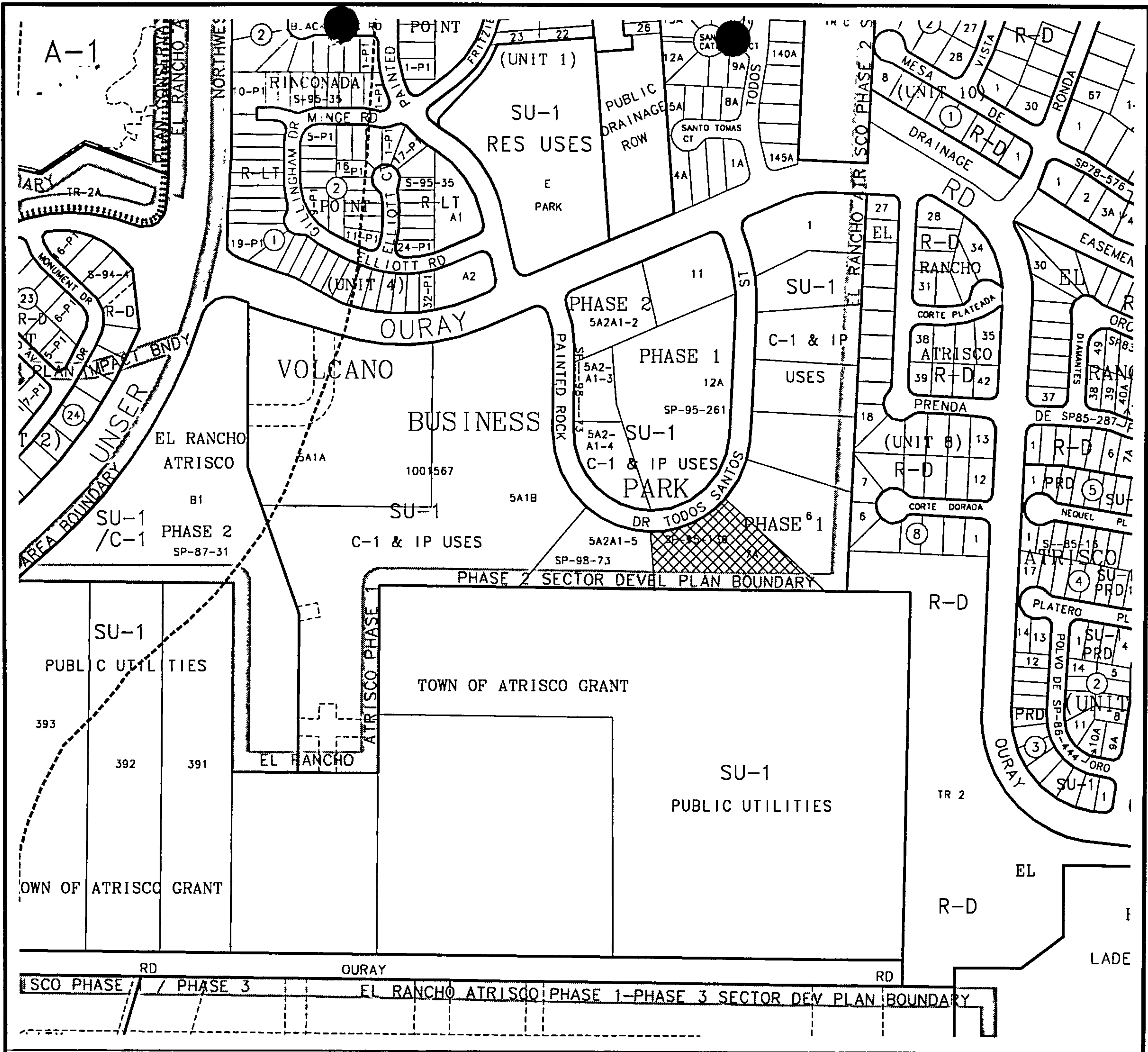
Utilities Development

No objection to Vacation request.

Planning Department

No objection to the vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Westland Development Co., Inc., 401 Coors Blvd NW, 87121



ZONING MAP



Scale 1"=406'

PROJECT NO.
1002323

HEARING DATE
11-27-02

MAP NO.
G-10

ADDITIONAL CASE NUMBER(S)
02DRB-01669

Note: Shaded area indicates County Not to Scale



**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, November 27, 2002, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001082

02DRB-01700 Major-Preliminary Plat
Approval
02DRB-01701 Major-Vacation of Public
Easements
02DRB-01702 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, **PARK HILL, UNIT 2**, zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11)

Project # 1001453

02DRB-01697 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA SUBDIVISION @ VENTANA RANCH**, zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10)

~~Project # 1002323~~

02DRB-01669 Major-Vacation of Public
Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10)

SEE PAGE 2



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

PAGE 2

Project # 1002335

02DRB-01698 Major-Preliminary Plat
Approval

02DRB-01699 Minor-Temp Defer SDWK

02DRB-01703 Major-SiteDev Plan

BldPermit

02DRB-01704 Major-SiteDev Plan Subd

WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153] (C-19)

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.

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 11, 2002.

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

Meeting Date: Nov. 27, 2002

Zone Atlas Page: B-10-E

Notification Radius: 100 Ft.

App#	<u>12 DRB-01669</u>
Proj#	<u>1002323</u>
Other#	

Cross Reference and Location: _____

Applicant: Westland Development Co., Inc ✓

Address: 401 Coors Blvd NW, 87121

Agent: _____

Address: _____

SPECIAL INSTRUCTIONS

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

Date Mailed: Nov. 6, 2002

Signature: K. Ise-Hlikai

101006011902231212	LEGAL: LT 1 2-A PLAT OF TR 5A2-A1 & LT 12-A VOLCAND BUSINE LAND USE: PROPERTY ADDR: 00000 3021 TODOS SANTOS ST NW OWNER NAME: WESTSIDE BAPTIST CHURCH OF ALB OWNER ADDR: 03021 TODOS SANTOS	ST NW ALBUQUERQUE	NM 87120
101006010401331208	LEGAL: TR 5 A2-A 1-4 PLAT OF TRS 5A2-A1-1, 5A2-A1-2, 5A2-A1 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
101006015500831106	LEGAL: LOT 6 VO LCAND BUSINESS PARK PHASE I CONT 1.7287 AC LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
101006013300131107	LEGAL: LT 7 -A P LAT OF TR 5A2-A & LT 7-A VOLCAND BUSINESS LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: HATCHER RAY VOLCAND SELF STORA OWNER ADDR: 03000 TODOS SANTOS	ST NW ALBUQUERQUE	NM 87120
101006010500131108	LEGAL: TR 5 A2-A 1-5 PLAT OF TR 5A2-A1-1, 5A2-A1-2, 5A2--A1-3 LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: WESTLAND DEVELOPMENT CO INC OWNER ADDR: 00401 COORS	BL NW ALBUQUERQUE	NM 87121
101005910845920708CA	LEGAL: TR 0 F LA ND WITHIN NW/4 NW/4 SEC 10 T10N R2E CONT 2 LAND USE: PROPERTY ADDR: 00000 OWNER NAME: PUBLIC SERVICE CO OF NM OWNER ADDR: 00000	ALBUQUERQUE	NM 87158



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: October 29, 2002

TO CONTACT NAME: Leroy A. Chavez
 COMPANY/AGENCY: Westland Dev. Co. Inc
 ADDRESS/ZIP: 401 Coors NW 87121
 PHONE/FAX #: 831-9600 / 831-4865

Thank you for your inquiry of 10-29-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7-A, Volcano Business Park

zone map page(s) G-10

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

Radera West

Neighborhood Association

Contacts: Robert McCannori
2808 El Desierto Escondido NW
839-9702 (w) 828-3129 (w) 87120

Barry King
3808 Dodos Santos NW
836-6044 (w) 87120

Neighborhood Association

Contacts: _____

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

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

Sincerely,

Dalaina S. Carmora
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 29, 2002

✓ Mr. Robert McCannon
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

Mr. Barry King
3808 Todos Santos NW
Albuquerque, NM 87120

RE: 10' P.U.E. Vacation Request within Lot 7A Volcano Business Park (VBP)

Dear Messrs. McCannon and King:

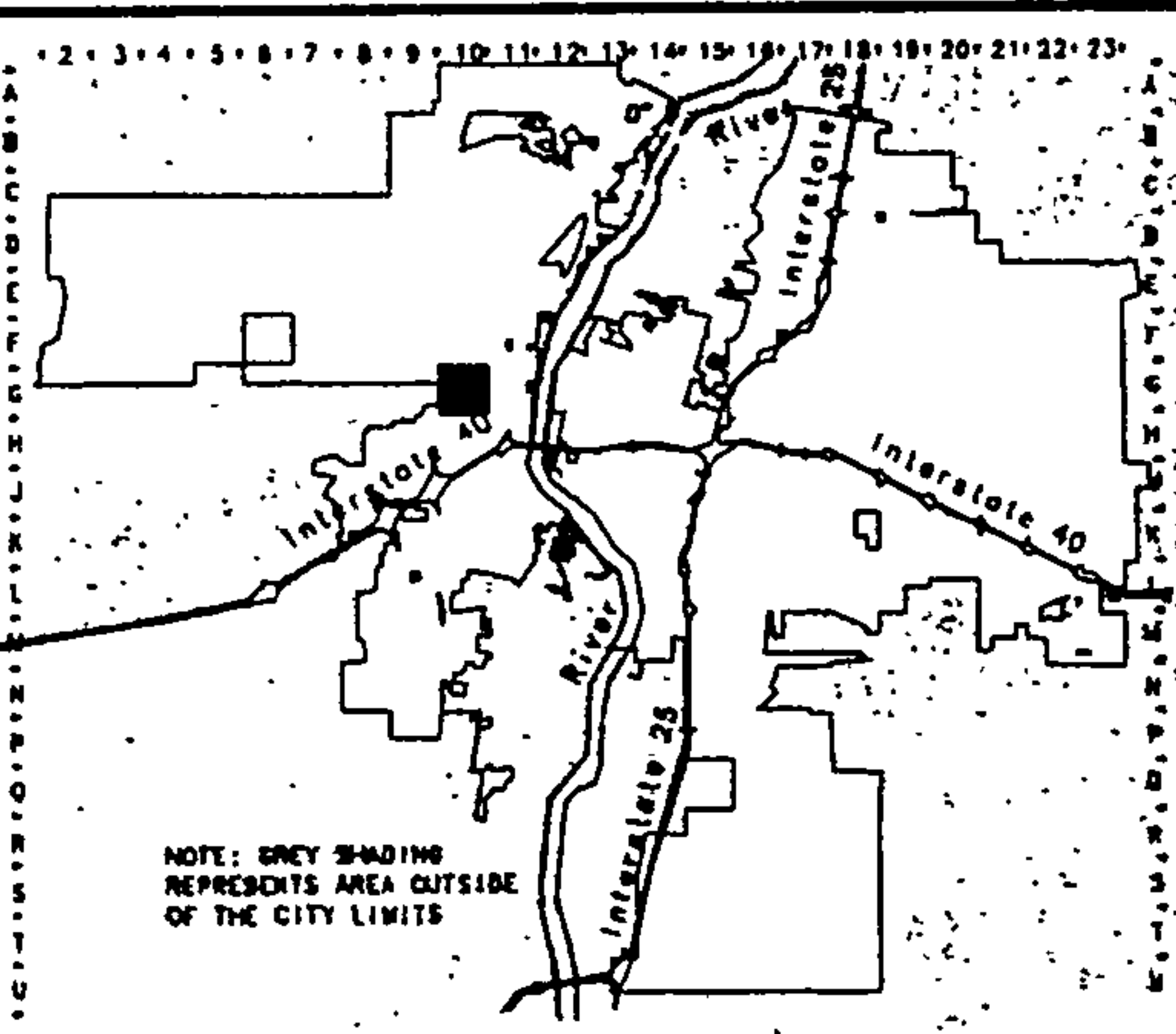
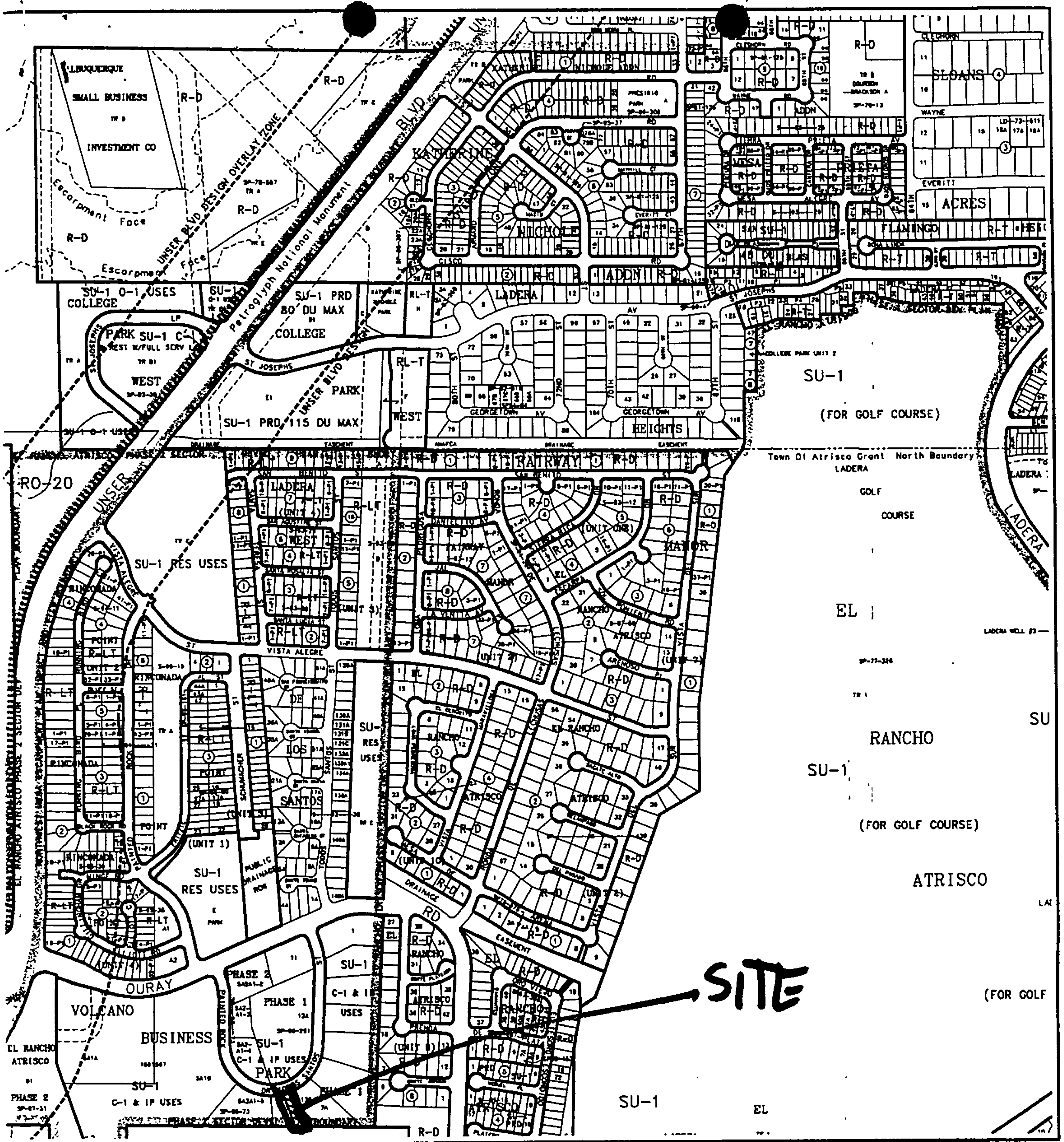
This is to notify you of our request to vacate a 10' Public Utility Easement (P.U.E.) within Lot 7A V.B.P. (see enclosed map). Subsequent platting has dedicated additional P.U.E.'s and we therefore no longer need this portion of the P.U.E.

Should you have any questions please do not hesitate to contact me.

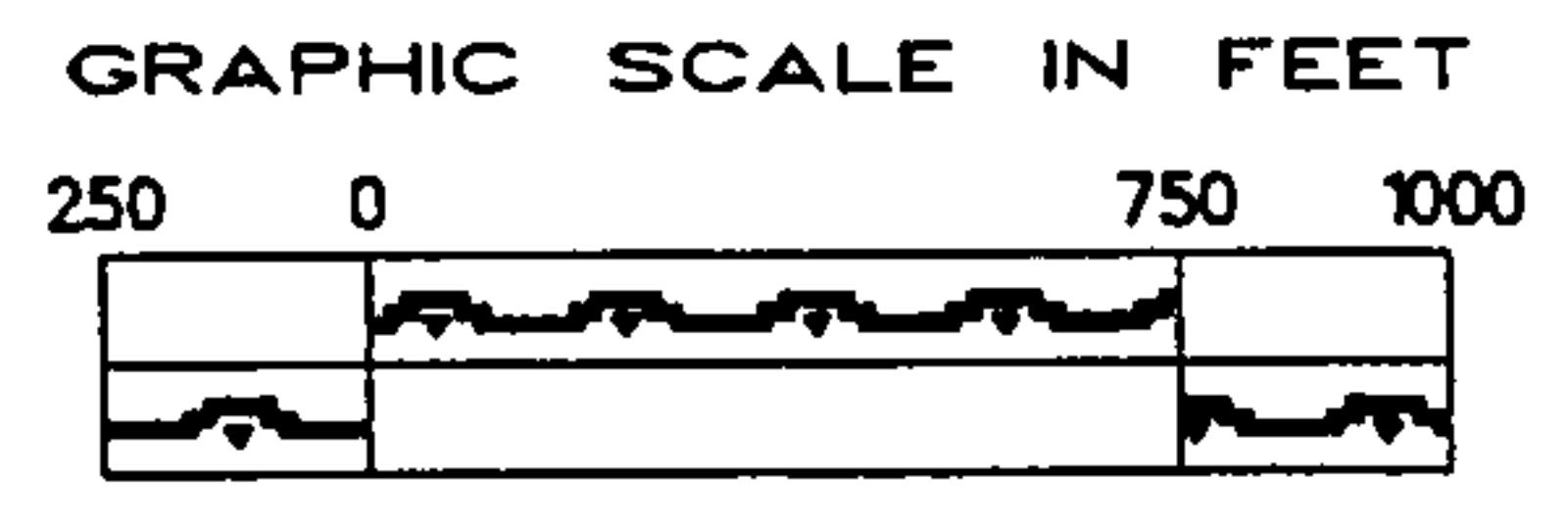
Sincerely,

Leroy J. Chavez
Vice President of Development

Enclosure



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



Zone Atlas Page

G-10-Z

Map Amended through April 03, 2002



Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

October 29, 2002

City Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

Re: PUE Vacation within Lot 7A, Volcano Business Park, Phase I

Westland wishes to vacate the north-south 10-foot Public Utility Easement (PUE) within Lot 7A because it is no longer needed. It was originally granted for the purpose of providing electrical service by Public Service Company of New Mexico (PNM). Subsequent platting has granted other PUE's where required by PNM.

Should you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Leroy J. Chavez", written in a cursive style.

Leroy J. Chavez
V. P. of Development

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	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: WESTLAND DEVELOPMENT CO. INC. PHONE: 831-839 9600
 ADDRESS: 401 COORS NW FAX: 831-4865
 CITY: Albuquerque STATE NM ZIP 87121 E-MAIL: Atarisco@AOL.COM
 Proprietary interest in site: Owner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC UTILITY EASEMENT (P.U.E.)

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. LOT 7-A Block: _____ Unit: _____
 Subdiv. / Addn. VOLCANO BUSINESS PARK PH I
 Current Zoning: SU-1/FP Proposed zoning: MA
 Zone Atlas page(s): 6-10 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.736 Density if applicable: dwellings per gross acre: MA dwellings per net acre: MA
 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 1 010 060 133 001 31107 MRGCD Map No _____
 LOCATION OF PROPERTY BY STREETS: On or Near: TODOS SANTOS ST. NW (3000)
 Between: SOUTH OF ^{NEW} DURAY Rd. NW and N. of ^{OLD} DURAY Rd NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): V-87-114
2-95-38

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Leo J. Chavez DATE 10/29/02
 (Print) LEO J. CHAVEZ Applicant! Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB</u>	<u>V.P.E.</u>	<u>V</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned		<u>NOTIFIC. FEE</u>		\$ <u>70.00</u>
<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>NOV. 27th 02</u>			Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>115.00</u>

B. Benhart 10/29/02 Project # 1002323
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Leroy J. Chavez Applicant name (print)
[Signature] Applicant signature / date
10/29/02

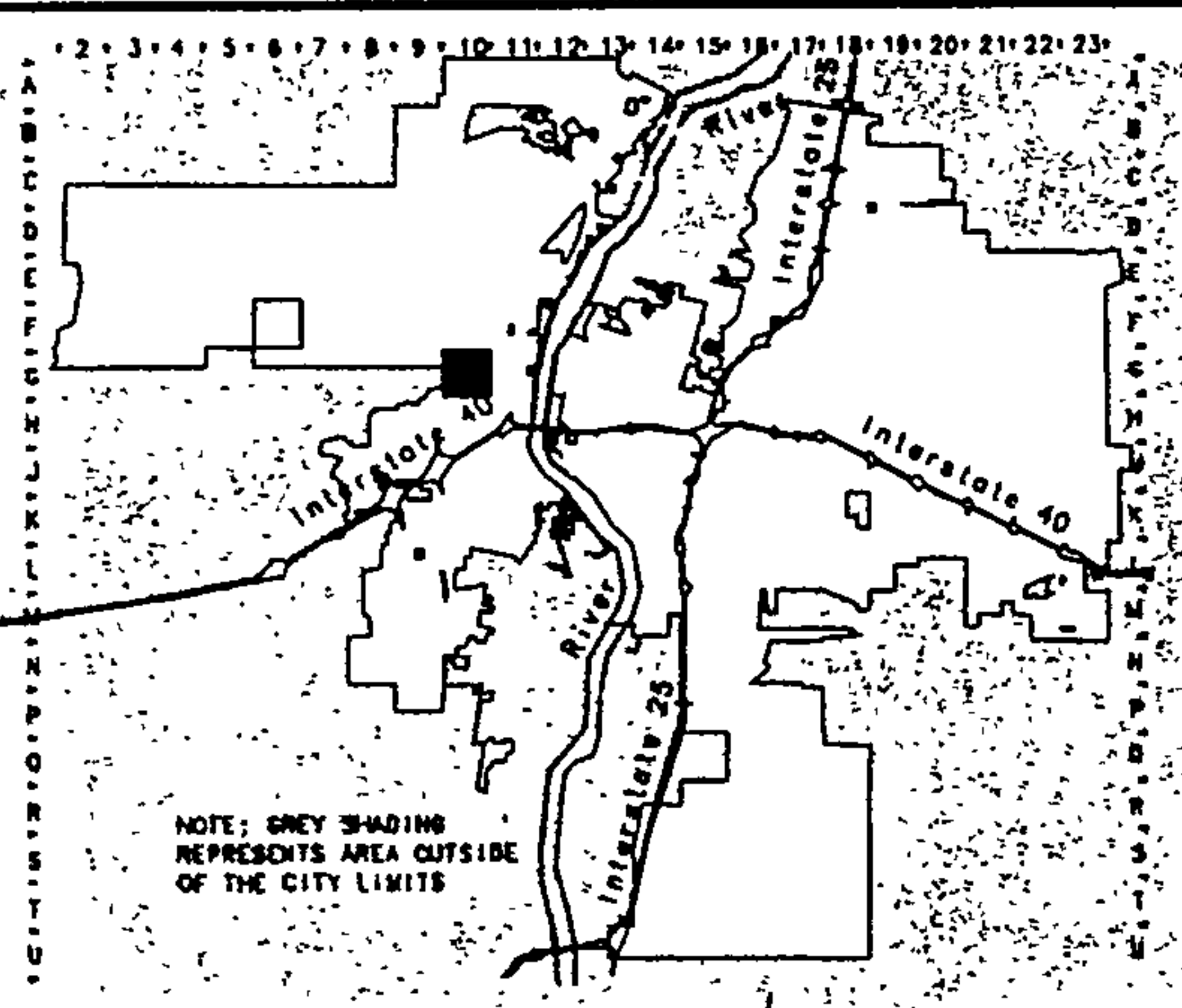
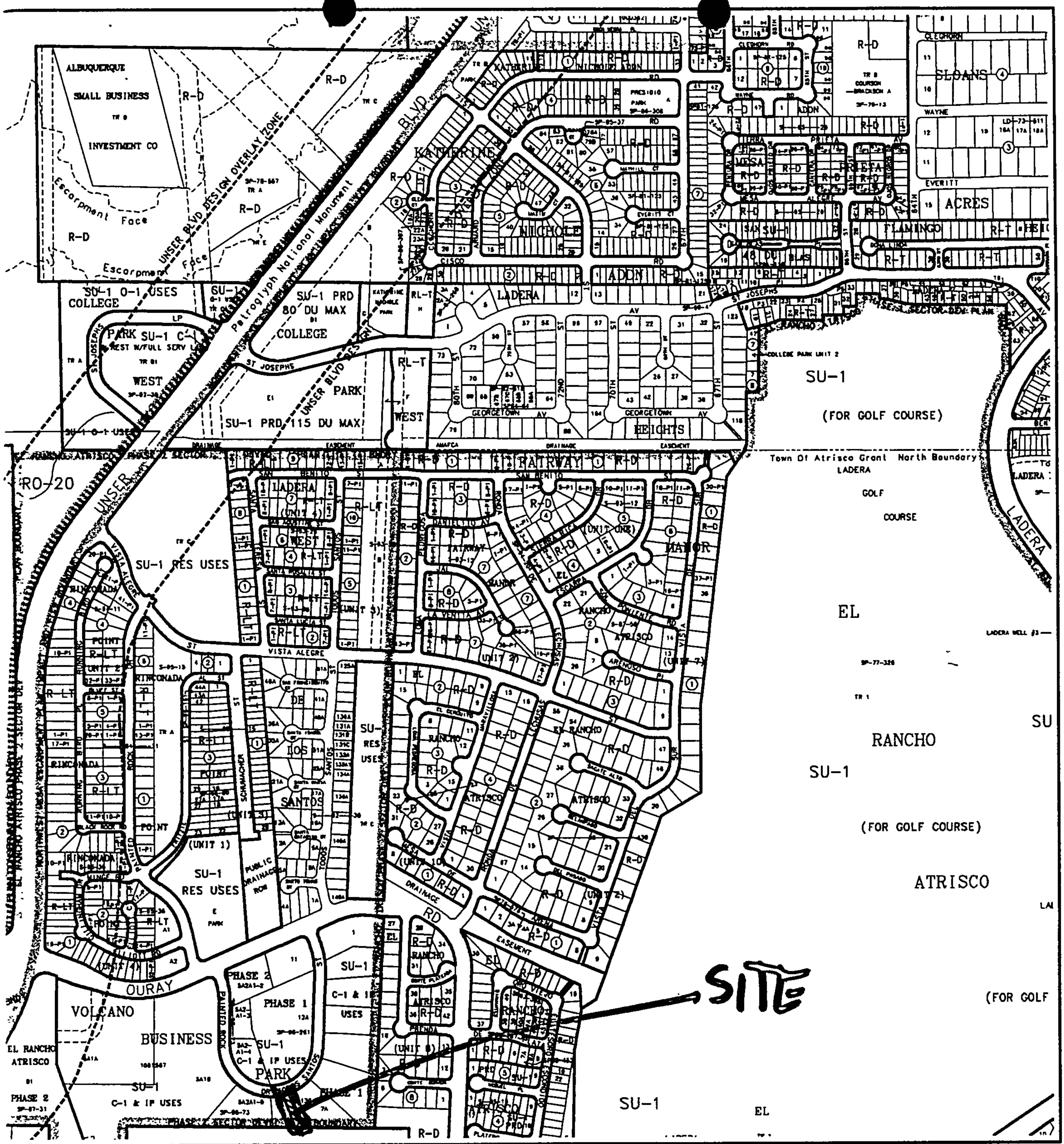


Form revised September 2001

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

Application case numbers
02DPB-01669

[Signature] 10/29/02
 Planner signature / date
Project # 1002323

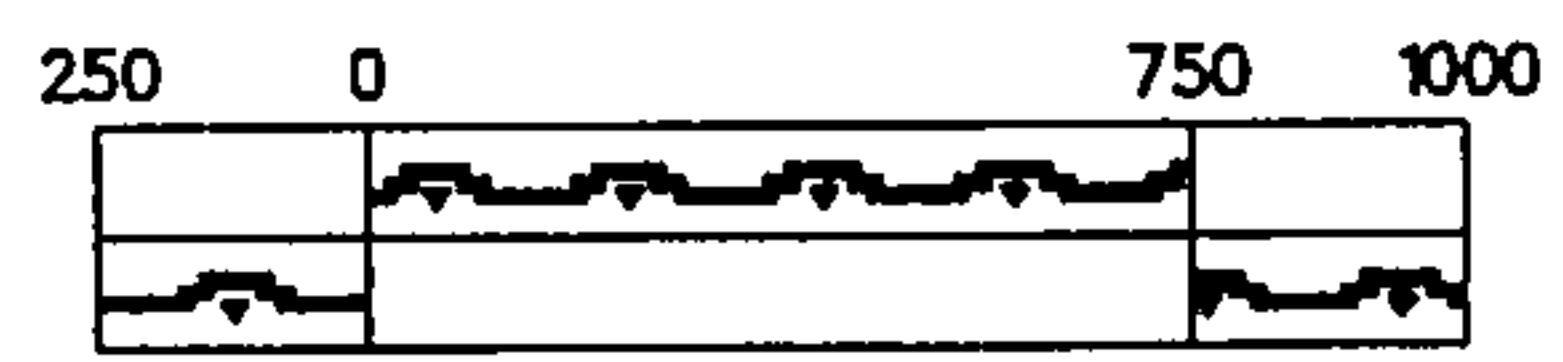


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET



Zone Atlas Page

G-10-Z

Map Amended through April 03, 2002



Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

October 29, 2002

City Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

Re: PUE Vacation within Lot 7A, Volcano Business Park, Phase I

Westland wishes to vacate the north-south 10-foot Public Utility Easement (PUE) within Lot 7A because it is no longer needed. It was originally granted for the purpose of providing electrical service by Public Service Company of New Mexico (PNM). Subsequent platting has granted other PUE's where required by PNM.

Should you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Leroy J. Chavez", is written above the typed name.

Leroy J. Chavez
V. P. of Development



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: October 29, 2002

TO CONTACT NAME: Leroy J. Chavez
COMPANY/AGENCY: Westland Dev. Co. Inc
ADDRESS/ZIP: 401 Coors NW 87121
PHONE/FAX #: 831-9600 / 831-4865

I thank you for your inquiry of 10-29-02 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lot 7-A, Volcano Business Park

zone map page(s) G-10

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

Hadera West

Neighborhood Association
Contacts: Robert McCann
2808 El Escondido NW
839-9702 (w) 828-3129 (w) 87120
Barry King
3808 Dodos Santos NW
836-6044 (w) 87120

Neighborhood Association
Contacts: _____

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

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

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

11/11/02

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 29, 2002

✓ Mr. Robert McCannon
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

Mr. Barry King
3808 Todos Santos NW
Albuquerque, NM 87120

RE: 10' P.U.E. Vacation Request within Lot 7A Volcano Business Park (VBP)

Dear Messrs. McCannon and King:

This is to notify you of our request to vacate a 10' Public Utility Easement (P.U.E.) within Lot 7A V.B.P. (see enclosed map). Subsequent platting has dedicated additional P.U.E.'s and we therefore no longer need this portion of the P.U.E.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Leroy J. Chavez
Vice President of Development

Enclosure



Westland Development Co., Inc.

401 Coors Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 29, 2002

Mr. Robert McCannon
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

✓ Mr. Barry King
3808 Todos Santos NW
Albuquerque, NM 87120

RE: 10' P.U.E. Vacation Request within Lot 7A Volcano Business Park (VBP)

Dear Messrs. McCannon and King:

This is to notify you of our request to vacate a 10' Public Utility Easement (P.U.E.) within Lot 7A V.B.P. (see enclosed map). Subsequent platting has dedicated additional P.U.E.'s and we therefore no longer need this portion of the P.U.E.

Should you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Leroy J. Chavez", written in a cursive style.

Leroy J. Chavez
Vice President of Development

Enclosure

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 Nov. 12 '02 To Nov. 27th '02.

5. REMOVAL

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

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

[Signature] 10/29/02
(Applicant or Agent) (Date)

I issued 1 sign~~s~~ for this application, 10/29/02 [Signature]
(Date) (Staff Member)

SP-86-107-A

VOLCANO BUSINESS PARK
PHASE I
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1985

86 35844

PURPOSE

The purpose of this plat is to create the lots shown and to dedicate the streets as shown hereon.

LEGAL DESCRIPTION

A certain tract of land situate within Bernalillo County, New Mexico being further described as Tract 5A, as shown on "Replat of Tract 5" as filed on SEPTEMBER 11, 1985 in Volume 628, Folio 84, in the office of the County Clerk, Bernalillo County, New Mexico. Being described by metes and bounds as follows:

Beginning at the Southeast corner of said Tract 5A;
Thence N 89 deg 24 min 10 sec W, 1,338.78 feet to a point;
Thence S 00 deg 20 min 00 sec W, 525.96 feet to a point;
Thence N 89 deg 26 min 50 sec W, 228.98 feet to the Southwest corner;
Thence N 00 deg 30 min 41 sec E, 442.56 feet to a point;
Thence N 19 deg 39 min 43 sec W, 436.91 feet to a point;
Thence N 08 deg 16 min 12 sec E, 458.49 feet to the Northwest corner;
Thence S 78 deg 42 min 31 sec E, 251.20 feet to a point of curvature;
Thence 444.69 feet along a curve concave to the North (Radius 605.54 feet, Delta 42 deg 04 min 36 sec) to a point of tangency;
Thence N 67 deg 12 min 53 sec E, 920.89 feet to a point of curvature;
Thence 136.74 feet along a curve concave to the South (Radius 307.00 feet, Delta 25 deg 31 min 15 sec) to a point of tangency;
Thence S 87 deg 15 min 52 sec E, 102.38 feet to the Northeast corner;
Thence S 82 deg 44 min 07 sec W, 1,109.48 feet to the Southeast corner and point of beginning containing 36.2297 acres more or less.

OWNERS CERTIFICATE

The subdivision shown hereon, dedication of roads, and grants of easement is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof.

The undersigned owner and/or proprietor do hereby freely consent to all the foregoing and do hereby represent that I am authorized to so act.

Gil E. Cordova
Gil E. Cordova,
C. E. O. & President
Westland Development Co., Inc.

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 15th day of April, 1985 by Gil E. Cordova.

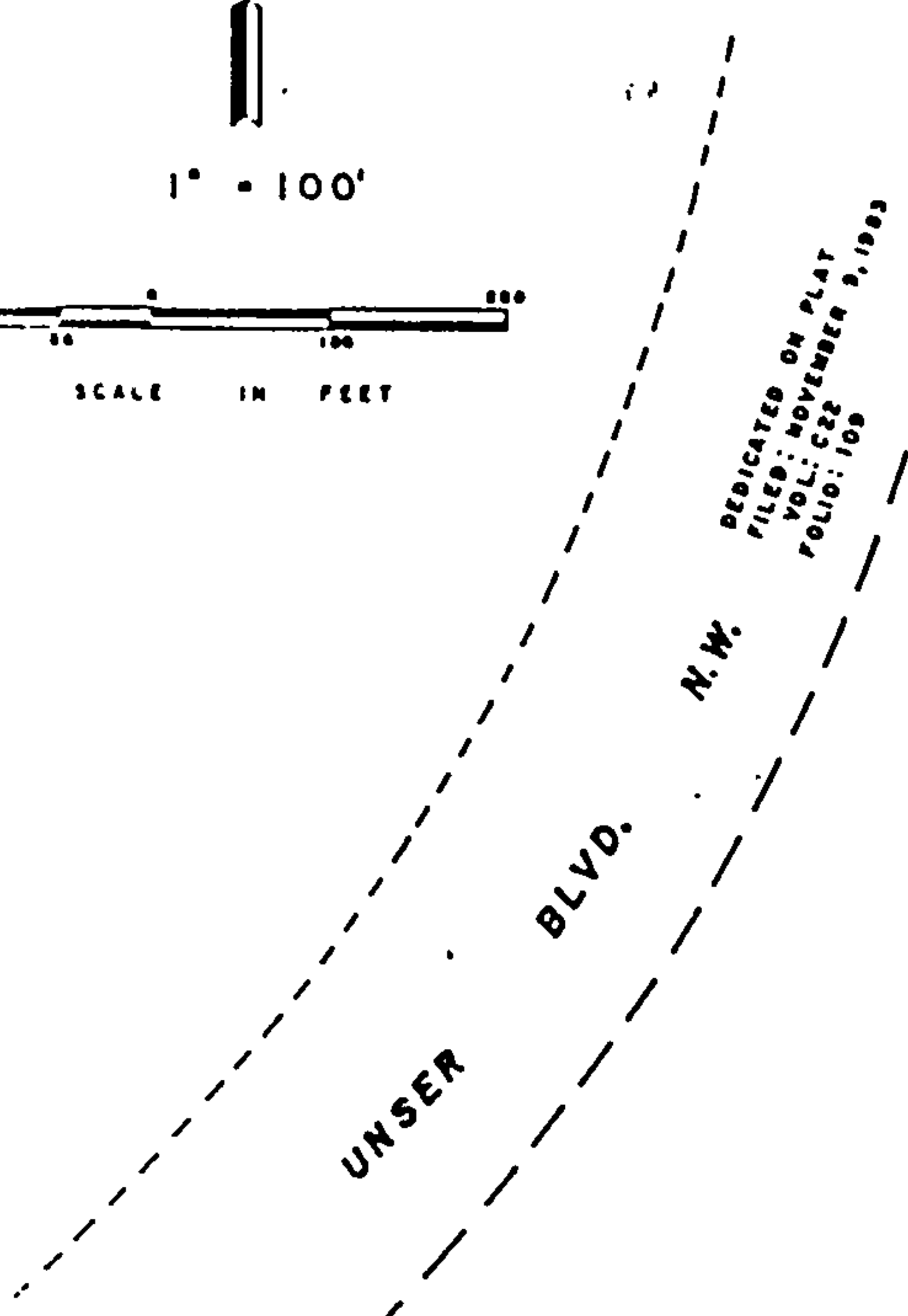
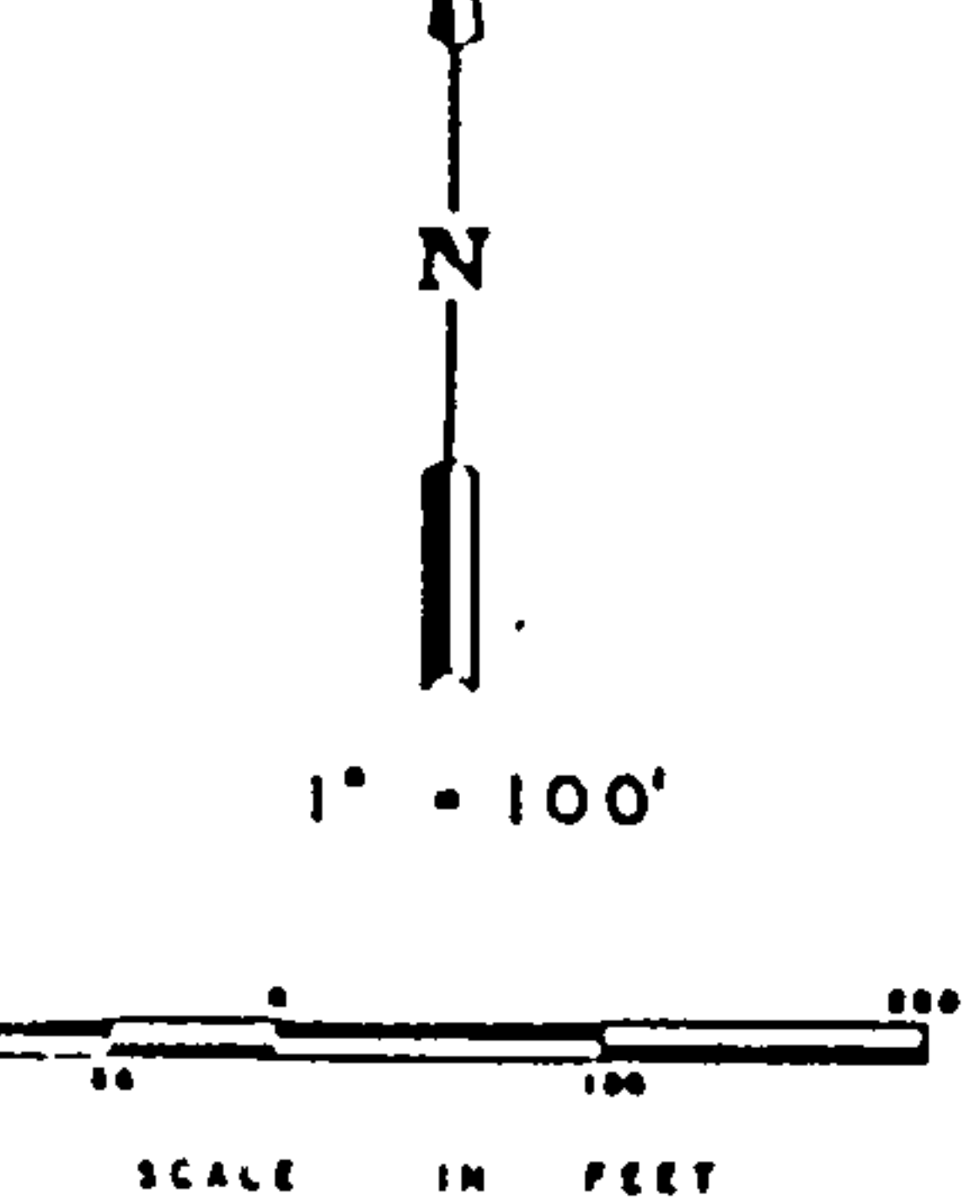
My comm. expires *12/31/85*
John Marshall Allen
Notary Public

POWER & COMMUNICATION EASEMENT NOTES:

- 1. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Also included are easements for the right to install power and communication service lines along side lot lines.
- 2. No structures will be built within a P.M.M. easement without P.M.M. approval.
- 3. Additional easements will be required for tract 5A1 and 5A2 when further developed.

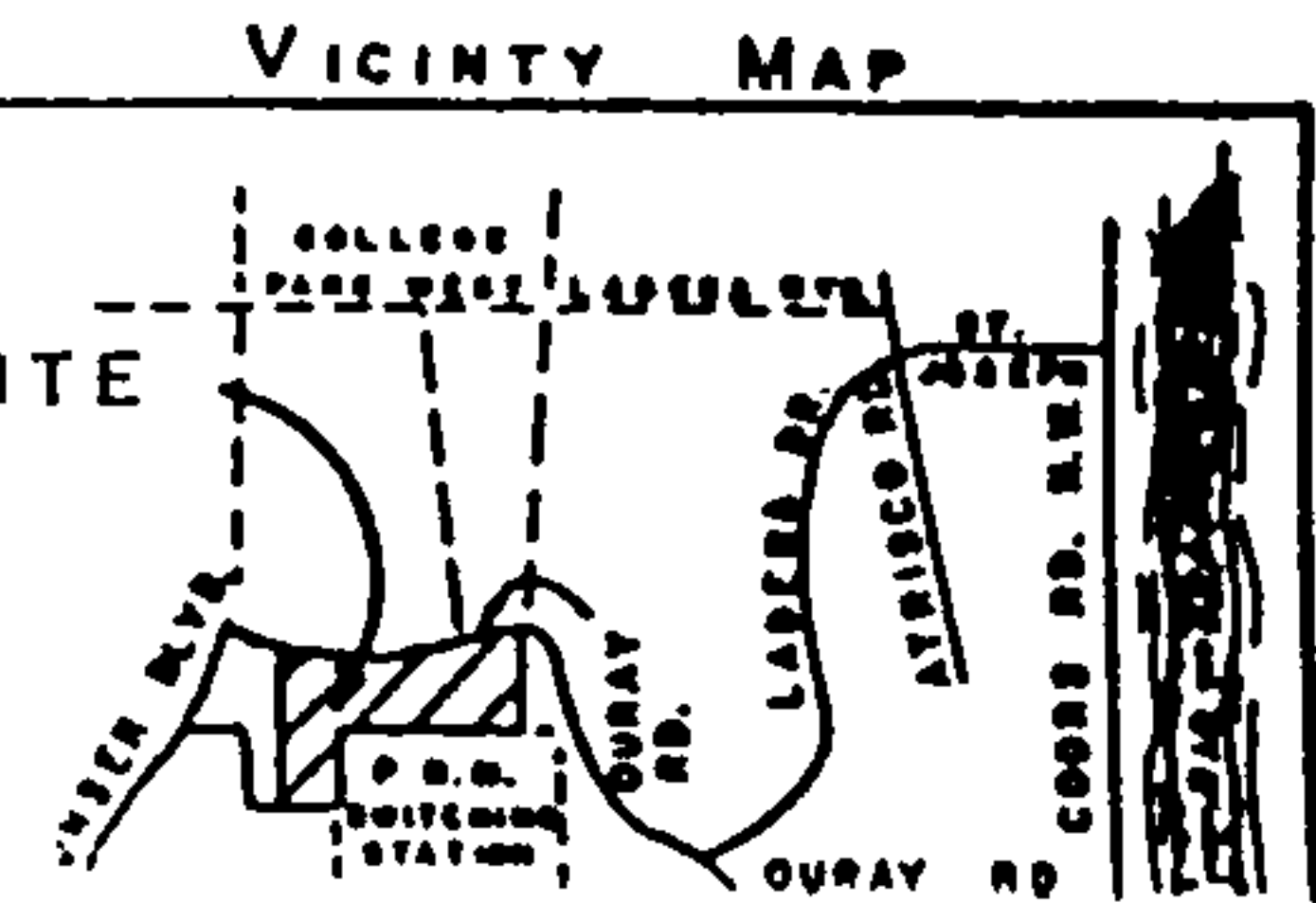
NOTES:

- 1. Zone Atlas G-10 & H-10.
- 2. Bearings shown are New Mexico State Plane Grid Bearings.
- 3. Prior to development water and sanitary sewer service to these properties must be verified and coordinated with the City of Albuquerque Water Resources Department.



EL RANCHO ATRISCO
PHASE II, TR'S A & B
FILED MAY 3, 1984
VOL. 623, FOL. 179

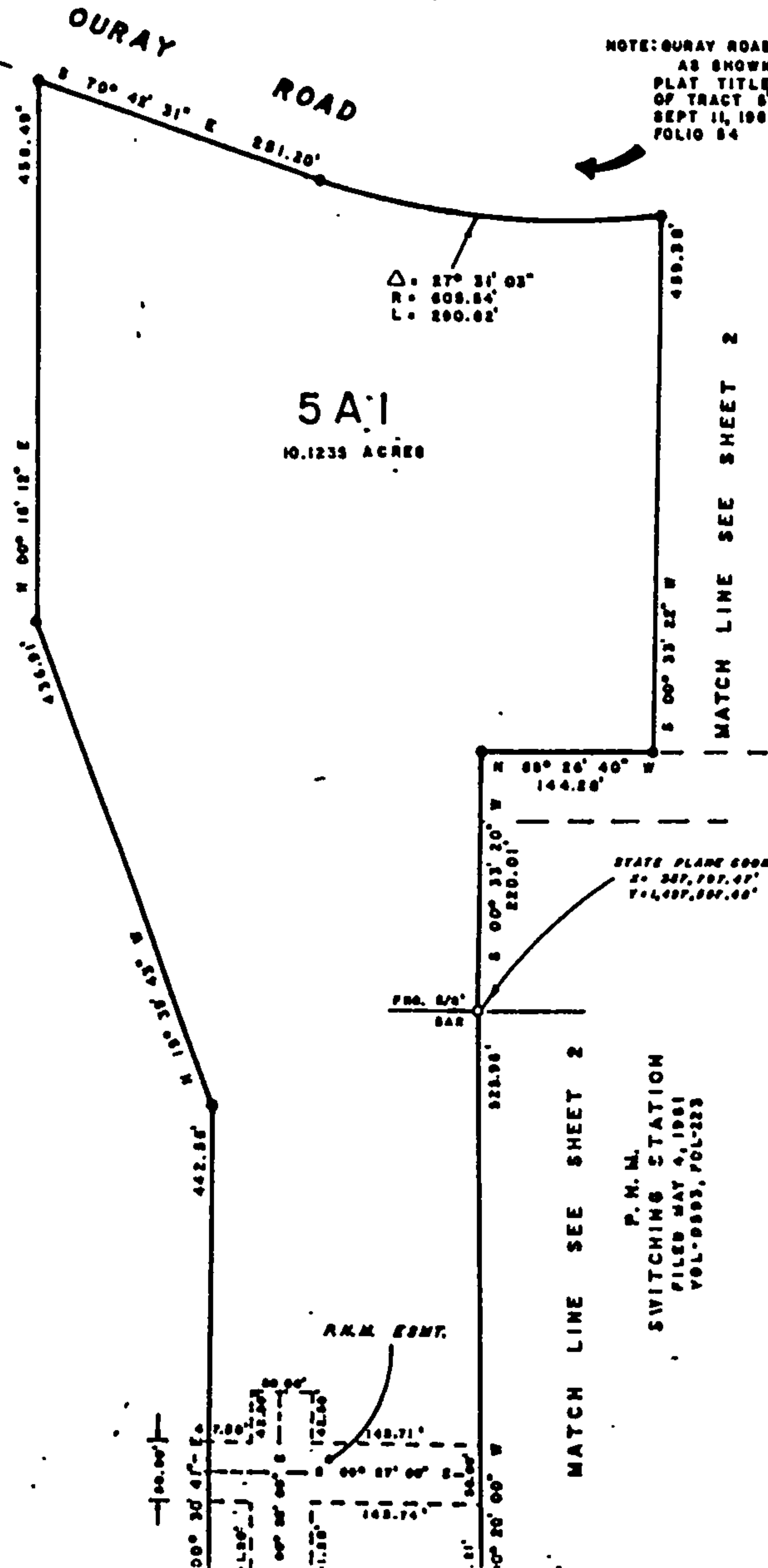
PLAINS ELECTRIC
COOPERATIVE - INC.
FILED SEPT. 14, 1984
VOL. 8 - 758, FOL. 258



PLAINS ELECTRIC
COOPERATIVE INC.
FILED JAN 30, 1979
VOL. 803-A, FOL. 321-304

EL RANCHO ATRISCO
PHASE II
FILED OCT 11, 1980
VOL. 6 - 17, FOL. 84

NOTE: OURAY ROAD R.O.W.
AS SHOWN ON A
PLAT TITLED "REPLAT
OF TRACT 5", FILED
SEPT 11, 1985, VOL. 628
FOLIO 84



Δ: 27° 31' 03"
R: 605.84'
L: 290.82'

STATE PLANE GRID'S
S: 00° 33' 20" W
220.01'
N: 88° 26' 40" W
144.88'

P. M. M.
SWITCHING STATION
FILED MAY 9, 1981
VOL. 9889, FOL. 223

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

P.M.M.
EAS

P.M.M. EAS.

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

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

DUPLICATE
City of Albuquerque
Treasury Division

LOC: ANE

11:13AM

10/29/2002

RECEIPT# 00029854 WSH 006 TRANSH 0016

Account 441018 Fund 0110

Activity 4971000 TRSKDM

Trans Amt \$115.00

J24 Misc \$70.00

PAID RECEIPT

APPLICANT NAME

WESTLAND DEV. CO. INC.

AGENT

SAME,

ADDRESS

401 COORS NW

PROJECT NO.

1002323

APPLICATION NO.

02DRB-01669

\$ 45⁰⁰ 441006 / 4983000 (DRB Cases)

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

\$ 70⁰⁰ 441018 / 4971000 (Notification)

\$ 115⁰⁰ Total amount due



WESTLAND DEVELOPMENT CO., INC.

401 COORS, NW PH. 505-831-9600
ALBUQUERQUE, N.M. 87121

COMPASS BANK
95-78/1070

4631

DATE

10/28/02

AMOUNT

\$115:00

PAY

One Hundred Fifteen Dollars And 00 Cents

TO THE
ORDER
OF

CITY OF ALBUQUERQUE

City Of Albuquerque
Treasury Division



[Signature]
10/29/2002 11:30AM LOC: ANE

RECEIPT# 00029853 WSH 006 TRANSH# 0016
441006 Fund 0110

⑈004631⑈ ⑆107000783⑆ 12579545⑆

Trans Amt
J24 Misc

\$115.00

7/1/02

\$45.00