CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 15, 2011
DRB Comments

ITEM # 16

PROJECT # 1002345 APPLICATION # 11-70159

RE: Lots 3 & 8, Broadway Industrial Center Unit 1 & Unit 3

References to Warranty Deeds should be removed from the plat (Sheet 3). On site parking requirements will need to be demonstrated for each lot.
"Private Access Easement" for sign maintenance should be done by separate document after plat is filed; to be included on plat, an easement must be connected to an access way and be granted to owners, heirs and assigns of real property.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

HEARING DATE: 6-15-11 (SK)

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 21, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07 & 3/21/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 4-11-07.**

2. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4-4-07.**

3. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347]*[Deferred from 3/14/07]* (F-16) **A ONE-YEAR SIA WAS APPROVED.**

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.

4. Project # 1004976
06DRB-01548 Minor-SiteDev Plan Subd/EPC
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM,** zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] **[Catalina Lehner, EPC Case Planner]** [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] [Deferred from 3/21/07]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

07DRB-00303 Minor-Prelim&Final Plat Approval
07DRB-00304 Minor-Vacation of Private Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *Deferred from 3/21/07]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

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

5. Project # 1004073
07DRB-00275 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] *[Deferred from 3/14/07]* (M-21) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

6. **Project # 1005302**
07DRB-00333 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM DORN request(s) the above action(s) for all or any portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION,** zoned SU-2 LCR located on LEWIS SE between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SANITARY SEWER LINE EASEMENT AND APPROPRIATE LANGUAGE.**

7. **Project # 1003713**
07DRB-00289 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or any portion of Tract(s) A, **BELL TRADING POSTS LOFTS,** zoned SU-2, SU-1 for residential 24 units max with C-1 and located on LAGUNA RD NW between CENTRAL AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00148] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND THE OWNER OF LOT 2-A TO SIGN THE PLAT.**

8. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07 & 03/14/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**
THE PLAT SHOULD CONTAIN PRIVATE DRAINAGE EASEMENTS WITH MAINTENANCE AND BENEFICIARIES CALLED OUT. SHOW THE EXISTING NMDOT DRAINAGE EASEMENTS. ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

9. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] *[Deferred from 03/14/07]* (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1005417**
07DRB-00280 Minor-Sketch Plat or Plan

KEVIN SMITH request(s) the above action(s) for North 38 feet of Lots 10, 11 & 12 and the North 38 feet of the West 15 feet of Lot 9, Block G and the Southerly 54 feet of the Northerly 92 feet of Lots 9, 10 & 12 and the East 10 feet of the North 38 feet of Lot 9, Block G, **ATLANTIC AND PACIFIC ADDITION,** zoned SU-2/RG located on 3RD ST NW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1005442**
07DRB-00330 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC request(s) the above action(s) for all or any portion of Lot(s) 12, Block(s) 28, **UNIVERSITY HEIGHTS SUBDIVISION,** zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and GARFIELD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005443**
07DRB-00331 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC. request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS SUBDIVISION,** zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and LEAD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for March 14, 2007. **THE DRB MINUTES FOR MARCH 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002345 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Private drainage easements are required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 21, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 14, 2007 9:00 a.m.

MEMBERS:

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

_____ Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1000376
07DRB-00190 Major-One Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENTS CO. OF NEW MEXICO LTD request(s) the above action(s) for Lot(s) 1-117, Unit 1 & Lot(s) 1-35, Unit 2, **PARADISE SKIES, UNITS 1 & 2,** zoned RT, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: 03DRB-00188, 06DRB-00359] (A-11) **ONE YEAR SIA WAS APPROVED.**

2. **Project # 1002739**
07DRB-00172 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel 2-D, LANDS OF RIO BRAVO ROSNER (to be known as **ANDERSON HEIGHTS, UNIT 1**) zoned RD/R-LT, located on 118TH ST SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 248 acre(s). (N-8/P-8) **TWO YEAR SIA WAS APPROVED.**

3. **Project # 1000965**
07DRB-00192 Major-One Year SIA

BOHANNAN HUSTON INC. agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for TRACTS B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**) zoned SU-1 PRD (5DU/AC), located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 05DRB-00270] (F-11) **ONE YEAR SIA WAS APPROVED.**

4. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347]*[Deferred from 3/14/07]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

5. **Project # 1005387**
07DRB-00198 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD, agent(s) for CENTURION PROPERTIES LLC, request(s) the above action for all or a portion of abutting Lot(s) 1-7 and 13-19, Block(s) 28, **NEW MEXICO COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 7TH St SW between Gold Ave SW and Silver Ave SW. (K-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: SANITARY SEWER EASEMENT IS RETAINED.**

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 # 1000624**
07DRB-00264 Minor-SiteDev Plan BldPermit

DON DUDLEY, ARCHITECT agent(s) for RIO GRANDE PROPERTIES, KEITH CHESHIRE request(s) the above action(s) for all or any portion of Lot(s) 30 & 31, Block(s) 0000, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP located at the intersection of ALAMEDA PARK DR NE and PASEO ALAMEDA NE containing approximately 2 acre(s). (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWING NOTES AND PLANNING FOR 3 COPIES AND TO RECORD THE PLAT.**

7. **Project # 1005348**
07DRB-00270 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for SOLEDAD DEVELOPMENT GROUP LLC request(s) the above action(s) for all or any portion of Tract(s) 9, **LADERA BUSINESS PARK, UNIT 1,** zoned SU-1 FOR LIGHT INDUSTRIAL located on LA MORADA PL NW , between 98TH ST NW and UNSER BLVD NW containing approximately 7 acre(s). [This case heard under Project #1005416 in error] (H-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR COMMENTS THAT WERE PROVIDED ON 3/14/07 AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001523**
07DRB-00208 Minor-Amnd SiteDev Plan Subd
07DRB-00207 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE PRELIMINARY AND FINAL PLAT WAS INDEFINITELY DEFERRED.**

9. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07 07]* (K-9) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTUCTURE LIST DATE 3/14/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/12/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1003801**
07DRB-00222 Minor-SiteDev Plan BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION,** zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner]** *[Deferred from 3/07/07]* (J-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1004073**
07DRB-00275 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] *[Deferred from o3/14/07]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

12. **Project # 1005412**
07DRB-00269 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for RON AKIN request(s) the above action(s) for all or any portion of Tract(s) 60-A-1, M.R.G.C.D. MAP 35, **LANDS OF AKIN,** zoned R-1 located on EL NIDO CT NW , between RIO GRANDE BLVD NW and the ALAMEDA DRAIN containing approximately 1 acre(s). (H-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER ACCOUNTS AND TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT TO TRACT A AND 3 FOOT PUBLIC ROADWAY EASEMENT ALONG RIO GRANDE BLVD NW.**

13. Project # 1003673
07DRB-00272 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for MOCK ASSOCIATES INC request(s) the above action(s) for all or any portion of Lot(s) 6-P1, **OAKLAND SOUTH,** zoned R-D, located on BLACK OAK CT NE , between BARSTOW ST NE and VENTURA ST NE and containing approximately 1 acre(s) (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE GRADING PLAN AND PLANNING TO RECORD.**

14. Project # 1003121
07DRB-00276 Minor-Prelim&Final Plat Approval

STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or any portion of Tract(s) 19, M.R.G.C.D. MAP 36 (to be known as **TRACTS A & B, LANDS OF ZIA TRUST**) zoned R-1 located on FORAKER NW between LOS TOMASES NW and 8TH ST NW containing approximately 1 acre(s). [REF: 07 DRB00135] (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD BENEFICIARY AND MAINTENANCE LANGUAGE FOR PRIVATE WATER AND SEWER SERVICE LINES AND ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

15. Project # 1005137
07DRB-00205 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] *[Indef deferred from 2/28/07]* (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

16. Project # 1002345
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07 & 03/14/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

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

17. Project # 1005403
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s).] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1000271
07DRB-00266 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for GRACE INVESTMENT CORPORATION request(s) the above action(s) for all or any portion of Lot(s) A-1-A, Block(s) 25, **MESA VERDE ADDITION,** zoned C-2 located on WYOMING BLVD NE , between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: 00DRB-00229] (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1003128
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] *[Deferred from 03/14/07]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 03/21/07.**

20. Project # 1005410
07DRB-00265 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for JOHN & CYNTHIA MECHENBIER request(s) the above action(s) for all or any portion of Lot(s) 4 & 5, **RICHFIELD PARK,** zoned IP located on ALAMEDA BLVD NE between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1005413
07DRB-00271 Minor-Sketch Plat or Plan

CHAMISA CONSTRUCTION INC request(s) the above action(s) for all or any portion of Lot(s) 11-12, Block(s) 5, **UNIVERSITY HEIGHTS,** zoned SU-2 DR and SU-2 RTD located on HARVARD SE between YALE SE and GIRARD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1005415**
07DRB-00274 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or any portion of Section 12, Township 10 North, Range 2 East (to be known as **LANDS OF LAWRENCE SEGURA**) zoned RA-2 located on CARLOTA NW between GABALDON RD NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for March 7, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 03/07/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

Deferred 3/21

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002345 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Private drainage easements are required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 14, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002345 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Private drainage easements are required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___ 3-21-07

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 14, 2007

#-110

2345

DXF Electronic Approval Form

DRB Project Case #: 1002345

Subdivision Name: BROADWAY INDUSTRIAL CENTER UNIT 1 LOTS 3A & 3B UNIT 3 LOTS 8A & 8B

Surveyor: RICHARD BORGEL

Contact Person: BERNADETTE BUSTOS

Contact Information: 577-4306

DXF Received: 3/14/2007 Hard Copy Received: 3/1/2007

Coordinate System: Ground rotated to NMSP Grid

Approved 3·14·2007 Date

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

AGIS Use Only

Copied fc **2345** to agiscov on **3/14/2007** Contact person notified on **3/14/2007**

DEVELOPMENT REVIEW BOARD
ACTION SHEEET

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

March 7, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:10 A.M.

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

1. Project # 1003713
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS,** zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

2. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[*Deferred from 3/07/2007*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

3. **Project # 1005346**
07DRB-00134 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK,** zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07 & 3/07/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/21/07.**

5. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] *[Deferred from 2/21/07 & 2/28/07]* (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

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 # 1003801**
07DRB-00222 Minor-SiteDev Plan BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION,** zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner]** *[Deferred from 3/07/07]* (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

7. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07 07]* (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07]* (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project # 1004354**
07DRB-00216 Minor-Amendment to Final Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07]* (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**
07DRB-00230 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**
07DRB-00234 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER,** zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

16. Project # 1005392
07DRB-00215 Minor-Sketch Plat or Plan

SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT,** zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005394
07DRB-00223 Minor-Sketch Plat or Plan

ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**

18. Project # 1005398
07DRB-00228 Minor-Sketch Plat or Plan

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11TH ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005401**
07DRB-00233 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005403**
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**

21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002345 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Private drainage easements are required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

3/14/07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 7, 2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002345 Item No. 10 Zone Atlas M-15
DATE ON AGENDA 3-7-07
INFRASTRUCTURE REQUIRED (X)YES ( )NO
CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:
( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Why is easement 12 40′ wide? There is no justification for this width.
2)	Where are the maintenance and beneficiaries for easements 9 thru 14?
3)	Have easements 13 and 14 been recorded?
4)	Access control needs to be shown along I-25.
5)	What is the radius of the cul-de-sac?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 7, 2007
DRB Comments

ITEM # 10

PROJECT # 1002345 APPLICATION # 07DRB-00232

RE: Lots 3 & 8, Broadway Industrial Center, Units 1 & 3/minor plat

This property lies within the South Broadway Neighborhoods Sector Plan. When the owner applies for building permit, there are landscaping requirements. See Page 47 of the plan.

Because this property lies within 1000 feet of a landfill, Rhonda Methvin of the City Environmental Health Department must sign the plat before Planning will sign.

Planning has no objection to approval of the plat.

We will also take delegation for the AGIS dxf approval and to record the plat.

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

#25

Preliminary Approved

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No: **03DRB-02082 (P&F)** Project # **1002345**

Project Name: **BROADWAY INDUSTRIAL CENTER** EPC Application No.:

Agent: Clint Sherrill & Associates Phone No.: 256-7364

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/17/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: (1) SIDEWALK on KARSTEN ?
☐ (2) MAINT. & BENEFICIARIES OF ACCESS EASEMENTS
☐ (3) I-25 ACCESS CONTROL LINE
☐ (4) PARKING & MODEL HOME AREA BEING USED BY LOT 3B
☐

☒ UTILITIES: Must open a Sewer account for LOT 3-B and possibly Water Account Also.
☒ AGIS DXF
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐
☐

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

Project Number 1002345

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
December 17, 2003
Comments

Item # 25

Project # 1002345 **Application # 03 DRB-02082**

RE: Lot 3, Broadway Industrial Center/prelim & final plat

No objection once "Lot 3A" is moved out of the building envelope.

Planning will take delegation for the AGIS dxf file. Applicant may file the plat once Planning signs. Please be sure Planning gets a recorded copy of the plat.

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

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: 1002345 **AGENDA ITEM NO: 25**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(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 17, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1002345 Item No. 25 Zone Atlas M-14/15

DATE ON AGENDA 12-17-03

INFRASTRUCTURE REQUIRED ( )YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (X)PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	LIST MAINTEN. & BENEFICIARIES OF 40' PRIVATE ACCESS EASEMENT
2	IS SIDEWALK IN PLACE ON KARSTEN?
3	WHY IS THE PARKING & MODEL HOME DISPLAY AREA NOT REFLECTED ON PLAT?
4	SHOW ACCESS CONTROL ALONG I-25

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 17, 2003 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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

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

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

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

1. **Project # 1002885**
   03DRB-01980 Major-Vacation of Pub Right-of-Way
   03DRB-01983 Major-Preliminary Plat Approval
   03DRB-01981 Minor-Vacation of Private Easements
   03DRB-01985 Minor-Temp Defer SDWK
   03DRB-01984 Minor-Sidewalk Waiver

   JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED 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.**

2. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] *[Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03]* (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-01692 Minor-SiteDev Plan Subd

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] *[Deferred from 10/15/03 ,11/5/03 & 11/19/03 & 12/10/03]* (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**

5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3, (to be known as **QUIVERA ESTATES),** zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION,** zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE,** zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] [**RUSSELL BRITO EPC CASE PLANNER**] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat Approval
03DRB-01885 Minor-Subd Design (DPM) Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). *[Deferred from 11/26/03, 12/3/03, 12/17/03]* (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **Project # 1000922**
03DRB-01953 Major-Preliminary Plat Approval
03DRB-0I954 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-62, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 *AND* **VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA),** zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM) Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA),** zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED 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.**

12. **Project # 1002668**
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01889 Major-Vacation of Public Easements
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

13. **Project # 1002928**
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] *[Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

14. **Project # 1002929**
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS) The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). *[Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

15. **Project # 1002792**
03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03 & 12/10/03]* (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01945 Minor-SiteDev Plan Subd/EPC
03DRB-01946 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED 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.

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan Subd

CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL,** zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] **[JUANITA VIGIL, EPC CASE PLANNER]** (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**

17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK,** zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE,** zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). **[RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA]** [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION,** zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6,** zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] **[Juanita Vigil, EPC Case Planner]** [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE,** zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**

22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS,** zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**

23. **Project # 1001409**
03DRB-02032 Minor-Extension of Preliminary Plat

MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS,** zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

24. **Project # 1001796**
03DRB-02078 Minor- Prelim&Final Plat Approval

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: 03DRB 00916, Z-98-17, Z-84-122, S-98-25] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER,** zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE,** zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat Approval
03DRB-02071 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAILS HIGHLAND ADDITION,** zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION,** zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. **Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA,** zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [deferred from 12-17-03](L-22) **DEFERRED AT AGENT'S REQUEST TO 1-7-04.**

32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.,** zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan

ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36,** zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan

JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37,** zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION,** zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: **2:40 P.M.**

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 Golden Ventures LLC

AGENT Clint Sherrill & Assoc

ADDRESS 730 San Mateo SE

PROJECT NO. 1002345

APPLICATION NO. 03DRB 02082

$ 285.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 285.00 **Total amount due**

14019

CLINT SHERRILL & ASSOCIATES 12-86
730 SAN MATEO SE
ALBUQUERQUE, NM 87108

DATE 12-9-2003 95-219/1070 232

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 285.00

TWO HUNDRED EIGHTY-FIVE and no Cents DOLLARS

Security Features Included. Details on Back.

WELLS FARGO
Wells Fargo Bank New Mexico, N.A.
550 San Mateo SE
Albuquerque, NM 87108
www.wellsfargo.com

FOR Proj. # 1002345

DUPLICATE

Treasury Division

⑈014019⑈ ⑆107002192⑆ 1003149620⑈

12/09/2003 12:32PM LUC: ANN
X
RECEIPT# 00016180 WS# 006 TRANS# 0009
Account 441006 Fund 0110
Activity 4983000 TRSIAM
Trans Amt $285.00
J24 Misc 10/28/03 $285.00
CK $285.00
CHANGE $0.00

...counterreceipt doc

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: 1002345 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Crosslot drainage easement required.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X discussed; 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 10, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 11, 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: 11:52 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 # 1000849**
02DRB-01748 Major-Two Year SIA
1 SIA for Procedure "B" and
1 SIA for "B" Modified non-work order

UPWEST CORP., BILL WADE request(s) the above action(s) for all or a portion of **BREEZE AT MOUNTAIN GATE,** zoned SU-1 special use zone, PRD, located on the east side of FOUR HILLS RD SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 8 acre(s). [REF: 00410-01411 PPA, 01440-01601 EXT., 02DRB-01191] (L-23) **A ONE-YEAR EXTENSION OF THE TWO SIA'S WAS APPROVED.**

2. **Project # 1002378**
02DRB-01749 Major-Vacation of Pub Right-of-Way

JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER,** zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] [Advertised as Project #1000422 in error. Number was changed.] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION THAT ADEQUATE ACCESS SHALL BE PROVIDED TO LOT 8, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, BLOCK 20 TO THE SATISFACTION OF THE TRAFFIC ENGINEER.**

3. **Project # 1001081**
02DRB-01747 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for MENAUL DEVELOPMENT THREE, LLC & THE SAPIR FAMILY TRUST request(s) the above action(s) for all or a portion of Lot(s) 23 AND D-1 Tract(s) A, **SNOW HEIGHTS ADDITION** and Lot(s) 1, 2A, 2B, 2C, 3, 4, 5, **UNCLE DOC ADDITION, UNIT 2,** zoned C-2 and C-1, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and EUBANK BLVD NE containing approximately 3 acre(s). [REF: 01128-00255, Vac. Ord. 1292] [Deferred from 12/11/02] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/22/03.**

4. **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 [DEFERRED FROM 11/27/02 & 12/11/02] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

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 # 1002371**
02DRB-01824 Minor-SiteDev Plan BldPermit/EPC
02DRB-01825 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for SENECA INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B & 1C, **ALBAN HILLS UNIT 1, (to be known as STONELEIGH ON THE BOSQUE APARTMENTS)** zoned SU-1/R-2, located on COORS BLVD NW, between LA ORILLA RD NW and CORRALES MAIN CANAL containing approximately 18 acre(s). [REF: Z-98-30, DRB-98-113, DRB-98-375] **[Russell Brito, EPC Case Planner]** [Deferred from 12/11/02] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

6. **Project # 1002115**
02DRB-01833 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON, PARADIGM & CO. request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) 14, **HUNING HIGHLAND ADDITION,** zoned SU-2/NCR, located on CENTRAL AVE NE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** [Deferred from 12/11/02] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/18/02.**

7. **Project # 1000184**
02DRB-01831 Minor-Amended SiteDev Plan BldPermit/EPC
02DRB-01832 Minor-Amended SiteDev Plan Subd/EPC

DEKKER/PERICH/SABATINI agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, C-2A & C-3A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1/PUD, located on CENTRAL AVE AVE, between ARNO NE and EDITH NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner]** (K-14) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING. THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**

Project # 10000184
02DRB-01271 Minor-Prelim&Final Plat Approval

SURVEY SOUTHWEST, LTD. agent(s) for CITY OF ALBUQUERQUE DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) C-2A & 3A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1 for PUD, located on the northside of CENTRAL AVE NE between ARNO ST NE and COPPER AVE NE containing approximately 1 acre(s). [REF: 01500-01801, 01500-01802, Z-84-150] [Listed as Project# 1002159 in error] The Vacation was approved 9/11/02. The preliminary and final plat were indefinitely deferred with the Condition that the final plat and site development plan will be submitted concurrently] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1002324**
02DRB-01741 Minor-SiteDev Plan BldPermit
02DRB-01742 Minor-SiteDev Plan Sub

KEN HOVEY agent(s) for MOCHO,OLSON, CHANEY & MOCHO LLP request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 7-A, Unit B, **NORTH ALBUQUERQUE ACRES,** (to be known as **VENICE BUSINESS CENTER,** zoned IP, located on BEVERLY HILLS AVE NE, between SAN MATEO BLVD NE and I-25 NE containing approximately 6 acre(s). [REF: 1000447, 1000907] (B-18) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1002324
02DRB-01740 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, OLSON, CHANEY & MOCHO, LLP. request(s) the above action(s) for all or a portion of Lot(s) 7A, Tract(s) A, Block 4, Unit B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on BEVERLY HILLS AVE NE, between VENICE AVE NE and I-25 containing approximately 6 acre(s). [REF: 00410- 01540, 02-01670 (SK)] (B-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER.**

9. **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) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

Project # 1001749
02DRB-00324 Minor-Pre&Final Plat Approval

SURVEYS SOUTHWEST, LTD. Agent(s) for WILLIAM GARDNER request the above action(s) for Lot 11, 12, 21 & 22, Block 20, Tract 2, **NORTH ALBUQUERQUE ACRES,** zoned SU-1 for O-1 Permissive Uses & Plant Nursery, located on SO. SIDE OF CARMEL AV NE, between WYOMING BLVD. NE and BARSTOW ST. NE containing approximately 4 acre(s). [REF: AX-95-10, Z-98-98] (C-19) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10.	**Project # 1001277** 02DRB-01814 Minor-Vacation of Private Easements 02DRB-01815 Minor-Vacation of Private Easements 02DRB-01816 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 30 & 31, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on PANICUM RD NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01817 Minor-Vacation of Private Easements 02DRB-01818 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 7, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on GRAMA CT NW, between WINTER HAVEN RD NW and MOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01819 Minor-Vacation of Private Easements 02DRB-01820 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot 34, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on STIPA ST NW, between WINTER HAVEN RD NW and SETARIA RD NW containing approximately 1 acre(s). (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
	02DRB-01821 Minor-Vacation of Private Easements 02DRB-01822 Minor-Vacation of Private Easements 02DRB-01823 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of **Lot(s) 20, 21, 22, 23 & 24, LAS CASITAS DEL RIO SUBDIVISION**, zoned SU-1 PRD, located on SETARIA RD NW, between WINTER HAVEN RD NW and NOLINA CT NW containing approximately 1 acre(s). (E-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1001347**
02DRB-01829 Minor-Amnd Prelim Plat Approval

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, (to be known as **EL RANCHO GRANDE 6, 7 AND 8**) zoned RD under Rio Bravo Sector Development Plan, located on SNOW VISTA BLVD. NW, between BENAVIDES RD. NW and CARTEGENA - DE ANZA DR NW containing approximately 43 acre(s). [REF: 01410-00960, 01410-00962 (VRW), 02DRB-00764, 0765] (M-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 5/15/02 WAS APPROVED AND REINITIALED BY THE BOARD. THIS EXTENSION DOES NOT EXTEND THE PRELIMINARY PLAT EXPIRATION DATE.**

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

12. **Project # 1002243**
02DRB-01828 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) 463, **TOWN OF ATRISCO GRANT**, zoned RD, located on 82ND ST. NW, between SAGE ROAD NW and SAN YGNACIO NW containing approximately 5 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1002345**
02DRB-01830 Minor-Sketch Plat or Plan

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER - UNIT 1,** zoned SU-2 HM, located on SAN JOSE SW, between KARSTON CT SW and I-25 SW containing approximately 14 acre(s). [REF: 02DRB-00109, 02DRB-01733]) (M-14 **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002369**
02DRB-01812 Minor-Sketch Plat or Plan

RALPH CORRIZ request(s) the above action(s) for all or a portion of Lot(s) 224C, **MRGCD MAP 35**, zoned R-1, located on INDIAN SCHOOL ROAD NW, between RIO GRANDE BLVD. NW and 12TH STREET NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002372**
02DRB-01827 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) 223, Airport Unit, **TOWN OF ATRISCO GRANT**, zoned R-2, located on GLEN RIO RD NW, between 72ND ST NW and 68TH ST NW containing approximately 5 acre(s). (J-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board minutes for November 27, 2002. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:52 A.M.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002345 Item No. 18 Zone Atlas M-14
DATE ON AGENDA 11-20-02
INFRASTRUCTURE REQUIRED ( )YES (x)NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	All lots will need adequate access.
☐	The parking layout needs to meet the DPM criteria.
☐	Sidewalk is required along Karsten, unless a variance has been obtained.

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

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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: 1002345 **AGENDA ITEM NO: 18**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Crosslot drainage easement required.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 20, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments

Meeting Date: November 20, 2002

Agenda Item: 18 Project #: 1002345
Application # 02DRB-01733

Subject: Broadway Industrial Center

No adverse comments on the requested approval of sketch plat.

The plat should state the Purpose of Plat.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation (V)
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING (S) (Z) (P) ✓ S Sketch Plat Review
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... (L) (A) (D)
- ___ 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:

Professional/Agent (if any): GOLDEN ASSOCIATES LLC, BOB GOLDEN PHONE: 898-0321
ADDRESS: 7131 CROSSWINDS TRL NW FAX: —
CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: nmgolden@aol.com

APPLICANT: GOLDEN VENTURES LLC, HARRY KARSTEN PHONE: 242-5580
ADDRESS: 2700 KARSTEN CT SE FAX: —
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners: ① LOT 8A = HARRY KARSTEN; SEE ATTACHED

DESCRIPTION OF REQUEST: REPLAT LOT 8 INTO 8A + 8B; REPLAT LOT 3 INTO LOT 3A AND 3B; GRANT EASEMENTS; AND SHOW PROPOSED SEWER LINE.

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

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

Lot or Tract No. LOT 8, UNIT 3 AND LOT 3, UNIT 1 Block: ___ Unit: ___
Subdiv/Addn/TBKA: BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE
Existing Zoning: SU2 - HM Proposed zoning: NO CHANGE
Zone Atlas page(s): M-14 AND 15 MRGCD Map No. —

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
07-DRB-00232 (PROJECT 1002345) NEVER COMPLETED.

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? YES
No. of existing lots: TWO No. of proposed lots: FOUR Total area of site (acres): 18.05±
LOCATION OF PROPERTY BY STREETS: On or Near: 2700 KARSTEN CT SE
Between: EAST OF KARSTEN COURT SE and N+S OF SAN JOSE SE

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

SIGNATURE Bob Golden, agent DATE 6-7-2011
(Print) BOB GOLDEN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11 DRB - - 70159	SP		$ Ø
			$
			$
			$
			$
			Total $ Ø

Hearing date 6-15-11

6-7-11
Planner signature / date

Project # 1002345

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

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

☒ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

Bob Golden agent, 6-7-2011
Applicant name (print)

BOB GOLDEN
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
11DRB - - 70159
- -
- -

6-7-11
Planner signature / date

Project # 1002345

GOLDEN ASSOCIATES LLC
7131 Crosswinds Trail NW
Albuquerque, NM 87114-4578
Office: 505-898-0321 nmgolden@aol.com

June 6, 2011

Jack Cloud, Chairman
Development Review Board
City of Albuquerque
600 2nd Street NW, Room 201
Albuquerque, NM 87102

924-3880

RE: Karsten Manufacturing Replat and Easements - Sketch Plat Review

Dear Jack,

Attached are the seven sheets for the Sketch Plat Review for Wednesday, June 15, 2011.

This project will create four lots from two existing lots, grant easements for access, and the installation of a sewer line on private property.

Approval of the replat will allow the owners to sell the smaller lots. Adding a sewer line will increase the value of lots 8Aand 8B.

The City of Albuquerque issued an Industrial Revenue Bond (IRB) to the Karsten manufacturing plant. Ms. Deidre Firth, manager of the IRB program, has approved the replatting because the boundaries of Lot 3 (existing), and Lot 3A (proposed) are not changed. The lot designation is the change. After final approval and filing of the replat, Ms. Firth will coordinate with Karsten to change the legal description in the IRB agreement.

Proposed lots 3A, 3B, 8A, and 8B are in the "Landfill Buffer Zone." Suzanne Busch, P.E., City of Albuquerque Environmental Department, Landfill Section, has reviewed and approved the two monitoring systems along the proposed sewer line. Her required "Land fill Note" is on Sheet 2 of 7.

Sincerely,

Bob Golden

Bob Golden, Agent

Inclosures

GOLDEN ASSOCIATES LLC
7131 Crosswinds Trail NW
Albuquerque, NM 87114-4578
Office: 505-898-0321 nmgolden@aol.com

JUNE 6, 2011

LIST ALL OWNERS: ① LOT 8A = HARRY KARSTEN, GOLDEN VENTURES LLC

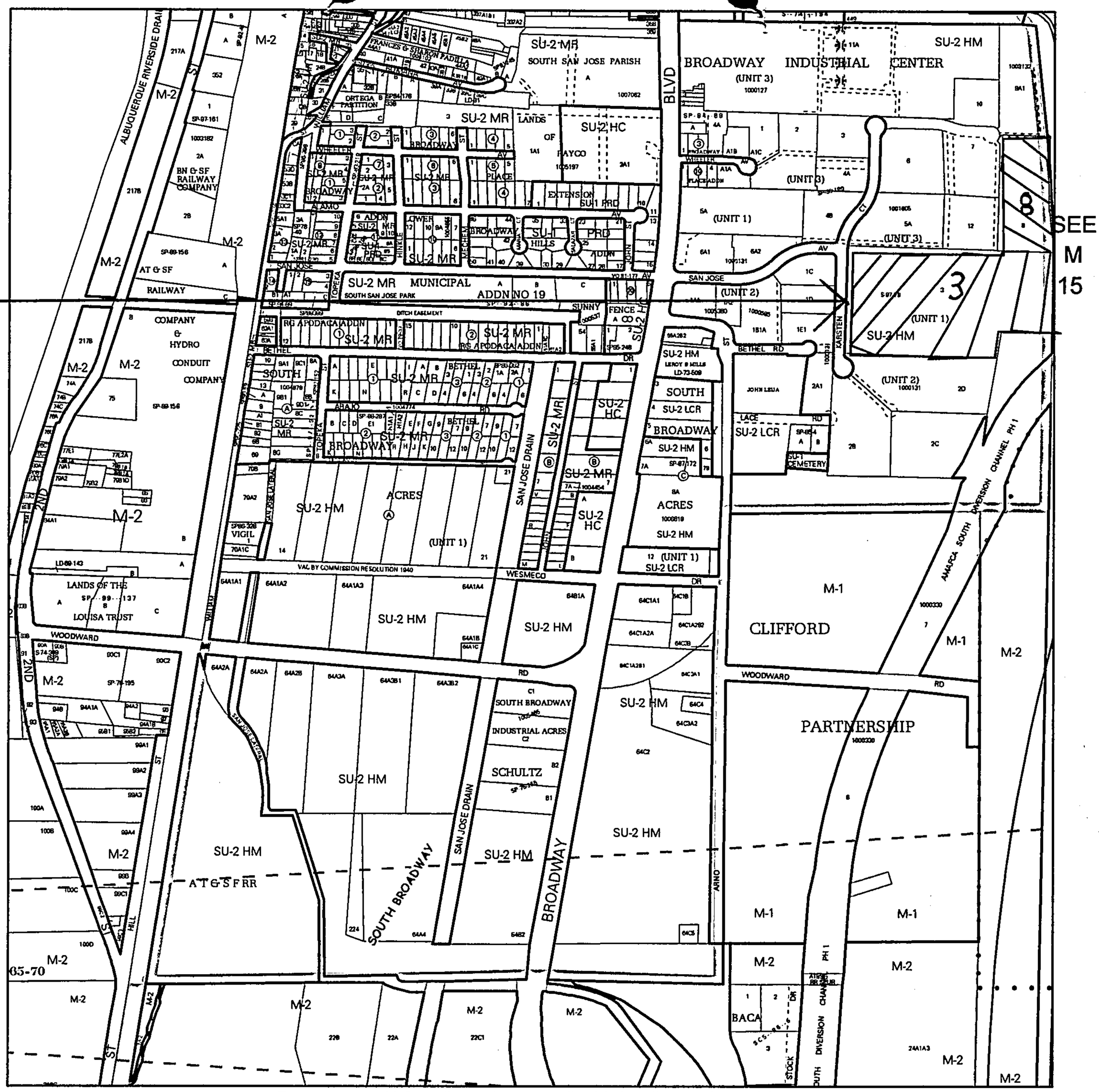
② LOT 8B = RAY GRITTIN, HOMES DIRECT OF ALBUQUERQUE

③ LOT 3A = ROB PERRY, CAO, CITY OF ALBUQUERQUE, BECAUSE OF INDUSTRIAL REVENUE BOND.

— LEASED TO LANGDON POTTS, CMH MANUFACTURING WEST, INC.

④ LOT 3B - RAY GRITTEN, HOMES DIRECT OF ALBUQUERQUE

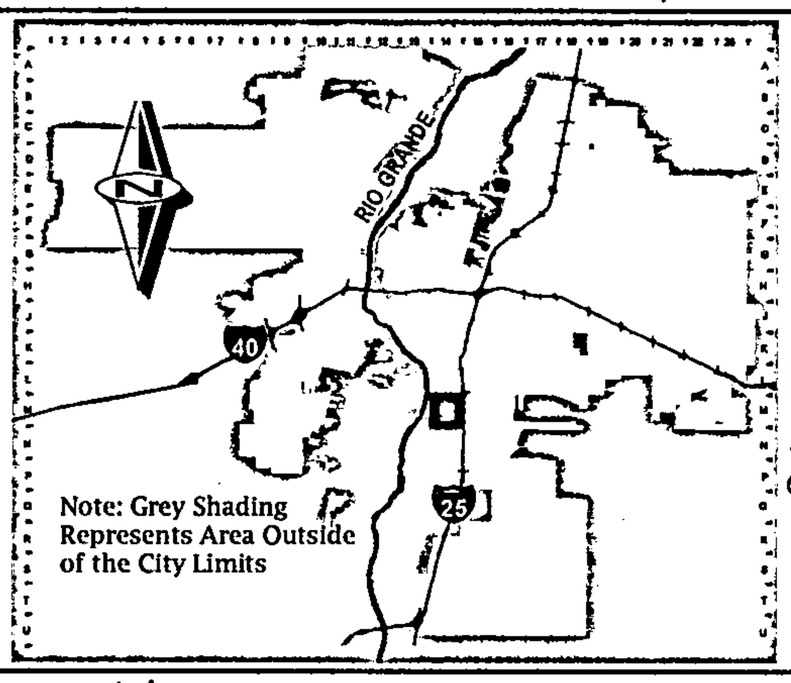
PREPARED BY BOB GOLDEN, AGENT, Bob Golden



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

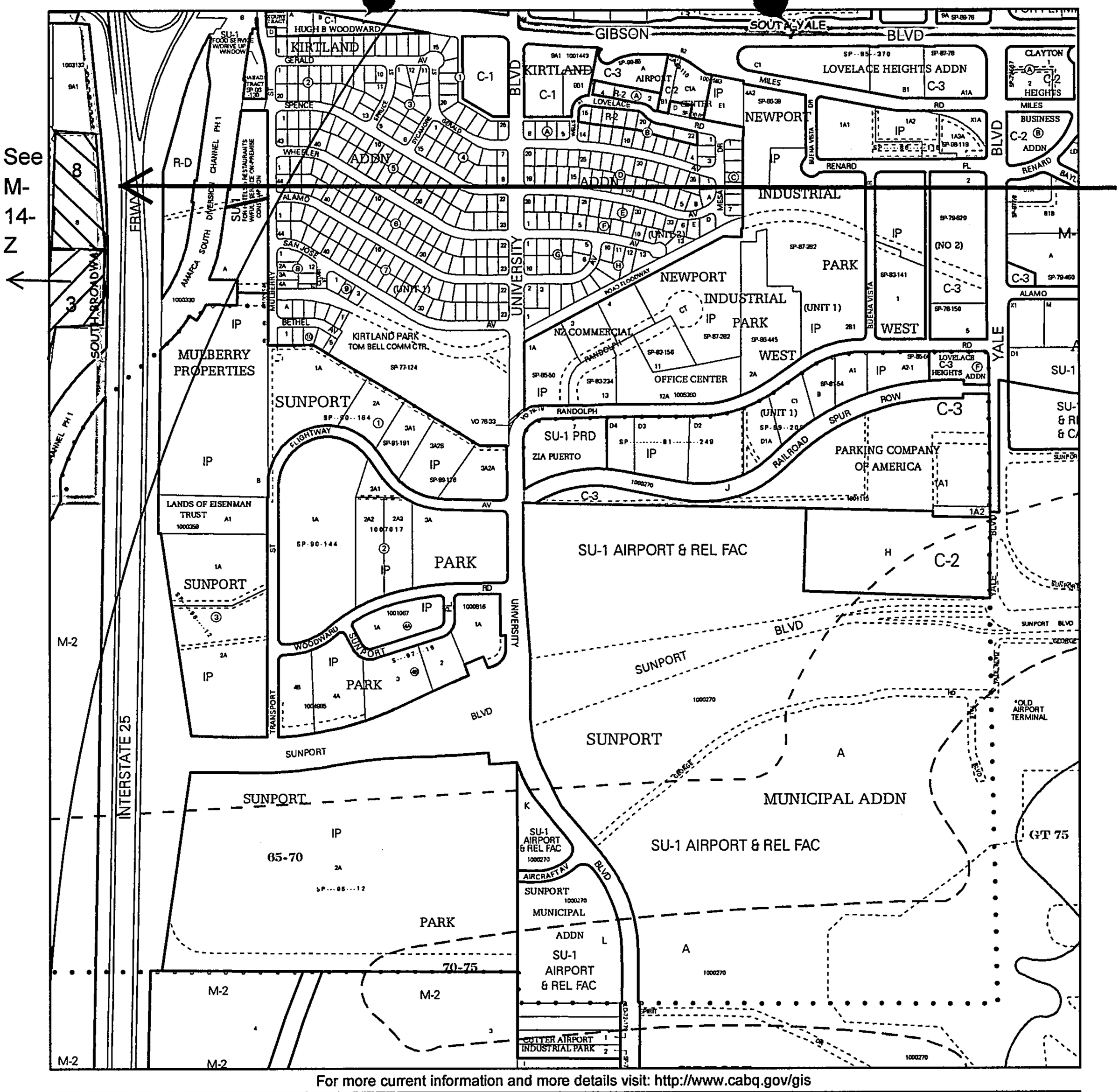
M-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

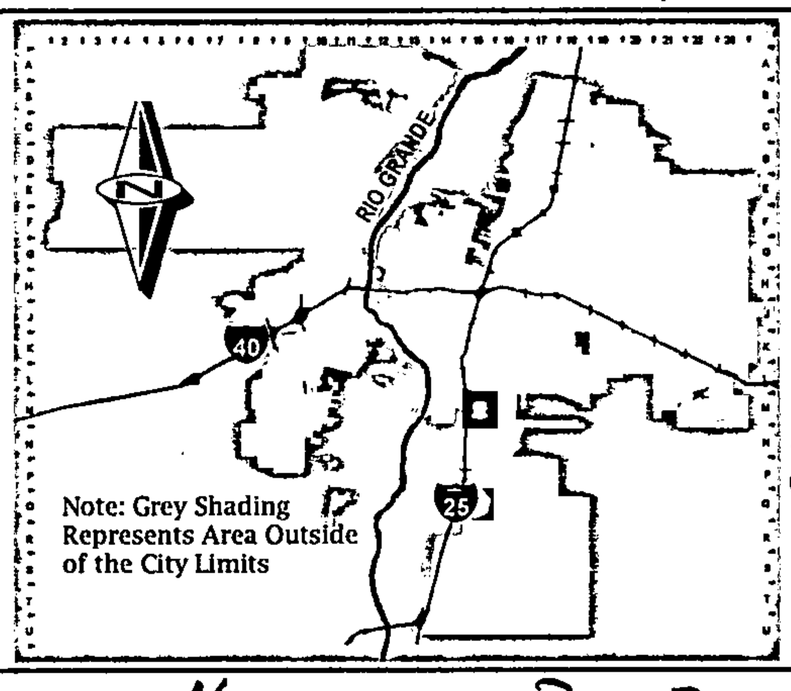
KARSTEN 1 OF 2



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

M-15-Z

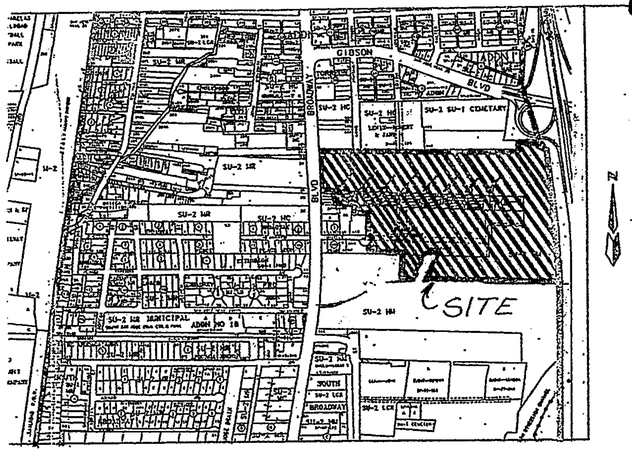
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

KARSTEN 2 OF 2

99C-252(1)



LOCATION MAP

ZONE ATLAS

SCALE: NONE

LEGAL DESCRIPTION (SEE SHEET 5)

PURPOSE OF PLAT (SEE SHEET 4)

NOTES (SEE SHEET 4)

PLAT FOR
BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1999

1999112891
5237928
Page: 1 of 5
06/08/1999 02:37P
Judy D. Hoodward Bern. Co. PLAT R 27.00 Bk-99C Pg-252

SEE SHEET 4 OF 7

SUBDIVISION DATA

PLAT CASE NOS.	DRB. 99-08 S. 99-06 V. 99-06
GROSS ACREAGE	46.3566 AC
ZONE ATLAS NO.	M-14-Z
NO. OF EXISTING TRACTS/LOTS	4 TRACTS, 38 LOTS
NO. OF TRACTS/LOTS CREATED	12 LOTS
NO. OF TRACTS/LOTS ELIMINATED	4 TRACTS, 38 LOTS
MILES OF FULL WIDTH STREETS CREATED	0.1925
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6349 AC
DATE OF SURVEY	JULY & AUGUST, 1997
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	98031909410189

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

NEW MEXICO 7719 PROFESSIONAL SURVEYOR

TIMOTHY ALDRICH, P.S. No. 7719 — DATE 03-10-99

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. S-99-123

	Date
Planning Director, City of Albuquerque, N.M.	9/30/99
City Engineer, City of Albuquerque, N.M.	6-15-99
Albuquerque Metropolitan Arroyo Flood Control Authority	6-15-99
Transportation Development, City of Albuquerque, N.M.	6-09-99
Utility Development Division, City of Albuquerque, N.M.	6-8-99
Parks Design and Development, C.I.P., City of Albuquerque, N.M.	6-9-99
City Surveyor, City of Albuquerque, N.M.	03 22 99
Property Management, City of Albuquerque, N.M.	6-15-99
PNM GAS	4-21-99
U.S. West Telecommunications	3-17-99
PNM ELECTRIC	4-21-99
Jones Intercable, Inc.	3-15-99

PNM DISCLAIMER
By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, replat, or document.

PNM DISCLAIMER
By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, replat, or document.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground and overhead 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 5 Cope Code #10 has expired
PROPERTY OWNER OF RECORD: City of Alb., Broadway County Industrial, Rachel Tabner Magnum, Ted Waterman Inc. Jones
BERNALILLO COUNTY TREASURER'S OFFICE:
Pauline Rodriguez 5/20/99

BROADWAY DEVELOPMENT LLC., a New Mexico Corporation
TED A. WATERMAN, Managing General Partner

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 9, 1999

Sheri Thacker — 7/2/02
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SHERI THACKER
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7/2/02

Bernalillo County a Political Subdivision of the State of New Mexico
Juan Vigil, County Manger

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 11, 1999

Corrine Herrera — 10-7-2000
NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
Corrine Herrera
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

dwg: 8027PLT1	Drawn: DBC, BJG	Checked: ALS	Sheet 1 of 5
Scale: 1" = 100'	Date: 2/16/97	Job: 98027	

99C-252-(1)

99C-252 (2)

EASEMENT DATA

1. EXISTING 35' P.N.M EASEMENT (10-15-53, BK. D258, PGS. 15-17)
2. EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (11-24-53, BK. D261, PGS. 265-267)
3. EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (01-05-54, BK. D265, PGS. 158-160)
4. EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (11-20-53, BK. D261, PGS. 69-70)
5. EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (10-05-53, BK. D256, PG. 629)
6. EXISTING 20' C.O.A. STORM SEWER EASEMENT (05-29-61, BK. D596, PGS. 549-550)
7. EXISTING C.O.A. WATERLINE, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (03-04-74, BK. MISC.356, PGS. 550-551)
8. PORTION OF EXISTING 20' C.O.A. WATERLINE EASEMENT (02-15-90, BK. BCR 90-3, PGS. 3965-3967) TO BE VACATED BY THIS PLAT (V-99-6)
9. EXISTING 5' P.N.M. AND M.S.T.&T. EASEMENT (03-17-61, BK. D586, PG. 641) TO BE VACATED BY THIS PLAT (V-99-6)
10. EXISTING 20' C.O.A. STORM SEWER EASEMENT (08-11-61, BK. D606, PGS. 537-540)
11. EXISTING 10' C.O.A. WATERLINE EASEMENT (03-16-77, BK. MISC. 524, PGS. 959-960)
12. EXISTING 5' PNM AND M.S.T.&T. EASEMENT (02-17-61, BK. D583, PG. 111) TO BE VACATED BY THIS PLAT (V-99-6)
13. PORTION OF EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (01-03-61, BK. D577, PGS. 13-14) TO BE VACATED BY THIS PLAT (V-99-6)
14. EXISTING 60' PUBLIC UNDERGROUND UTILITY EASEMENT (11-17-60, BK. D571, PGS. 331-332) TO BE VACATED BY THIS PLAT (V-99-6)
15. EXISTING 10' DRAINAGE EASEMENT (07-08-85, BK.MISC. 246A, PGS. 698-700)
16. EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86)
17. EXISTING 40' UTILITY EASEMENT (09-26-85, C28-86)
18. EXISTING 20' PUBLIC WATERLINE EASEMENT (09-26-85, C28-86) TO BE VACATED BY THIS PLAT (V-99-6)
19. EXISTING 20' PUBLIC WATERLINE EASEMENT (10-20-89, C40-28) TO BE VACATED BY THIS PLAT (V-99-6)
20. EXISTING ACCESS EASEMENT (09-22-76, BK. D15A, PGS. 264-265)
21. EXISTING 10' PUE (09/11/98, VOL. 98C, FOL. 280)
22. PORTION OF EXISTING PRIVATE ACCESS AND LANDSCAPE EASEMENT (11-06-96, DOC. NO. 96121592)
23. PORTION OF EXISTING PRIVATE ACCESS AND LANDSCAPE EASEMENT (11-06-96, DOC. NO. 96121592) TO BE VACATED BY THIS PLAT (V-99-6)
24. PORTION OF EXISTING 40' UTILITY EASEMENT (09-26-85, C28-86) TO BE VACTED BY THIS PLAT (V-99-6)
25. PORTION OF EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86) TO BE VACATED BY THIS PLAT (V-99-6)
26. 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
27. 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
28. 20' PRIVATE DRAINAGE AND PUBLIC EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE

PLAT FOR BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3

WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1999

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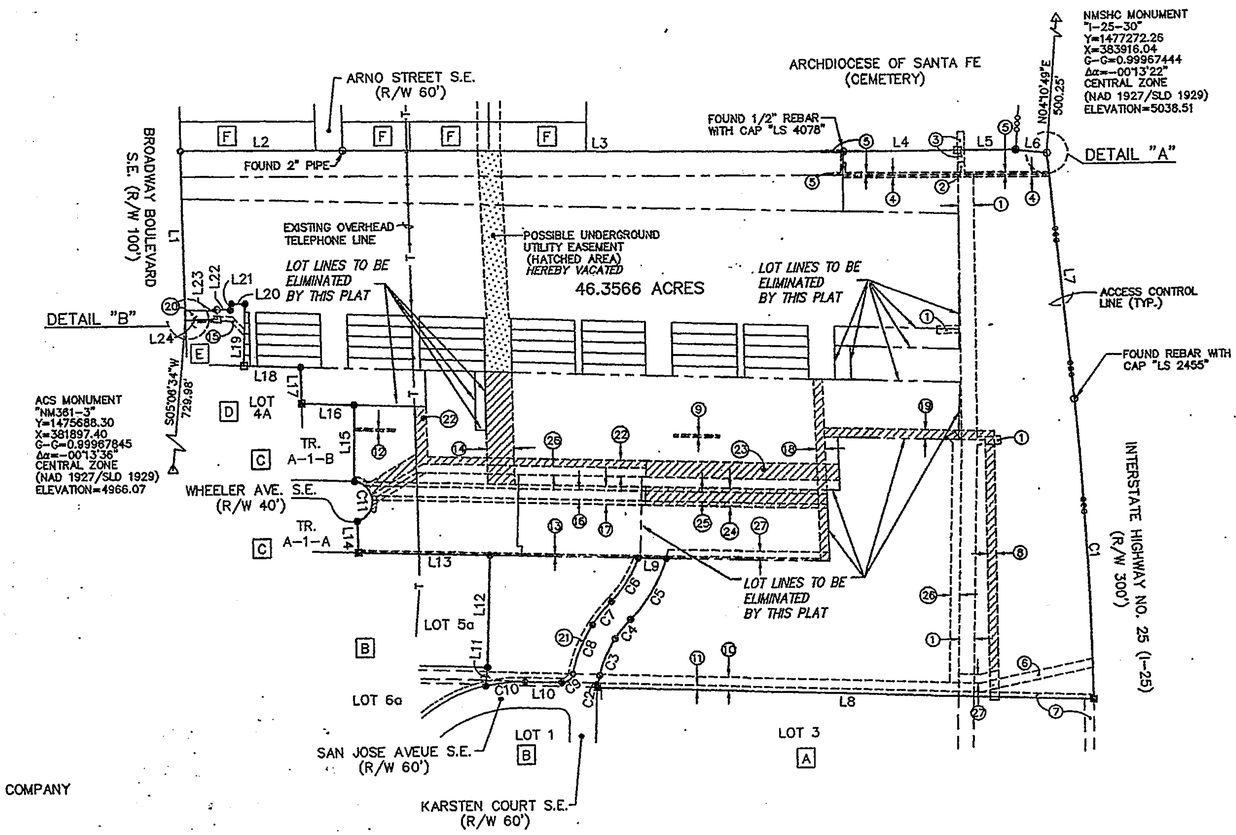
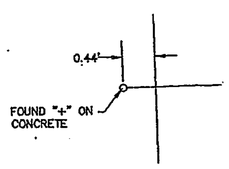
Judy D. Woodward Bern. Co. PLAT R 27.00

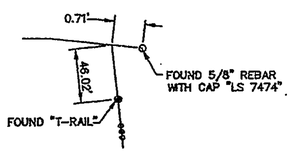
PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR
- FOUND "T-RAIL"
- FOUND 5/8" REBAR WITH CAP "LS 11184"





DETAIL "A"
NTS



DETAIL "A"
NTS

ADJOINERS

- A — BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 (12-05-97, 97C-345)
- B — BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT (09-11-98, 98C-280)
- C — LANDS OF BROADWAY DEVELOPMENT COMPANY (10-20-89, C40-28)
- D — BROADWAY PLACE ADDITION, BLOCK 3 (05-12-94, 94C-157)
- E — C.O.A. PUBLIC WORKS DEPARTMENT SOILS TESTING LABORATORY (09-22-76, D15A, 264-265)
- F — PORTIONS OF TRACT 369 M.R.G.C.D. MAP NO. 41

LEGEND

INDICATES A PORTION OF AN EXISTING EASEMENT HEREBY VACATED BY THIS PLAT

03-10-99

200' 100' 0 200' 400'
SCALE: 1" = 200'

dwg: 8027PLT2	Drawn: ALS/DBC/BJG	Checked: ALS	Sheet 2 of 5
Scale: 1" = 200'	Date: 2/15/99	Job: 98027	

99-252 (2)

99C-252-(3)

PLAT FOR
BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3

WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1999

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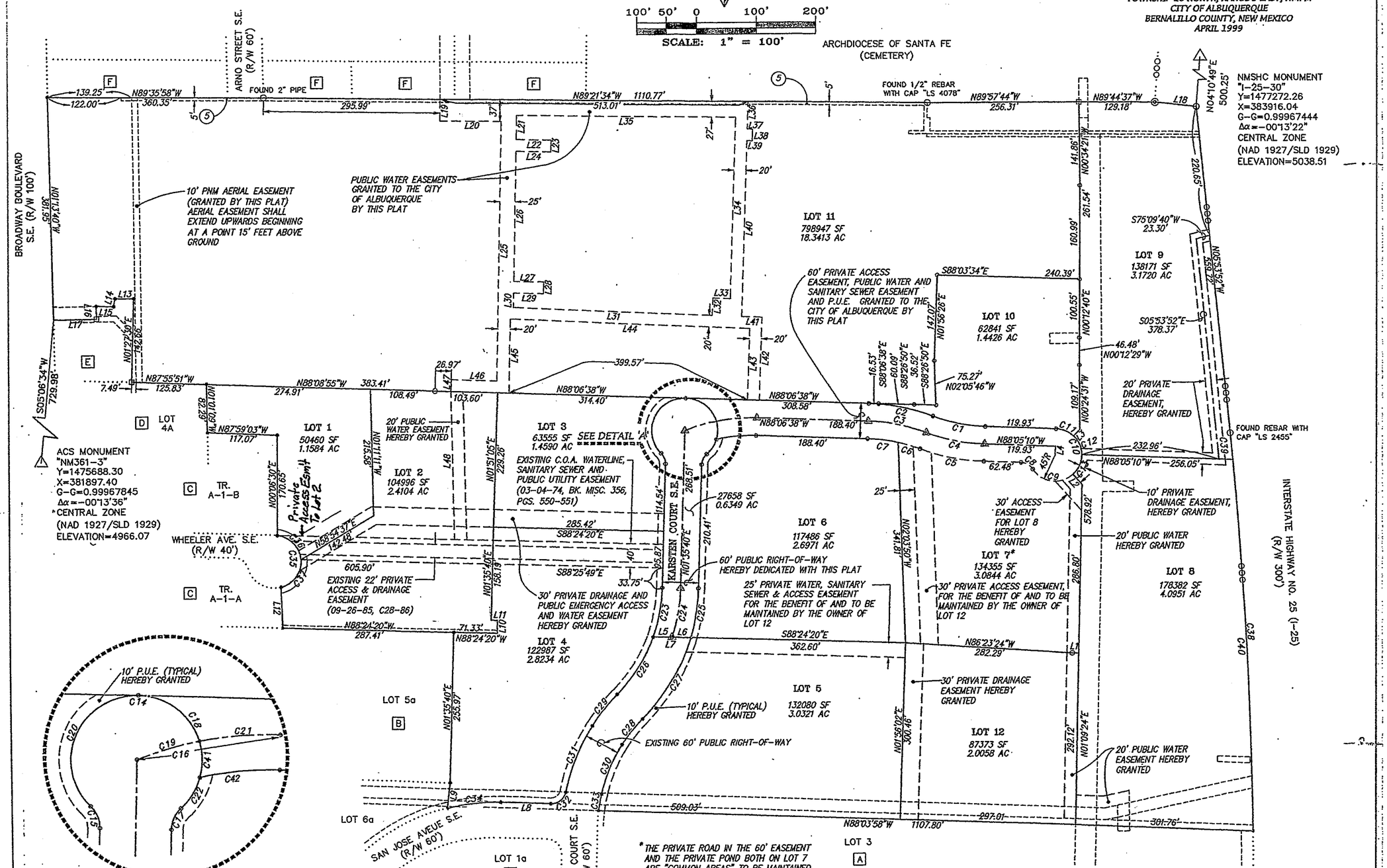
SCALE: 1" = 100'



* THE PRIVATE ROAD IN THE 60' EASEMENT AND THE PRIVATE POND BOTH ON LOT 7 ARE "COMMON AREAS" TO BE MAINTAINED BY THE OWNERS ASSOCIATION AS IDENTIFIED IN THE RESTRICTIVE COVENANTS.

(SEE SHEET 4 FOR LINE AND CURVE DATA)

dwg: 8027PLT3	Drawn: SPS,BJG	Checked: ALS	Sheet 3 of 5
Scale: 1" = 100'	Date: 6/10/99	Job: 98027	

99C-252 (3)

99C-252 (4)

PLAT FOR
BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1999

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Judy D. Woodward Bern. Co. PLAT R 27.00 Bk-99C Pg-252

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N87°30'37"W	10.89'
L2	N41°50'48"W	23.20'
L3	N43°35'52"E	15.26'
L4	N01°54'50"E	15.00'
L5	N88°24'20"W	31.41'
L6	N88°24'20"W	31.14'
L7	N88°24'20"W	62.56'
L8	N88°03'58"W	82.06'
L9	N06°25'56"E	42.99'
L10	N01°35'40"E	22.12'
L11	N88°24'20"W	10.23'
L12	N01°46'60"W	70.30'
L13	N89°50'52"W	30.42'
L14	N10°49'08"E	13.90'
L15	N88°18'52"W	28.92'
L16	N01°18'52"W	22.17'
L17	N88°41'12"E	71.49'
L18	N83°39'57"W	69.90'
L19	N00°38'26"E	37.00'
L20	N89°21'34"W	100.71'
L21	N01°01'12"E	41.21'
L22	N88°58'48"W	58.00'
L23	N01°01'12"E	20.00'
L24	N88°58'48"W	58.00'
L25	N01°01'12"E	444.37'
L26	N01°01'12"E	223.33'
L27	N88°58'48"W	49.15'
L28	N01°01'12"E	20.00'
L29	N88°58'48"W	49.15'
L30	N01°01'12"E	24.71'
L31	N87°29'54"W	333.23'
L32	N02°30'06"E	30.00'
L33	N87°29'54"W	29.00'
L34	N01°43'24"E	311.12'
L35	N89°21'34"W	366.72'
L36	N01°43'24"E	47.02'
L37	N88°16'36"W	9.00'
L38	N01°43'24"E	20.00'
L39	N88°16'36"W	9.00'
L40	N01°43'24"E	301.76'
L41	N87°29'54"W	34.15'
L42	N01°53'22"E	141.16'
L43	N01°53'22"E	121.38'
L44	N87°29'54"W	401.50'
L45	N01°01'12"E	125.68'
L46	N88°06'38"W	74.69'
L47	N01°53'22"E	20.00'
L48	S01°13'31"E	252.23'

CURVE DATA

NUMBER	Radius'	Delta	Length'	Chord'	Bearing
C1	270.00	19°12'02"	90.48	90.06	N78°29'10"W
C2	330.00	19°13'29"	110.73	110.21	N78°29'53"W
C3	300.00	19°13'29"	100.66	100.19	N78°29'53"W
C4	300.00	19°12'02"	100.53	100.06	N78°29'10"W
C5	330.00	19°12'02"	110.59	110.07	N78°29'10"W
C6	270.00	08°12'54"	38.71	38.68	N72°59'36"W
C7	270.00	11°00'35"	51.88	51.80	N82°36'20"W
C8	25.00	55°08'60"	24.06	23.15	N60°30'40"W
C9	45.00	98°54'38"	77.68	68.39	N82°23'29"W
C10	45.00	136°14'23"	107.00	83.52	N19°57'59"W
C11	45.00	41°41'02"	32.74	32.02	N67°14'39"W
C12	45.00	45°57'32"	36.10	35.14	N23°25'22"W
C13	45.00	48°35'48"	38.17	37.03	N23°51'18"E
C14	55.00	273°08'06"	262.19	75.62	N88°24'20"W
C15	25.00	46°34'03"	20.32	19.76	N21°41'21"W
C16	300.00	23°36'56"	123.65'	122.78'	N80°08'27"E
C17	25.00	46°34'03"	20.32	19.76	N24°52'42"W
C18	55.00	71°59'53"	69.11	64.65	N52°24'27"W
C19	300.00	10°31'08"	55.08	55.00	N73°35'33"E
C20	55.00	136°51'45"	131.38	102.30	N23°27'30"E
C21	300.00	13°05'47"	68.57	68.42	N85°24'01"E
C22	55.00	32°15'01"	30.96	30.55	N32°02'12"E
C23	270.00	18°13'23"	85.87	85.51	N10°42'22"E
C24	300.00	16°20'47"	85.59	85.30	N09°46'04"E
C25	330.00	14°49'28"	85.38	85.15	N09°00'24"E
C26	270.00	24°40'51"	116.31	115.41	N32°09'29"E
C27	330.00	28°04'45"	161.73	160.11	N30°27'31"E
C28	270.00	11°49'55"	55.76	55.66	N38°34'57"E
C29	330.00	11°49'55"	68.15	68.03	N38°34'57"E
C30	270.00	19°26'59"	91.66	91.22	N22°56'30"E
C31	330.00	21°09'58"	121.91	121.22	N22°05'01"E
C32	25.00	80°26'00"	35.10	32.28	N51°43'02"E
C33	270.00	05°58'13"	28.13	28.12	N10°13'54"E
C34	330.00	15°24'21"	88.73	88.46	N84°13'51"E
C35	45.00	157°58'39"	124.08	88.34	N03°38'59"W
C36	45.00	77°56'04"	61.21	56.60	N43°40'17"W
C37	45.00	80°02'36"	62.87	57.88	N35°19'03"E
C38	7489.44	05°11'34"	678.77	678.54	N03°18'05"W
C39	7489.44	00°21'08"	46.06	46.06	N05°43'18"W
C40	7489.44	04°50'25"	632.71	632.52	N03°07'31"W
C41	55.00	32°19'09"	31.02	30.61	N00°14'52"W
C42	270.00	14°19'30"	67.51	67.33	N84°47'10"E

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

"SAN JOSE ADDITION", (05-16-24, B2-81)

"LANDS OF BROADWAY DEVELOPMENT COMPANY", (10-20-89, C40-28)

"BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1", (12-05-97, 97C-345)

"BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT", (00-00-98, 98C-)

"BROADWAY PLACE ADDITION", (05-12-94, 94C-157)

"PLAT OF SMALL HOLDING CLAIMS IN SECTIONS 29, 32 AND 33, T10N, R3E, NMPM", (12-05-1895)

"C.O.A. PUBLIC WORKS DEPARTMENT", (09-22-76, BK.D15A, PGS. 264-265)

"QUITCLAIM DEED", (08-30-73, BK. D949, PGS. 237-239)

"B.D.C. CONDOMINIUMS" (11-06-96, DOC.NO. 96121592)

all being records of Bernalillo County, New Mexico.

5. Field Survey performed July 1998.
6. Utility Council Location System Log No.: 97081916120454
7. Title Report: None provided.

PURPOSE OF PLAT

1. TO SUBDIVIDE 4 TRACTS, 38 LOTS INTO 12 COMMERCIAL LOTS.
2. TO VACATE EXISTING EASEMENTS AS SHOWN.
3. TO ELIMINATE EXISTING LOT LINES AS SHOWN.

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04-20-99

99C-252-(4)

dwg: 8027PLT4	Drawn: SPS/DBC	Checked: ALS	Sheet 4 of 5
Scale: 1" = 100'	Date: 04/16/99	Job: 98027	

99C-252 (5)

LEGAL DESCRIPTION

A tract of land situate within Sections 28, 29, 32 and 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-1-C, LAND OF BROADWAY DEVELOPMENT COMPANY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 1989 in Volume C40, Folio 28 and all of TRACTS 2, 4 & 5, LANDS OF BERNALILLO COUNTY as the same is described in a QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1973 in Book D949, Pages 237-239 together with a portion of LOTS 1 THRU 5, BLOCK 1, all of LOTS 6 THRU 10, BLOCK 1, LOTS 1 THRU 10, BLOCK 2, LOTS 1 THRU 10, BLOCK 3, LOTS 1 THRU 10, BLOCK 4, LOTS 1 & 2, BLOCK 5, SAN JOSE ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 16, 1924 in Volume B2, Folio 81, together with a REMAINING PORTION OF SMALL HOLDING CLAIM NO. 1892, LOT 1, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1895, together with all of LOTS 4a & 5b, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on Sept. 11, 1998 in Volume 98C, Folio 280, together with vacated portions of Arno Street, Edith Street, Walter Street and High Street and being more particularly described as follows:

BEGINNING at a point on the west line of the herein described tract, said point being common with the northwest corner of C.O.A. PUBLIC WORKS DEPARTMENT TRACT as the same is described in QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1976 in Book D15A, Pages 264-265 and further being on the east right-of-way line of Broadway Boulevard S.E. from whence the Albuquerque Control Survey Monument "NM361-3" bears S 05°06'34" W, 729.98 feet;

THENCE along said east right-of-way line N 01°13'40" W, 381.95 feet to the northwest corner;

THENCE leaving said east right-of-way line S 89°35'58" E, 360.35 feet along the north line of the herein described tract to a point;

THENCE continuing S 89°21'34" E, 1110.77 feet to a point;

THENCE continuing S 89°57'44" E, 256.31 feet to a point;

THENCE continuing S 89°44'37" E, 129.18 feet to a point, said point being on the westerly right-of-way line of Interstate Highway No. 25 (I-25);

THENCE along said westerly right-of-way line S 83°39'57" E, 69.90 feet to the northeast corner;

THENCE continuing S 05°53'52" E, 559.72 feet to a point of curvature;

THENCE continuing 678.77 feet along a curve to the right, whose radius is 7489.44 feet through a central angle of 05°11'34" and whose chord bears S 03°18'05" E, 678.54 feet to the southeast corner, said point being common with the northeast corner of LOT 3, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1997 in Volume 97C, Folio 345;

THENCE leaving said westerly right-of-way line N 88°03'58" W, 1107.80 feet along a line common with the north line of said LOT 3 to a point, said point being common with the northwest corner of said LOT 3 and further being on the easterly right-of-way line of Karsten Court S.E.;

THENCE along said easterly right-of-way line 28.13 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 05°58'13" and whose chord bears N 10°13'54" E, 28.12 feet to a point of compound curvature;

THENCE continuing 91.66 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 19°26'59" and whose chord bears N 22°56'30" E, 91.22 feet to a point of compound curvature;

THENCE continuing 55.76 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 11°49'54" and whose chord bears N 38°34'57" E, 55.66 feet to a point of reverse curvature;

THENCE continuing 161.73 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 28°04'45" and whose chord bears N 30°27'31" E, 160.11 feet to a point on tangent;

THENCE leaving said easterly right-of-way line N 88°24'20" W, 62.56 feet to a point, said point being on the westerly right-of-way line of said Karsten Court S.E.;

THENCE along said westerly right-of-way line 116.31 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 24°40'51" and whose chord bears S 32°09'29" W, 115.41 feet to a point of reverse curvature;

THENCE continuing 68.15 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 11°49'54" and whose chord bears S 38°34'57" W, 68.03 feet to a point of compound curvature;

THENCE continuing 121.91 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 21°09'58" and whose chord bears S 22°05'01" W, 121.22 feet to a point of reverse curvature;

THENCE leaving said westerly right-of-way line 35.10 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 80°26'00" and whose chord bears S 51°43'02" W, 32.28 feet to a point of tangency, said point being on the northerly right-of-way line of San Jose Avenue S.E.;

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PLAT FOR
BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
WITHIN
PROJECTED SECTION 28, 29, 32, & 33
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1999

THENCE along said northerly right-of-way line N 88°03'58" W, 82.06 feet to a point of curvature;

THENCE continuing 88.73 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 15°24'21" and whose chord bears S 84°13'51" W, 88.46 feet to the southwest corner, said point being on the east line of LOT 6a, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on Sept. 11, 1998 in Volume 98C, Folio 280;

THENCE leaving said northerly right-of-way line N 06°25'56" E, 42.99 feet along a line common with the east line of said LOT 6a to a point, said point being common with the northeast corner of said LOT 6a and further being common with the southeast corner of LOT 5a, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 REPLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on Sept. 11, 1998 in Volume 98C, Folio 280;

THENCE N 01°35'40" E, 255.97 feet along a line common with the east line of said LOT 5a to a point, said point being common with the northeast corner of said LOT 5a;

THENCE N 88°24'20" W, 287.41 feet along a line common with the north line of said LOT 5a to a point, said point being common with the southeast corner of TRACT A-1-A, LANDS OF BROADWAY DEVELOPMENT COMPANY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 1989 in Volume C40, Folio 28;

THENCE N 01°47'00" W, 70.30 feet along a line common with the east line of said TRACT A-1-A to a point, said point being common with the northeast corner of said TRACT A-1-A and further being on the southerly right-of-way line of Wheeler Avenue S.E.;

THENCE leaving said southerly right-of-way line 124.08 feet along a curve to the left, whose radius is 45.00 feet through a central angle of 157°58'39" and whose chord bears N 03°38'59" W, 88.34 feet to a point on curve, said point being common with the southeast corner of TRACT A-1-B, LANDS OF BROADWAY DEVELOPMENT COMPANY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 1989 in Volume C40, Folio 28 and further being on the north right-of-way line of said Wheeler Avenue S.E.;

THENCE leaving said north right-of-way line N 00°06'30" E, 170.65 feet along a line common with the east line of said TRACT A-1-B to a point, said point being common with the northeast corner of said TRACT A-1-B;

THENCE N 87°59'03" W, 117.07 feet along a line common with the north line of said TRACT A-1-B to a point, said point being common with the northwest corner of said TRACT A-1-B and further being on the east line of LOT 4A, BLOCK 3, BROADWAY PLACE ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 12, 1994 in Volume 94C, Folio 157;

THENCE N 01°01'09" W, 82.29 feet along a line common with the west line of said LOT 4A to a point, said point being common with the northeast corner of said LOT 4A;

THENCE N 87°55'51" W, 125.83 feet along a line common with the north line of said LOT 4A to a point, said point being common with the southeast corner of said C.O.A. TRACT;

THENCE N 01°27'30" E, 142.66 feet along a line common with the east line of said C.O.A. TRACT to a point, said point being common with the northeast corner of said C.O.A. TRACT;

THENCE N 89°50'52" W, 30.42 feet along a line common with the north line of said C.O.A. TRACT to a point;

THENCE continuing S 10°49'08" W, 13.90 feet to a point;

THENCE continuing N 88°18'52" W, 28.92 feet to a point;

THENCE continuing S 01°18'52" E, 22.17 feet to a point;

THENCE continuing S 88°41'12" W, 71.49 feet to the point of beginning and containing 46.3566 acres more or less.

dwg: 8027PLT5	Drawn: DBC, BJG	Checked: ALS	Sheet 5 of 5
Scale: 1" = 100'	Date: 2/15/99	Job: 98027	

99C-252 (5)

Current DRC Project Number: #8

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 3/12/07
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/21/07
Date Preliminary Plat Expires: 3/21/08
DRB Project No.: 1002345
DRB Application No.: 07DRB-00232

Plat of Lots 3-A, 3B and 8-A, 8B Broadway Industrial Center Subd.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 3 & 8 Broadway Industrial Center Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer Main	Karsten Court	Karsten Ct.	Lot 3-B Private Drive	/	/	/
		4"	PVC Sewer Service laterals				/	/	/
		3/4"	Waterservice lines				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

Danny Martinez
NAME (print)

Land Development Consultants
FIRM

3/12/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 3/21/07
PARKS & RECREATION - date

3-21-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

3/21/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 3/21/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

#16

LDC

LAND DEVELOPMENT CONSULTANTS, LLC
5620-B San Francisco Drive NE, Albuquerque, New Mexico 87109
Phone: (505) 797-4120 • Fax: (505) 821-0392 • E-Mail: ldc_llc@msn.com
Professional Land Surveying, Civil Engineering, Landuse Planning Consultants & Construction Management

March 13, 2007

Ms. Claire Senova
Planning/Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR DEFERRAL FOR PROJECT # 1002345

Dear Ms. Matson,

On behalf of our client, Karsten Homes of Albuquerque, we are requesting to be deferred until March 21, 2007. We still need to obtain all of the utility company signatures and DXF approval.

If you have any questions or need additional information, please do not hesitate to contact me at (505) 797-4120.

Sincerely,

Bernadette Martinez
Public Liaison

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

PAID RECEIPT

APPLICANT NAME KARSTEN HOMES

AGENT LAND DEVELOPMENT CONSULTANTS LLC

ADDRESS _____

PROJECT & APP # 1002345/07DRB00232

PROJECT NAME BROADWAY INDUSTRIAL CENTER

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions DEFERRAL FEE

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 50.00 TOTAL AMOUNT DUE

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

LDC LAND DEVELOPMENT CONSULTANTS LLC
5620B MODESTO NE
ALBUQUERQUE, NM 87113
PH. (505) 858-2441

2190

DATE 8/12/07 95-145-1070

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty Dollars 00/100 DOLLARS

City Of Albuquerque
Treasury Division

FIRST COMMUNITY BANK
AN FDIC INSURED INSTITUTION

FOR _____ BMt

⑈002190⑈ ⑆107001452⑆ 002463997⑈

8/12/2007 4:17PM LDC ANNX
RECEIPT# 00072472 WS# 008 TRANS# 0048
Account 441006 Fund 0110
Activity 4983000 JRS JS
Trans Amt $50.00
Misc MP $0.00
CK $0.00
CHANGE 0.00
Thank You

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 2, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Land Development Consultants LLC

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1002345: Broadway Industrial Center, Units 1 & 3, Lots 3 and 8, Located on Karsten Ct. SE between Woodward Rd. SE and San Jose Ave. SE, containing approximately 18 acres. (07DRB-00232 Minor-Prelim&Final Plat Approval)

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Schwartzman Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

Post-it® Fax Note 7671	Date	# of pages ▶
To Sheran Matson	From Amy Andrews	
Co./Dept. COA	Co. INTERA	
Phone #	Phone # 505-246-1600	
Fax # 505-924-3864	Fax # 505-246-2600	

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ____ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) L

Supplemental form

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Karsten Homes PHONE: 242-7558
ADDRESS: 2710 Karsten Ct SE FAX:
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: 2710 Karsten Ct. SE List all owners:
AGENT (if any): Land Development Consultants, LLC PHONE (505) 797-4120
ADDRESS: 5620-B San Francisco Dr NE FAX: (505) 821-0392
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ldc-llc@msn.com

DESCRIPTION OF REQUEST: Replat existing (2) two tracts into (4) four new tracts & grant easements

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

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

Lot or Tract No. Lot 3, Lot 8 Block: N/A Unit: 1 & 3
Subdiv. / Addn. Broadway Industrial Center
Current Zoning: SU-2 HM Proposed zoning: SU-2 HM
Zone Atlas page(s): M-15-Z No. of **existing** lots: 2 No. of **proposed** lots: 4
Total area of site (acres): 18.0539 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? yes
UPC No. 101405549037010620 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Karsten Court SE
Between: I-25 and San Jose Ave. SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
S-97-76

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

SIGNATURE BMtz DATE 2/26/07
(Print) Bernadette Martinez ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
07 DRB - - 00232	P&F	S(3)	$ 425.00
- -			$ 20.00
- -			$
- -			$
- -			$
			Total $ 445.00

Hearing date March 7, 2007

Andrew Garcia 2/27/07
Planner signature / date

Project # 1002345

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
✓ 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
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
Pend. ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

Bernadette Martinez
Applicant name (print)

BMtz
Applicant signature / date

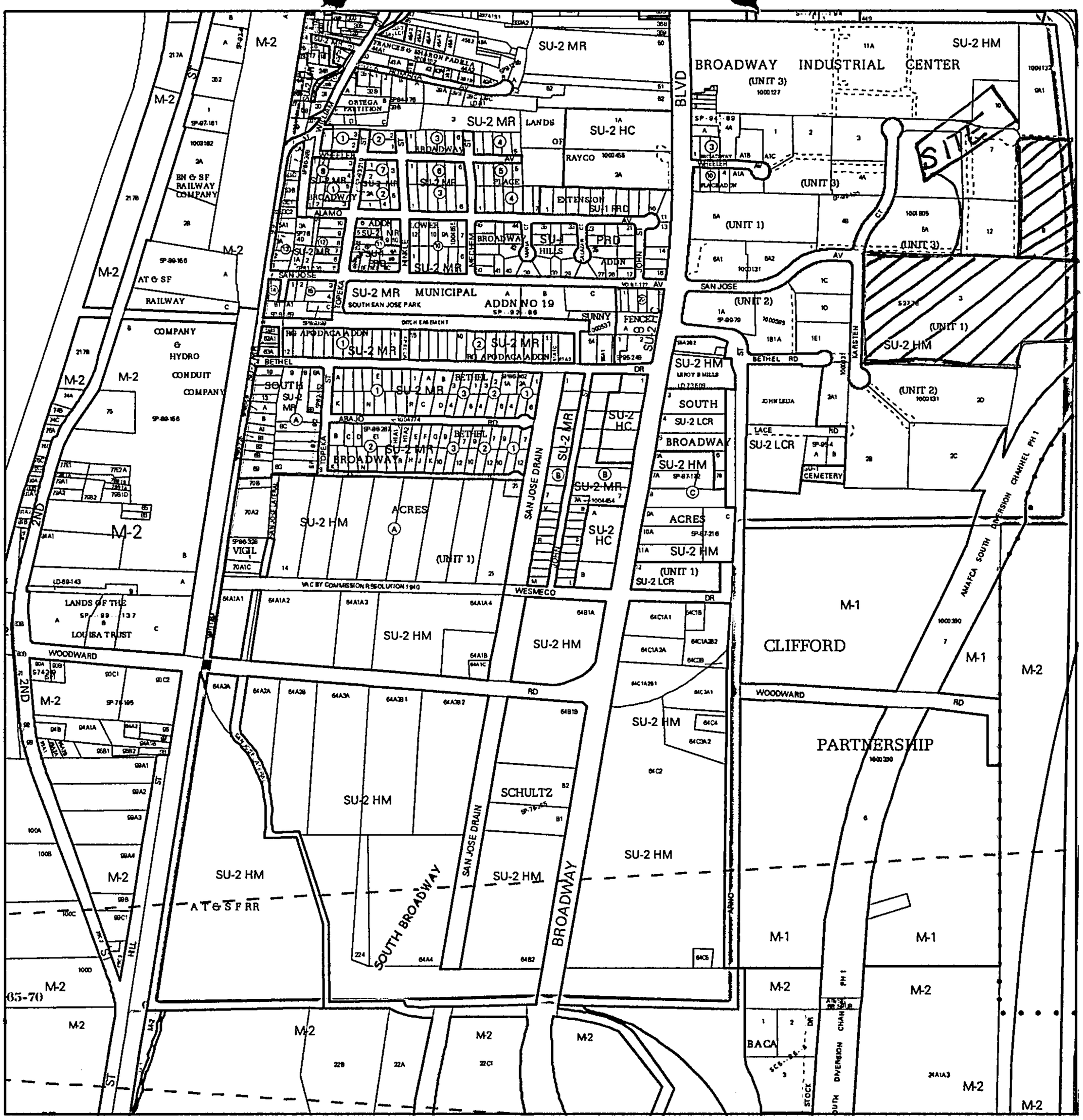
Form revised 8/04, 1/05 ,10/05 & NOV 06

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

Application case numbers
07DRB - ____ - 00232
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 2/27/07
Planner signature / date

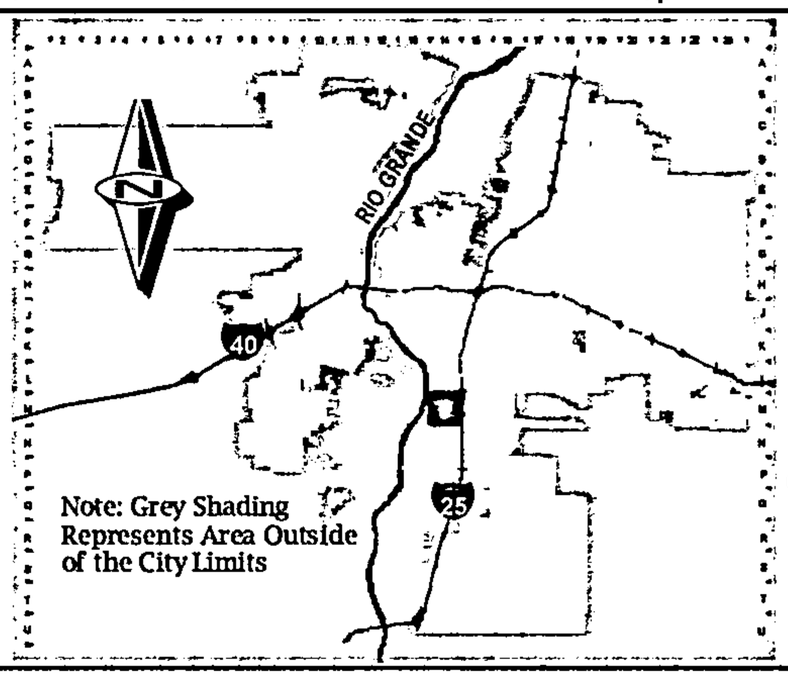
Project # 1002345



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

M-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

LAND DEVELOPMENT CONSULTANTS, LLC
5620-B San Francisco Drive NE, Albuquerque, New Mexico 87109
Phone: (505) 797-4120 • Fax: (505) 821-0392 • E-Mail: ldc_llc@msn.com
Professional Land Surveying, Civil Engineering, Landuse Planning Consultants & Construction Management

February 23, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR MINOR SUBDIVISION FOR LOT "3" UNIT 1 & "8" UNIT 3 OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, LOCATED ON KARSTEN CT SE, ZONE ATLAS PAGE M-15.

Dear Ms. Matson,

On behalf of our client, Karsten Homes of Albuquerque, we are submitting an application for minor subdivision to re-plat the existing two (2) tracts into four (4) new tracts and to grant a public utility easement.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact me at (505) 797-4120.

Sincerely,

Bernadette Martinez
Public Liaison

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

PAID RECEIPT

APPLICANT NAME Karsten Homes

AGENT Land Development Consultants LLC

ADDRESS 5620-B San Francisco Dr NE.

PROJECT & APP # 1002345 / 07 DRB - 00232

PROJECT NAME Broadway Industrial Center

$ 20.00 441032/3424000 Conflict Management Fee

$ 425.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

445.00

$ ~~445.00~~ TOTAL AMOUNT DUE

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

LDC LAND DEVELOPMENT CONSULTANTS LLC
5620B MODESTO NE
ALBUQUERQUE, NM 87113
PH. (505) 858-2441

2155

DATE 2/27/07 95-145-1070

PAY TO THE ORDER OF City of Albuquerque $ 445.00

Four hundred forty-five 00/100 DOLLARS

Security Features Included. Details on Back.

1ST FIRST COMMUNITY BANK
AN FDIC INSURED INSTITUTION

FOR Submittal Fee

MP

⑈002155⑈ ⑆107001452⑆ 002463997⑈

Counterre

© DELUXE - PDP

[redacted]

DRB CASE ACTION LOG ([redacted] FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00232 (P&F)** Project # **1002345**

Project Name **BROADWAY INDUS CENTER**

Agent: Land Development Consultants LLC Phone No.: 797-4120

Project Number 1002345

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ UTILITIES: _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
- ☑ PLANNING (Last to sign): AEHD's signature _____
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.** OK
  - ☒ **Copy of recorded plat for Planning.**

Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyardandassociates@comcast.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 8, 2006

DEC 2006

Richardson & Richardson
P.O. Box 36627
Albuquerque, NM 87176-6627

Attention: Mr. Mark Carroll

Subject: Landfill Gas Mitigation at 2700 Karsten Court, SE, Albuquerque, New Mexico.
V & A Project No.: 06-1-308

Dear Mr. Carroll:

This letter provides certification that landfill gas mitigation measures constructed at the referenced facility are in substantial compliance with our recommendations for mitigating potential landfill gases at the subject property.

Landfill gas mitigation procedures consisted of installing a Landfill Gas Venting Barrier (LGVB) around underground utilities near the southeast corner of the proposed expansion. The vent pipe will be located within a wall and extend above the roof of the building. Therefore, the vent pipe does not need to be labeled.

Photographs were taken to document completion of construction and are on file in our office. Please call if you have any further questions regarding this project.

Sincerely,
Vinyard & Associates, Inc.

Ken Hunter

Kenneth E. Hunter
Environmental Projects Manager

Martin D. Vinyard, P.E.
Principal

KEH/er

cc: Albuquerque Environmental Health Department
Attn: Ms. Rhonda Methvin, P.E.

Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyardandassociates@comcast.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

LANDFILL GAS SURVEY
KARSTEN HOMES
2700 KARSTEN COURT, SE
ALBUQUERQUE, NEW MEXICO

Prepared for:

Richardson & Richardson
P.O. Box 36627
Albuquerque, New Mexico 87176-6627

Prepared by:

Vinyard & Associates, Inc.
8916-A Adams Street, NE
Albuquerque, New Mexico 87113

Project No.: 06-1-308

Date:

September 12, 2006

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1.2 SCHWARTZMAN LANDFILL 3
1.3 GEOTECHNICAL INVESTIGATIONS 3

2.0 SOIL GAS SURVEY 5
2.1 SAMPLE LOCATIONS 5
2.2 FIELD SCREENING 6

3.0 CONCLUSIONS AND RECOMMENDATIONS 8

4.0 QUALITY ASSURANCE / QUALITY CONTROL 10

5.0 LIMITATIONS AND CLOSURE 11

APPENDICES

V&A Project No. 97-1-146 Geotechnical Borehole Logs Appendix A
WT Project No. 3226JJ071 Geotechnical Borehole Logs Appendix B

LIST OF FIGURES

Figure 1 Site Location Map
Figure 2 Site Location Relative to the Landfill
Figure 3 Sample Locations
Figure 4 Utility Trench Venting Barrier

LIST OF TABLES

Table 1 Field Screening Results

1.0 INTRODUCTION AND BACKGROUND

Vinyard & Associates was retained by Mr. Mark Carroll to perform a Landfill Gas Survey at a 13.95-acre Karsten Homes property that is located at 2700 Karsten Court in the southeast quadrant of Albuquerque, New Mexico. The site is identified as Lot 3 of the Broadway Industrial Center, Unit 1. The site is located within the southeast ¼ of the northeast ¼ of Section 32, Township 10 North, Range 3 East, New Mexico Principal Meridian (Zone Atlas Page M-14). Site elevation is approximately 5,000 feet above mean sea level. Site topography slopes downhill to the west. The site is located within a "Zone X" flood hazard area that is outside of the 100-year flood zone. The site is zoned SU-2 (special use), with a heavy manufacturing zoning designation. The site location is indicated on Figure 1.

Karsten Homes is a factory for manufactured homes. A 67,600 square foot manufacturing building was constructed in 1997-1998 in the central portion of the property. A 7.21 acre-foot storm water retention pond is located along the west side of the site. The north, south, east, and west sides of the building are paved for driving and parking.

A 10,000 square foot expansion is planned for the west side of the property. The south 5,000 square feet will be enclosed and the north 5,000 square feet will be covered but will be open on two sides. Additional expansions on the north and south sides of the building (20,000 square feet each) are also proposed for future development, but are not addressed as a part of the current investigation.

The enclosed portion of the proposed addition will be used for welding. Two 5,000 cfm intake fans and two 5,000 cfm exhaust fans will operate continuously during working hours. The fan system was designed for welding operations and has not been modified for potential landfill gases.

Potable water will be piped and electrical wiring will be extended into the enclosed portion of the expansion from the existing building. Potable water and electrical connections will be made

aboveground. Only one underground utility will be associated with the 10,000 square foot expansion. A sanitary sewer line will tie into an existing sanitary sewer line near the southeast corner of the proposed expansion. No city infrastructure will be constructed as a portion of the proposed building expansion.

Vinyard & Associates was retained to provide the following environmental services:

- Collect soil vapor samples within the 5,000 square foot portion of the proposed expansion that will be enclosed;
- Field screen the soil vapor samples for hazardous constituents;
- Review information concerning nearby landfills;
- Design landfill gas mitigation measures; and
- Prepare this report.

1.1 REASON FOR LANDFILL GAS ASSESSMENT

The City of Albuquerque Geographic Information System (AGIS) website indicates that a cell of the Schwartzman Landfill occupies the east portion of the site. The City of Albuquerque Environmental Health Department (AEHD) *Interim Guidelines for Development within City-Designated Landfill Buffer Zones* requires that an assessment for landfill gases should be performed for proposed construction projects that are located within the specified buffer zone of a landfill (1,000 feet for the Schwartzman Landfill).

The *Interim Guidelines* were promulgated in 2001. Since the existing manufacturing building was constructed in 1997-1998, it was constructed without a specific investigation for landfill debris or gases.

This landfill gas investigation was performed to determine whether migrating landfill gases appear to be present in the vicinity of the proposed expansion. The site location relative to the reported landfill is indicated on Figure 2.

1.2 SCHWARTZMAN LANDFILL

Based on a review of the AGIS website, a cell of the Schwartzman Landfill encroaches into the eastern portion of the site. The AGIS website actually indicates that the northeast corner of the existing building was constructed over the landfill.

The Schwartzman Landfill is divided into four separate areas by storm water diversion channels and Interstate 25, comprising a total of approximately 79 acres. Gravel mining occurred in this area beginning in approximately 1951. Portions of the gravel pits had been filled in by 1973. The information obtained indicates that informal dumping occurred in the 1980s and 1990s. The entire area had been backfilled and graded over by 1991. Most of the dumping appeared to consist of construction debris and some residential trash. An excavated area east of I-25 was used as a shooting range (1960-1972) and lead concentrations may be elevated in that area. Indiscriminate surface dumping throughout this general area was also reported.

The exact boundaries of the Schwartzman Landfill, the types of debris deposited, and the dates of operation are not known. However, it is likely that subsurface debris is located within 1,000 feet of the subject property. Since a portion of the landfill crosses the east portion of the site, as depicted by the AGIS website, then the entire property is located within the 1,000-foot landfill buffer zone. Therefore, development of the site is subject to the AEHD *Interim Guidelines*.

1.3 GEOTECHNICAL INVESTIGATIONS

Two geotechnical investigations have been performed at the site and no subsurface debris was encountered. Vinyard & Associates performed a geotechnical investigation for construction of the original building (Project No. 97-1-146, dated May 28, 1997). The V&A 1997 geotechnical investigation consisted of drilling ten 21.5-foot boreholes at the site. Boreholes 4 through 7 were drilled in the vicinity of the suspected landfill. Fill was encountered in boreholes 5, 6, and 8. However, no subsurface debris was encountered. Copies of borehole logs from V&A Project No.: 97-1-146 are provided as Appendix A.

A Western Technologies (WT) geotechnical investigation was performed for the three planned expansions to the existing building (Project No. 3226JJ071, dated April 21, 2006). The WT 2006 geotechnical investigation consisted of drilling six 21.5-foot boreholes. Boreholes B-5 and B-6 were drilled in the vicinity of the suspected landfill. WT borehole B-6 was drilled very close to V&A's borehole no. 5. The WT investigation did not indicate the presence of fill material or subsurface debris. Copies of borehole logs from WT Project No. 3226JJ071 are provided as Appendix B.

Based on a review of site-specific geotechnical information, it appears that the actual boundaries of the Schwartzman Landfill are not well defined.

2.0 SOIL GAS SURVEY

Soil gas samples were obtained for field screening on September 5, 2006, using Geoprobe® soil vapor sampling equipment. A CME-55 drill rig, operated by Subsurface Exploration, was utilized to cut the pavement and to auger approximately 10 feet below grade at the two selected sampling locations (LFG-1 and LFG-2). Borehole logs were not generated. A 30-pound slide hammer was then used to drive hollow steel rods approximately 2 additional feet below the augered depth. The rods were then retracted approximately 2-4 inches using a foot jack, allowing for the collection of vapor samples through polyethylene tubing attached to an adapter coupling. A new length of tubing was used for collecting each soil vapor sample. Soil vapor readings were measured for several minutes at each location and the maximum readings were recorded on a field log. The field screening results are presented in Table 1.

New Mexico One Call was contacted to locate underground utilities and a set of "As-Built" plans was reviewed for underground utility locations. Underground utilities were not encountered during field operations.

The temperature was approximately 80° Fahrenheit at the time of sampling.

2.1 SAMPLE LOCATIONS

Soil vapor sample LFG-1 was located within the north portion of the proposed 5,000 square foot enclosed expansion and soil vapor sample LFG-2 was located within the south portion of the proposed 5,000 square foot enclosed expansion.

Approximate sampling locations are indicated on Figure 3.

2.2 FIELD SCREENING

Soil vapors were field screened using a MultiRAE® Plus multiple gas detector (five sensors) and a Riken Keiki RI-85 monitor for carbon dioxide (CO_2). The MultiRAE was last calibrated by the supplier on December 29, 2005.

The MultiRAE gas detector has an internal pump that operates at 0.25 liters per minute. The oxygen sensor was not working properly but the other sensors were found to be appropriately responsive at the time of the field services. The MultiRAE was tested in the field with 15% methane by volume and with 100 parts per million (ppm) isobutylene calibration gases. Peak readings were recorded for vapor phase volatile organic compounds (VOCs), hydrogen sulfide (H_2S), and methane (CH_4). VOCs were measured in meter units that vary by a contaminant's ionization potential. VOCs were screened using a 10.6 electron volt (eV) ultraviolet (UV) lamp photoionization detector (PID) that was calibrated in the field to 100 ppm isobutylene. Hydrogen sulfide was measured as ppm. Methane was measured as a percentage of the lower explosivity limit (LEL – a concentration of 5% methane is 100% of the LEL). The MultiRAE soil vapor readings were collected for three minutes.

Soil vapors were also field screened using a Riken Keiki RI-85 monitor for carbon dioxide (CO_2). The RI-85 has an internal pump that operates at one liter per minute. The Riken Keiki RI-85 has a maximum range of 10,000 ppm CO_2 (1%). The Riken Keiki RI-85 soil vapor reading was collected for one minute from each sample point.

Table 1. Field Screening Results (September 5, 2006)

Borehole	Start Time	Depth (feet)	VOCs (meter units)	H_2S (ppm)	LEL (%)	CO_2 (ppm)
LFG-1	14:46	12	0.3	0	0	Over 10,000
LFG-2	15:16	12	0.6	0	0	Over 10,000

Every instrument has an inherent range of error and the field instruments may have indicated low concentrations of gases when those gases were not actually present (false positives). Similarly, the field instruments may not have detected low concentrations of landfill gases (false negatives).

3.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations can be made based on the field readings and other information obtained to date:

- The VOC concentrations that were detected are considered to be within the error range of the instrument and are not considered to present an environmental concern.
- H_2S (a common landfill gas) was not indicated during the field services.
- CH_4 (a common landfill gas) as a percentage of the LEL was not indicated during the field services.
- CO_2 concentrations indicate the presence of subsurface microbial activity and are always present in the subsurface. The CO_2 concentrations that were indicated at the site are considered to be elevated, but do not present an environmental concern at this time.

One underground utility (sanitary sewer) will be connected to the proposed addition. Vinyard & Associates recommends that a Landfill Gas Venting Barrier should be placed along the sanitary sewer line near the southeast corner of the planned addition.

The Landfill Gas Venting Barrier shall consist of rounded (not crushed) 1.5-inch diameter gravel that shall extend the full width and the full height of the utility trench. The gravel plug shall extend a minimum of 2 feet along the length of the utility trench. Non-woven filter fabric (7-ounce or heavier) should be placed over the gravel so that overlying material does not infiltrate into the gravel pore space. A 2-inch diameter perforated vent pipe (galvanized metal) shall extend to the approximate mid-point of the gravel plug. Perforations shall be ½-inch diameter (maximum) on 6-inch centers all around the pipe. The vent pipe shall be at least 2 inches from the sides of the trench and from the sanitary sewer line. The gravel layer shall extend at least 2 inches below the bottom of the sanitary sewer pipeline. Solid galvanized metal or PVC (UV-resistant) pipe will be used to extend the vent pipe above-grade. The vent pipe shall terminate in a gooseneck that opens between 1 foot and 3 feet above grade. The opening shall be covered with a wire screen to prevent rodents from entering the system. The Landfill

Gas Venting Barrier will be placed in an area that is considered to present a low potential for pedestrian exposure. The vent pipe should be permanently labeled "Landfill Gas Vent".

4.0 QUALITY ASSURANCE / QUALITY CONTROL

Sampling personnel wore appropriate personal protection equipment such as disposable latex gloves during the sampling and decontamination tasks. Disposable equipment was properly disposed and other equipment appropriately decontaminated to reduce the potential for cross-contamination of the samples. Equipment was cleaned of gross contamination by wiping with paper towels and rinsing with distilled water. A solution of distilled water and commercial-grade tri-sodium phosphate detergent was prepared in a clean plastic bucket. Equipment was immersed in this solution and scrubbed. The equipment was removed from the detergent solution and rinsed with distilled water. Decontaminated equipment was stored in a plastic bucket filled with distilled water.

A new length of polyethylene tubing was used for collecting each soil vapor sample. The Geoprobe equipment was decontaminated between soil vapor sampling events.

The field instruments are calibrated annually by qualified persons and are field checked with calibration gases to verify that they are working properly. No background, laboratory, or split samples were collected during this Landfill Gas Survey.

The landfill gas survey that was performed is an assessment of representative subsurface conditions at a specific time and at discrete locations and depths. Landfill gases are dynamic and subsurface conditions may vary significantly over time.

5.0 LIMITATIONS AND CLOSURE

This report has been prepared for the use of Richardson & Richardson, Karsten Homes, and their assigned parties to assist in an evaluation of potential landfill gas conditions at the subject property. Any other use of this report may be inappropriate. If this report is submitted to the City of Albuquerque Environmental Health Department (AEHD), then information contained in this report will become public domain. Additional landfill gas monitoring may be required at some time in the future for the two proposed additions that will be located north and south of the existing building.

Project tasks were performed in accordance with generally accepted environmental investigation and assessment practices within New Mexico. This report's conclusions and recommendations are based on field screening results, the observations of the investigator at the time of the site visit, on reviews of publicly available information, and on information provided by persons familiar with the property. The information has been accepted at face value. The information and conclusions in this report are subject to the accuracy, completeness, and availability of the information obtained during the project. Contaminant concentrations may vary between data points and with time. If conditions are encountered during development of this property which differ from those presented herein, this office should be contacted for additional evaluation and recommendations. The staff of Vinyard & Associates, Inc., is available for additional consultation as necessary.

Vinyard & Associates, Inc.

Prepared by

Ken Hunter

Kenneth E. Hunter

Environmental Projects Manager

Reviewed and Approved by:

Martin D. Vinyard, P.E.

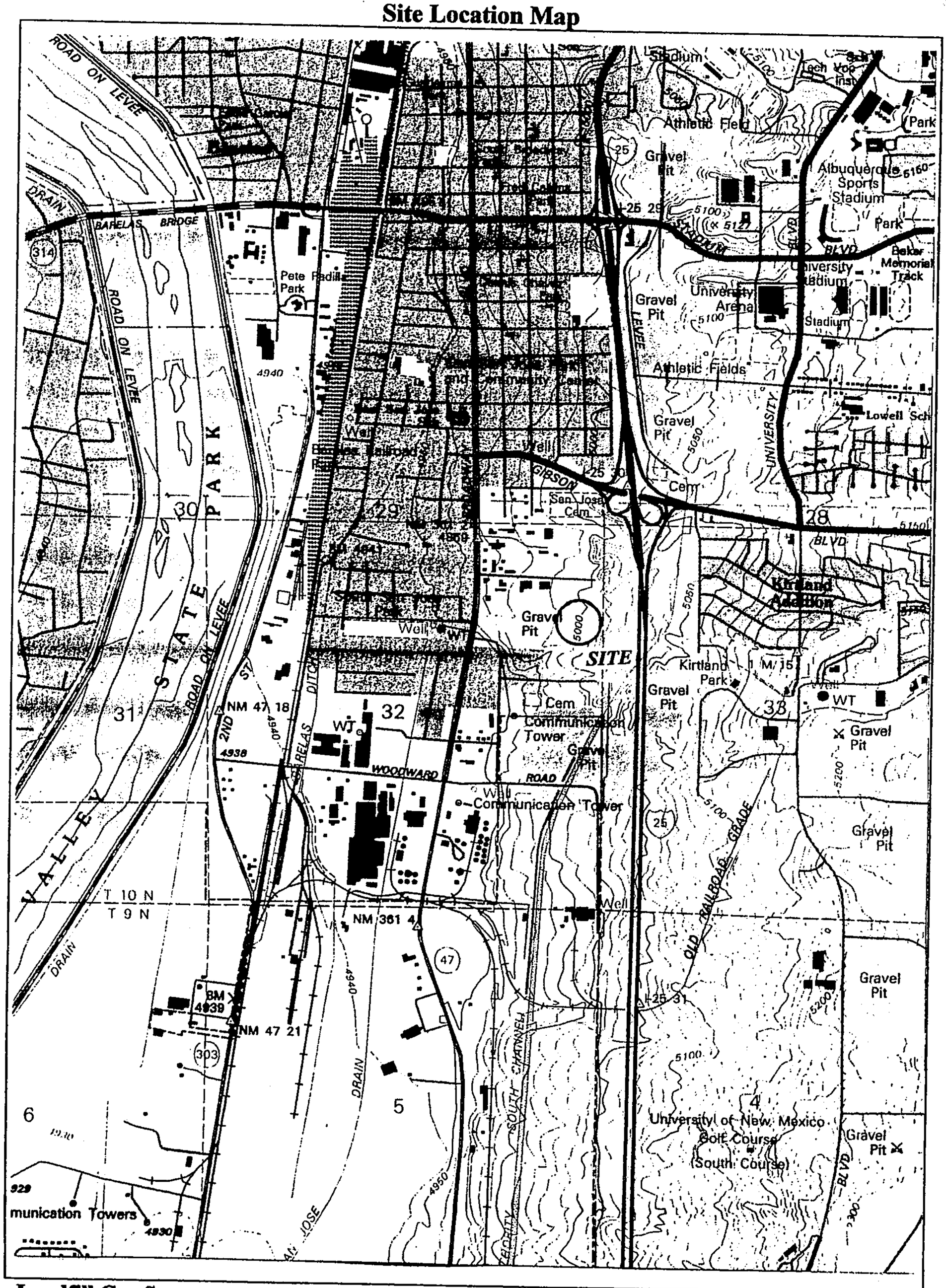
Principal

MARTIN D. VINYARD
NEW MEXICO
8261
REGISTERED PROFESSIONAL ENGINEER

KEH/er

FIGURES

Site Location Map

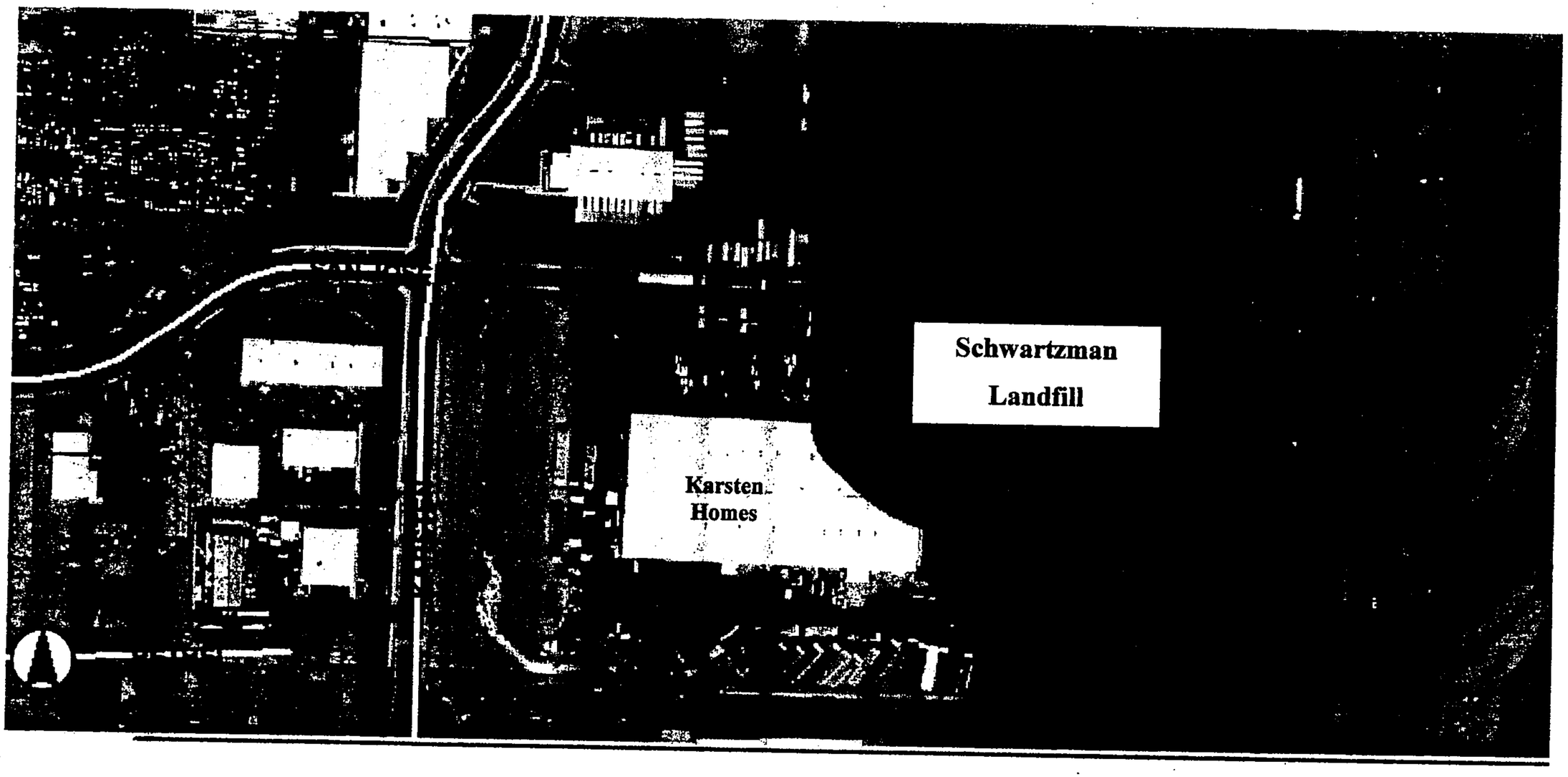


Landfill Gas Survey
Site: Karsten Homes
2700 Karsten Court, SE, Albuquerque, NM
Source: 1990 USGS Albuquerque West Topographic Map

N

Client: Richardson & Richardson
V&A Project No. 06-1-308
Scale 1" : 2,000'
Figure 1

Site Location Relative to Landfill



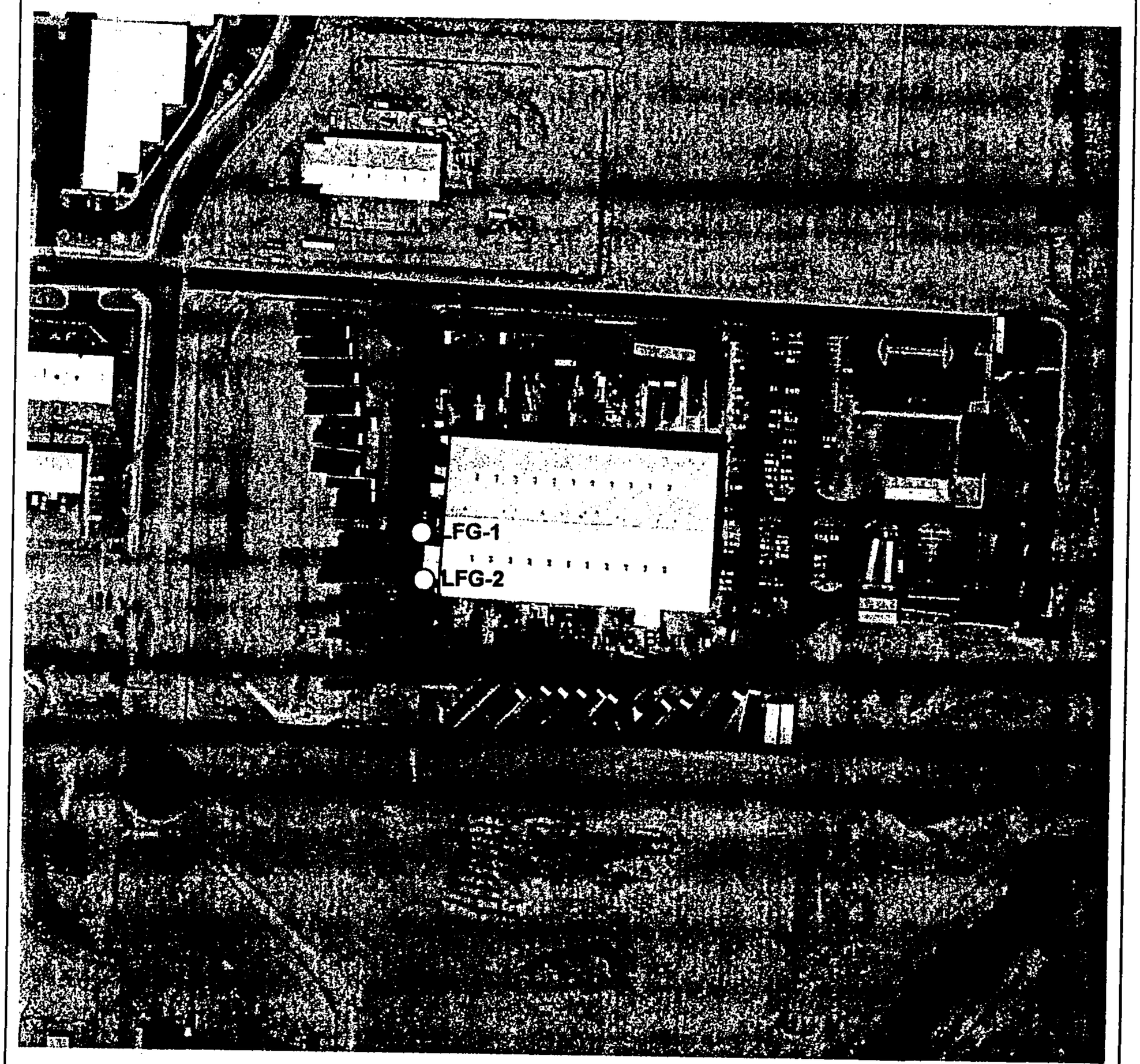
Landfill Gas Survey
Site: Karsten Homes
2700 Karsten Court, SE, Albuquerque, NM
Base Source: AGIS Website

N

Client: Richardson & Richardson
V&A Project No.: 06-1-308

Figure 2

Sample Locations



Landfill Gas Survey
Site: Karsten Homes
2700 Karsten Court, SE, Albuquerque, NM

N
No Scale

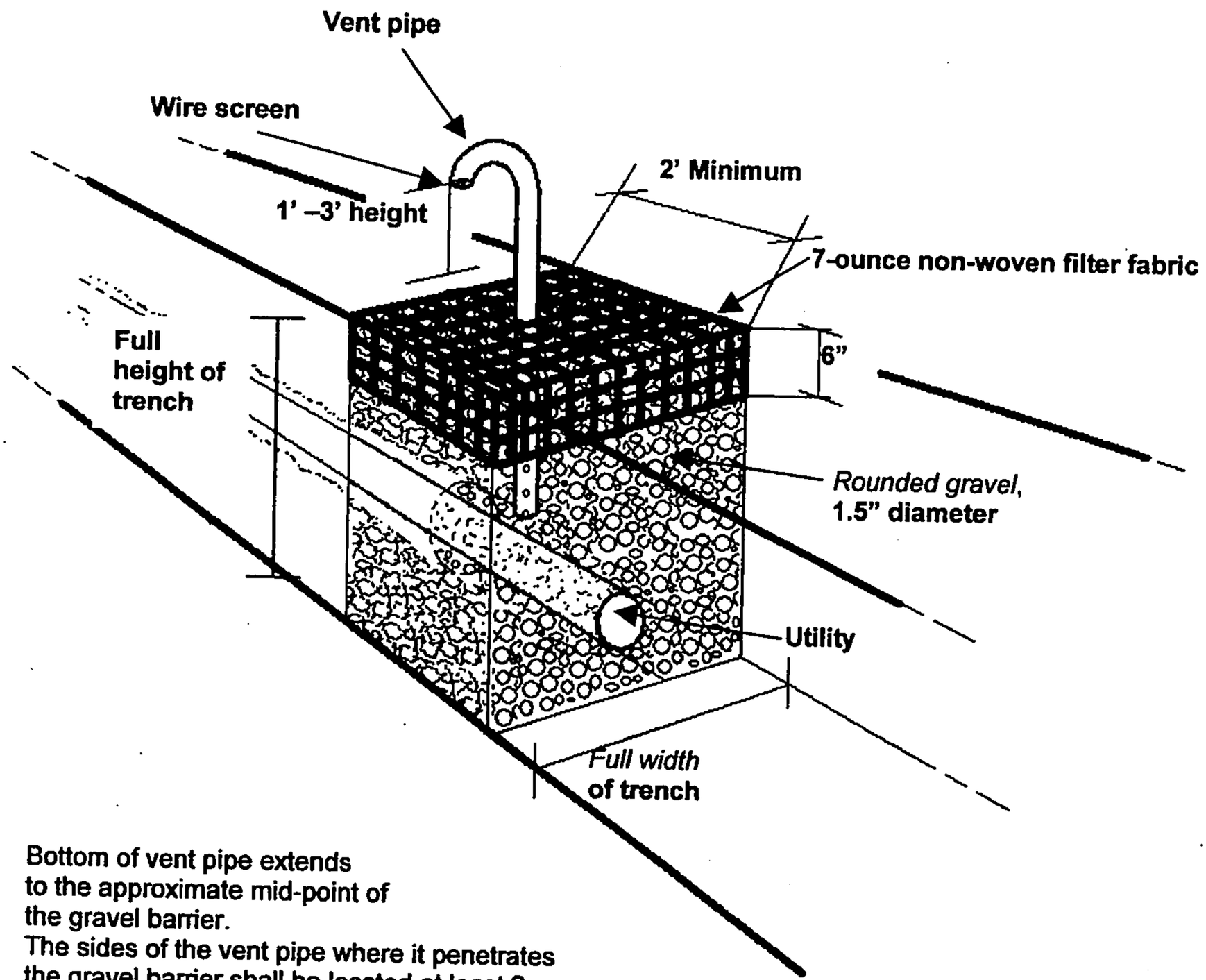
Client: Richardson & Richardson
V&A Project No. 06-1-308

Figure 3

Utility Trench Venting Barrier

The utility trench venting barrier shall be placed in a landscaped area that is away from pedestrian and vehicular traffic.

Landscaping material (gravel, bark, etc.) should be placed over the filter fabric.



Bottom of vent pipe extends to the approximate mid-point of the gravel barrier.
The sides of the vent pipe where it penetrates the gravel barrier shall be located at least 2 inches from the sides of the trench and from the utility pipelines.
Perforations in the vent pipe shall be ½-inch diameter, on 6-inch centers, and at 120° around the pipe.
The vent pipe shall be 2-inch diameter and constructed of UV resistant PVC or galvanized metal where it extends above the surface.

The utility pipeline shall be placed at least 2 inches above the bottom of the trench

Landfill Gas Survey
Site: Karsten Homes
2700 Karsten Court, SE, Albuquerque, NM

N

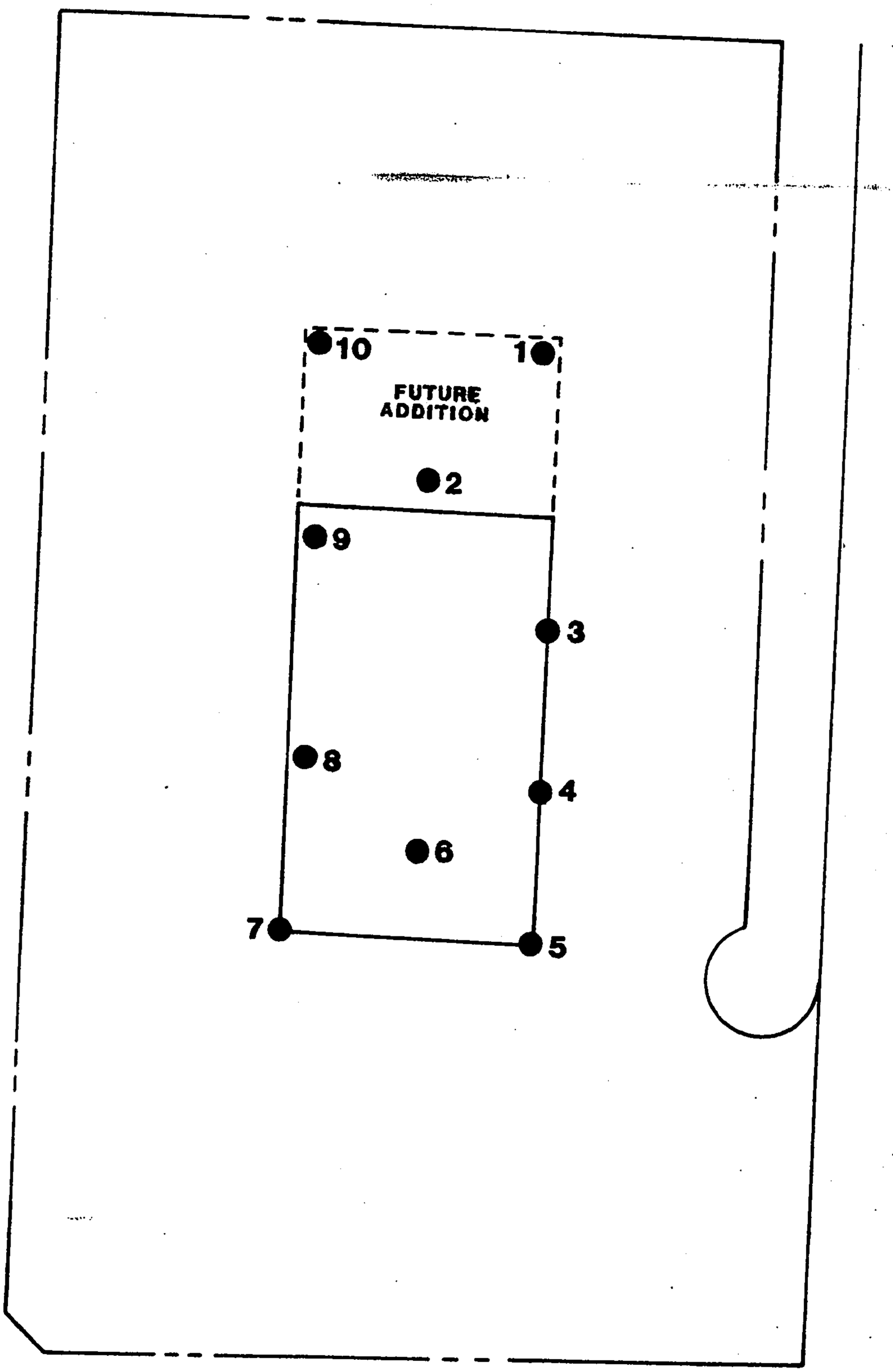
Client: Richardson & Richardson
V&A Project No. 06-1-308
No Scale
Figure 4

APPENDIX A

V&A PROJECT NO.: 97-1-146

GEOTECHNICAL BOREHOLE LOGS

SITE PLAN



● TEST HOLE LOCATION

FIGURE NO.: 1

V & A

LOG OF TEST HOLE NO. 1

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation - Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
	8	R	108	2.8		SM	SAND, silty to slightly silty, fine to coarse-grained, poorly graded, loose, slightly moist, brown
5	40	R	121	1.4	1	SP	SAND, trace to slightly silty, fine to coarse-grained, poorly graded, dense, slightly moist, brown
10	16	S		1.1			Medium dense
15	19	S		1.2			
20	11	S		2.6			Fine to medium-grained, silty
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 2

V & A

LOG OF TEST HOLE NO. 2

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation · Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	SAND, silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
	13	R	108	2.8	1		
5	14	R	108	1.6	1,2, 5		
10	19	S				SP	SAND, trace to slightly silty, fine to coarse-grained, slight fine gravel, poorly graded, medium dense, slightly moist, light brown
15	32	S					Dense
20	33	S					Gravelly, fine to coarse
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 3

V & A

LOG OF TEST HOLE NO. 4

Project: Karsten Company of New Mexico

Project No. 97-1-146

Elevation - Top of Test Hole: n/a

Date Drilled: 5/16/97

Depth to Groundwater: not encountered

Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	SAND, silty to trace silt, fine to coarse-grained, poorly graded, slightly moist, brown
	24	R	121	1.5		SP-SM	SAND, slightly silty to silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
5	11	R	107	2.1	1,2,5		
10	16	S		2.7			
						SP	SAND, trace silt, fine to coarse-grained, poorly graded, medium dense, slightly moist, brown
15	21	S		1.2			
20	37	S					
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 5

V & A

LOG OF TEST HOLE NO. 5

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation - Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	FILL-SAND, silty, fine to meidum-grained, poorly graded, loose, slightly moist, brown
	8	R	105	3.4			
5	11	R	108	1.2	1		
						SP	NATURAL GROUND-SAND, trace to slightly silty, fine to coarse-grained, slightly gravelly, poorly graded, medium dense, slightly moist, brown
10	22	S		1.3			
15	26	S		1.7			
20	23	S		1.9			
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 6

V & A

LOG OF TEST HOLE NO. 6

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation - Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	FILL-SAND, silty, fine to medium-grained, poorly graded, loose, slightly moist, brown
	9	R	107	3.7			
5	11	R	106	2.5	1,2,5		
						SP-SM	NATURAL GROUND-SAND, slightly silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
10	21	S		1.7			
						SP	SAND, trace to slightly silty, fine to coarse-grained, poorly graded, medium dense to loose, slightly moist, brown
15	10	S		1.2			
				8.8		SC	SAND, very clayey, fine to medium-grained, poorly graded, medium dense, moist, brown
20	21	S		7.7			
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 7

V & A

LOG OF TEST HOLE NO. 7

Project: Karsten Company of New Mexico

Project No. 97-1-146

Elevation - Top of Test Hole: n/a

Date Drilled: 5/16/97

Depth to Groundwater: not encountered

Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	SAND, silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
	11	R	105	2.4	1		
5	15	R	108	2.0	1,2,5		
10	33	S		4.5	1,2		Very silty to silt lenses
15							Gravel lens
	40	S		2.9			Dense
							Gravel lens
						SP	SAND, trace silt, fine to coarse-grained, medium dense, slightly moist, brown
20	16	S		2.8			
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 8

V & A

LOG OF TEST HOLE NO. 8

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation - Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	FILL-SAND, silty to slightly silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
	13	R	112	1.7			
5	24	R	108	3.0	1		
						SP	NATURAL GROUND-SAND, trace to slightly silty, fine to coarse-grained, medium dense to dense, slightly moist, brown
10	33	S		1.3			
15							
	17	S		4.8	1,2	SC	SAND, very clayey, fine to medium-grained, poorly graded, medium dense, medium moist, brown
20	21	S		4.8			
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 9

V & A

LOG OF TEST HOLE NO. 9

Project: Karsten Company of New Mexico
Project No. 97-1-146
Elevation · Top of Test Hole: n/a
Date Drilled: 5/16/97
Depth to Groundwater: not encountered
Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	SAND, silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
	12	R	103	2.8			
5	14	R	112	1.6	1		
						SP	SAND, trace to slightly silty, fine to coarse-grained, slightly gravelly, poorly graded, medium dense, slightly moist, brown
10	29	S		1.0			
15	14	S		3.1			Silty sand lens
20	38	S		1.2			Dense
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 10

V & A

LOG OF TEST HOLE NO. 10

Project: Karsten Company of New Mexico — Project No. 97-1-146

Elevation - Top of Test Hole: n/a — Date Drilled: 5/16/97

Depth to Groundwater: not encountered — Drilling Method: 6" H.S.A.

Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SM	SAND, silty, fine to medium-grained, poorly graded, medium dense, slightly moist, brown
	12	R	107	2.9	1		
5	11	R	100	4.2	1,2,5		
10						SP	SAND, trace to slightly silty, fine to coarse-grained, slight fine gravel, poorly graded, dense, slightly moist, brown
	31	S		1.2	1		
15							
	10	S		3.0	1		Sand, silty
20							
	43	S		1.3			
							Bottom of hole at 21-1/2'
25							
30							

ADDITIONAL TESTS: 1 = Sieve Analysis 2 = Atterberg Limits 3 = Direct Shear 4 = R-Value 5 = Other

Figure 11

APPENDIX B

WT PROJECT NO. 3226JJ071

GEOTECHNICAL BOREHOLE LOGS

KARSTEN CT.

B-5

B-6

B-4

EXISTING
MANUFACTURING
FACILITY

B-3

B-2

B-1

NOT TO SCALE

-- Approximate Boring Location

KARSTEN MANUFACTURED HOMES ADDITION	
Boring Location Diagram	
Western Technologies, Inc.	
Job No.: 3226 U071	Plate: 1

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 1

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
3.3	100	R	■	10			SM		SILTY SAND; brown, loose, slightly moist
3.2	100	R	■	7		5			
									trace gravel
5.3	97	R	■	17		10			
5.6	110	R	■	15		15			
2.9	107	R	■	50		20			
						25			
						30			
									Stopped At 21 Feet

GROUNDWATER ENCOUNTERED NO: X YES:____ DEPTH:____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071 Plate: A-4

IS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY ...ER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 2

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
							SM		SILTY SAND; brown, loose, slightly moist
8.4	114	R	■	25					
5.8	108	R	■	28		5			trace gravel
6.2	91	R	■	7		10			
1.4	105	R	■	9		15			
2.3	110	R	■	13		20			Stopped At 21 Feet
						25			
						30			

GROUNDWATER ENCOUNTERED NO: X YES:____ DEPTH:____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071 | Plate: A-5

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY ER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS LIFICATION.

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 3

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
							SM		SILTY SAND; brown, loose, slightly moist
13.1	109	R	■	23					
6.3	115	R	■	29		5			trace gravel
	NR	R	■	50/6"		10			
	NR	R	■	13		15			
		N	■	5		20			
						25			Stopped At 21.5 Feet
						30			

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MA... ...FER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS ... ...MPLIFICATION.

GROUNDWATER ENCOUNTERED NO: X YES:____ DEPTH:____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071

Plate: A-6

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 4

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
9.1	113	G R		14			SM		SILTY SAND; brown, loose, slightly moist
8.6	116	R		25		5			
									trace gravel
6.0	107	R		29		10			
	NR	R		50/7"		15			
		N		7		20			
									Stopped At 21.5 Feet
						25			
						30			

GROUNDWATER ENCOUNTERED NO: X YES: ____ DEPTH: ____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071 | Plate: A-7

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS M. FER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED I IPLIFICATION.

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 5

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
6.5	103	G R		7			SM		SILTY SAND; brown, loose, slightly moist
6.5	104	R		7		5			
3.1	106	R		13		10			
6.4	104	R		7		15			
2.8	118	R		23		20			
						25			Stopped At 21 Feet
						30			

GROUNDWATER ENCOUNTERED NO: X YES:____ DEPTH:____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071 | Plate: A-8

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: 04-10-2006

DRILL RIG TYPE: CME 75

BORING TYPE/SIZE: HSA/8"

BORING NO. 6

LOCATION: See Boring Location Diagram

ELEVATION: Not Determined

FIELD ENGR: C. Pine

WATER CONTENT (%)	DRY DENSITY (LBS/CU.FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT. R or N	BLOWS/FT. C	DEPTH (FT.)	USCS	GRAPHIC	SOIL DESCRIPTION
							*		* TOP OF BORING: 4 Inches Asphalt, 8 Inches Base Course
							SM		SILTY SAND; brown, loose, slightly moist
3.9	105	R	■	7					
4.1	108	R	■	9		5			
2.9	115	R	■	20		10			
6.6	118	R	■	22		15			
		R	■	93		20			
						25			Stopped At 21.5 Feet
						30			

GROUNDWATER ENCOUNTERED NO: X YES:____ DEPTH:____ DATE: 04-10-2006

NOTES

KARSTEN ADDITION

Boring Log

Western Technologies Inc.

Job No.: 3226JJ071

Plate: A-9

S SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A ...IFICATION. R AT OTHER LOCATIONS AND MAY CH

Vinyard & Associates, Inc.

8916-A Adams Street, NE
Albuquerque, New Mexico 87113
(505) 797-9743 • Fax: (505) 797-9749
vinyardandassociates@comcast.net

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 8, 2006

DEC 2006

Richardson & Richardson
P.O. Box 36627
Albuquerque, NM 87176-6627

Attention: Mr. Mark Carroll

Subject: Landfill Gas Mitigation at 2700 Karsten Court, SE, Albuquerque, New Mexico.
V & A Project No.: 06-1-308

Dear Mr. Carroll:

This letter provides certification that landfill gas mitigation measures constructed at the referenced facility are in substantial compliance with our recommendations for mitigating potential landfill gases at the subject property.

Landfill gas mitigation procedures consisted of installing a Landfill Gas Venting Barrier (LGVB) around underground utilities near the southeast corner of the proposed expansion. The vent pipe will be located within a wall and extend above the roof of the building. Therefore, the vent pipe does not need to be labeled.

Photographs were taken to document completion of construction and are on file in our office. Please call if you have any further questions regarding this project.

Sincerely,
Vinyard & Associates, Inc.

Ken Hunter

Kenneth E. Hunter
Environmental Projects Manager

Martin D. Vinyard, P.E.
Principal

KEH/er

cc: Albuquerque Environmental Health Department
Attn: Ms. Rhonda Methvin, P.E.

Vinyard & Associates, Inc.

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Albuquerque, New Mexico 87113
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Ken Hunter

Kenneth E. Hunter
Environmental Projects Manager

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Principal

KEH/er

cc: Albuquerque Environmental Health Department
Attn: Ms. Rhonda Methvin, P.E.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ 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: Golden Ventures, LLC (Robert Shaffer, Jr.) PHONE: 310 476-9955
ADDRESS: 12011 San Vicente Blvd #600 FAX: 310 471-0482
CITY: Los Angeles STATE CA ZIP90049-4948 E-MAIL: rshaffer@sgr4law.com
Proprietary interest in site: legal rep.
AGENT (if any): Clint Sherrill & Associates PHONE: 256-7364
ADDRESS: 730 San Mateo SE FAX: 256-7600
CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: wesurv@qwest.net

DESCRIPTION OF REQUEST: divide one parcel into two parcels
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 3 Block: ____ Unit: 1

Subdiv. / Addn. Broadway Industrial Center

Current Zoning: SU-~~2~~ 2 HM Proposed zoning: SU-~~2~~ 2 HM

Zone Atlas page(s): M14, M15 No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): 13.95 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA

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. 101405549037010620 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: San Jose Ave.SE
Between: Karsten Court SE and I-25

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 97-271

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: Dec. 11, 2002

SIGNATURE Lenore Armijo DATE Dec. 9, 2003

(Print) Lenore Armijo ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB - - 02082	P+7	5(3)	$ 285.00
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date Dec 17, 2003			$ 285.00

12/9/03
Planner signature / date

Project # 1002345

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
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__ 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.

LENORE ARMIJO
Applicant name (print)

Lenore Armijo 12/9/03
Applicant signature / date

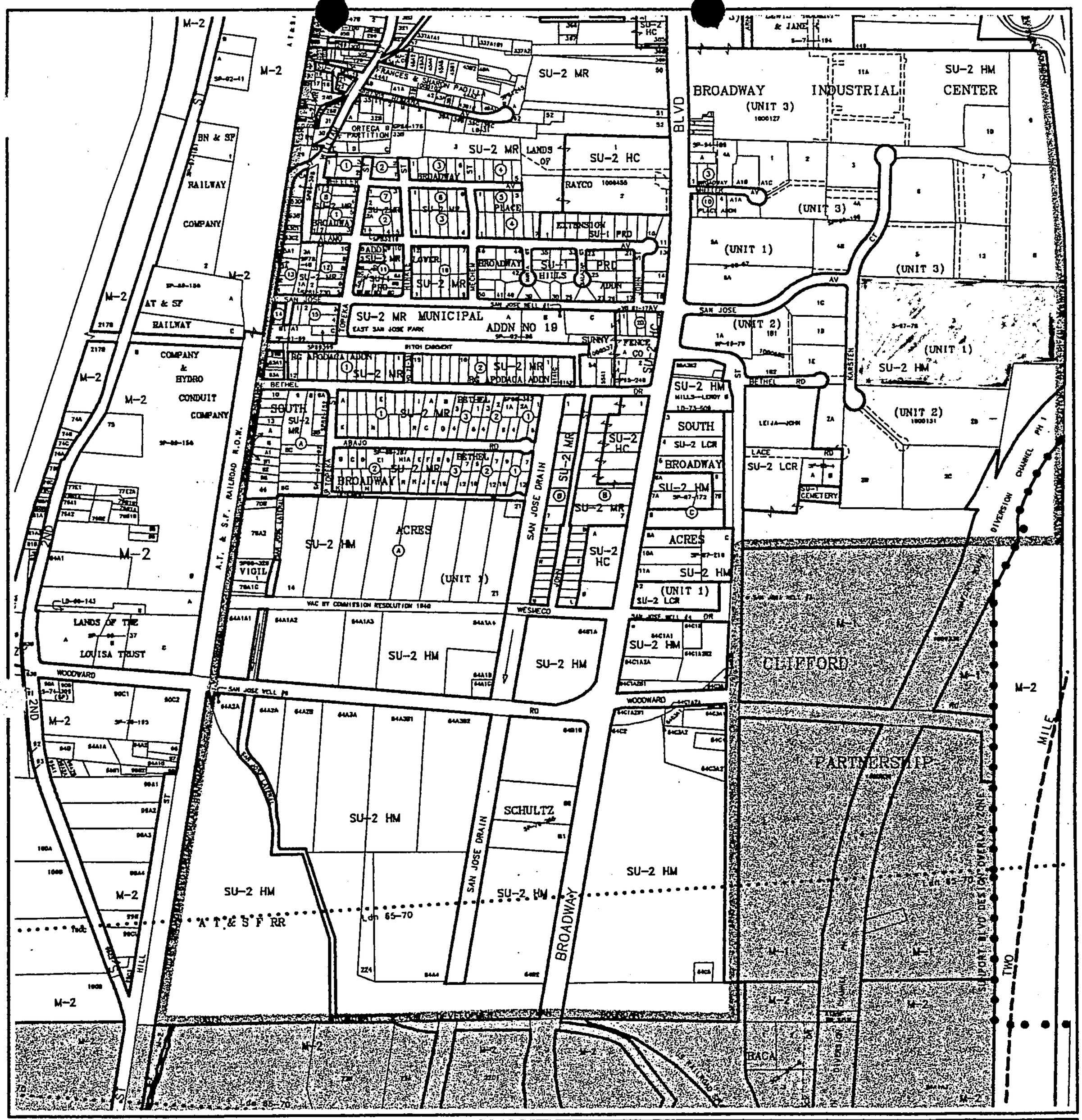
Form revised 3/03, 8/03 and 11/03

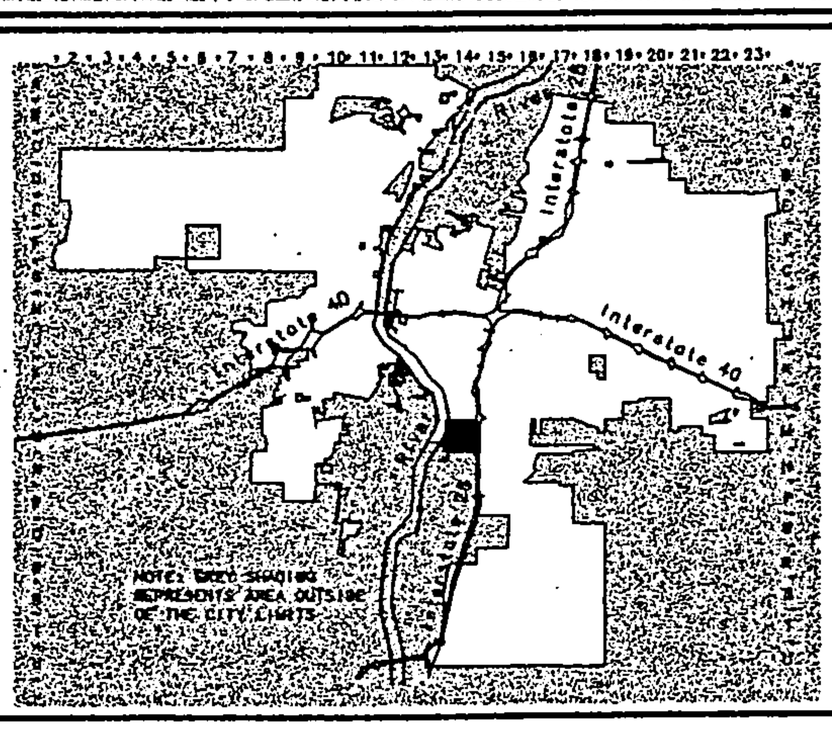
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
03DRB - ____ - 02082
____ - ____ - ____
____ - ____ - ____

Paul Candelaria 12/9/03
Planner signature / date

Project # 1002345





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

M-14-Z

Map Amended through July 18, 2001

Clint Sherrill & Associates

ENGINEERING/SURVEYING & GPS PROFESSIONALS

December 9, 2003

SHERAN MATSON, AICP, Planning Manager
Planning Department Administration
600 Second St. NW
Albuquerque, NM 87103
924-3352

RE: Broadway Industrial Center

Dear Ms. Matson

As agent for Golden Ventures, LLC, Clint Sherrill & Associates is submitting Broadway Industrial Center Subdivision, Unit 1, Lots 3A and 3B for preliminary/final review.

As part of the Industrial Revenue Bond Financing, the City of Albuquerque provided the funding to purchase the subject parcel and took title thereto, minus the smaller portion owned by Golden Ventures, LLC. It is this transaction that we are formalizing with a legal subdivision.

Please call if there are any questions.

Sincerely

Lenore Armijo

Lenore Armijo, P.S.
C.E.O.

730 San Mateo Blvd. SE § Albuquerque, NM 87108
Telephone: (505) 256-7364 § FAX: (505) 256-7600 § e-mail: wesurv@qwest.net

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
X Minor Subdivision action SK
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN SKETCH P

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

Supplemental form

ZONING Z

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

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: GOLDEN VENTURES, LLC

NAME: C/O ROBERT SHAFFER, JR. PHONE: (310) 476-9955
ADDRESS: 12011 SAN VICENTE BLVD. # 600 FAX: (310) 471-0482
CITY: LOS ANGELES STATE CA ZIP 90049-4948 E-MAIL: rshaffer@sgr4law.com
Proprietary interest in site: LEGAL REP.

AGENT (if any): CLINT SHERRILL & ASSOC. PHONE: 256-7364
ADDRESS: 730 SAN MATEO SE FAX: 256-7600
CITY: ALB. STATE NM ZIP 87108 E-MAIL: wesurv@qwest.net

DESCRIPTION OF REQUEST: DIVIDE ONE PARCEL INTO TWO PARCELS [SKETCH]
REVIEW & COMMENT

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

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

Lot or Tract No. LOT 3 Block: ___ Unit: 1
Subdiv. / Addn. BROADWAY INDUSTRIAL CENTER
Current Zoning: SU-2 H.M. Proposed zoning: SU-2 H.M.
Zone Atlas page(s): M042 - M152 No. of **existing** lots: 1 No. of **proposed** lots: 2
Total area of site (acres): 13.95 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? ___
UPC No. 101405549037010620 MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: SAN JOSE
Between: KARSTON CT. and INTERSTATE 25

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-97-271
RE: (1000131)02DRB-00109 02DRB-1733
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ~~12-03-~~

SIGNATURE [signature] DATE 12-03-02
(Print) MARK SHERRILL ___ Applicant X Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02DRB - ___ - 01830	SK	S3	$ 0
___ - ___ - ___			$ ___
___ - ___ - ___			$ ___
___ - ___ - ___			$ ___
___ - ___ - ___			$ ___
			Total $ 0

Hearing date DEC 11, 2002

[signature] 12/3/02
Planner signature / date

Project # 1002345

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

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X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X 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)
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☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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__ 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.

Mark Sherrill 12-03-02
Applicant name (print)

MARK SHERRILL
Applicant signature / date

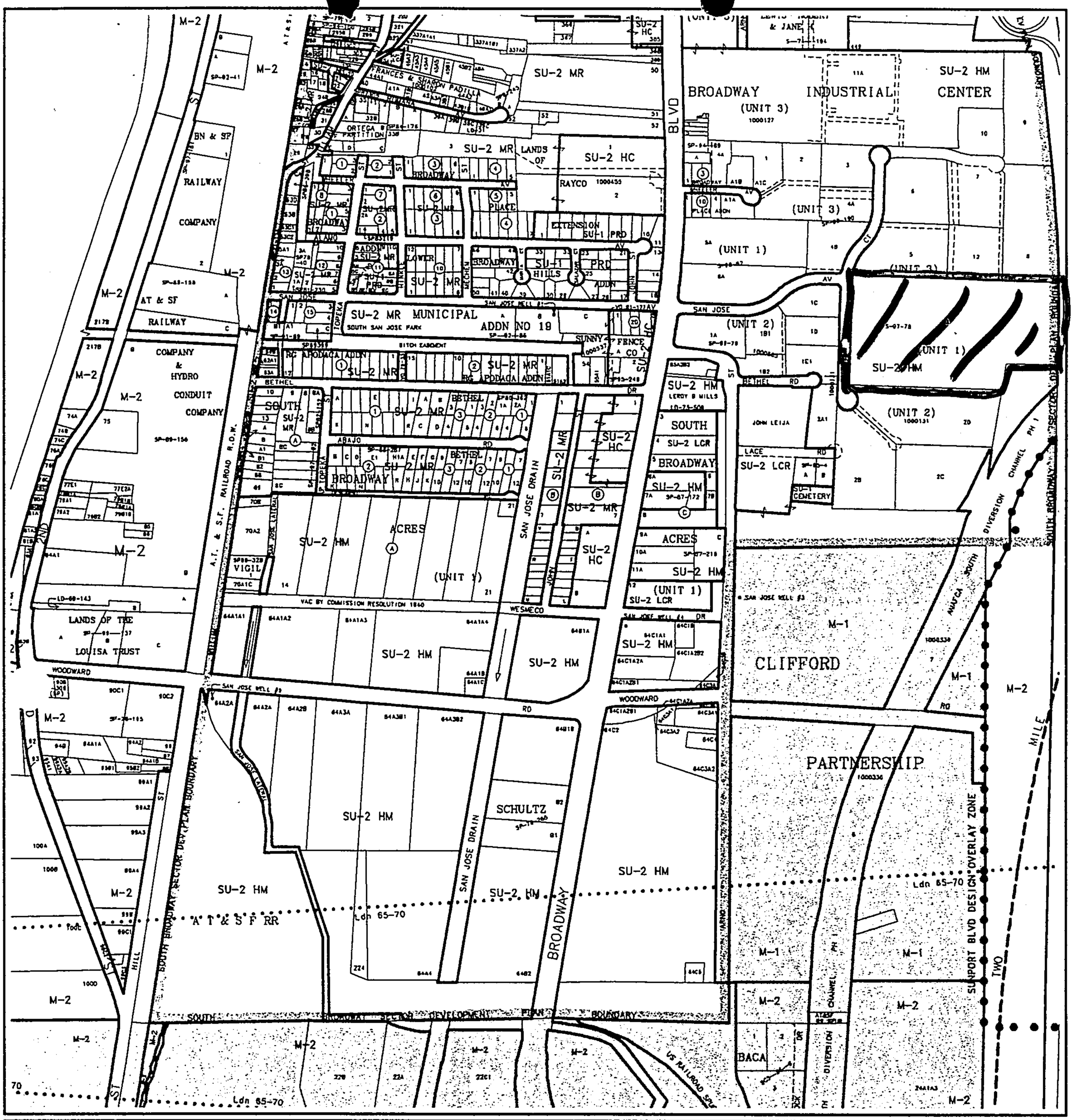
Form revised September 2001

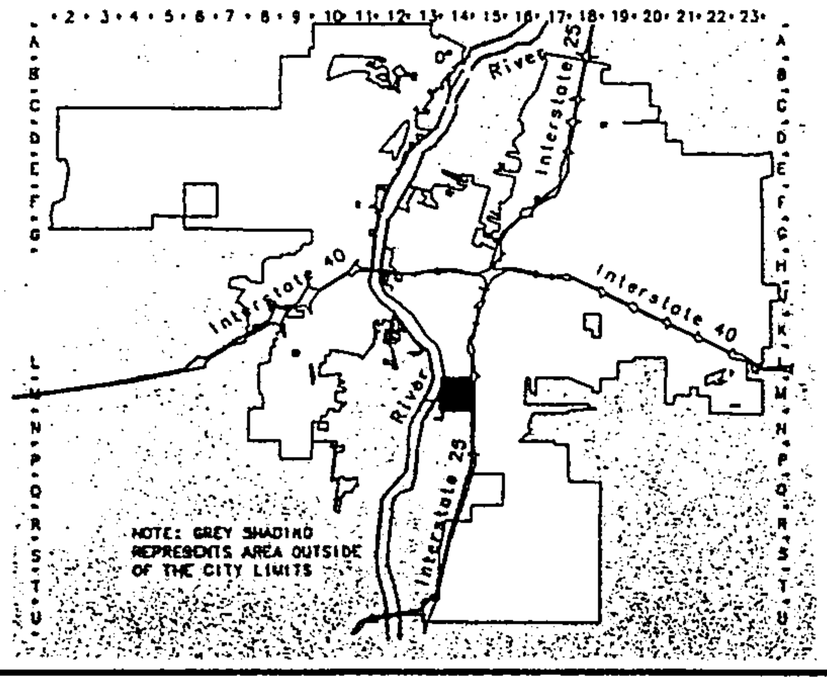
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB- - 01830
- -
- -

12/3/02
Planner signature / date

Project # 1002345





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-14-Z

Map Amended through April 02, 2002

SHAFFER, GOLD & RUBAUM, LLP
ATTORNEYS AT LAW
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E-MAIL: rshaffer@sgr4law.com

ROBERT W. SHAFFER, JR.

October 7, 2002

via Federal Express

TO: CITY OF ALB, ROGER GREEN ACTING CHAIR
- SKETCH PLAT -

Mr. Mark Sherrill
CLINT SHERRILL & ASSOCIATES
730 San Mateo SE
Albuquerque, New Mexico 87108

Re: Subdivision of City of Albuquerque/Golden Ventures, LLC Property

Dear Mr. Sherrill:

We spoke Friday on the telephone regarding the subdivision of Lot Three (3), Unit 1, Broadway Industrial Center Subdivision, City of Albuquerque (see Warranty Deed Instrument No. 97129604 enclosed) (the "Parcel") into two parcels based on the excepted portion from the Parcel described by meets and bounds in Warranty Deed Instrument No. 97129609 (also enclosed).

As part of the Industrial Revenue Bond financing, the City of Albuquerque provided the funding to purchase the subject Parcel and took title thereto, minus the smaller portion of the subject Parcel described by meets and bounds (Instrument No. 97129609). This smaller portion is owned by Golden Ventures, LLC. We wish to formalize this situation by a legal subdivision with Golden Ventures, LLC owning the smaller portion of the Parcel and the City of Albuquerque owning the larger portion of the Parcel. For your information, upon payment in full of the Industrial Revenue Bonds, Golden Ventures will repurchase the larger Parcel for $1.

Please complete the sketch of the plat and deliver it to the City of Albuquerque for its review and comment. I have enclosed our firm check in the amount of $500 in this regard. Please advise me of the requirements of the City and the time to process this subdivision.

Thank you very much for your attention to this matter.

Very truly yours,

ROBERT W. SHAFFER, JR.

12-3-02

CLINT SHERRILL & ASSOC.

RWS:rc
Enc.
cc: Golden Ventures, LLC
Perry Bendicksen III, Esq.

SHAFFER, GOLD & RUBAUM, LLP
ATTORNEYS AT LAW
12011 SAN VICENTE BOULEVARD, SUITE 600
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E-MAIL: rshaffer@sgr4law.com

ROBERT W. SHAFFER, JR.

November 26, 2002

via Federal Express

Mr. Mark Sherrill
CLINT SHERRILL & ASSOCIATES
730 San Mateo SE
Albuquerque, New Mexico 87108

Re: Golden Ventures, LLC/Minor Subdivision Action

Dear Mark:

I have enclosed a copy of the relevant pages of the following documents:

1. Lease Agreement between the City of Albuquerque, New Mexico and Golden Ventures, LLC

2. Warranty Deed dated December 8, 1997 from Broadway Development Co. to Golden Ventures, LLC

3. Warranty Deed dated December 9, 1997 from Golden Ventures, LLC to the Issuer (City of Albuquerque)

The transaction occurred by Golden Ventures (i) acquiring all of Lot 3 from Broadway; (ii) transferring to the City of Albuquerque all of Lot 3 less the one acre that is the subject of this minor subdivision; and (iii) leasing the larger parcel from the City of Albuquerque with the right to purchase such larger parcel for $1 from the City of Albuquerque upon payment in full of the Bonds. Susan Biernacki in the City Attorney's office is familiar with this transaction and has no objection. The subdivision will allow Golden Ventures to lease the subject one acre to an entity other than the Karsten Company of New Mexico, LLC

I trust that this clears up any confusion concerning this transaction. Please do not hesitate to telephone me with any questions you may have.

Very truly yours,

ROBERT W. SHAFFER, JR.

RWS:rc
Enc.
cc: Golden Ventures, LLC

114,174 Kc

5372

97129610

97-34 5372-5413 Albuquerque

LEASE AGREEMENT

between

CITY OF ALBUQUERQUE, NEW MEXICO

and

GOLDEN VENTURES, LLC

$3,860,000

City of Albuquerque, New Mexico
Adjustable Rate Industrial Development Revenue Bonds,
(The Karsten Company of New Mexico, L.L.C. Project),
Series 1997A

Dated

as of

December 1, 1997

5373

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LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of December 1, 1997 between the CITY OF ALBUQUERQUE, NEW MEXICO, a political subdivision, body politic and corporate duly organized and validly existing under the laws of the State of New Mexico (the "Issuer"), and GOLDEN VENTURES, LLC, a limited liability company duly organized and validly existing under the laws of the State of California (the "Company"), under the circumstances summarized in the following recitals (the capitalized terms not defined above or in the recitals being used therein as defined in or pursuant to Article I hereof):

A. Pursuant to the provisions of the New Mexico Industrial Revenue Bond Act, Sections 3-32-1 through 3-32-16 NMSA 1978, as amended (the "Act"), in order to create or preserve jobs and employment opportunities and improve the economic welfare of the citizens of the State of New Mexico, the Issuer may issue industrial development revenue bonds to provide funds to pay all or a portion of the costs of acquiring and constructing the Project, as defined herein.

B. Pursuant to and in accordance with the provisions of the Act and by proceedings of the Issuer, the Issuer has authorized and undertaken to issue its Adjustable Rate Industrial Development Revenue Bonds (The Karsten Company of New Mexico, L.L.C. Project), Series 1997A in a principal amount of $3,860,000 to pay the cost of the acquisition and construction of a manufacturing facility (the "Project"), which Project will be acquired and constructed by the Issuer and leased to the Company hereunder.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto covenant, agree and bind themselves as follows (provided that in the performance of the agreements of the Issuer herein contained, any obligation it may thereby incur for the payment of money will not be a debt, liability or obligation of the State or any public body corporate thereof, including, without limitation, the Issuer, and will never be payable from tax revenues or other public or general funds or assets of the State or the Issuer, except to the extent the Bonds will be a limited obligation of the Issuer, payable solely from the Rents, as hereinafter defined, and other amounts payable hereunder):

DEMISING CLAUSE

The Issuer demises and leases to the Company and the Company leases from the Issuer the Project for a term commencing on the date of the execution and delivery of this Lease Agreement and extending to December 1, 2017, unless an Event of Default has occurred and is continuing and the Trustee thereupon terminates this Lease Agreement or unless this Lease Agreement is otherwise sooner terminated as provided herein, at the rentals and upon the further terms and conditions set forth herein.

assumption will be delivered to the Issuer, the Trustee and the Bank on or before the effective date of such succession or transfer. To the extent necessary under State law, the Company will become or remain authorized to transact business in the State and, if applicable, in good standing in the State.

SECTION 5.10. Removal of Portions of the Project. The Company will have the right, from time to time, to remove, substitute or modify any portion of the Project, provided that such removal, substitution or modification will not impair the character of the Project as a "project" within the meaning of the Act. The Company will thereby acquire title to any such removed property. Any such substituted or modified property will be included under the terms of this Agreement as part of the Project. Upon request of the Company and at the Company's sole expense, the Issuer will deliver to the Company appropriate instruments evidencing the acquisition by the Company of title to any property permitted by this Section 5.10 to be so removed. The provisions of Section 5.11 govern the delivery and form of any such instruments. The Company may place machinery, equipment, trade fixtures, goods, merchandise or other property which does not constitute a part of the Project on the Project Site; title to such property will not thereby be transferred to the Issuer.

SECTION 5.11. Purchase on Termination. In addition to any termination of this Agreement pursuant to Article VII, this Agreement will terminate upon the payment in full of all Bond Service Charges (or provision made for such payment in accordance with Article IX of the Indenture), whether at maturity, upon redemption in full or acceleration of the Bonds or otherwise. Upon such termination, the Issuer will sell to the Company and the Company will purchase from the Issuer, the Project for a purchase price of $1. A closing for such sale and purchase will be held at the principal corporate trust office of the Trustee or such other location as the Issuer, the Company, the Trustee and the Bank may agree. At such closing, the Issuer will convey to the Company all of its right, title and interest in and to the Project, subject to:

(a) those liens and encumbrances, if any, to which the Project was subject when conveyed to the Issuer;

(b) those liens and encumbrances, if any, created or consented to by the Company, or to the creation of which the Issuer did not consent;

(c) those liens and encumbrances, if any, resulting from the failure of the Company to perform or observe any of its agreements in this Agreement;

(d) the lien of unpaid installments of special assessments levied against the Project and not yet due and payable; and

(e) the rights and title of the condemning authority if the option is exercised during the pendency of any Eminent Domain proceedings.

The Issuer will convey all of its right, title and interest in and to the Project by deed and bill of sale, which deed and bill of sale will be delivered upon payment by the Company to the Trustee of the purchase price specified above, for deposit to the Bond Fund for the account of the Issuer. The Company will pay all costs and expenses of the preparation of the deed and bill of sale and the delivery thereof and all taxes and charges payable in connection with the conveyance. Such deed will be a quitclaim deed unless the Company provides to the Issuer not less than ten days before the closing a commitment for title insurance, title report, title search or other reasonable evidence of the state of title of the Project, in which event the deed will be a special warranty deed, with such exceptions as may be indicated by such commitment, title report, title search or other evidence. The Company may purchase the Project Property and exercise its other rights under this Article X, whether or not a default or an Event of Default has occurred and is continuing, so long as all Additional Payments due to the Issuer are paid on or before the date of closing of such purchase.

The Company will take the Project subject to all applicable laws or ordinances, rules or regulations of governmental authority.

On conveyance of the Issuer's interest in the Project and payment therefor as provided in this Section 5.11, the Issuer will request the Trustee to deliver a release of the Indenture and the leasehold estate created by this Agreement, and all further obligations of the Company hereunder, except under Sections 5.3, 5.4 and 8.3 will thereupon terminate.

SECTION 5.12. Easements. With the consent of the Bank, which will not be unreasonably withheld or delayed, (i) the Company may at any time grant easements, licenses, rights-of-way and other rights or privileges in the nature of easements with respect to any part of the Project and (ii) the Company may release existing interests, easements, licenses, rights-of-way and other rights or privileges with or without consideration, provided that no such grant or release will materially and adversely affect the value, operation or utility of the Project. The Issuer will, at the Company's expense, reasonably cooperate in connection with the execution of required instruments in connection with the grant and release of such easements, licenses, rights-of-way and other rights and privileges. The Company understands that the Issuer has a policy and practice which must be complied with prior to the Issuer executing a grant or release of an easement, license, right-of-way or any other right or privilege in the nature of an easement, and the Company will comply with such policy and practice of the Issuer in existence at the time of the grant or release. Except as otherwise expressly provided in this Agreement, he Issuer will not, without the prior written consent of the Company, grant any interest in, lien or encumbrance on or easement, license, right-of-way or other rights in, to or over any of the Project.

SECTION 5.13. Assessment in Company's Name. If this Agreement has not been terminated on or before December 1, 2017, the Company will take all necessary action to have the Project assessed for property tax purposes in the name of the Company on or within 30 days before November 1, 2017, and the Company will pay all ad valorem taxes on the Project from and after December 1, 2017. If the Project must be conveyed to the Company to accomplish

of operations during holiday periods, for maintenance or retooling, during reasonable periods for the repair or replacement of facilities damaged or destroyed, resulting from labor disputes or because of excess inventories or short-term slack demand, or under similar circumstances will not constitute a failure by the Company to comply with this Section 5.17.

SECTION 5.18. Recording and Filing; Further Assurances. The Company will, at the expense of the Company, take all actions that at the time are and from time to time may be reasonably necessary to perfect, preserve, protect and secure the interests of the Issuer and the Trustee in and to the Rents and in the Project, including, without limitation, the recordation of this Agreement and the Indenture, the filing of financing statements and continuation statements and the execution, acknowledgement, delivery, filing and recordation of any other necessary agreements and instruments.

SECTION 5.19. Claims; Liens. The Company will pay and discharge and will indemnify and hold harmless the Issuer from (a) any lien or charge upon payments by the Company to, or for the account of, the Issuer under this Agreement (other than the Indenture) and (b) any taxes, assessments, impositions and other charges in respect of the Project. If any such lien or charge upon payments, or any such taxes, assessments, impositions or other charges, are sought to be imposed, the Issuer will give prompt notice to the Company, and the Company will have the sole right and duty to assume the defense of the same and will have the power to litigate, compromise or settle the same.

SECTION 5.20. Sublease. Contemporaneously with the execution and delivery of this Agreement, the Company will enter into a sublease covering the Project Site with The Karsten Company of New Mexico, L.L.C. ("Karsten"). During the term of this Agreement, the Company will keep the Project Site continuously subleased to Karsten or to any Person who has assumed Karsten's obligations under the Lease Agreement between the Issuer and Karsten dated the date of this Agreement and executed and delivered contemporaneously herewith. The obligations of the Company under this Agreement may be performed by any such sublessee, and such sublease may so provide.

SECTION 5.21. Adjoining Site. Unless and until the Project Site and the Adjoining Site are separately platted in accordance with all applicable subdivision laws and ordinances, the Company will not permit the Project Site and the Adjoining Site to be owned by or leased to different persons or entities, other than the ownership of the Project Site by the Issuer, the lease of the Project Site hereunder to the Company and the lease of the Adjoining Site and the sublease of the Project Site to Karsten. The Issuer will take no action to void such fee, leasehold and subleasehold interests during the term of this Agreement.

ARTICLE VI - REDEMPTION OF BONDS

SECTION 6.1. Optional Redemption. Provided no Event of Default has occurred and is continuing at any time and from time to time, the Company may deliver moneys to the Trustee in addition to Rents or Additional Payments required to be made and direct the Trustee

affect any valid and enforceable application thereof, and each such provision, covenant, obligation or agreement will be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 8.8. Governing Law. This Agreement will be deemed to be a contract made under the laws of the State and for all purposes will be governed by and construed in accordance with the laws of the State.

IN WITNESS WHEREOF, the Issuer and the Company have caused this Agreement to be duly executed in their respective names, all as of the date first above written.

CITY OF ALBUQUERQUE, NEW MEXICO

By: _____
Jim R. Baca
Mayor

GOLDEN VENTURES, LLC

By: _____
Harry E. Karsten, Jr.
Manager

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 8, 1997 by Jim R. Baca as Mayor of the City of Albuquerque, New Mexico.

_____
Notary Public

My commission expires:

12-21-2000

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 8, 1997 by Harry E. Karsten, Jr., as Manager of Golden Ventures, LLC.

Rita C. Jenning

Notary Public

My commission expires:

12-21-2000

194053

EXHIBIT B

PROJECT SITE

Lot numbered three (3) of plat of BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 1, within Sections 28, 29, 32 and 33, Township 10 North, Range 3 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1997, in Plat Book 97C, Folio 345.

MINUS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico being a PORTION OF LOT 3, UNIT 1, BROADWAY INDUSTRIAL CENTER SUBDIVISION as the same is shown and designated on an UNFILED PLAT prepared by Mark Goodwin and Associates and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract from whence the New Mexico State Highway Commission Brass Cap "NM361-3" bears N 73°31'55" W, 2055.58 feet;

THENCE along the west line of the herein described tract N 01°56'02" E, 437.50 feet to the northwest corner;

THENCE S 88°03'58" E, 93.45 feet along the north line of the herein described tract to the northeast corner, said point being on the west right-of-way line of New Mexico State Highway No. 25 (I-25);

THENCE along said west right-of-way line 223.17 feet along a curve to the right, whose radius is 7489.44 feet through a central angle of 01°42'26" and whose chord bears S 00°08'55" W, 223.16 feet to a point of tangency;

THENCE continuing S 01°00'08" W, 212.79 feet to the southeast corner;

THENCE leaving said west right-of-way line N 88°59'52" W, 103.87 feet along the south line of the herin described tract to the point of beginning and containing 1.0000 acre more or less.

202948

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	S	**ZONING**	Z
____ Major Subdivision action		____ Annexation & Zone Establishment	
X Minor Subdivision action		____ Sector Plan	
____ Vacation	V	____ Zone Change	
____ Variance (Non-Zoning) SKETCH		____ Text Amendment	
		____ Special Exception	E
SITE DEVELOPMENT PLAN	P		
____ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	A
____ ...for Building Permit		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
____ IP Master Development Plan			
____ 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: Golden Ventures, LLC

NAME: c/o Robert Shaffer, Jr. PHONE: (310) 476-9955

ADDRESS: 12011 San Vicente Blvd., #600 FAX: (310) 471-0432

CITY: Los Angeles STATE CA ZIP 90049-4948 E-MAIL: rshaffer@sgr4law.com

Proprietary Interest in site: ____

AGENT (if any): Clint Sherrill & Associates PHONE: 256-7364

ADDRESS: 730 San Mateo Blvd. SE FAX: 256-7600

CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: wesurv@qwest.net

DESCRIPTION OF REQUEST: One large parcel divided into two parcels SKETCH PLAT REVIEW & COMMENT

____ 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 3 Block: ____ Unit: 1

Subdiv. / Addn. Broadway Industrial Center

Current Zoning: SU-2 H.M. Proposed zoning: SU-2 H.M.

Zone Atlas page(s): M14Z, M15Z No. of existing lots: one No. of proposed lots: two

Total area of site (acres): 13.95 ac Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? ____

UPC No. 101405549037010620 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: San Jose

Between: Karston CT. and Interstate 25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-97-271

None to my knowledge (1000131) 02DRB-00109

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

SIGNATURE [signature] DATE 11/12/02

(Print) Mark Sherrill ___ Applicant X Agent

Form revised December 2000

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
02DRB - ____ - 01733	Sketch	S(3)	$ ∅
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ ∅

Hearing date Nov. 20th 2002

[signature] 11/12/02
Planner signature / date

Project # 1002345

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

CLINT SHERRILL
Applicant name (print)

Clint Sherrill 11-12-02
Applicant signature / date

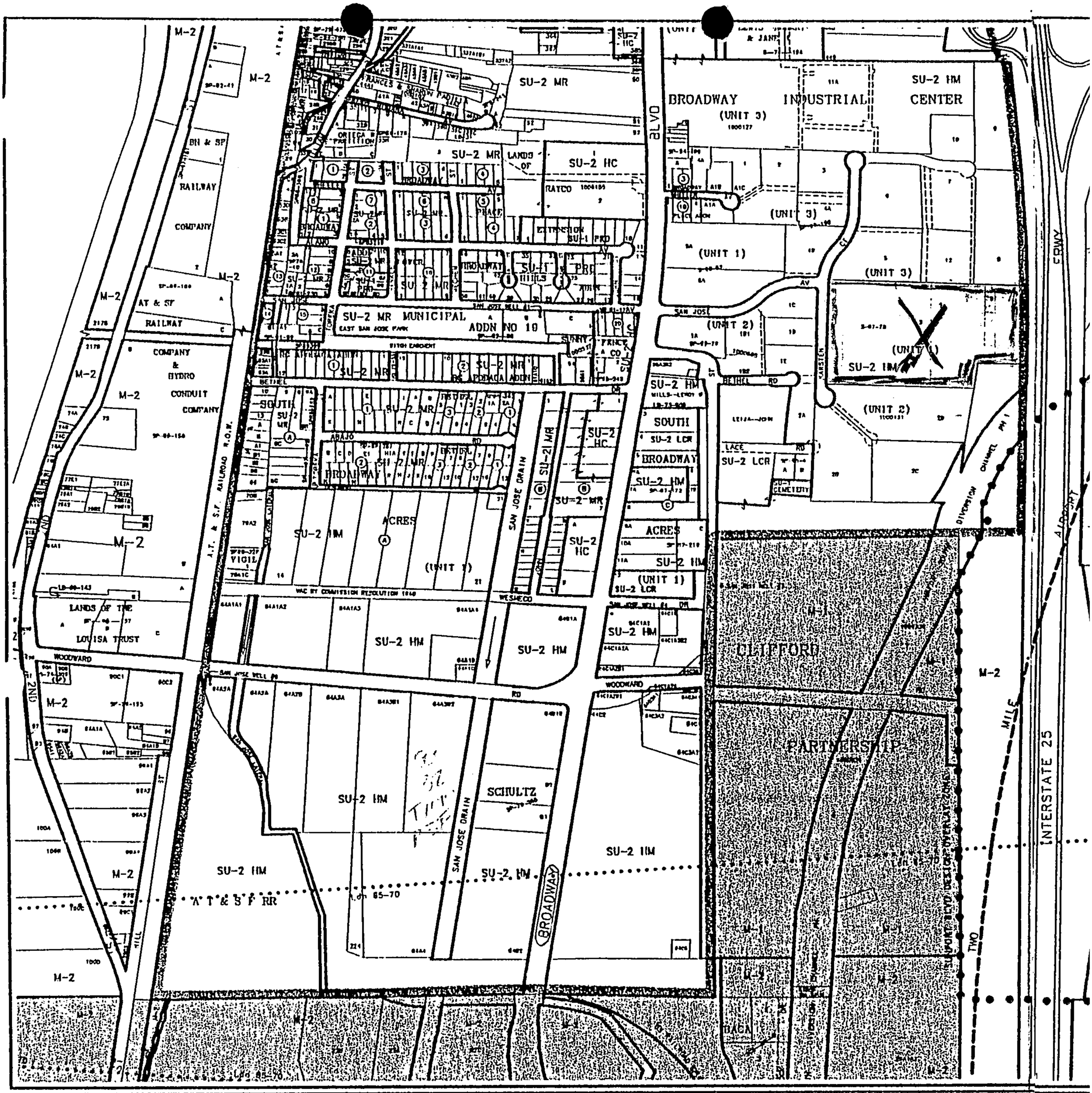
Form revised September 2001

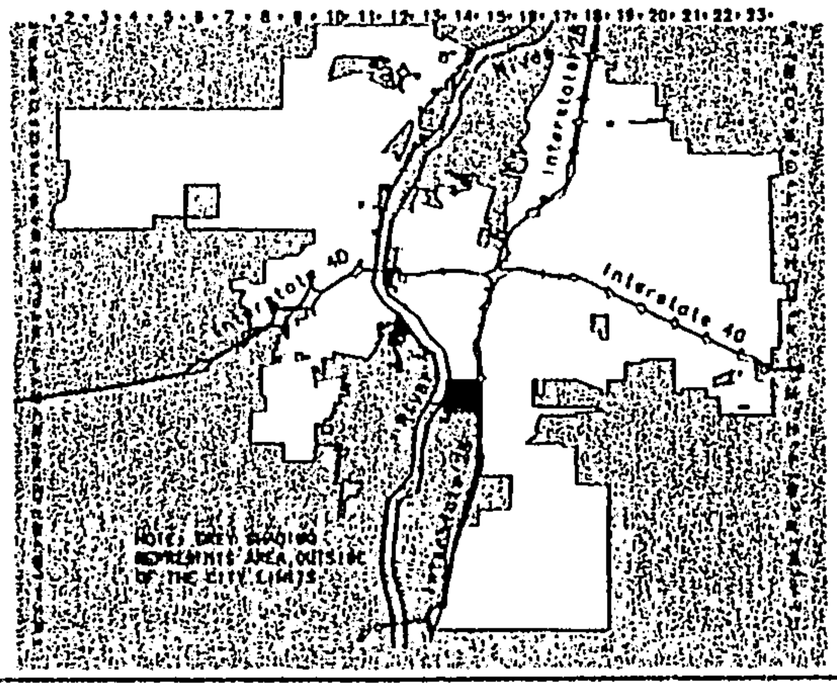
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
02DRB - - 01733
- -
- -

B. Herbert 11/12/02
Planner signature / date

Project # 1002345





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

M-14-Z

Map Amended through July 18, 2001

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TELEPHONE (310) 476-9955
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E-MAIL: rshaffer@sgr4law.com

ROBERT W. SHAFFER, JR.

October 7, 2002

via Federal Express

Mr. Mark Sherrill
CLINT SHERRILL & ASSOCIATES
730 San Mateo SE
Albuquerque, New Mexico 87108

Re: Subdivision of City of Albuquerque/Golden Ventures, LLC Property

Dear Mr. Sherrill:

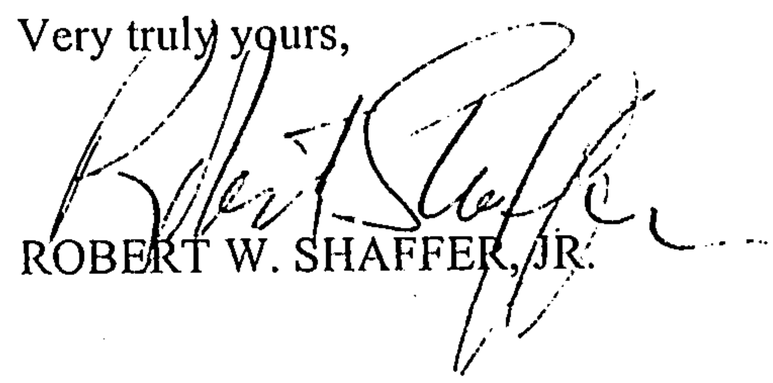
We spoke Friday on the telephone regarding the subdivision of Lot Three (3), Unit 1, Broadway Industrial Center Subdivision, City of Albuquerque (see Warranty Deed Instrument No. 97129604 enclosed) (the "Parcel") into two parcels based on the excepted portion from the Parcel described by meets and bounds in Warranty Deed Instrument No. 97129609 (also enclosed).

As part of the Industrial Revenue Bond financing, the City of Albuquerque provided the funding to purchase the subject Parcel and took title thereto, minus the smaller portion of the subject Parcel described by meets and bounds (Instrument No. 97129609). This smaller portion is owned by Golden Ventures, LLC. We wish to formalize this situation by a legal subdivision with Golden Ventures, LLC owning the smaller portion of the Parcel and the City of Albuquerque owning the larger portion of the Parcel. For your information, upon payment in full of the Industrial Revenue Bonds, Golden Ventures will repurchase the larger Parcel for $1.

Please complete the sketch of the plat and deliver it to the City of Albuquerque for its review and comment. I have enclosed our firm check in the amount of $500 in this regard. Please advise me of the requirements of the City and the time to process this subdivision.

Thank you very much for your attention to this matter.

Very truly yours,



ROBERT W. SHAFFER, JR.

RWS:rc
Enc.
cc: Golden Ventures, LLC
Perry Bendicksen III, Esq.

Activat y 'Clicking' on the Map

Zoom In Pan Zoom Out

ReDraw Screen

CITY

LAY

STREE

CITY L

ZONE I

FLOOD

PARCE

PARCE

GEODE