

#10



Complete 1-7-05 AJ

Alene
Please
Return
sheet
with
site
plan/
plat
once
comments
are
addressed.

DRB CASE ACTION LOG (SITE PLAN B. P.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01972 (SBP)

Project # 1002378

Project Name: La Cueva Town Center

Agent: Mahlman & Miles Architects

Phone No.: 243-0101

Project Number 1002378

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/05/05 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): 3 copies of SP

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

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

~~Include 3 copies of the approved site plan along with the originals.~~

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

#10



DRB CASE ACTION LOG (SITE PLAN B. P.)

REVISED 2/5/04

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

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Project Name: La Cueva Town Center

Agent: Mahlman & Miles Architects

Phone No.: 243-0101

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UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number 1002378



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 5, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 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

- Project # 1003520**
 04DRB-01567 Major-Preliminary Plat Approval
 04DRB-01568 Minor-Temp Defer SDWK
 04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

2. **Project # 1000269**
04DRB-01894 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, 5B2B1 and 5B2C1A1, **RENAISSANCE CENTER**, zoned SU-1 C-2, located on MERCANTILE AVE NE, between CULTURE AVE NE and PAN AMERICAN FWY NE containing approximately 1 acre(s). [REF: 00DRB00226, 03DRB01269] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

3. **Project # 1000419**
04DRB-01897 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 1B1A, 1B1B and 1B1C, **RENAISSANCE CENTER**, zoned SU1 C-1, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02AA00165 & 00164, 02AA00814, 03DRB00590] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

4. **Project # 1000662**
04DRB-01893 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 3A3A1, 3A3A3 and 3A3A2A, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MISSION BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 8 acre(s) [REF: 00AA00943, 04DRB00370 & 00310] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

5. **Project # 1000874**
04DRB-01895 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER**, zoned SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 9 acre(s). [REF: 00DRB01464, 03DRB00444] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

6. **Project # 1001118**
04DRB-01896 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 2000-02 request(s) the above action(s) for all or a portion of Tract(s) 4A1 and 4A2, **RENAISSANCE CENTER**, zoned SU-1 FOR IP, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA02065, 01DRB00342] (F-16) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

7. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05*] [REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

8. **Project # 1003429**
04DRB-01891 Major-Bulk Land Variance
04DRB-01892 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for RIO BRAVO PARTNERS request(s) the above action(s) for all or a portion of Parcel 1, **RIO BRAVO PARTNERS**, Tract(s) 16, **EL RANCHO GRANDE, UNIT 14** and a portion of **WESTGATE DRAINAGE DAM**, zoned RD & RLT, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 121 acre(s). [REF: 04DRB00717] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PLANNING FOR AGIS DXF FILE.**

9. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat
Approval
04DRB-01751 Major-Vacation of Pub
Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH 3 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE 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.**

10. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/05] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/5/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH 2 CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)

Tierra West Development Management Services, agents for Tim Eichenberg, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04, Deferred from 1/5/05 to 7/13/05. **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE - PROJECT #1003699] (L-23) DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

12. **Project # 1003826**
04DRB-01905 Minor-SiteDev Plan Subd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] *[Deferred from 12/29/04]* (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE A COPY OF RECORDED EASEMENT.**

13. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 12/29/04]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1000922**
04DRB-01984 Minor-Extension of Preliminary Plat
- WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04DRB01880, 04DRB01881] (C-10/D-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO JANUARY 5, 2006 WITH A CONDITION OF FINAL PLAT.**
15. **Project # 1001218**
04DRB-01433 Minor-Final Plat Approval
- SURVEYS SOUTHWEST, LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and EDITH BLVD NE containing approximately 15 acre(s). [REF: 01EPC00690, 01EPC00689, 01DRB00690] [Was Indef. Deferred on 10/27/04 for SIA] (G-15) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW EXISTING 20-FOOT PUBLIC WATER LINE EASEMENT ON ADJOINING TRACT 4 AND TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003860**
04DRB-01976 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Lot(s) B, **TOGETHER WITH AMAFCA DRAINAGE EASEMENT, RAFAR INVESTMENTS**, zoned SU-2 M-1, located on WASHINGTON ST NE, between ANAHEIM NE and PASEO DEL NORTE NE containing approximately 13 acre(s). (C-17) **THE PRELIMINARY PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO COORDINATE WITH DMD AND TO PLANNING TO CHECK IF THERE IS AN EXISTING SP FOR SITE? IF SO, NEEDS AMENDING.**

17. **Project # 1002856**
04DRB-01987 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for D. R. HORTON, INC request(s) the above action(s) for all or a portion of Lot(s) 19-P1, Tract(s) HH & Parcel 5, MEADOWS @ ANDERSON HILLS, Blossom Ridge, Phase 1 (to be known as **BLOSSOM RIDGE, PHASE 2**), zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 18 acre(s). [REF: Z-99-58, 04DRB01793, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

19. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). [*Indef. Deferred from 12/29/04*] (K-20) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER CONNECTION AND PLANNING FOR AGIS DXF FILE.**

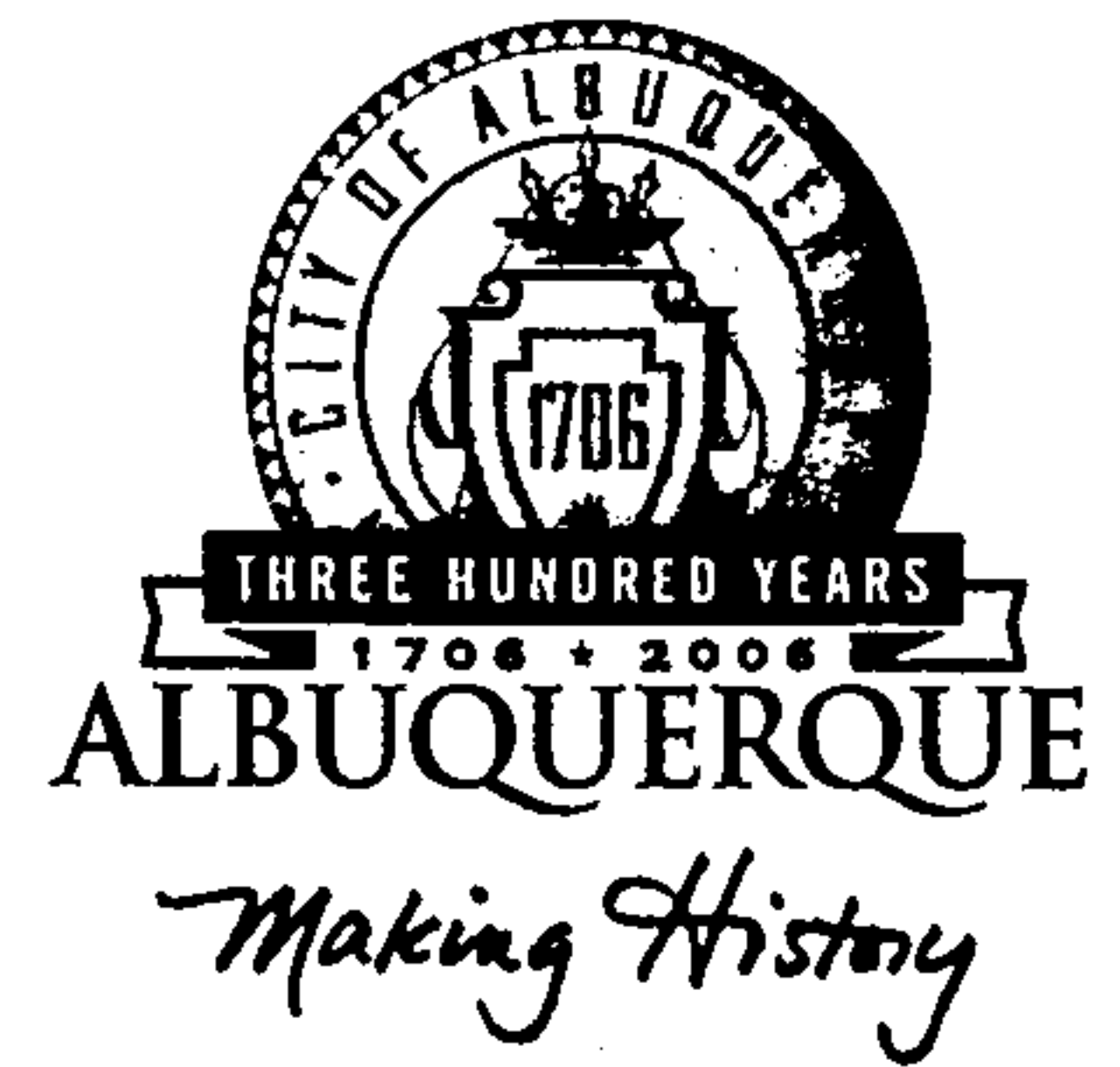
NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1003861**
04DRB-01983 Minor-Sketch Plat or Plan
- SOUTHWEST SURVEYING agent(s) for AMBER KENNINGTON OF INFILL 505 request(s) the above action(s) for all or a portion of Tract(s) 60A-2, 60-B and 86-A, **MRGCD MAP 35**, zoned R-1, located on RIO GRANDE BLVD NW, between EL NIDO NW and ZICKERT NW containing approximately 2 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] [*Indef. Deferred from 12/29/04*] (G-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for December 29, 2004. **APPROVAL OF MINUTES DEFERRED TO 1/12/05 MEETING.**

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002378

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 Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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


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

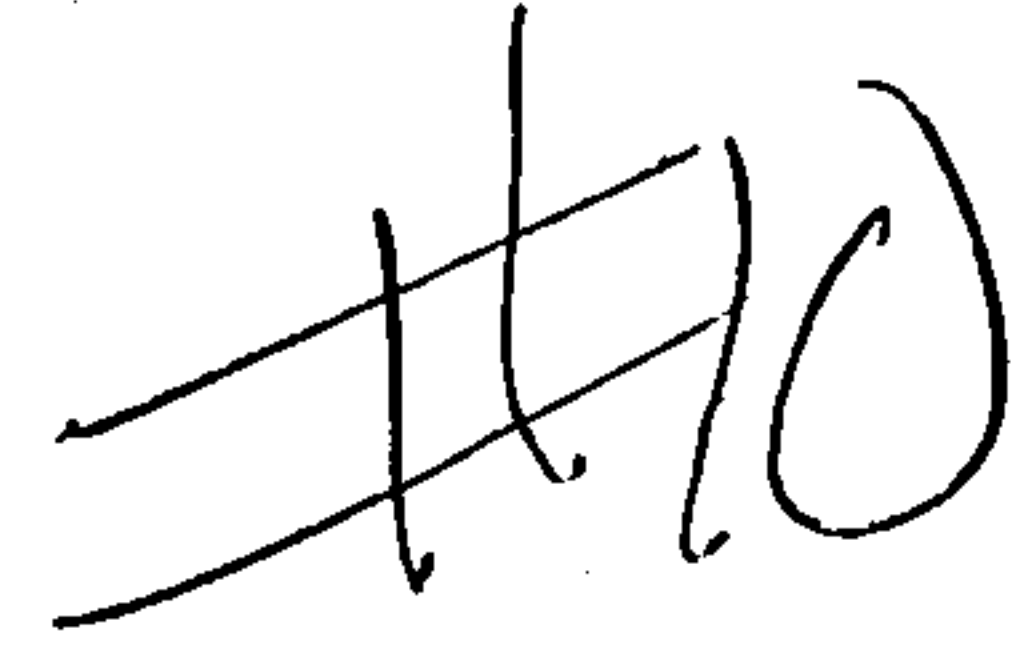
FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 5, 2005

MEMO

Date: 22 December 2004
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner 
RE: Project # 1002378: 04DRB-01972



The submitted site development plan for building permit meets the EPC conditions of approval.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 29, 2004 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: 12:35 P.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 # 1000676**
04DRB-01822 Major-Vacation of Public Easements
04DRB-01823 Minor-Sketch Plat or Plan
JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FLYING STAR CORRALES, MARK & JEAN BERNSTEIN, request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1 IP, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04EPC01345, 043EPC01353] (A-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001370**
04DRB-01857 Major-Bulk Land Variance
04DRB-01858 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Tract(s) A, UNPLATTED LAND, FOUR HILLS VILLAGE, 20TH INSTALLMENT, (to be known as **JUAN TABO HILLS**, zoned R-D, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 328 acre(s). [REF: Z-80-30, Z-92-20, DRB-93-48, DRB-94-257, DRB-98-20] (M-21/22) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR AMAFCA'S SIGNATURE, THE GONZALES EASEMENT AND TO PLANNING FOR RESPONSE TO PUBLIC QUESTIONS AND THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 12/29/04*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/12/05.**

4. **Project # 1000965**
04DRB-01848 Major-Bulk Land Variance
04DRB-01854 Major-Preliminary Plat Approval
04DRB-01850 Major-Vacation of Public Easements
04DRB-01849 Major-Vacation of Pub Right-of-Way
04DRB-01851 Minor-Vacation of Private Easements
04DRB-01853 Minor-Sidewalk Waiver
04DRB-01852 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 03DRB01559, 03 DRB01565] (F-11) **BULK LAND VARIANCE WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION: THERE ARE NO OTHER APPROVALS THAN THOSE GRANTED ON 10/29/03. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [Deferred from 12/8/04, 12/15/04 & 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

6. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat
Approval
04DRB-01765 Major-Vacation of Pub
Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [*Deferred from 12/8/04, 12/15/04 & 12/29/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003826**
04DRB-01905 Minor-SiteDev Plan Su`bd

LEE GAMELSKY ARCHITECTS PC agent(s) for CERTIFIED AUTO SALES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LEVI STRAUSS & COMPANY**, zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 3 acre(s). [REF: AX-70-33, Z-70-124] [*Deferred from 12/29/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

8. **Project # 1003829**
04DRB-01911 Minor-SiteDev Plan
BldPermit

SMPC ARCHITECTS agent(s) for QWEST COMMUNICATIONS request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 8, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 IP, located on 94TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 1 acre(s). [REF: Z-81-22] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING TO ADDRESS COMMENTS.**

9. **Project # 1001043**
04DRB-01971 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON INC agent(s) for NEW MEXICO UTILITIES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 and B-2, **STONEBRIDGE POINTE**, zoned SU-1 FOR R-2, located on MCMAHON NW, between BANDELIER NW and DOVER NW containing approximately 1 acre(s). [REF: 04EPC01209, 04EPC01210] [Russell Brito for Debbie Stover, EPC Case Planner] (A-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER** AND Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] [Deferred from 12/29/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

11. **Project # 1000602**
01DRB-00160 Major-Vacation of Plat

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11) **WITHDRAWN AT THE AGENT'S REQUEST. THERE ARE FINDINGS FROM THE DEVELOPMENT REVIEW BOARD.**

12. **Project # 1001764**
04DRB-01908 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11) **A TWO-YEAR EXTENSION TO THE ORIGINAL TWO-YEAR AGREEMENT OF THE SIA FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1003705**
04DRB-01956 Minor-Prelim&Final Plat
Approval

FORSTBAUER SURVEYING INC agent(s) for DR. VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 4 THRU 9, Block(s) 22, **BROWNEWELL & LAIHS HIGHLAND ADDITION**. zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF: 04DRB01539, 04DRB01540] (K-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003782**
04DRB-01909 Minor-Prelim&Final Plat
Approval
04DRB-01910 Minor-Vacation of Private
Easements

PRECISION SURVEYS INC agent(s) for WALTON CHAPMAN BUILDERS CO INC request(s) the above action(s) for all or a portion of Tract(s) 12□1, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on BARTLETT ST NE, between MASTHEAD ST NE and RUTLEDGE RD NE containing approximately 2 acre(s). [REF: DRB-95-268, 04DRB01773] (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITIES SIGNATURES ON THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1001021**
04DRB-01968 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for PIERRE J AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1-B-1 and C-1-B-2, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on IRVING BLVD NW, between SIERRA HILL NW and NEW VISTAS NW containing approximately 7 acre(s). [REF: 01DRB01591, 01DRB00095, 03DRB00221, 03DRB00222] (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMUI SIGNATURE AND AMAFCA'S SIGNATURE AND TO PLANNING FOR THE AGIS DXF FILE.**

16. **Project # 1001438**
04DRB-01898 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET LLC request(s) the above action(s) for all or a portion of Tract(s) 349A TOWN OF ATRISCO GRANT, (to be known as **KENSINGTON, UNIT 5**, zoned RD, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 03DRB00079, 04DRB00872, 04DRB00872, 04DRB0074, 04DRB00876, 04DRB00878] (H-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

17. **Project # 1003235**
04DRB-01899 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for 57TH STREET, LLC request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**) zoned RD, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [Project #1003304 issued in error] [REF: 04DRB00362] (H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND NOTE ON THE PLAT.**

18. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WITH THE CONDITION THAT IT WON'T PRECLUDE FUTURE PLACEMENT OF SIDEWALK. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

19. **Project # 1001946**
04DRB-01965 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for LOWE'S COMPANIES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C, A-1-D and A-1-E, **LOS ANGELES CENTER**, zoned M-1, located on I-25 NE, between PASEO DEL NORTE NE and SAN PEDRO BLVD NE containing approximately 34 acre(s). [REF: 02DRB00732, 02DRB01008, 03DRB01271, 04DRB01176, 04DRB01177, 04DRB01178, 04DRB01670] (D-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXHIBIT OF SAN PEDRO IMPROVEMENT OF NEW RIGHT-OF-WAY DEDICATION AND EASEMENT THRU CEMCO SITE AND TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1003855**
04DRB-01966 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MICHAEL DEWITTE request(s) the above action(s) for all or a portion of Lot(s) 57-A, **THE OVERLOOK @ HIGH DESERT, UNIT 2**, zoned SU-2 HD RLT, located on HIGH DESERT RD NE, between OSAGE ORANGE RD NE and RED YUCCA AVE NE containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR HOME OWNERS ASSOCIATION SIGNATURE.**

21. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 12/29/04*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

22. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] (C-20)* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1003854**
04DRB-01964 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for A & J STURTEVANT AND D & N STAFFORD request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 26, **WAGGOMAN-DENISON ADDITION**, zoned R-T, located on GENERAL BRADLEY ST NE, between COPPER AVE NE and DOMINGO RD NE containing approximately 1 acre(s). *[Deferred from 12/29/04] (K-20)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

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

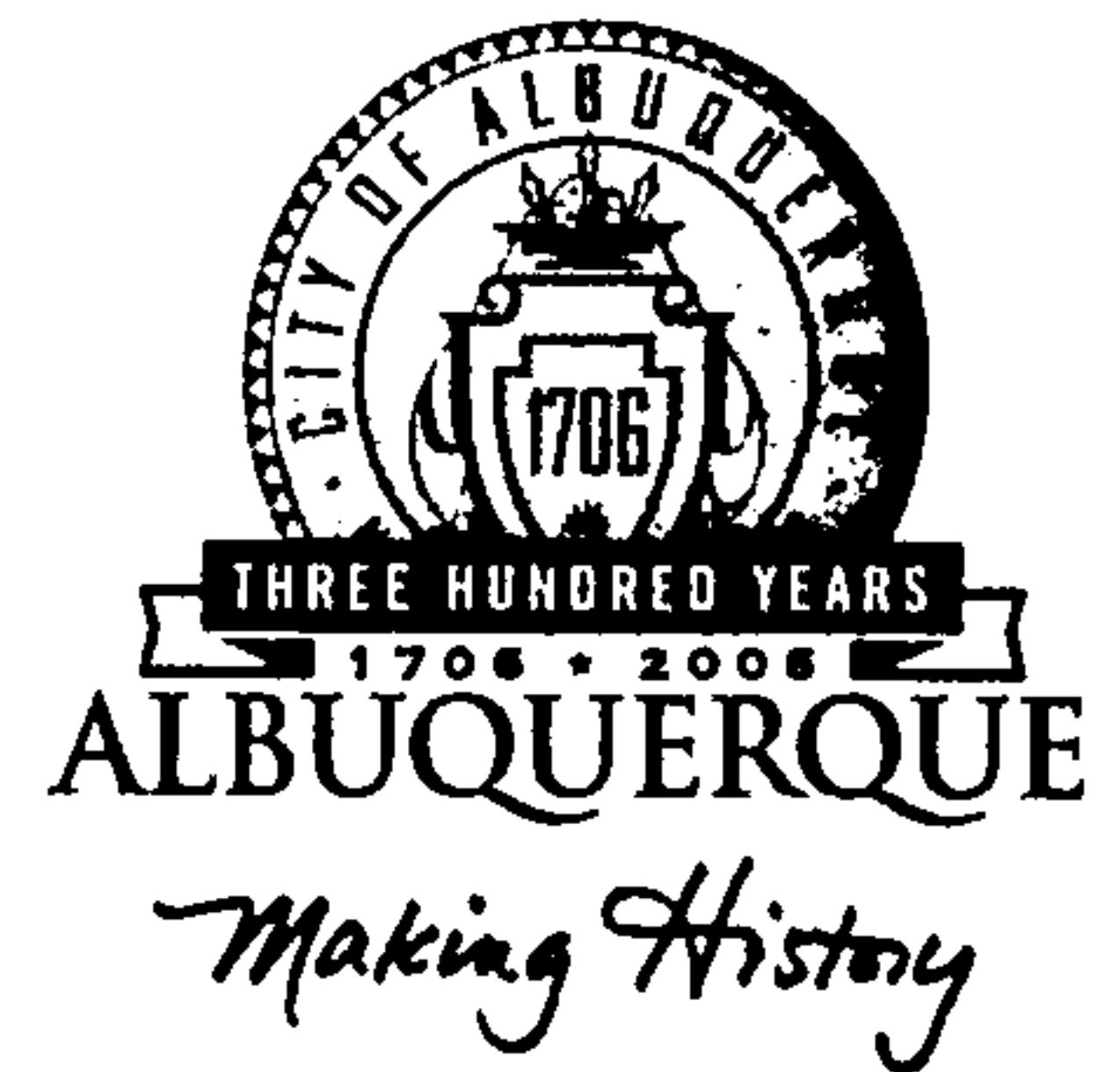
24. **Project # 1001990**
04DRB-01963 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISES LLC, MARK A HARDEN request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2, located on MONTGOMERY BLVD NE, between EUBANK NE and JUAN TABO NE containing approximately 4 acre(s). [REF: 02DRB00844] *[Deferred from 12/29/04] (G-21)* **INDEFINITELY DEFERRED ON A NO SHOW. THEN DEFERRED AT THE AGENT'S REQUEST TO 1/5/05.**

25. **Project # 1003828**
04DRB-01907 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 and 114A, **MRGCD MAP # 34**, zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: Z-70-114] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1003856**
04DRB-01969 Minor-Sketch Plat or Plan
- COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, **DON FELIPE NO. 02**, zoned RA-2 residential and agricultural zone, located on WEST GLENN SW & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). (Q-10/Z-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1003857**
04DRB-01973 Minor-Sketch Plat or Plan
- PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) D, C1, C2 and 31B1, LANDS OF BROMO GONZALES, (to be known as **BARELAS TOWN HOMES**, zoned SU-2 NCR AND SU-2 RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for December 8 and December 15, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR DECEMBER 8 AND DECEMBER 15 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002378

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 29, 2004

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: THOMAS H. HEFLIN PHONE: 505-883-0323
 ADDRESS: 8200 MONTGOMERY BLVD. NE FAX: 505-884-5471
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: DOCTORTOMDDS@AOL.COM
 Proprietary interest in site: OWNER OCCUPIED CLINIC List all owners: THOMAS H. HEFLIN
 AGENT (if any): DAVID MAHLMAN, MAHLMAN & MILES, ARCHITECTS PHONE: 505-243-0101
 ADDRESS: 206 BROADWAY SE FAX: 505-243-1334
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: DMAHLMAN@NM.NET

DESCRIPTION OF REQUEST: D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. FOR BUILDING PERMIT FOR NEW DENTAL CLINIC AND RELATED SITE DEVELOPMENT

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 9-A, LA CUEVA TOWN CENTER, AND LOT 10-A, BLOCK 20, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES
 Current Zoning: C-2, SC Proposed zoning: C-2, SC
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.069 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101906439106040208 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: ON CARMEL NE
 Between: WYOMING NE TO THE WEST and BARSTOW NE TO THE EAST

CASE HISTORY: Russell Brito for Debbie Storn (EPC Case Planner)
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04ER0091
 EPC CASE # 2 98-98/DRB CCASE #98-402 1000422 / 1002378 04EPC0515

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

SIGNATURE David Mahlman DATE 21 DECEMBER 04
 (Print) DAVID MAHLMAN, MAHLMAN & MILES, ARCHITECTS _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- 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
<u>04DRB 01972</u>	<u>SBP</u>	<u>PC3</u>	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 20.00</u>

Hearing date 12-29-04

Project # 1002378

Debbie Storn 12-20-04

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

DAVID MAHLMAN

Applicant name (print)

David Mahlman

Applicant signature / date

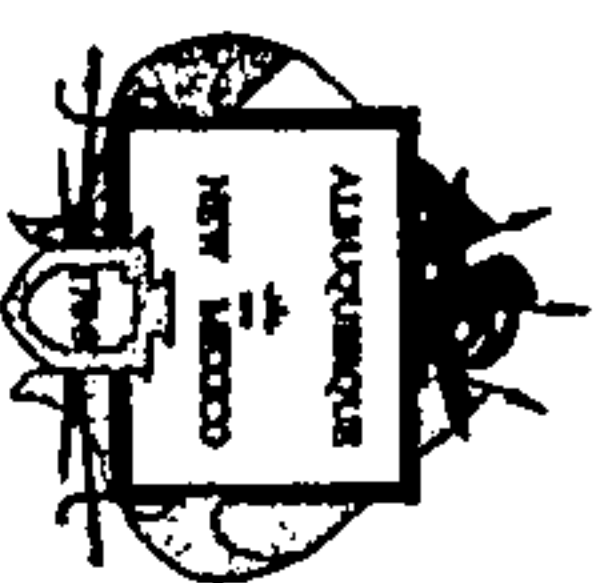
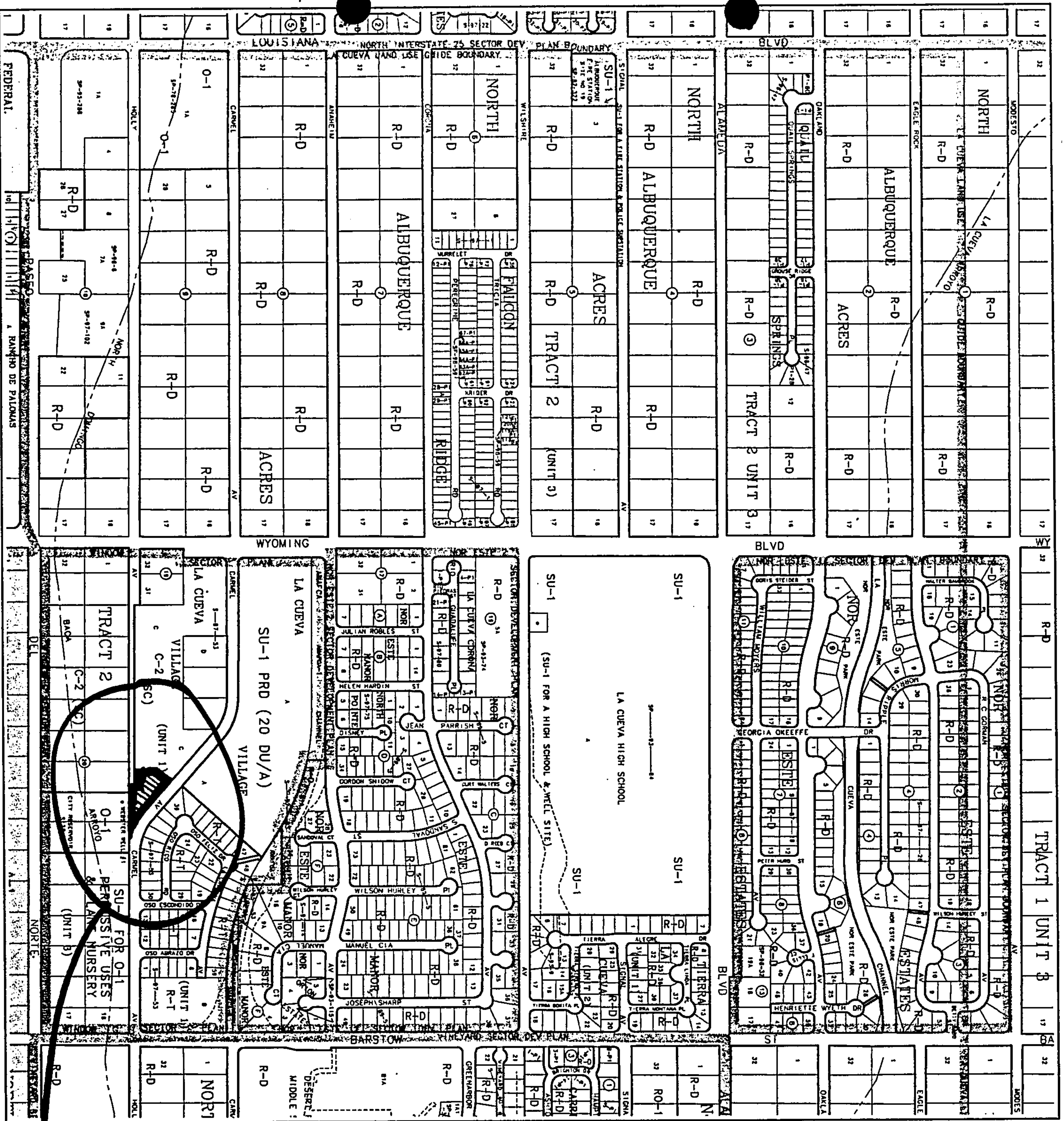
Form revised October 2004



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

Application case numbers
04DRB - 01972
 _____ - _____
 _____ - _____

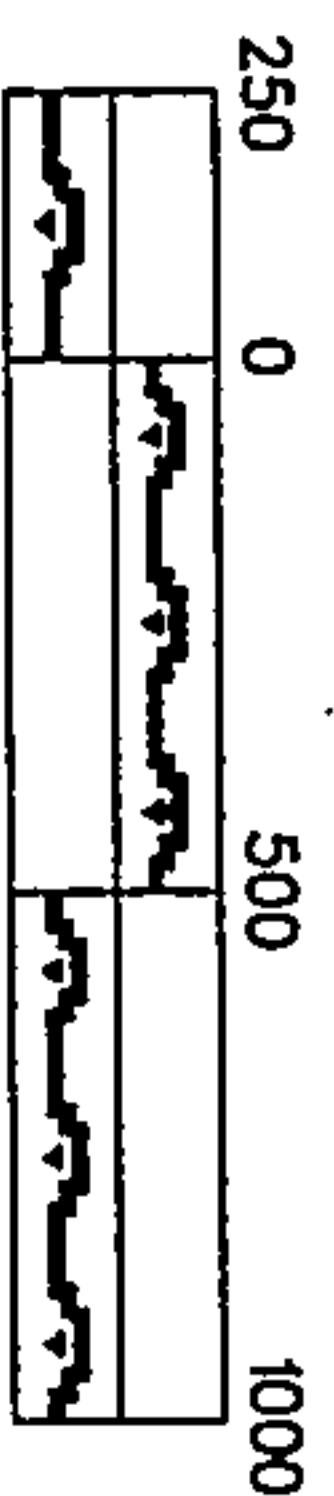
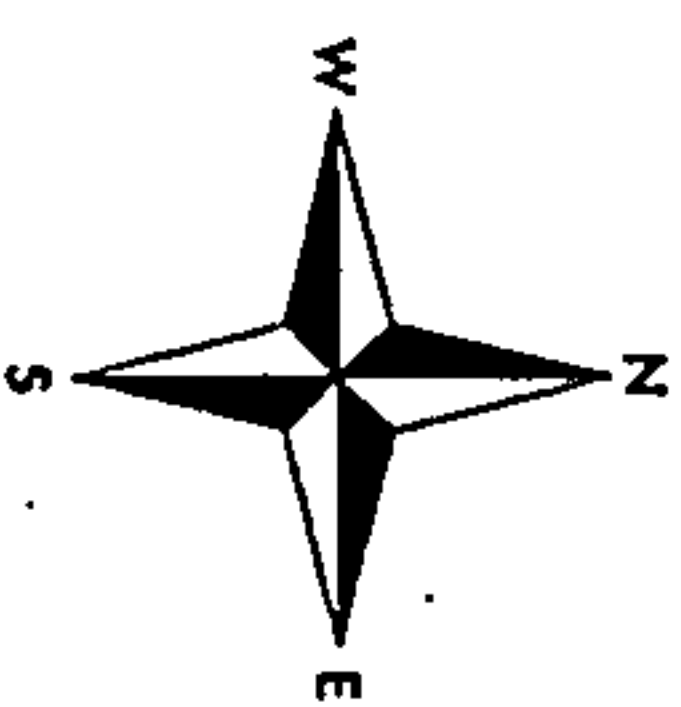
[Signature] 12-21-04
 Planner signature / date
Project # 100 2378



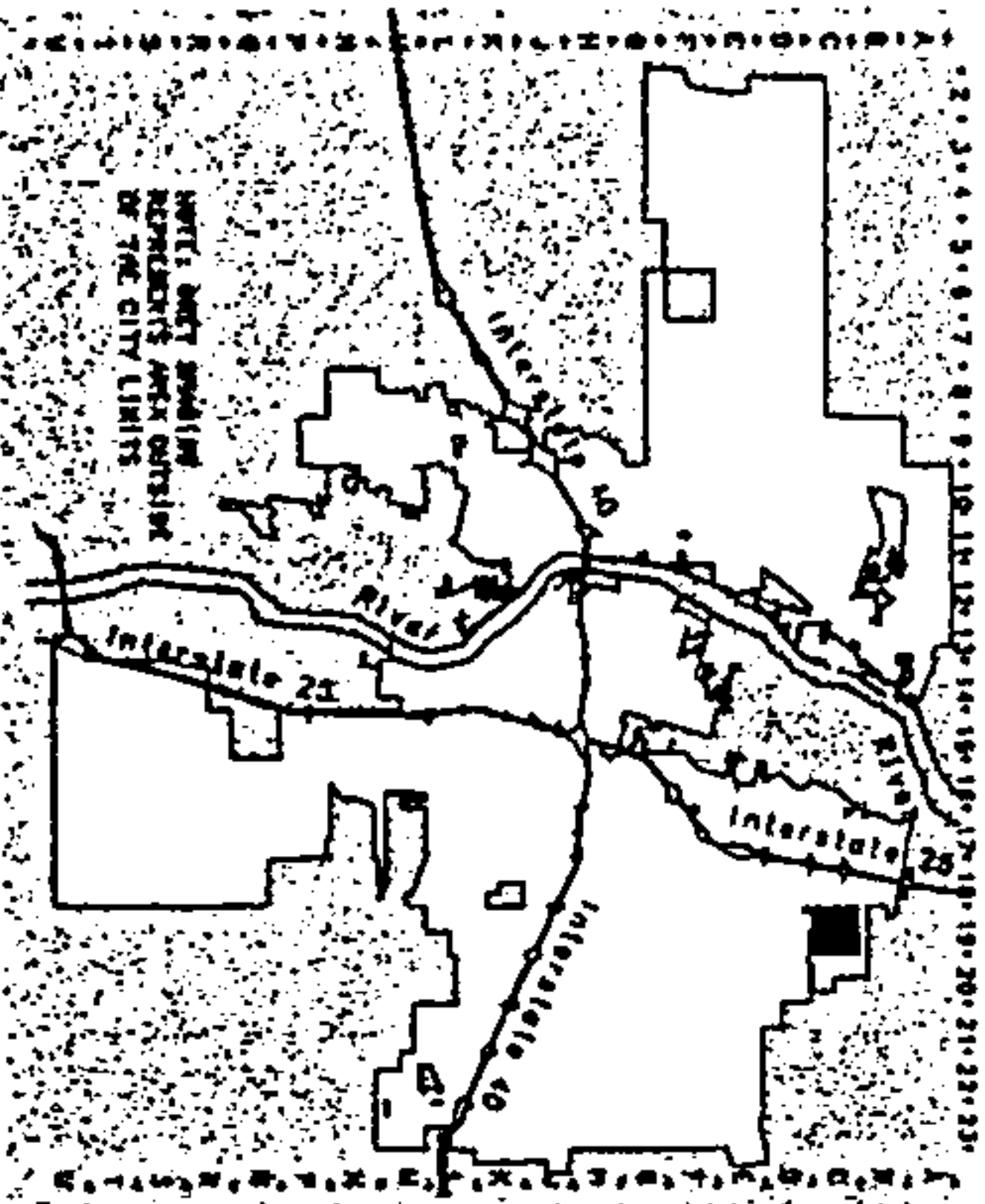
CITY OF
Albuquerque

Albuquerque Information System
PLANNING DEPARTMENT

© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page
C-19-Z

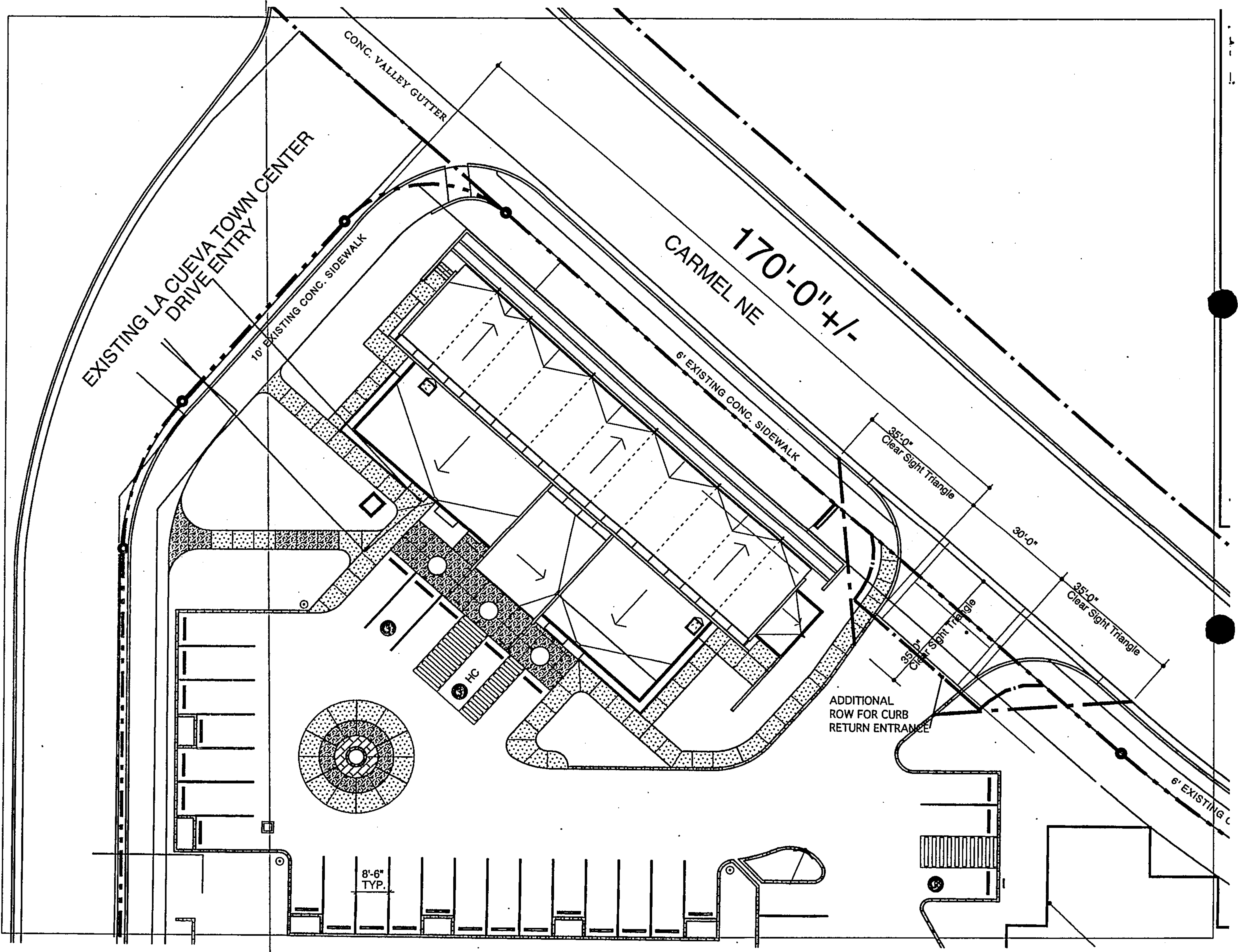
Map Amended through
June 26, 1998

SITE

PROJECT # 1002378

RESPONSE TO EPC CONDITIONS

1. This submittal includes modifications to meet all of the conditions outlined in the Official Notice of Decision which is attached and as itemized below.
 2. It is noted and has been discussed with the Applicant/Owner , Tom Heflin, that the development of the Phase 2 building will require EPC application and approval.
 3. The bicycle rack (5 capacity ribbon rack) is located adjacent to the public entrance and is now installed on concrete paving. See Keyed Note 15 on Sheet AS-1
 4. Planting of planting beds have been modified by Landscape Architect to meet this requirement. See L-1.
 5. Roof top equipment is located on the lower roofs of the Staff and Administration Area and is screened from the public ROW by the continuous south concrete wall (18'-8" AFF)of the Operatory which creates a 5'-4" parapet above these lower roofs.
 6. The improvements proposed have been designed to meet the requirements of City Standards, see Civil. The site distance from the new Carmel driveway to the existing La Cueva Town Center drive entrance to the west to 170'. See attachment drawing.
 7. Integral color concrete, to match that used elsewhere at the La Cueva Town Center, has been added to the sidewalk paving design. See AS-1.
 8. Site lighting poles, fixture heads and finish have been selected to compliment that of the La Cueva Town Center ; poles have been raised from 15' to 20' in height. See Electrical Site Plan
-



EXISTING LA CUEVA TOWN CENTER
DRIVE ENTRY

CONC. VALLEY GUTTER

10' EXISTING CONC. SIDEWALK

CARMEL NE
170'-0" +/-

6' EXISTING CONC. SIDEWALK

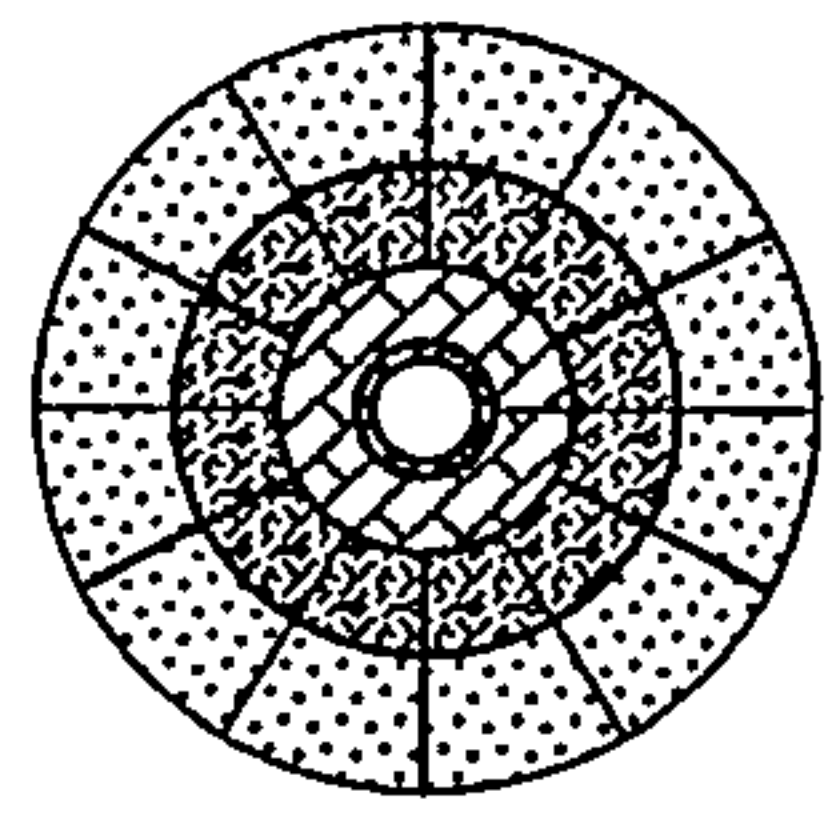
35'-0"
Clear Sight Triangle

30'-0"

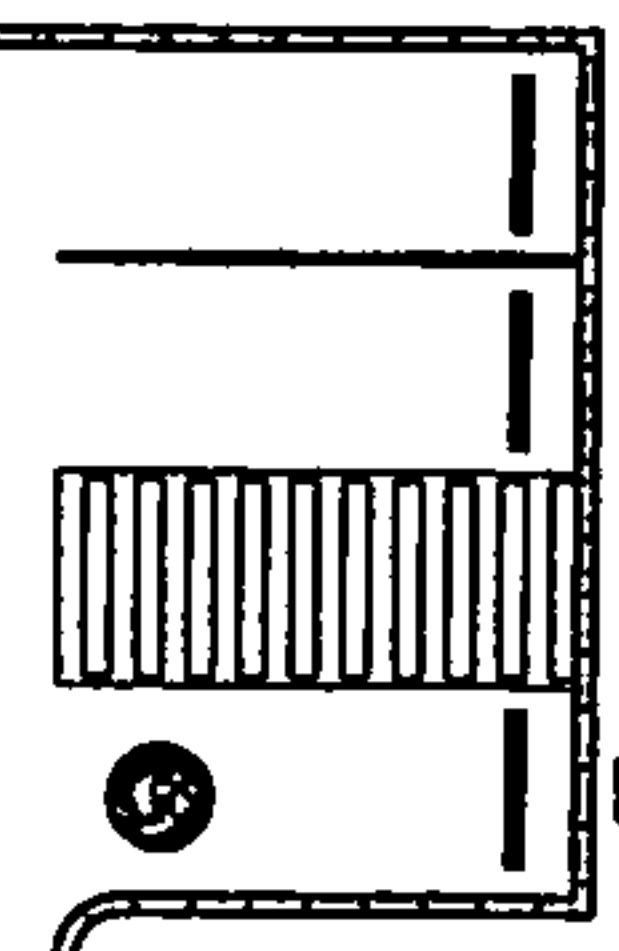
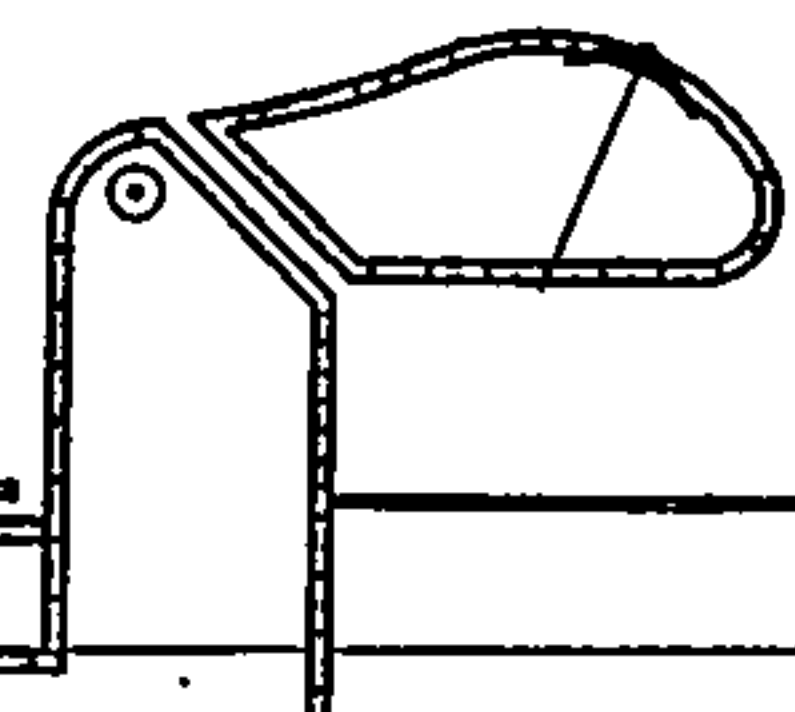
35'-0"
Clear Sight Triangle

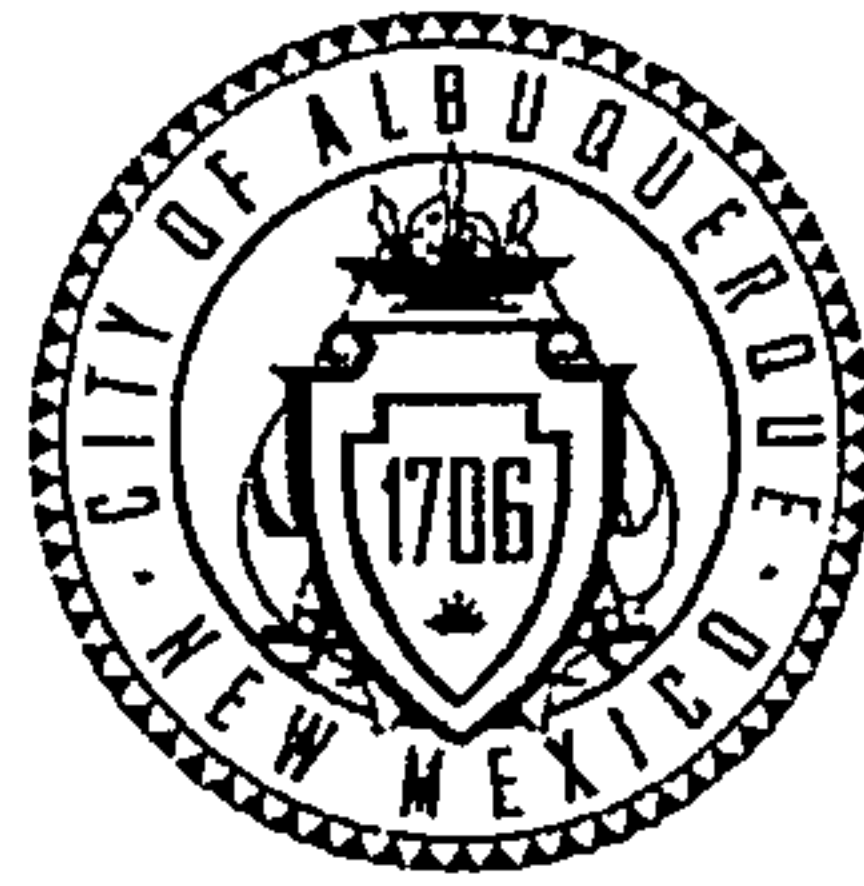
ADDITIONAL
ROW FOR CURB
RETURN ENTRANCE

6' EXISTING C



8'-6"
TYP.





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

Date: May 21, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 10002378*
04EPC-00491 EPC Site Development Plan-
Building Permit
4EPC-00515 EPC Amendment Site Development
Plan-Subdivision

Thomas H. Heflin, DDS
8200 Montgomery Blvd. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of
Lot(s) 9A, La Cueva Town Center, zoned C-2,
SC, located on CARMEL NE, between
WYOMING NE and BARSTOW NE, containing
approximately 2 acre(s). (C-19) Deborah Stover,
Staff Planner

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1002378/ 04EPC 00515, a request for a site development plan for building permit, for Tract 9A, Block 20, Tract 2, Unit 3, La Cueva Town Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lot 9A, Block 20, Tract 2, Unit 3, North Albuquerque Acres, a 1-acre parcel, zoned C-2 (SC), located on Carmel Avenue between Barstow Street and Wyoming Boulevard NE.
2. The purpose of this request is to allow a curb cut toward the eastern end of the site.
3. The request complies with the requirements of the Zoning Code for a site development plan for subdivision as a plan at a scale of at least 1 inch to 100 feet and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio." (§14-16-1-5 DEFINITIONS)
4. The subject request meets the intent of the *Window G Sector Development Plan*. The *Plan* proposes a medical office which is allowed under the plan. The proposed use is allowed with the existing zoning.

OFFICIAL NOTICE OF DECISION
MAY 20, 2004
PROJECT #1002378
PAGE 2 OF 4

5. The project will be developed in two phases. The applicant will return to the EPC for approval of Phase II of the project
 6. With some minor changes and additions, this plan will meet all City policies and plans.
-
7. There is no known opposition to this request.
-

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1002378/ 04EPC 00491, a request for a site development plan for building permit, for Tract 9A, Block 20, Tract 2, Unit 3, La Cueva Town Center, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lot 9A, Block 20, Tract 2, Unit 3, North Albuquerque Acres, a 1-acre parcel, zoned C-2 (SC), located on Carmel Avenue between Barstow Street and Wyoming Boulevard NE.
2. The request conforms with the applicable policies of the *Comprehensive Plan*. The location and design of the subject site respects existing neighborhood values (Policy d) as evidenced by the office complex immediately adjacent to the east. The growth will be accommodated by programmed urban facilities (Policy e). The design is innovative and appropriate to the plan area (Policy l) while enhancing the visual environment (Policy m). The request is for an employment center which will complement residential areas and minimize effects of traffic and pollution (Policies i & k) by creating closer proximities for work to home choices.
3. The subject request meets the intent of the *Window G Sector Development Plan*. The *Plan* proposes a medical office which is allowed under the plan. The proposed use is allowed with the existing zoning.
4. The project will be developed in two phases. The applicant will return to the EPC for approval of Phase II of the project
5. With some minor changes and additions, this plan will meet all City policies and plans.
6. There is no known opposition to this request.

OFFICIAL NOTICE OF DECISION

MAY 20, 2004

PROJECT #1002378

PAGE 3 OF 4

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Development of Phase II of this request requires EPC approval.
3. The bicycle rack shall be located near the building entrance, but not within pedestrian pathways or landscape areas.
4. All planting beds 36-square feet or larger must be planted so that 75% of the bed will be covered with live vegetation at maturity. Gravel and tree canopies do not qualify in this requirement.
5. Roof-mounted equipment shall be screened from the public ROW by parapet walls or structural features. The minimum height of the parapet walls or structural features shall be as follows: 42" if the rooftop equipment is within 10 feet of the building wall; 30" if the rooftop equipment is with 20 feet of the wall; 18" if the rooftop equipment is beyond 20 feet of the wall.
6. Conditions of City Engineer, MDD and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Site plan shall comply and be designed per DPM Standards.
 - c. Verify site distance at Carmel driveway.
7. Sidewalks shall match in material and color to the existing La Cueva Towncenter sidewalks.
8. Site lighting shall be complimentary in height and materials appropriate to the size of the subject site.

OFFICIAL NOTICE OF DECISION

MAY 20, 2004

PROJECT #1002378

PAGE 4 OF 4

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 4, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,



Richard Dineen
Planning Director

RD/DS/ac

cc: Mahlman & Miles Architects, 206 Broadway SE, Albuquerque, NM 87102
Jay Rowland, Nor Este NA, 7729 R.C. Gorman Ave. NE, Albuquerque, NM 87122
Joe Yardumian, Nor Este NA, 7801 R.C. Gorman Ave. NE, Albuquerque, NM 87122

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

PAID RECEIPT

APPLICANT NAME Thomas HeFlin
AGENT DAVID MAHLMAN, MAHLMAN'S MILES
ADDRESS 206 Broadway SE.
PROJECT & APP # 1002378/04DRB 01972
PROJECT NAME NAA Tr 2, UNIT 3

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

12/21/2004 11:29AM LOC: ANN
X
RECEIPT# 00036208 WSH 007 TRANSH 0016
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

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

PAID RECEIPT

APPLICANT NAME Thomas H. HeFlin
AGENT Mahman E. Miles
ADDRESS _____
PROJECT & APP # 1002378/04DRB01972
PROJECT NAME NAA Tr 2, Unit 3 Lt 10-A Bk 20
\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions Deferral
\$ _____ 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.

DUPLICATE
City Of Albuquerque
Treasury Division

12/30/2004 11:06AM LOC: ANN
X
RECEIPT# 00033940 WS# 008 TRANSH 0023
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$2,158.00
J24 Misc \$50.00

Thank You

10. **Project # 1002378**
04DRB-01972 Minor-SiteDev Plan
BldPermit/EPC

MAHLMAN & MILES, ARCHITECTS agent(s) for THOMAS H HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9-A, **LA CUEVA TOWN CENTER AND** Lot(s) 10-A, Block(s) 20, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES**, zoned C-2 SC, located on CARMEL NE, between WYOMING NE and BARSTOW NE containing approximately 2 acre(s). [REF: Z-98-98, DRB-98-402, 04EPC0091, 04EPC0515] [Russell Brito for Debbie Stover, EPC Case Planner] (C-19)

- ① SIGN IN B.P. ⑥ PERS REC
② ZONING
③ MICHAEL
④ WILFRED SIGN
⑤ FIRE SIGN

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

11. **Project # 1000602**
01DRB-00160 Major-Vacation of Pub
Right-of-Way

Westland Development Co., Inc., is requesting to Vacate plat of Lot 4A, **River Ranch Subdivision** (filed for record on 6-14-11 in Book 2000C at Page 156) and by implication is requesting to void the vacation of Sequoia Road NW zoned R-1 (City) and located at the east end of Sequoia Rd NW east of Coors Blvd NW containing approximately 0.4409 acres. [REF: DRB-99-64/V-99-50, 00440-00000-00813] [THIS CASE WAS CONTINUED AT THE BOARD'S REQUEST FOR FURTHER PROOF THAT THE PLAT IS INCORRECT AS IT STANDS AT THIS TIME.] (G-11)

12. **Project # 1001764**
04DRB-01908 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for THE HOMESITE GROUP ONE LLC request(s) the above action(s) for all or a portion of **VISTA PACIFICA SUBDIVISION**, zoned R-LT, located on CORRIGEDOR DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 15 acre(s). [REF: Z-70-130-1, DRB-95-82, 02DRB0310, 02DRB01851] (K-11)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002378 Subdivision Name La Cueva Town Center

Surveyor Way John Company _____

Contact person Tom Johnston Phone # 255-2052 email _____

Patricia M. Gyst _____ 3-18-03
Approved *Not Approved Date

DXF RECEIVED 3-18-03 DATE
 HARD-COPY RECEIVED _____ DATE
____ DISCLOSURE STATEMENT

NAD 27

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

Completed

13-25-03
JML

APPLICATION NO. 03DRB-00136	PROJECT NO. 1002378
PROJECT NAME La Cueva Town Center	
EPC APPLICATION NO.	
APPLICANT / AGENT WAYJOHN Tom JOHNSTON	PHONE NO. 255-2052
ZONE ATLAS PAGE C-19	

ONE STOP COMMENT FORM LOG

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

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

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BUB	DATE 3/6/03	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>DM</i>	DATE 3/19/03	DATE
COMMENTS:		
<i>Need dx file + hard copy</i>		

(Return form with plat / site plan)

15



Completed 3/25/03
LI FA

DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-DRB-00136 (P&F)	Project # 1002378
Project Name: LA CUEVA TOWN CENTER	EPC Application No.: 00128-00466
Agent: Consensus Planning <i>Wagner</i>	Phone No.: 255-2052 255-2387

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

Project Number 1002378

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

Maintenance & Beneficiary of Art SD esment *DK 150*

PARKS / CIP: _____

PLANNING (Last to sign): *Benef Utilities Signatures*

See comments dated _____

EPC comments (name) _____

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

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

Include 3 copies of the approved site plan along with the originals.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

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

Copy of recorded plat AND a DXF File for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 5, 2003 9:00 a.m.
MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE 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 a.m. Adjourned: 11:25 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 # 1000355**
03DRB-00023 Major-Vacation of Public Easements

03DRB-00027 Minor-Prel & Final Plat

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

CARTESIAN SURVEYS INC agent(s) for SIVAGE THOMAS HOMES request(s) the above action(s) for all or a portion of Lot(s) 8, 9, 10 AND 11, Block(s) G, Unit 2, **DESERT MOUNTAIN @ HIGH DESERT**, zoned SU-2/ HD / R-LT, located on SLATERIDGE PL NE, between ACADEMY NE AND SPAIN NE EAST OF TRAMWAY containing approximately 1 acre(s). (E-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

2. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/19/03.**

3. **Project # 1001306**
03DRB-00038 Major-Bulk Land Variance
03DRB-00039 Major-Vacation of Pub Right-
of-Way
03DRB-00040 Major-Final Plat Approval

SURV-TEK INC agent(s) for CURB WEST/WEST FORK LTD/TRAILS MANAGEMENT request(s) the above action(s) for all or a portion of Tract(s) 1B1C, 1B1D, 1B1E and 1B1G, **SEVILLE SUBDIVISION**, zoned R-LT, located on NORTH OF IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA BLVD NW containing approximately 48 acre(s). [REF: 02DRB-01250, 02DRB-01381] (A-10) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

4. **Project # 1002025**
03DRB-00044 Major-Preliminary Plat
Approval
03DRB-00045 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL**, zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s). (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/9/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 03DRB-00138 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00139 Minor-Amnd SiteDev Plan
Subd/EPC

ADVANCED ENGINEERING & CONSULTING LLC, agent(s) for FRED N SEELEY request(s) the above action(s) for all or a portion of THE NORTH PORTION OF Tract(s) 6, **LANDS OF C. H. HALL**, zoned SU-1/ MH, located on 90TH ST NW, between VOLCANO RD NW and BLUEWATER RD NW containing approximately 4 acre(s).[REF: 02EPC-01435, 02EPC-01142] **[Makita Hill, EPC Case Planner] (K-9) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT. THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**

5. **Project # 1002092**
03DRB-00041 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON INC agent(s) for OXBOW BLUFF HOMEOWNERS ASSOCIATION request(s) the above action(s) for all or a portion of Lot(s) 1-63, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on OXBOW DR NW, between COORS BLVD NW and RIO GRANDE RIVER NW containing approximately 41 acre(s). [REF: DRB-97-501] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

03DRB-00131 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **ARCHDIOCESE OF SANTA FE, OXBOW NORTH**, zoned SU-3, located on OXBOW DR NW, EAST OF COORS BLVD NW, SOUTH OF NAMASTE DR NW AND NORTH OF ST PIUS X HIGH SCHOOL containing approximately 41 acre(s). [REF: 02-01371, 02-01375, 02-01068, 02-01376] (G-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS AND PLANNING.**

6. **Project # 1002132**

03DRB-00031 Major-Preliminary Plat Approval
03DRB-00032 Major-Vacation of Public Easements
03DRB-00033 Minor-Sidewalk Waiver
03DRB-00034 Minor-Sidewalk Variance
03DRB-00035 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for T. S. MCNANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) G (to be known as **VILLA DE VILLAGIO SUBDIVISION**, VILLAGE CENTER NORTH, zoned SU-1 / R-2 special use zone, located EAST OF UNSER BLVD NW, between WESTSIDE BLVD NW and MCMAHON BLVD NW containing approximately 13 acre(s). [REF: 02-01190 (SK)] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

03DRB-00135 Minor-SiteDev Plan Subd/EPC
03DRB-00137 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for T S MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) G, VILLAGE CENTER NORTH SUBDIVISION, (to be known as **VILLA DE VILLAGIO SUBDIVISION**, zoned SU-1 / R-2, located WEST OF UNSER BLVD NW, SOUTH OF SUMMER RIDGE RD NW, containing approximately 14 acre(s). [REF: 1000898 / 02EPC-001347, 1000898 / 02EPC-001348, 1000898 / 03EPC-00031] [Russell Brito, EPC Case Planner] [DEFERRED FROM 2/5/03] (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

7. **Project # 1002375**

02DRB-01852 Major-Vacation of Pub Right-of-Way

JOSE L. PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-5 & E-H, Block(s) 3A **PALISADES ADDITION**, zoned C-1, located on BLUEWATER RD NW, between YUCCA NW and PLANO NW containing approximately 2 acre(s). [Deferred from 1/8/03] (J-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1001866**
02DRB-01848 Major-Preliminary Plat
Approval
02DRB-01849 Minor – Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for NORTH VALLEY DEVELOPMENT LTD., LLC, request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, ALVARADO ADDITION, **CAMPBELL FARM SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND THE GRIEGOS DRAIN, containing approximately 5 acre(s). [REF: 02500-00540 (SK)] [Deferred from 1/22/03] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/3/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1001986**
02DRB-01927 Major-Preliminary Plat
Approval
02DRB-01928 Minor-Temp Defer SDWK
02DRB-01929 Minor-Subd Design Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E (to be known as **RIO OESTE SUBDIVISION**, TAYLOR RANCH, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [Deferred from 2/5/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/12/03.**

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

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

10. **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 AND 1/8/03] (D-12) **SITE PLAN FOR BUILDING PERMIT WAX APPROVED WITH FINAL SIGN OFF DELEGATED OT CITY ENGINEER (SIA) AND UTILITIES DEVELOPMENT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/45/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/02 THE PRELIMINARY PLAT WAS APPROVE WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS AND CITY ENGINEER.**

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

11. **Project # 1000662**
03DRB-00130 Minor-Vacation of Private
Easements
- TIERRA WEST, LLC agent(s) for JONES DEVELOPMENT CO. request(s) the above action(s) for all or a portion of Tract(s) 3A3-A-2-A, **RENAISSANCE CENTER**, zoned SU-1 special use zone, FOR I-P, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 6 acre(s). [REF: 02DRB-01115, 02DRB-00656, 01DRB-00359, 00DRB-01283, Z-99-105, DRB-98-277] (F-16) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1001786**
03DRB-00128 Minor-Ext of SIA for Temp
Defer SDWK

WILLIAM T. CANIGLIA agent(s) for THE GARDENS, INC. request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4, 5, 7, 19, 24, 25, 26, 33 AND 35, UNIT I, Tract(s) C-3, **THE GARDENS ON THE RIO GRANDE**, zoned RA-1 residential and agricultural zone, semi-urban area, located on the SOUTH SIDE OF MOUNTAIN RD NW, between LAGUNA SECA LN NW and ALAMEDA DRAIN containing approximately 18 acre(s). [REF: 02DRB-00381] (J-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. **Project # 1002094**
03DRB-00134 Minor-Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for TRELIS PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) A, ALVARADO GARDENS, UNIT 2, **LA TIERRA QUE CANTA**, zoned RA-2, located on TRELIS DR NW, between CAMPBELL RD NW and ORO VISTA NW containing approximately 3 acre(s). [REF: ZA-78-16, 02DRB-01069, SP-78-134] (G-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, CITY ENGINEER AND PLANNING.**

14. **Project # 1002377**
03DRB-00126 Minor-Temp Defer SDWK

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS**, zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF: DRB-95-469, Z-90-10, AX-90-53,] (E-12) **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

02DRB-01860 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) B-1A, **LANDS OF JOEL P. TAYLOR & UNPLATTED LANDS**, zoned SU-1 special use zone, P D A, A-1, located on the EAST SIDE OF WINTER HAVEN RD NW, between MONTANO RD NW and MONTANO PLAZA DR NW containing approximately 13 acre(s). [REF:DRB-95-469,Z-90-10,AX-90-53](E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

15. **Project # 1002378**
03DRB-00136 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC. agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER** and Lots 9, 10, 23, 24, Block 30, Unit 3, Tract 2, **North Albuquerque Acres**, zoned O-1, located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: DRB-98-402, ZA-98-109, V-96-109, 00128-00466, 00450-00876, 02DRB-01749] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER AND PLANNING.**

16. **Project # 1000147**
02DRB-01961 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE INC., request(s) the above a action(s) for all or a portion of Tract(s) A, Unit 1, **WHISPERING POINTE SUBDIVISION, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located on the southside of SUNSET GARDENS RD SW, between 82ND ST SW and UNSER BLVD SW containing approximately 16 acre(s). [REF: DRB-97-497, Z-97-78, 01DRB-00128 FP, 00DRB-00077 XT PP, 01DRB-00005 XPP01DRB-00039 AmPP][Deferred from 1/29/03](L-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:

IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

17. **Project # 1002449**
03DRB-00111 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JESSIE P MONTOYA request(s) the above action(s) for all or a portion of Tract(s) 133A-1-A-1-A, **MRGCD MAP 39**, zoned R-1, located on ARENAL MAIN CANAL SW, between BLUEWATER SW and ATRISCO DR SW containing approximately 2 acre(s). (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002452**
03DRB-00129 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE, request(s) the above action(s) for all or a portion of Lot 6, Tract(s) A , B & 1-6, **LANDS OF RAY A. GRAHAM III, OVENWEST**, zoned SU-1 special use zone, FOR C-2, O-1, & PRD (10 DU/AC), located on the EAST SIDE OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058,02DRB-00059,02DRB-00116,02-01543] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for January 22, 2003. THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.

20. Other Matters: NONE

ADJOURNED: 11:25 A.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002378

AGENDA ITEM NO: 15

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) 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: February 5, 2003

15



DRB CASE ACTION LOG

REVISED 1/16/2003

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.: 03-DF-00136 (P&F)	Project # 1002378
Project Name: LA CUEVA DOWN CENTER	EPC Application No.: 00128-00466
Agent: Consensus Planning <i>W. Jahn</i>	Phone No.: 255-2052

Your request for (SDP for B), (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 / MAFCA:

Maintenance to Beneficiary of Art SD esment

PARKS / CIP:

PLANNING (Last to sign): *Benef of Utilities Signatures*

See comments dated _____

EPC comments (name) _____

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

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

Include 3 copies of the approved site plan along with the originals.

County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.

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

Copy of recorded plat AND a DXF File for Planning.

Project Number

1002378

CITY OF ALBUQUERQUE
Planning Department
DRB Comments
2/5/03

Item # 15

Project # 1002378

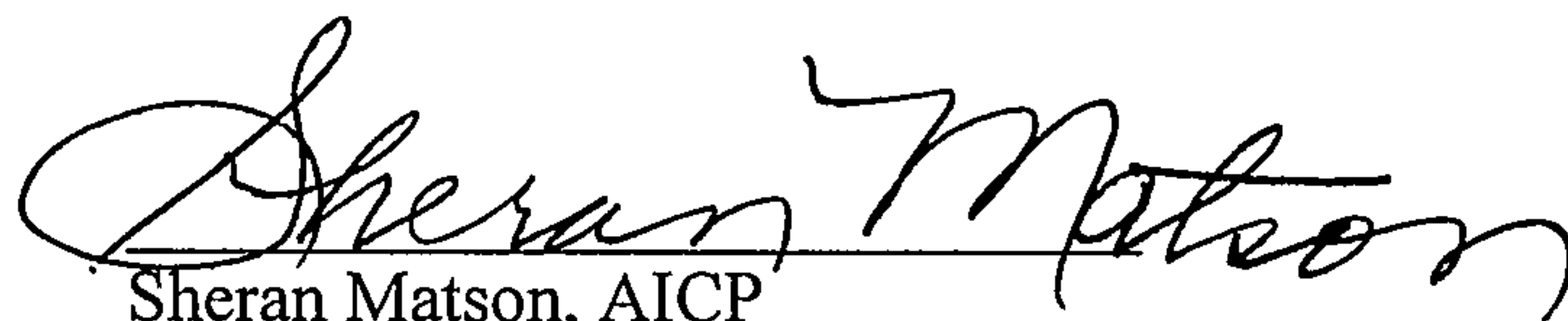
Application # 03DRB-00136

Subject: La Cueva Town Center/Prelim & Final Plat

No objection to the requesting platting actions.

Applicant may record plats which do not vacate public right of way or dedicate park land. Planning must have a copy of the recorded plat to close out the file.

Please provide a digital dxf file showing easements, parcels and right of way lines in New Mexico State Plane Feet NAD 1927 or 1983 for AGIS purposes. You may e-mail the information to jmcsorley@cabq.gov or provide it on a disk.



Sheran Matson, AICP
DRB Chairperson
924-3880



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

12-12-02

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)

At the December 11, 2002, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to the Findings and Conditions of the Subdivision Ordinance as follows:

FINDINGS:

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

CONDITIONS:

1. Adequate access shall be provided to Lot 8, North Albuquerque Acres, Tract 2, Unit 3, Block 20 to the satisfaction of the Traffic Engineer.
2. Final disposition shall be through the City Real Estate Office.
3. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
4. Affected utility companies shall acknowledge the vacation by their signatures on the replat.



**OFFICIAL NOTICE
PAGE TWO**

If you wish to appeal this decision, you must do so by December 26, 2002, in the manner described below.

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

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

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

A handwritten signature in cursive script that reads "Roger Green".

Roger Green
Acting, DRB Chair

Cc: Jeff Henry, 7404 Brazos Ct NE, 87109

Thomas Heflin, 6800 Montgomery Blvd NE, 87109

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

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

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002378 AGENDA#: 2 DATE: 12.11.02

1. Name: Jeff Henry Address: 7404 Brazos Ct NE Zip: 87109

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002378

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 11, 2002



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD

December 11, 2002

Project # ~~1000422~~

1002378

Project # ~~1000422~~ 100 2378
 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] (C-19)

AMAFCA No comment.

COG Consistent with established transportation plans and policies.

Transit No comments received.

Zoning Enforcement Reviewed, no comment.

Neighborhood Coor. Letters sent to Nor Este (R) and La Cueva Village (R) Neighborhood Assns.

APS No adverse comments.

Police Department

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

Fire Department No adverse comments.

PNM Gas Approves.

PNM Electric

PNM Electric approves Vacation of portion of Holly. The OH Electric appears to be North of the Portion of Holly being vacated, but developer needs to show location of the existing OH Electric on a separate detail for PNM, before final plat sign off.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

How is the lot just west of this site to obtain access?

Parks & Recreation

Defer to Transportation.

Utilities Development

Submittal did not include copy of original plat that dedicated easement/ROW or documents showing existing status. Final determination is contingent upon this information.

Planning Department

No objection to the requested vacation of public R/W.

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

cc:Thomas Heflin, 6800 Montgomery Blvd NE, 87109

Jeff Henry, 7404 Brazos Ct NE, 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 11, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

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)

Project # 1000422

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] (C-19)

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] (H-20)

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

Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 25, 2002.

#257

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

Meeting Date: Dec. 1, 2002

Zone Atlas Page: C-19-Z

Notification Radius: 100 Ft.

App# <u>02DRB-01749</u>
Proj# <u>1000422</u>
Other#

Cross Reference and Location: _____

Applicant: Thomas Heflin ✓

Address: 6800 Montgomery Blvd NE, 87109

Agent: Jeff Henry ✓

Address: 7464 Brazos Ct. NE, 87109

SPECIAL INSTRUCTIONS

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

Date Mailed: Nov. 21, 2002

Signature: [Handwritten Signature]

RECORDS WITH BELLS

PAGE 1

101906434912040301 LEGAL: TR A SUB DIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 8300 WYOMING BLVD NE
 OWNER NAME: G & I III PINNACLES ESTATES LL ST NEW YORK NY 10017
 OWNER ADDR: 00220 42ND

101906437204240209 LEGAL: LOT 1-B PLAT FOR LA CUEVA TOWN CENTER LOTS 1-A & LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LA CUEVA TOWN CENTER LTD CO BL NE ALBUQUERQUE NM 87110
 OWNER ADDR: 06400 UPTOWN

101906440207641411 LEGAL: LT 4 0 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 8001 OSO FELIZ DR NE
 OWNER NAME: ROMERO JIMMY L & KARLA K DR NE ALBUQUERQUE NM 87122
 OWNER ADDR: 08001 OSO FELIZ

101906440206841410 LEGAL: LT 3 9 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 7900 OSO RICO RD NE
 OWNER NAME: LUONG VI K & TRAN HOA T RD NE ALBUQUERQUE NM 87122
 OWNER ADDR: 07900 OSO RICO

101906440906341409 LEGAL: LT 3 8 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 7904 OSO RICO RD NE
 OWNER NAME: GALLEGOS CAROL E RD NE ALBUQUERQUE NM 87122
 OWNER ADDR: 07904 OSO RICO

101906441306041408 LEGAL: LT 3 7 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 7908 OSO RICO RD NE
 OWNER NAME: TRAVIS ADRIANNE M & JOWERS WIN RD NE ALBUQUERQUE NM 87122
 OWNER ADDR: 07908 OSO RICO

101906439106040208 LEGAL: LOT 9 PL AT FOR LA CUEVA TOWN CENTER CONT .9074 AC LAND USE:
 PROPERTY ADDR: 00000
 OWNER NAME: LA CUEVA TOWN CENTER LTD CO ALBUQUERQUE NM 87190
 OWNER ADDR: 00000

101906441805741407 LEGAL: LT 3 6 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 7912 OSO RICO RD NE
 OWNER NAME: NUFER DAVID H & KAREN M RD NE ALBUQUERQUE NM 87122
 OWNER ADDR: 07912 OSO RICO

101906442305541406 LEGAL: LT 3 5 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 7916 OSO RICO RD NE
 OWNER NAME: DUDLEY JAMES K RD NE ALBUQUERQUE NM 87122
 OWNER ADDR: 07916 OSO RICO

101906442905441405 LEGAL: LT 3 4 SU BDIVISION PLAT OF LA CUEVA VILLAGE, UNIT 1 LAND USE:
 PROPERTY ADDR: 00000 8000 OSO RICO RD NE
 OWNER NAME: PHILLIPS DONALD M & HOPE B NE ALBUQUERQUE NM 87122
 OWNER ADDR: 08000 OSO RICO

101906438804040125 LEGAL: LOT 8-A BLOCK 20 PLAT FOR NORTH ALBUQUERQUE ACRES LAND USE:
 PROPERTY ADDR: 00000 8104 WYOMING NE
 OWNER NAME: HIGH DESERT STORES LLC AV NE ALBUQUERQUE NM 87122
 OWNER ADDR: 11701 RICHFIELD

RECORDS WITH LABELS

PAGE 2

101906441102740124 LEGAL: LOTS 9, 1 0.23, & 24 BLK 20 NORTH ALBUQUERQUE ACRES T LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: CITY OF ALBUQUERQUE ALBUQUERQUE NM 87103
 OWNER ADDR: 00000

"ATTACHMENT A"

Jeff Henry, J. Paul Henry Company
Zone Map: C-19

NOR ESTE N.A. (R)

***Jay Rowland**

7729 R.C. Gorman NE/87122 797-0853 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

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

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

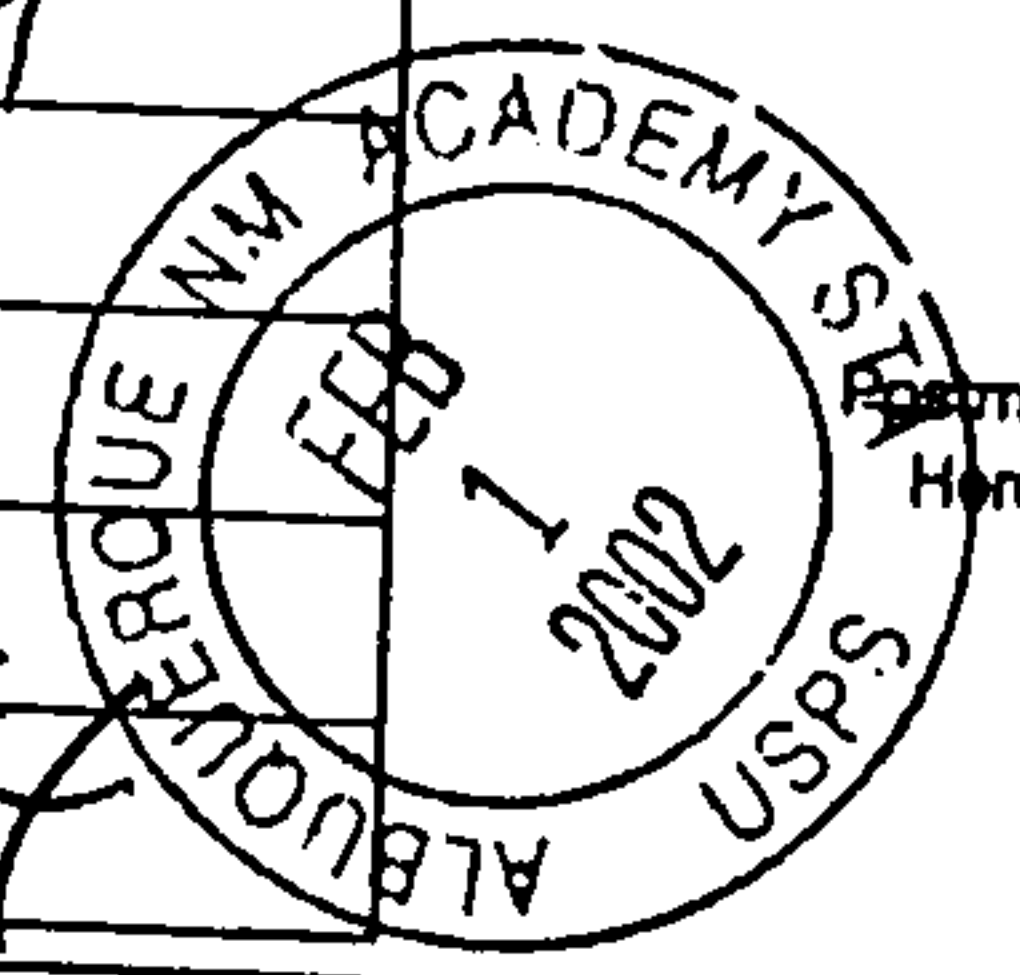
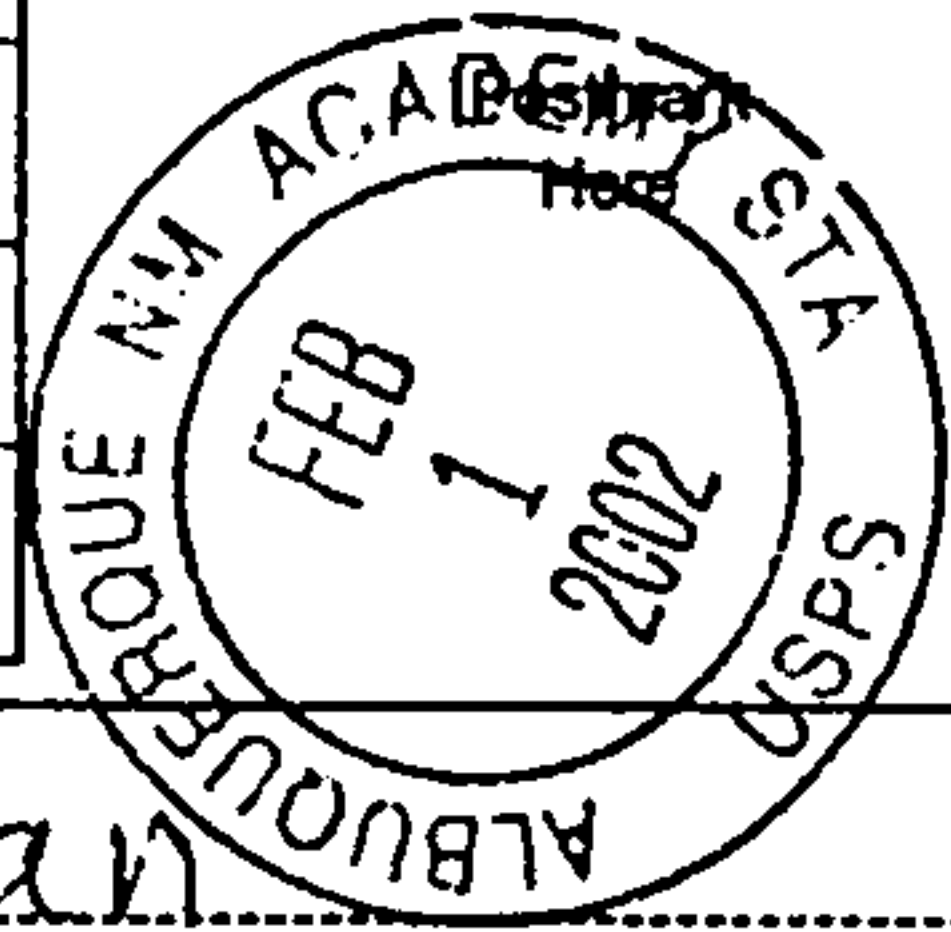
7007 1940 0006 3521 7839

OFFICIAL USE

OFFICIAL USE

Postage	\$ 34
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 244

Postage	\$ 34
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 244



Sent To Joe Yardumian
 Street, Apt. No.; or PO Box No. 7801 R.C. Gorman NE
 City, State, ZIP+ 4 Albuq, N.M. 87122

Sent To JAY Rowland
 Street, Apt. No.; or PO Box No. 7729 RC Gorman NE
 City, State, ZIP+ 4 Albuq. NM 87122



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

EASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 1, 2002

Jeff Henry
J. Paul Henry Company
7404 Brazos Ct. NE/87109
Phone: 480-5333/Fax: 821-9986

Dear Jeff:

Thank you for your inquiry of February 1, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PUBLIC ACCESS AND UTILITY EASTMENT LOCATED ON LA CUEVA TOWN CENTER BETWEEN CARMEL AND PASEO DEL NORTE AND WYOMING AND BARSTOW** zone map #C-19.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

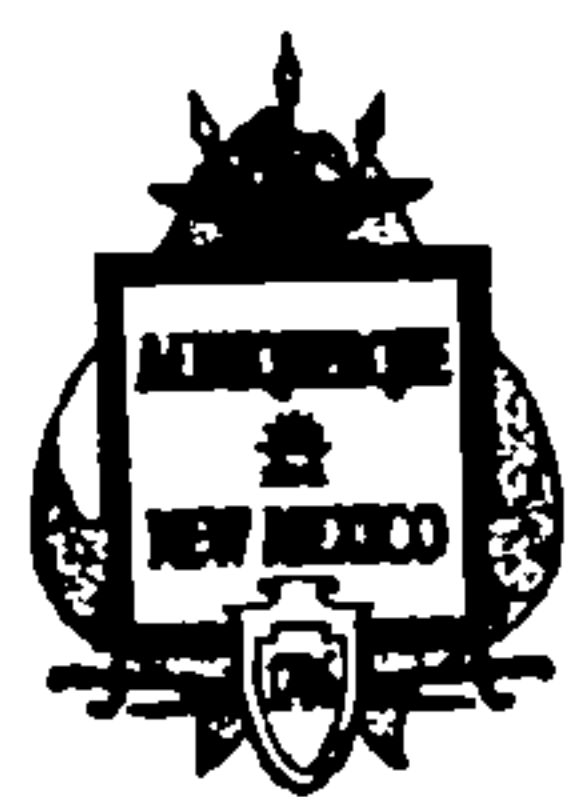
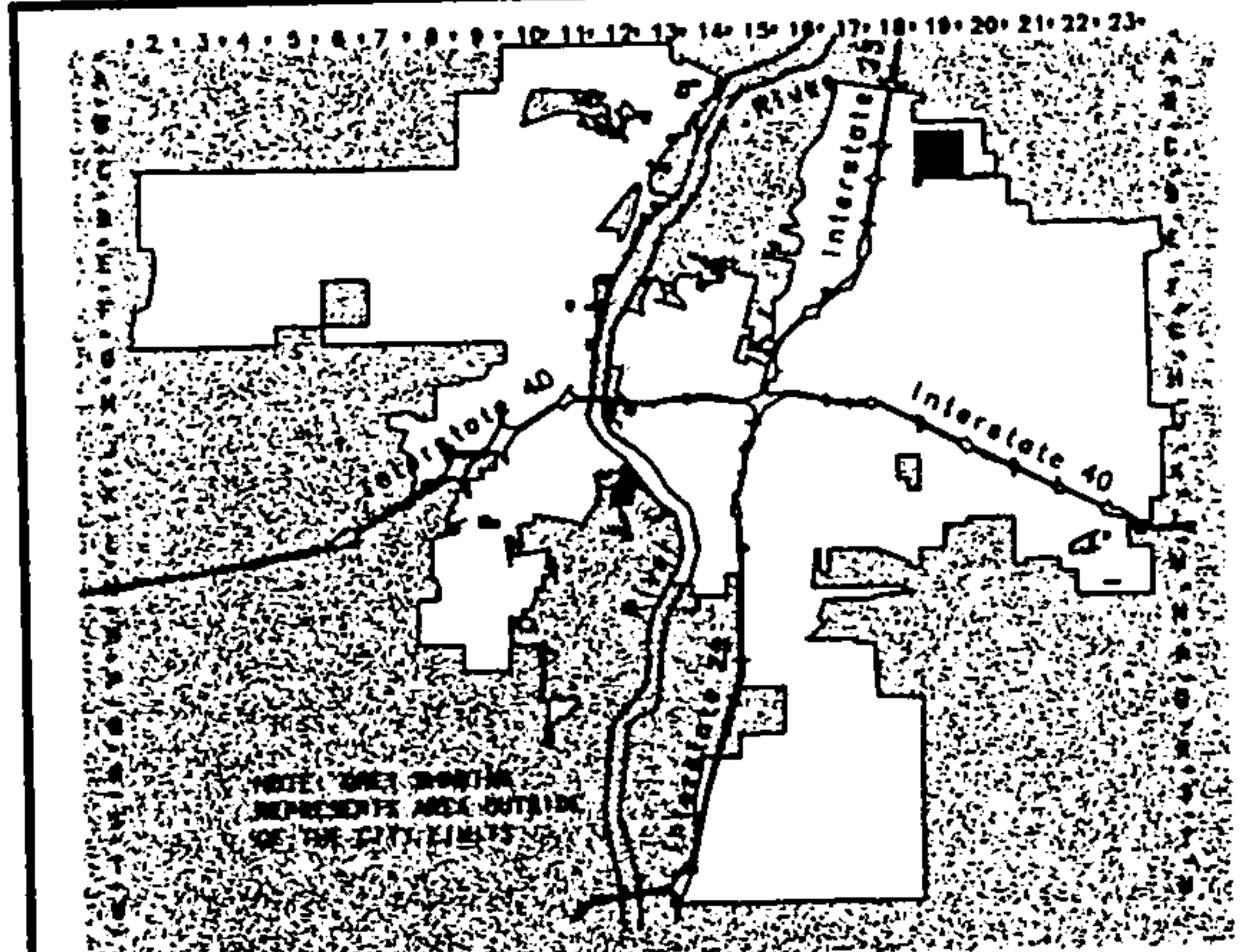
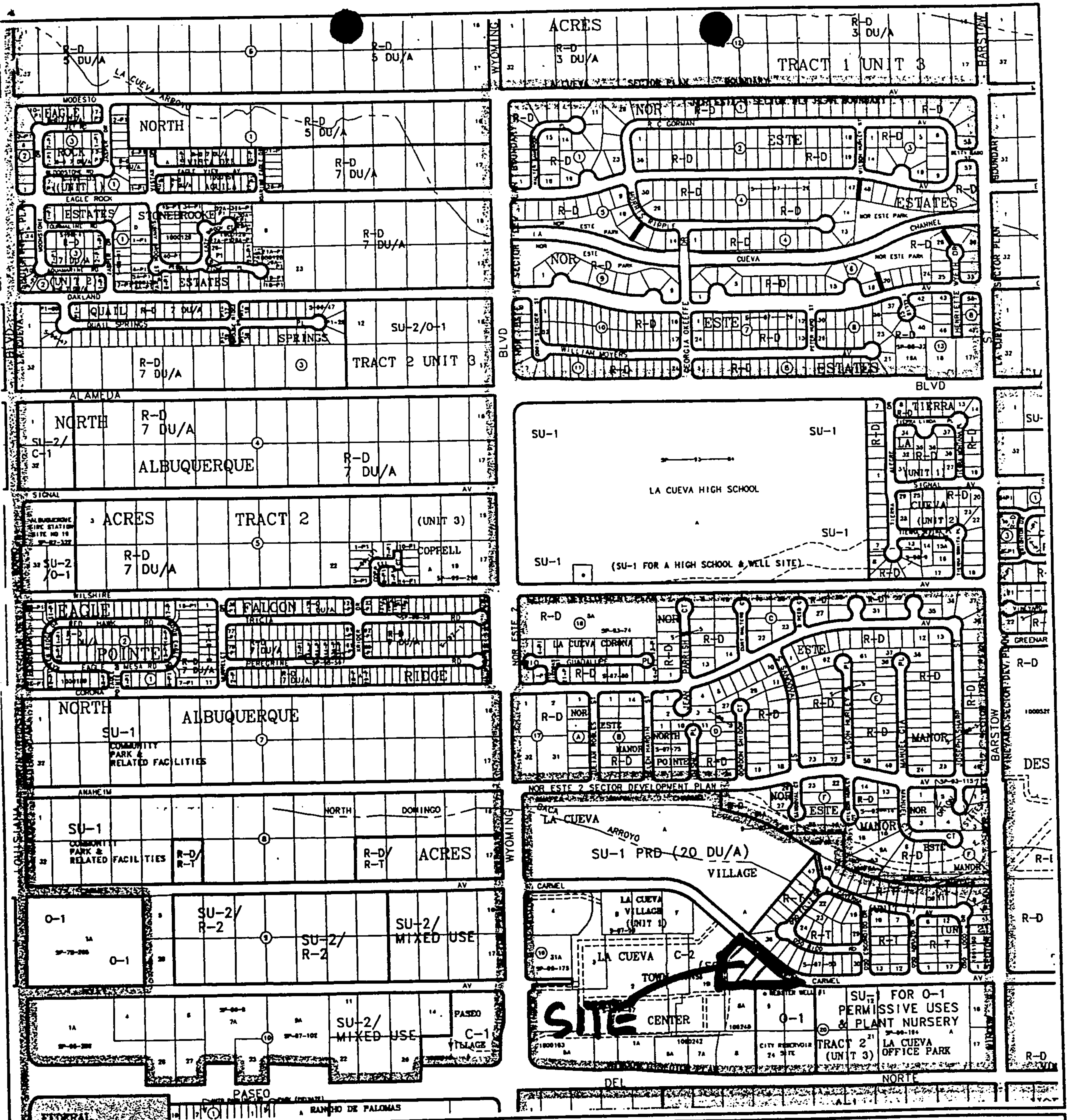
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902.

Sincerely,

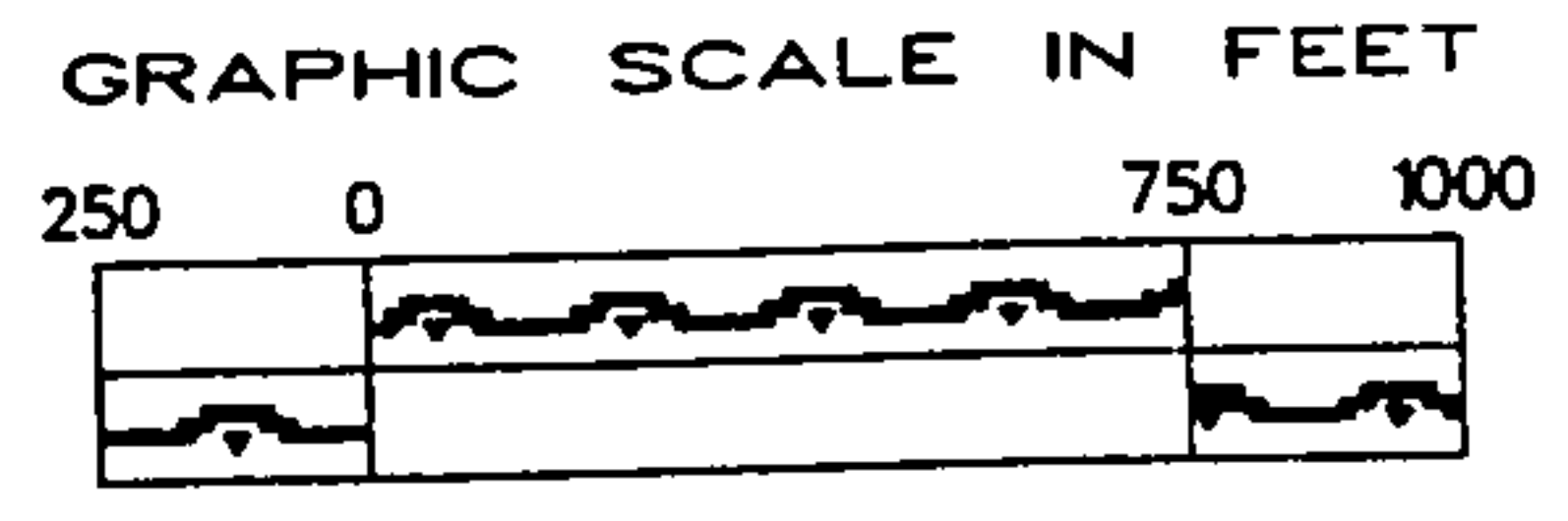
Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)



CITY OF
Albuquerque
A G I S
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

C-19-Z

Map Amended through July 20, 2001

PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

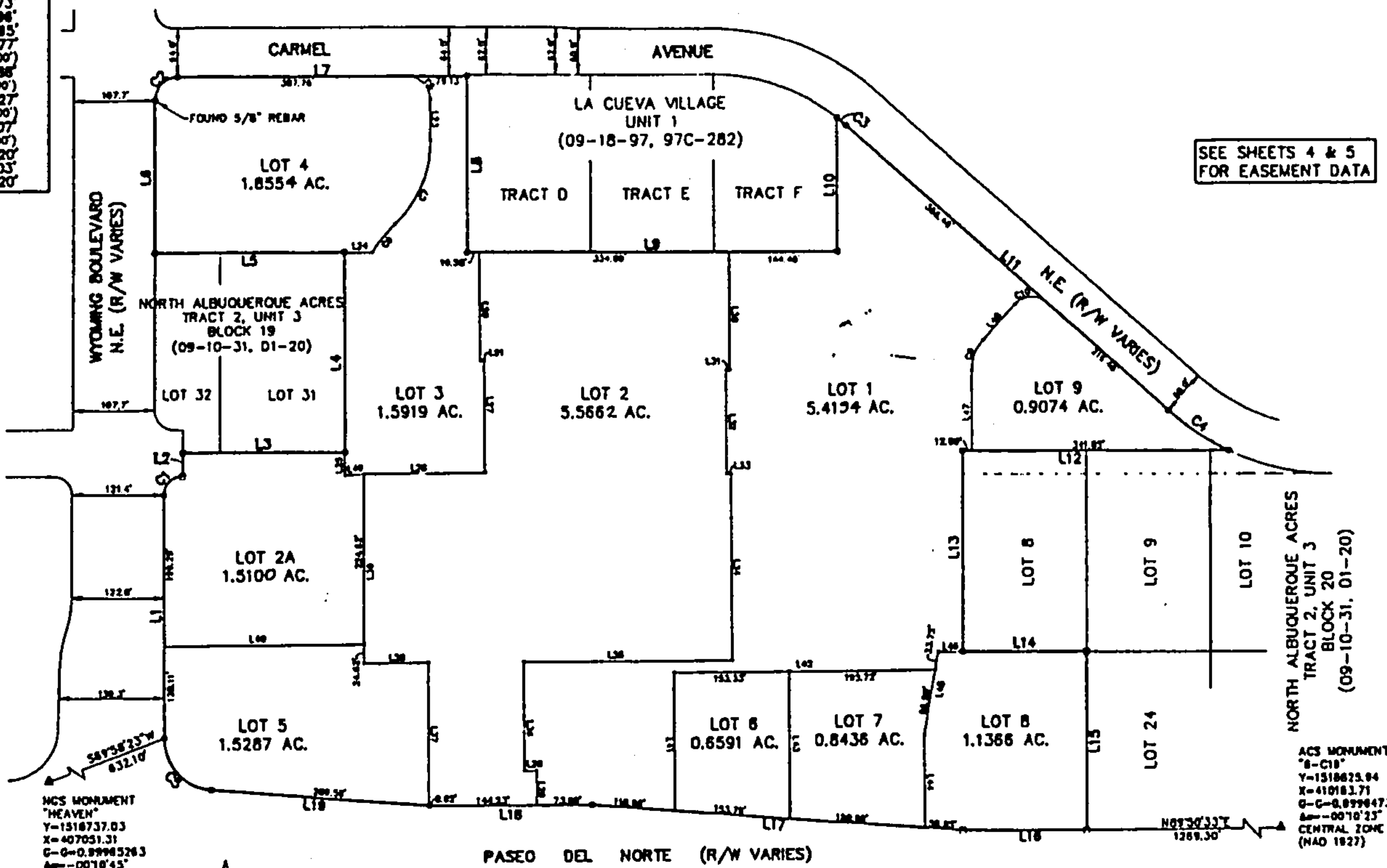
LINE	DIRECTION	DISTANCE
L1	S00°18'38"E	319.40 (319.38)
L2	N00°20'50"E	30.00
L3	S88°38'10"E	214.70
L4	N00°07'35"E	264.01
L5	N88°38'10"W	252.01 (252.00)
L6	N00°07'55"E	201.48
L7	S88°38'10"E	368.89
L8	S00°07'35"W	232.00
L9	S88°38'10"E	485.00
L10	N00°07'35"E	178.73
L11	S48°17'36"E	571.88
L12	N88°38'10"W	354.85
L13	S00°15'35"W	283.77 (284.00)
L14	S88°38'31"E	184.88 (185.00)
L15	S00°13'27"W	234.27 (234.00)
L16	N88°38'28"W	185.07 (185.00)
L17	N85°38'11"W	488.20
L18	N88°48'31"W	218.03
L19	N85°31'18"W	290.20

CURVE	LENGTH	DELTA	RADIUS	PERCENT	DIRECTION	CHORD
C1	38.28 (39.27)	90°01'11" (90°00'36")	25.00	01'	N45°20'15"E (N45°15'28"E)	33.38
C2	47.24	90°12'53"	30.00	30.11'	N45°14'23"E (N45°14'22"E)	42.51'
C3	15.78	03°20'57" (03°20'55")	270.00	7.88"	S48°38'04"E	15.78
C4	98.41	18°44'20" (08°44'22")	330.00	48.55'	S56°33'47"E	98.07
C5	102.83 (102.66)	85°30'58"	88.51'	83.72'	N42°35'50"W	83.32'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	48.13	42°37'59"	38.80	28.80	N45°20'15"E	42.30
C2	113.28	47°01'34"	120.88	24.12	N45°14'23"E	119.81
C3	17.98	03°20'55"	270.00	7.88	S48°38'04"E	17.98
C4	102.83	18°44'22"	330.00	48.55	S56°33'47"E	102.83
C5	102.66	85°30'58"	88.51	83.72	N42°35'50"W	83.32

LINE	DIRECTION	DISTANCE
L1	S00°18'38"E	319.40
L2	N00°20'50"E	30.00
L3	S88°38'10"E	214.70
L4	N00°07'35"E	264.01
L5	N88°38'10"W	252.01
L6	N00°07'55"E	201.48
L7	S88°38'10"E	368.89
L8	S00°07'35"W	232.00
L9	S88°38'10"E	485.00
L10	N00°07'35"E	178.73
L11	S48°17'36"E	571.88
L12	N88°38'10"W	354.85
L13	S00°15'35"W	283.77
L14	S88°38'31"E	184.88
L15	S00°13'27"W	234.27
L16	N88°38'28"W	185.07
L17	N85°38'11"W	488.20
L18	N88°48'31"W	218.03
L19	N85°31'18"W	290.20

- PROPERTY CORNERS
- SET 3/8" REBAR WITH CAP "ALS LS 7718" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 11184" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 10855" (TYP.)



SEE SHEETS 4 & 5
 FOR EASEMENT DATA

Timothy A. Aldrich
 TA 07-15-99
 00-16-99

Drawn By: RJA	Date: 03-16-99
Checked By: TA	Drawing Name: 98029PL8.DWG
Job No: 98-029	Sheet: 8 of 8

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S** **ZONING** Supplemental form **Z**

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

SITE DEVELOPMENT PLAN **P**

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

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

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

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

APPLICANT INFORMATION:

NAME: THOMAS HEFLIN PHONE: _____
 ADDRESS: 6800 MONTGOMERY BLVD NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYSON SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYSONSURV@aol.com

DESCRIPTION OF REQUEST: MINOR ~~INTEREST~~ ~~ROUTING~~ REPLAT TO ADD VACATED HOLLY AVENUE NE TO LOT 9 LA CUEVA TOWN CENTER AND TO REPLAT WEBSTER WELLS
 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. 9, LA CUEVA TOWN CENTER, ^{9, 10, 23, 24} NORTH 180^{ACRES} Block: 30 (NAA) Unit: 3 (NAA) 2 (NAA)
 Subdiv. / Addn. LA CUEVA TOWN CENTER AND NORTH ALBUQUERQUE ACRES
 Current Zoning: O-1 Proposed zoning: SAME
 Zone Atlas page(s): C-19 No. of existing lots: 5 No. of proposed lots: 2
 Total area of site (acres): 4.6242 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. 1019064391060 40208, 101906441027 40124 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CARMEL AVENUE NE
 Between: WYOMING BLVD NE and BARSTOW STREET NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-98-402, 2A-98-109, V-96-109, 00128-00466 EPC, 00450-00876 SDP/SP, 02DRB-01749
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1/27/2003

SIGNATURE [Signature] DATE 1/27/2003
 (Print) THOMAS D. JOHNSTON Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03DRB</u>	<u>P+7</u>		\$ <u>285.00</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total \$ <u>285.00</u>

[Signature] 1/28/03
 Planner signature / date

Project # 1002378

Form revised September 2001

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.

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)
[Signature] 1/27/2003
Applicant signature / date



Form revised September 2001

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

Application case numbers
03DRB-00136
_____-_____
_____-_____

[Signature] 1-28-03
Planner signature / date

Project # 1002378

Wayjohn Surveying, Inc. ♦ 330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

January 27, 2003

City of Albuquerque
Plaza Del Sol
600 2nd Street, NW
Albuquerque, NM 87102

RE: Replat of Lot 9-A, La Cueva Town Center, vacation of Holly Avenue and replat of
Lots 9, 10, 23, and 24, Block 20, Tract 2, Unit 3, North Albuquerque Acres
(Webster Well No. 1)

To Whom It May Concern:

My client is Thomas Heflin, who is represented by Jeff Henry, a real estate agent. Mr. Heflin is the owner of Lot 9 of La Cueva Town Center, which is located at Wyoming Boulevard, NE and Paseo Del Norte, NE. Adjacent to Mr. Heflin's property is a portion of Holly Avenue, which was not vacated during the creation of the La Cueva Town Center plat. Mr. Heflin has petitioned to have the southerly 30 feet of Holly Avenue, NE, adjacent to his property, vacated so that he may acquire the additional land. Mr. Heflin's petition was approved. The southerly 30 feet of Holly Avenue, NE, also abuts Lots 9, 10, 23 and 24, Block 20, Tract 2, Unit 3, North Albuquerque Acres. This property is owned by the City of Albuquerque. The property is being used as the Webster Well No. 1.

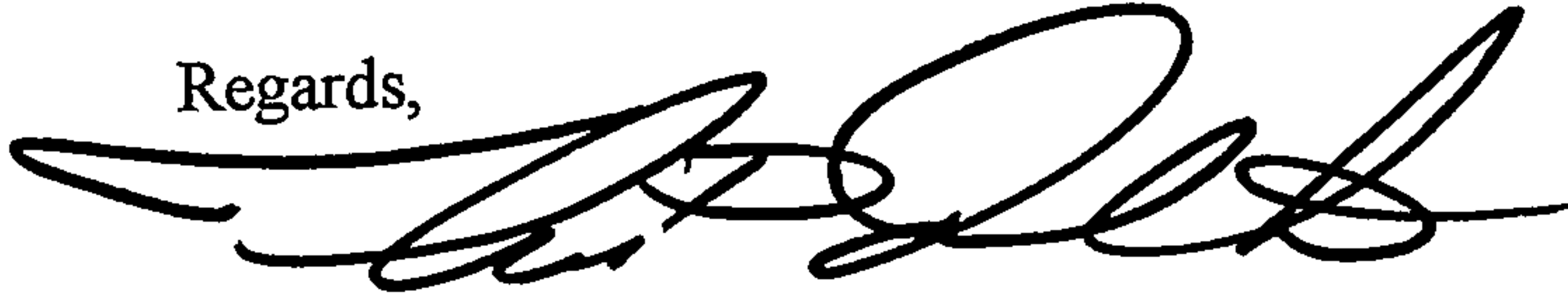
Under normal circumstances, when a right of way is vacated, the petitioner acquires the right of way and replats it into his or her parcel. The adjacent parcels are not included in the replat unless they are also acquiring right of way. However, North Albuquerque Acres is a unique situation. The rights of way in North Albuquerque Acres were not dedicated to the County or to the City by the plat. Therefore, the roads are considered prescriptive rights of way, owned by each lot. Therefore, when a right of way is vacated in North Albuquerque Acres, the adjacent lots containing the right of way must be included in the replat to preserve continuity of the title to the land.

Since the southerly 30 feet of Holly Avenue, NE, is in essence a part of Lots 9 and 10, those lots have to be included in the replat. This is a requirement of the City Surveyor, Glen Haikin. I spoke to Mr. Haikin regarding the disposition of the four lots that the City of Albuquerque owns. He indicated that the replat of Lots 9 and 10 alone would land-lock the parcels, since neither lot would border on a right of way. Therefore, it was necessary to include all four lots in the replat. Replatting all four lots into one lot perform two functions. First, consolidating all four lots into one lot provides right of way frontage on Paseo Del Norte. The well is already accessed by a frontage road on Paseo Del Norte, so this does not create additional access issues for the City. Second, consolidating the lots creates one contiguous parcel for the well.

Mr. Henry has been in communication with Art Stewart of City of Albuquerque water utilities regarding this replat. Mr. Stewart's only concern was that the replat and vacation will not require the City to relocate fences. I am providing you with a sketch showing the existing conditions, which indicate that no fences will need to be relocated by this replat.

Thank you for your consideration in this matter. If you have any other questions regarding this replat, please feel free to contact me at the above numbers,

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a horizontal line.

Thomas D. Johnston, PS
President, Wayjohn Surveying Inc.
(505) 255-2052

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 Thomas Heflin
AGENT Wayjohn Surveying
ADDRESS 330 Louisiana Blvd.
PROJECT NO. 1002378
APPLICATION NO. 02DRB 00136

\$ 285⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 285⁰⁰ **Total amount due**

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

10368

95-32-1070

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

DATE 1/28/2003

TWO HUNDRED EIGHTY-FIVE AND NO/100
Bank of America.

\$ 285.00
City Of Albuquerque
Treasury Division
DOLLARS

ACH R/T 107000327

01/28/2003 11:57AM LOC: ANN

FOR APPLICATION LA CUEVA TOWN CTR

[Signature]
RECEIPT# 00003039 WPH 006 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000

⑈010368⑈ ⑆107000327⑆ 000123386377⑆

Trans Amt \$285.00
J24-MISC \$285.00
CK \$285.00
CHANGE \$0.00

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form
SUBDIVISION **S**
 Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

Supplemental form
ZONING **Z**
 Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

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

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

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

APPLICANT INFORMATION:

NAME: Thomas Heflin by Agent Jeff Henry PHONE: _____
 ADDRESS: 6800 Montgomery NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): JEFF HENRY PHONE: 480-5333
 ADDRESS: 7404 Brazos Ct NE FAX: 821-9986
 CITY: Albuquerque STATE N.M ZIP 87109 E-MAIL: jpaul2u@msn.com

DESCRIPTION OF REQUEST: Vacation of Holly Ave to be added to lot 9 of La Cueva Town Center

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 9 Block: _____ Unit: _____
 Subdiv. / Addn. La Cueva Town Center
 Current Zoning: 0-1 Proposed zoning: 0-1 No Change
 Zone Atlas page(s): C-19 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .9074 Ac 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 (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101906439106040208 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Carmel Ave NE, North of Paseo del Norte
 Between: Wyoming NE and Barstow NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-98-402
2A-98-109, V-96-109 00128-00466 EPC, 00450-00876 SDP/BT

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

SIGNATURE [Signature] DATE 11/15/02
 (Print) JEFF HENRY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

- 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
<u>02DRB - 01749</u>	<u>V PROW</u>	<u>V</u>	<u>\$ 300.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	<u>NOTIFICATION FEES \$ 75.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>December 11th 2002</u>	_____	_____	Total <u>\$ 375.00</u>

[Signature] 11/15/02 Project # 1000422
 Planner signature / date Changed 1002378

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ~~NA~~ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) 300⁰⁰
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

JEFF HENRY
Applicant name (print)
[Signature]
Applicant signature / date



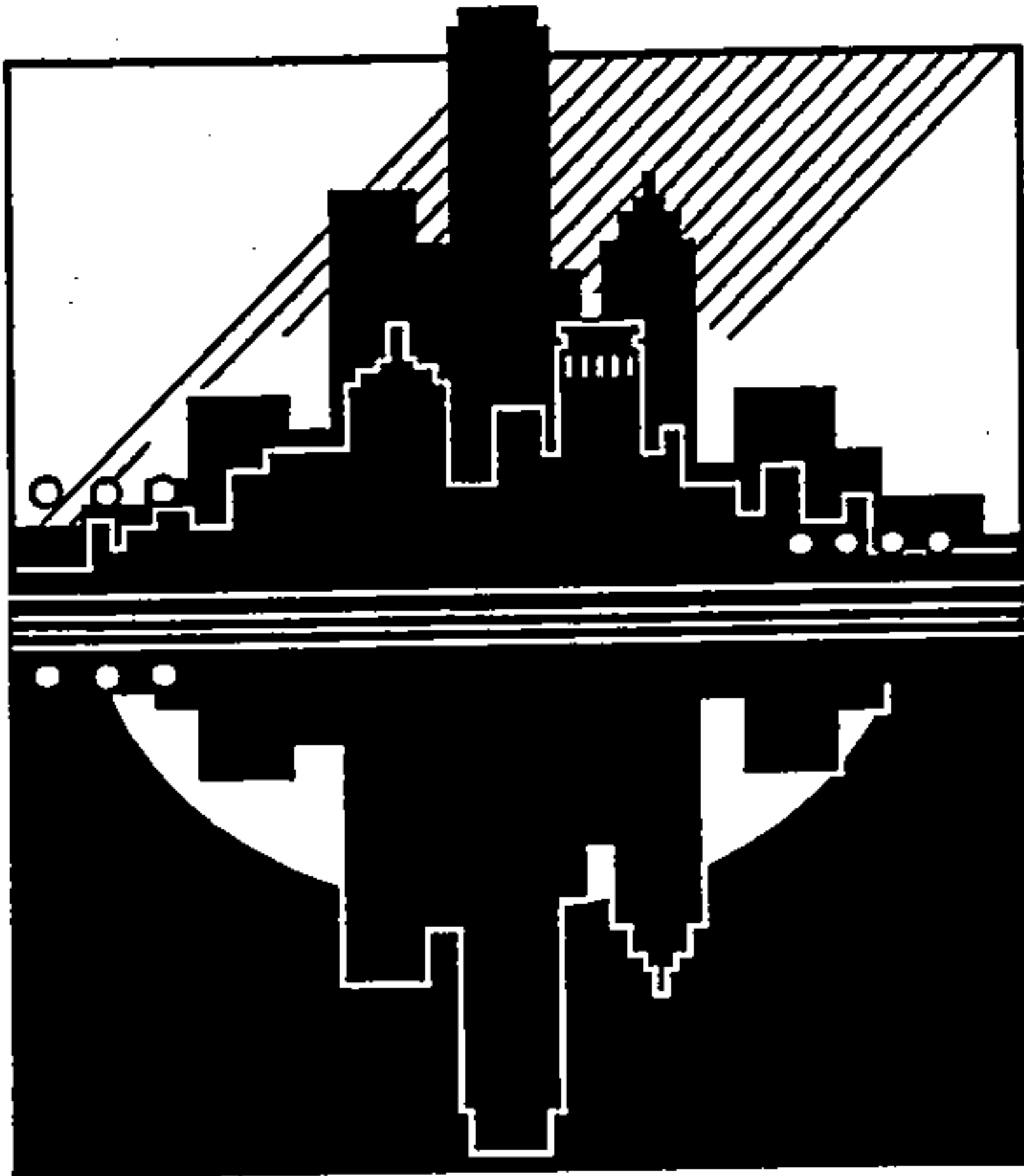
Form revised September 2001

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

Application case numbers
02DRB - 01749

[Signature] 11/15/02
Planner signature / date

Project # 1000422
Changed 1002378



J. Paul Henry Company
Real Estate & Financial Services

Jeff Henry, Broker 7404 Brazos Ct. NE Albuquerque, NM 87109
Phone # 505-480-5333 FAX 505-821-9986 Email jpaul2u@msn.com

Letter of Explanation

For

Vacation of Public Access and Right-of-way (Holly Av.)^{NE}

Attached is a filed EASEMENT VACATION DATA survey and lot location survey. The Public Access and Utility Easement has been vacated except for a small portion (approx. 30 ft. x 100+ ft.) at the eastern end intersecting at the new Carmel Ave. R/W. This letter is to briefly describe, explain and justify the request.

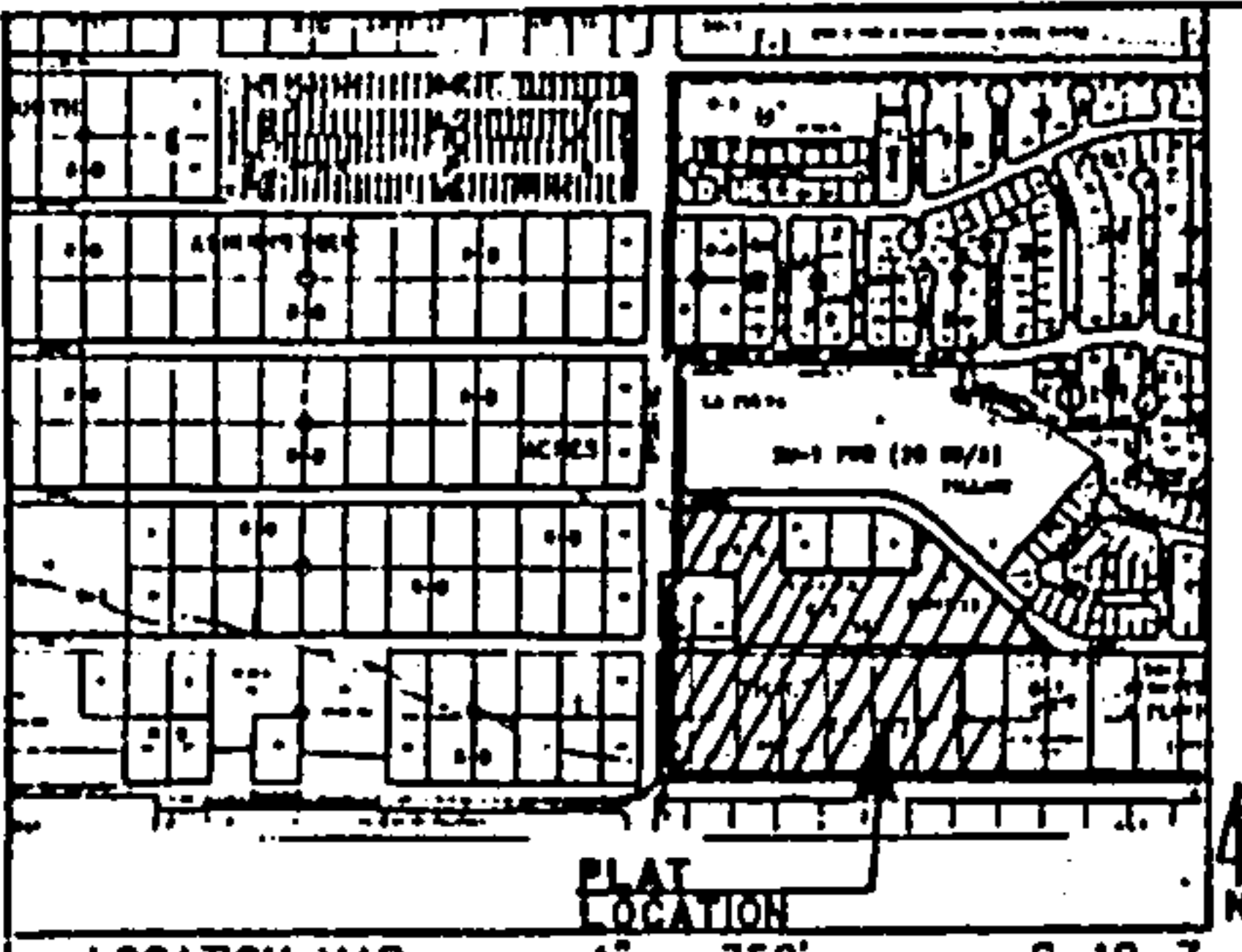
We are requesting to have the remaining unvacated portion of the Public Access and ~~Utility~~ ^{Right-} ~~Right-~~ ^{of-way} ~~Easement~~ vacated into Lot 9 La Cueva Town Center (see lot location survey w/cross hatched area indicated). Lot 9 is the adjoining "fee simple" property. Should the unvacated portion remain, as it is the odd parcel would go unmaintained and be unusable by anyone. The parcel would just gather weeds and be an eye sore to the neighborhood. We are proposing to vacate it into Lot 9, which will eventually be developed as an office building under the current O-1 zoning in place. This odd parcel will be utilized as a landscaping buffer and parking for the office. It will also go on the tax rolls and create income instead of probable expense to the City.

I have contacted the Water Utility Department and they have inspected the property associated with this vacation request. There was no objection to the request and they indicated that a signature for a waiver of the right to vacate the property into the adjoining water tank property was acceptable (waiver form is enclosed).

Sincerely,

Jeff Henry, Agent for Thomas Heflin

Cc: Jay Rowland, Nor Este N.A.
Joe Yardumian, Nor Este N.A.



LOCATION MAP 1" = 750' C-19-Z

PURPOSE OF PLAT

1. To create 10 lots as shown hereon.
2. To grant easements as shown hereon.
3. To create easements as shown hereon.

SUBDIVISION DATA

1. DRB Case No.: 98-402, Z-98-88, V-98-109, V-99-90
2. Zone Atlas Index No.: C-19-Z
3. Total Number of Existing Lots: 15
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 10
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 21.0183

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Beils of boundary to from the plat of record entitled: PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT J", (06-10-31, 01-20)
5. PLAT FOR "LA CUEVA VILLAGE, UNIT 1", (06-18-97, 87C-287) all being records of Bernalillo County, New Mexico.
6. Field Survey performed March, 1998.
7. Title Report provided by Albuquerque Title Company, Commitment No. 711536BRP (Effective date: 03-05-99)
8. Address of Property: None provided.
9. City of Albuquerque, New Mexico Zone: C-2(SC)
10. Utility Council Location System Log No.: 99030114420505
11. Unless otherwise noted all points are "SET 3/8" REBAR WITH CAP "ALS LS 7718".

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Jones Interable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV services, including, in the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of posts, decking, or any structures adjacent to within or near easements shown on this plat. In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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 consent to the granting of public easements as shown hereon and the vesting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): La Cueva Town Center LTD., Co.
B. Spencer 3/2/99
 BEN SPENCER, MANAGER Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 2nd day of March, 1999, this instrument was acknowledged before me by Ben Spencer, Manager, La Cueva Town Center Ltd., Co.
Ben Spencer 3/2/99
 Notary Public My Commission Expires

**PLAT FOR
 LA CUEVA TOWN CENTER**
 WITHIN THE
 ELENA CALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

APPROVED AND ACCEPTED BY:

- Subdivision Case No. 2-7769/200 78-007/5-99-97
- | | |
|--|----------|
| <u>John J. ...</u> | 7/5/97 |
| Planning Director, City of Albuquerque, N.M. | Date |
| <u>Frank ...</u> | 6-16-99 |
| City Engineering Dir., City of Albuquerque, N.M. | Date |
| <u>Frank ...</u> | 6-16-99 |
| Albuquerque Metropolitan Storm Water Flood Control Authority | Date |
| <u>Shelton ...</u> | 6-23-99 |
| Trustee, City of Albuquerque, N.M. | Date |
| <u>Roger ...</u> | 6-28-99 |
| Water Utility Dept., City of Albuquerque, N.M. | Date |
| <u>Edward ...</u> | 6-16-99 |
| Design and Development, CP, City of Albuquerque, N.M. | Date |
| <u>Neil ...</u> | 03/04/99 |
| City Surveyor, City of Albuquerque, N.M. | Date |
| <u>Debra ...</u> | 6-30-99 |
| Property Management, City of Albuquerque, N.M. | Date |
| <u>John ...</u> | 7/1/99 |
| County Treasurer, Bernalillo County, N.M. | Date |
| <u>John ...</u> | 6-29-99 |
| PNM Gas Services Division | Date |
| <u>Rob ...</u> | 7-1-99 |
| PNM Electric Services Division | Date |
| <u>Catherine ...</u> | 06-28-99 |
| U.S. West Telecommunications | Date |
| <u>Vicki ...</u> | 6/30/99 |
| Jones Interable, Inc. | Date |

THIS IS TO CERTIFY THAT I HAVE REVIEWED AND
 PASSED ON THIS PLAT IN ACCORDANCE WITH THE
 PROVISIONS OF THE NEW MEXICO
 PLAT ACT AND THE CITY OF ALBUQUERQUE
 PLAT ACT. I HAVE FOUND THIS PLAT TO BE
 IN ACCORDANCE WITH THE LAWS OF THE STATE
 OF NEW MEXICO AND THE CITY OF ALBUQUERQUE.
 I HAVE REVIEWED THE PLAT AND THE
 RECORDS OF THE CITY OF ALBUQUERQUE
 AND HAVE FOUND NO ERRORS OR
 OMISSIONS. I HAVE THEREFORE
 SIGNED AND SEALED THIS CERTIFICATE
 OF APPROVAL AND ACCEPTANCE OF
 THIS PLAT.

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 owner and/or proprietor 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 and is true and correct to the best of my knowledge and belief.

Timothy Aldrich 03-02-99
 Timothy Aldrich, S. No. 7719 Date
 TA 04-20-99
 TA 07-15-99

Drawn By	RJA	Date	03-02-99
Checked By	TA	Drawing Name	99029PL1.DWG
Job No.	98-029	Sheet	1 of 6

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

EASEMENT DATA

PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

SEE SHEET 6 OF 6
 FOR LOT DATA.

SEE SHEET 5 OF 6 FOR
 ADDITIONAL EASEMENTS

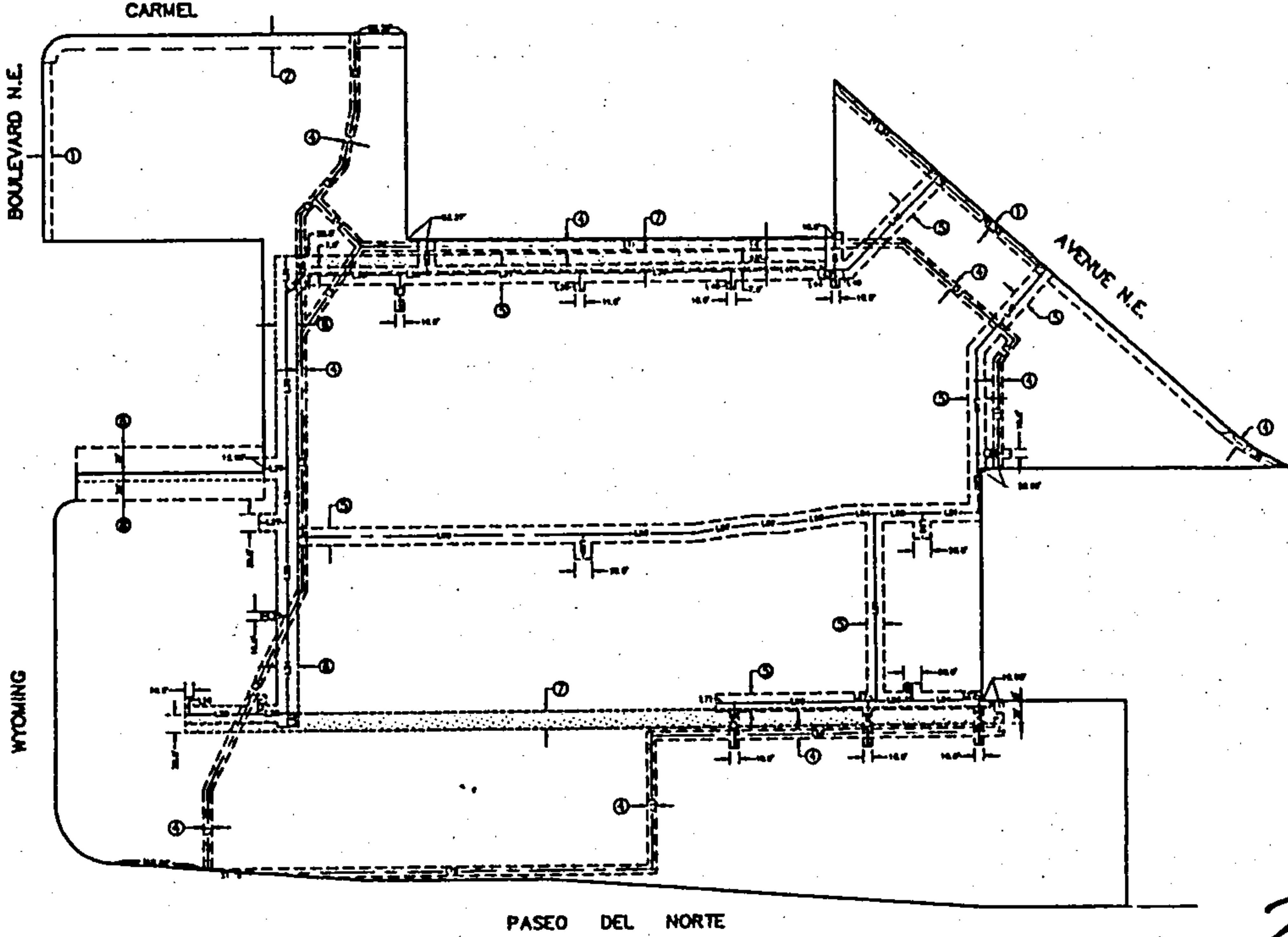
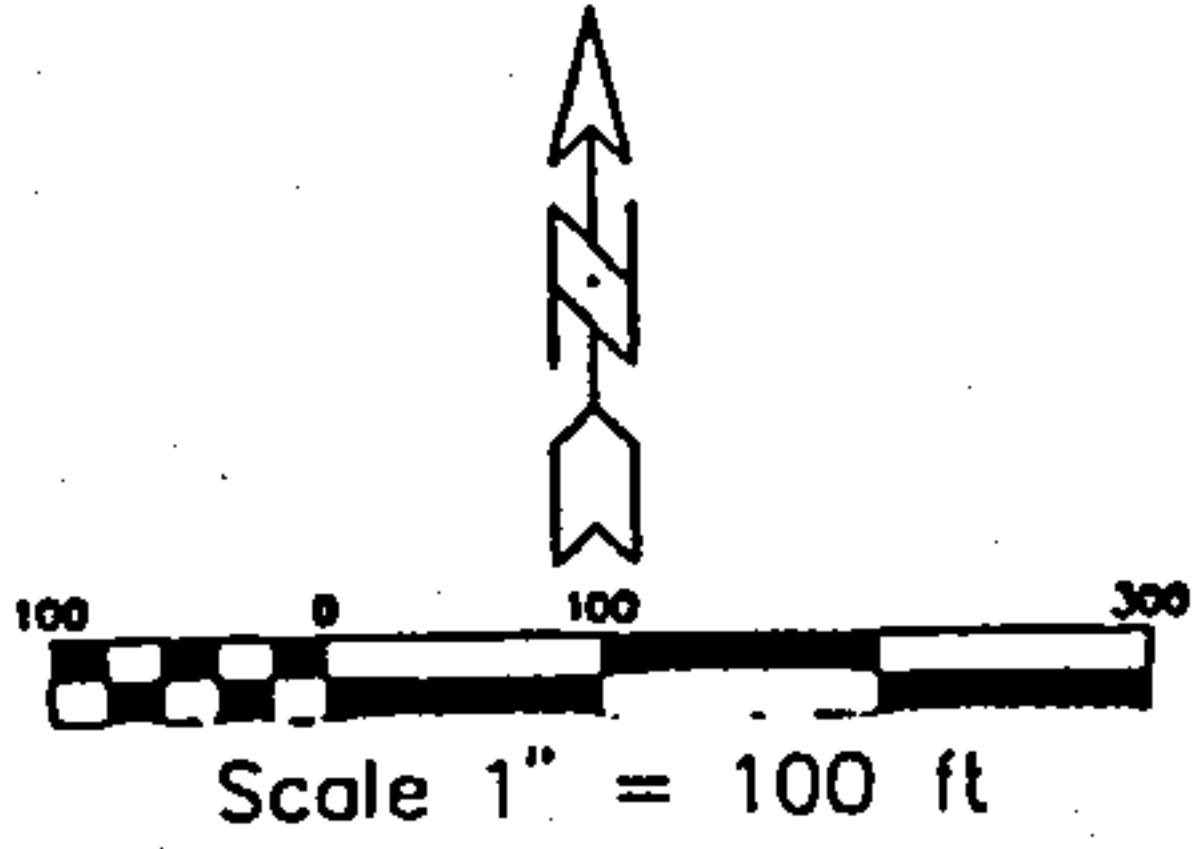
ACCESS TO PASEO DEL NORTE SHALL BE IN
 ACCORDANCE TO UTPPB APPROVED PASEO-
 DEL-NORTE ACCESS CONTROL POLICY.

A CROSS-LOT DRAINAGE EASEMENT IS
 GRANTED BY THIS PLAT FOR THE MUTUAL
 BENEFIT OF ALL LOTS. THE MAINTENANCE
 WILL BE THE RESPONSIBILITY OF THE
 INDIVIDUAL LOTS IN WHICH THE DRAINAGE
 FACILITY IS LOCATED.

CROSS-LOT ACCESS AND PARKING EASEMENTS
 FOR THE MUTUAL BENEFIT AND USE OF ALL
 LOTS AND IN ACCORDANCE WITH THE RESTRICTIVE
 COVENANTS AND THE SITE PLAN UNDER Z-98-98
 (GRANTED BY THIS PLAT)

THE PRIVATE SANITARY SEWER EASEMENT IS GRANTED
 BY THIS PLAT AND IS FOR THE BENEFIT OF ALL THE
 LOTS. THE MAINTENANCE WILL BE THE RESPONSIBILITY
 OF THE INDIVIDUAL LOTS IN WHICH THE PRIVATE SEWER
 LINE IS LOCATED AND IN ACCORDANCE WITH THE RE-
 STRICTIVE COVENANTS.

LINE	DIRECTION	DISTANCE
L1	N00°00'00"E	41.23
L2	N26°07'27"E	232.25
L3	N08°15'08"E	299.20
L4	N08°15'08"E	125.01
L5	N42°25'31"E	24.75
L6	N47°28'31"E	48.00
L7	N17°01'27"E	64.25
L8	N08°01'44"W	64.04
L9	N35°18'33"E	128.04
L10	N43°28'15"E	70.54
L11	S07°40'24"E	873.85
L12	S46°11'26"E	187.50
L13	S37°23'29"E	26.77
L14	N08°15'15"E	121.14
L15	S00°15'15"W	24.03
L16	S89°34'13"W	400.30
L17	S00°01'44"E	131.00
L18	S89°34'16"W	400.43
L19	S00°00'00"W	28.00
L20	N08°00'00"E	28.24
L21	N08°00'00"E	21.00
L22	N08°00'00"E	24.00
L23	N08°15'08"E	11.95
L24	N08°15'08"E	111.34
L25	N08°44'57"E	26.00
L26	N08°15'08"E	108.30
L27	N08°15'08"E	22.33
L28	N08°15'08"E	60.00
L29	N08°44'57"E	28.07
L30	N08°15'08"E	190.14
L31	N08°15'08"E	43.00
L32	N11°36'10"E	26.40
L33	N08°34'10"E	140.20
L34	N08°34'10"E	11.00
L35	N08°34'10"E	21.82
L36	N08°01'44"E	26.83
L37	N08°15'08"E	178.40
L38	S00°01'44"E	26.00
L39	N08°15'08"E	174.77
L40	S00°01'44"E	26.00
L41	N08°15'08"E	119.50
L42	N08°01'44"E	26.00
L43	N08°15'08"E	1.00
L44	N08°15'08"E	26.00
L45	N08°15'08"E	14.91
L46	N11°36'10"E	130.30
L47	S41°35'44"E	122.74
L48	S00°01'44"E	117.00
L49	S00°41'31"E	26.00
L50	S00°01'44"E	64.10
L51	S89°34'10"W	63.00
L52	S00°01'44"E	24.00
L53	S89°34'10"W	54.77
L54	S89°34'10"W	21.30
L55	S89°34'10"W	77.10
L56	S44°28'13"E	24.00
L57	S89°34'10"W	60.44
L58	S89°34'10"W	127.53
L59	S00°01'44"E	26.00
L60	S89°34'10"W	328.87
L61	S00°00'00"W	212.02
L62	N00°00'00"W	3.31
L63	S00°15'20"E	21.00
L64	N00°00'00"W	75.00
L65	N00°00'00"E	20.00
L66	N00°00'00"W	41.87
L67	N00°00'00"W	8.75
L68	S00°15'20"E	21.00
L69	N00°00'00"E	154.00
L70	S00°15'20"E	21.00
L71	S00°00'00"W	21.00



- EASEMENT**
- ① EXISTING 10' PUE (09-18-97, 97C-282)
 - ② EXISTING 15' PUE AND PUBLIC SIDEWALK EASEMENT (09-18-97, 97C-282)
 - ③ 10' PUE (GRANTED BY THIS PLAT)
 - ④ 20' PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)
 - ⑤ 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 20' PRIVATE SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)
 - ⑦ EXISTING 30' PUBLIC ACCESS, SEWER AND WATER EASEMENT (PER V-98-109)

Timothy A. Aldrich
 06-16-99
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Drawn By	RJA	Date	03-18-99
Checked By	TA	Drawing Name	88028PL4.DWG
Job No.	98-029	Sheet	4 of 6

EASEMENT DATA



PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

SEE SHEET 6 OF 6
 FOR LOT DATA.

SEE SHEET 4 OF 6 FOR
 ADDITIONAL EASEMENTS

ACCESS TO PASEO DEL NORTE SHALL BE IN
 ACCORDANCE TO UTPPB APPROVED PASEO-
 DEL-NORTE ACCESS CONTROL POLICY.

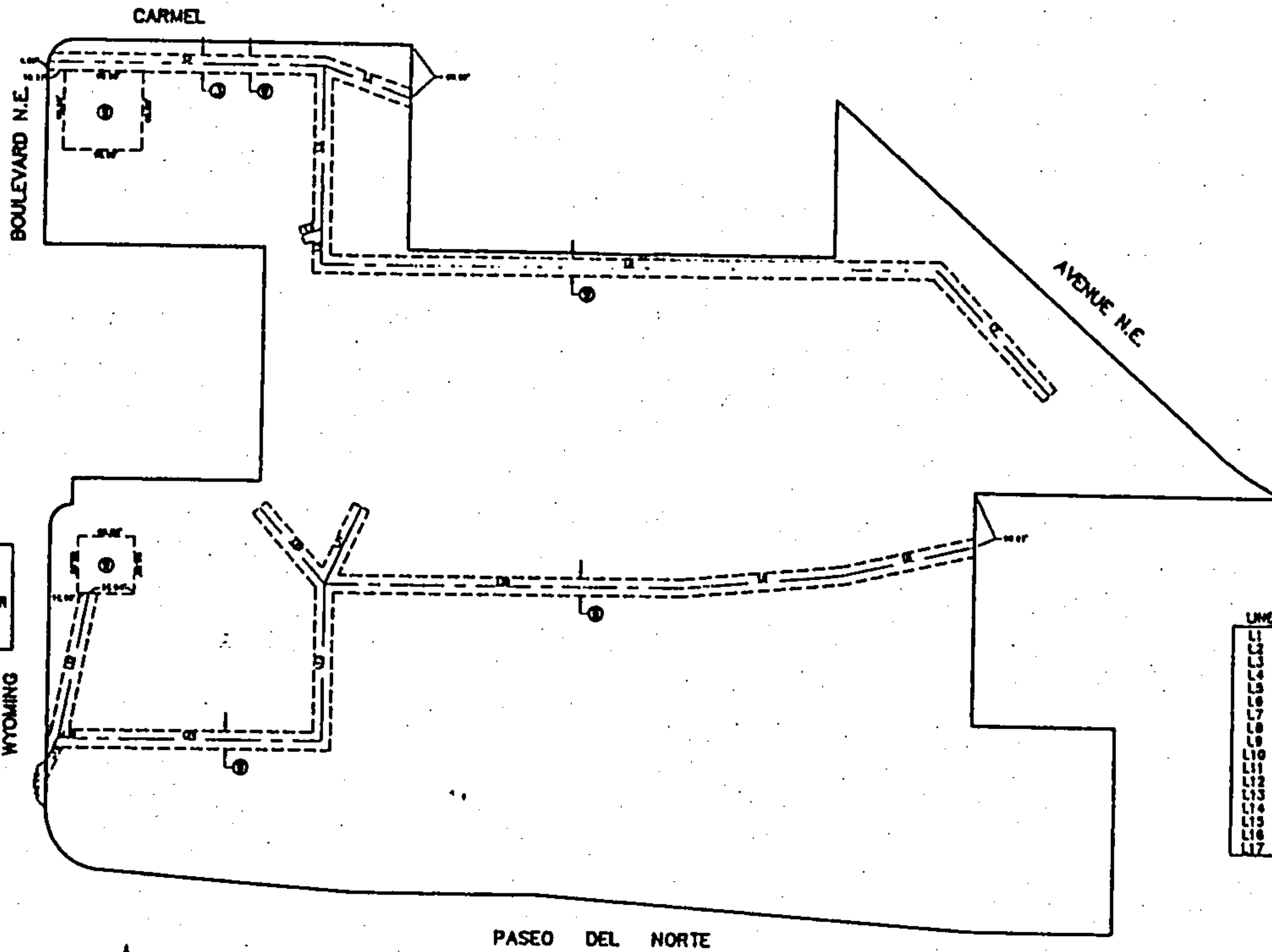
A CROSS-LOT DRAINAGE EASEMENT IS
 GRANTED BY THIS PLAT FOR THE MUTUAL
 BENEFIT OF ALL LOTS. THE MAINTENANCE
 WILL BE THE RESPONSIBILITY OF THE
 INDIVIDUAL LOTS IN WHICH THE DRAINAGE
 FACILITY IS LOCATED.

CROSS-LOT ACCESS AND PARKING EASEMENTS
 FOR THE MUTUAL BENEFIT AND USE OF ALL
 LOTS AND IN ACCORDANCE WITH THE RESTRICTIVE
 COVENANTS AND THE SITE PLAN UNDER Z-88-
 (GRANTED BY THIS PLAT)

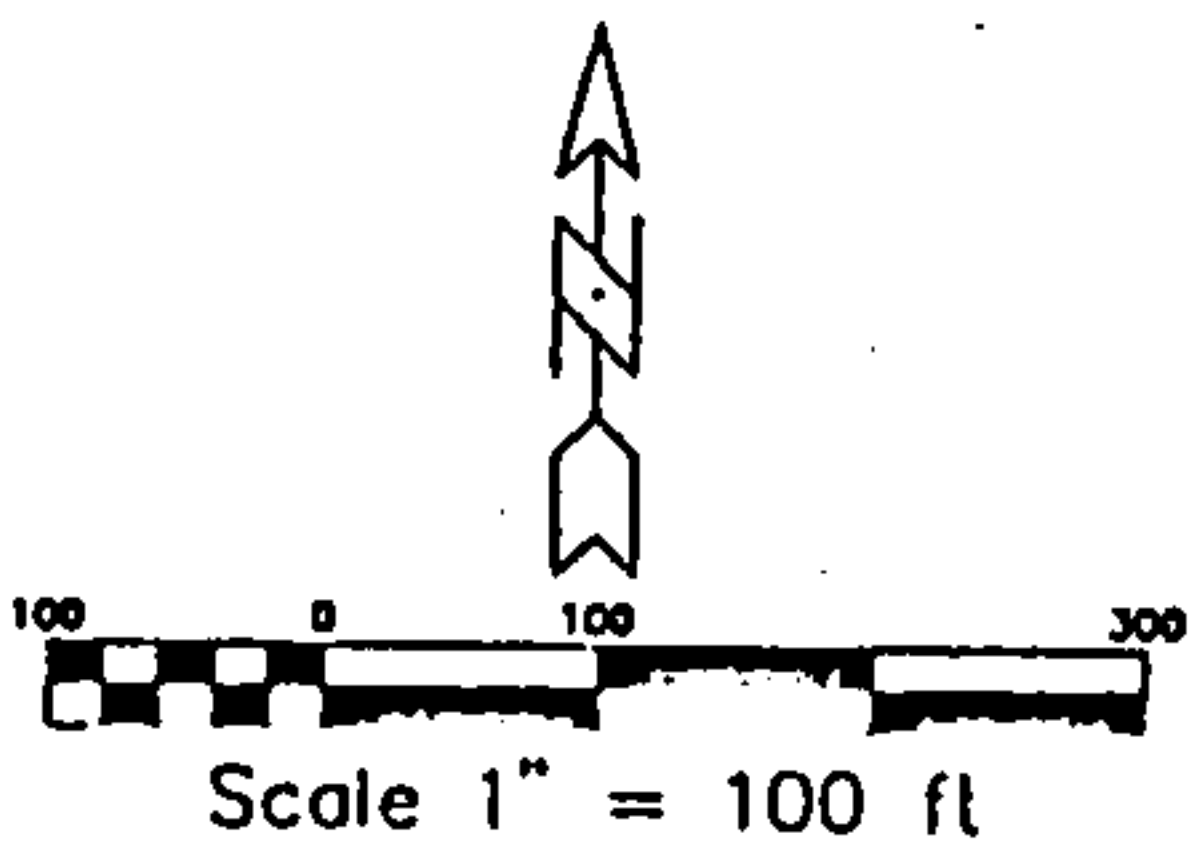
THE PRIVATE SANITARY SEWER EASEMENT IS GRANTED
 BY THIS PLAT AND IS FOR THE BENEFIT OF ALL THE
 LOTS. THE MAINTENANCE WILL BE THE RESPONSIBILITY
 OF THE INDIVIDUAL LOTS IN WHICH THE PRIVATE SEWER
 LINE IS LOCATED AND IN ACCORDANCE WITH THE RE-
 STRICTIVE COVENANTS.

EASEMENT

- ① A 20' PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS D,E AND F, LA CUEVA VILLAGE, UNIT 1 TO BE MAINTAINED BY LOT 4, LA CUEVA TOWN CENTER (GRANTED BY THIS PLAT)
- ② PRIVATE STORM DRAINAGE EASEMENT (GRANTED BY THIS PLAT)



LINE	DIRECTION	DISTANCE
L1	S89°39'10"E	318.75'
L2	S70°19'34"E	105.81'
L3	S00°00'00"W	185.42'
L4	S72°34'29"W	24.14'
L5	S00°00'00"W	38.22'
L6	N89°38'18"E	712.80'
L7	S42°38'34"E	181.45'
L8	S77°13'22"W	153.55'
L9	S85°04'12"W	187.25'
L10	S88°38'11"W	414.01'
L11	S25°08'37"W	97.04'
L12	S41°36'06"E	114.44'
L13	S00°13'08"W	178.58'
L14	S80°00'00"W	303.77'
L15	N28°07'22"E	27.84'
L16	S28°07'22"W	5.14'
L17	N117°48'E	183.25'



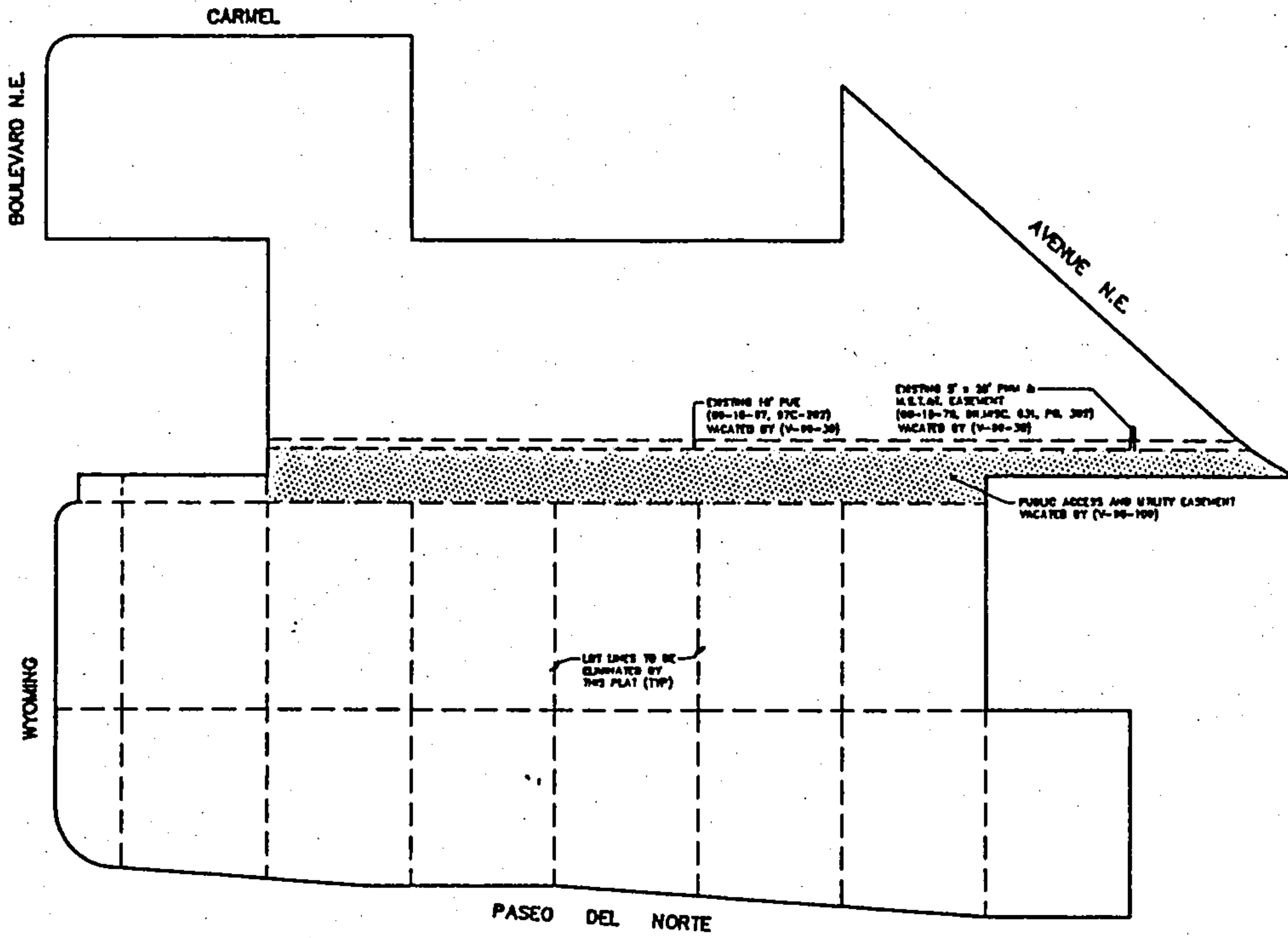
For [Signature]
 06/16-99
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1890

Drawn By:	RJA	Date:	03-18-99
Checked By:	TA	Drawing Name:	98029PLS.DWG
Job No.:	98-029	Sheet:	5 of 6



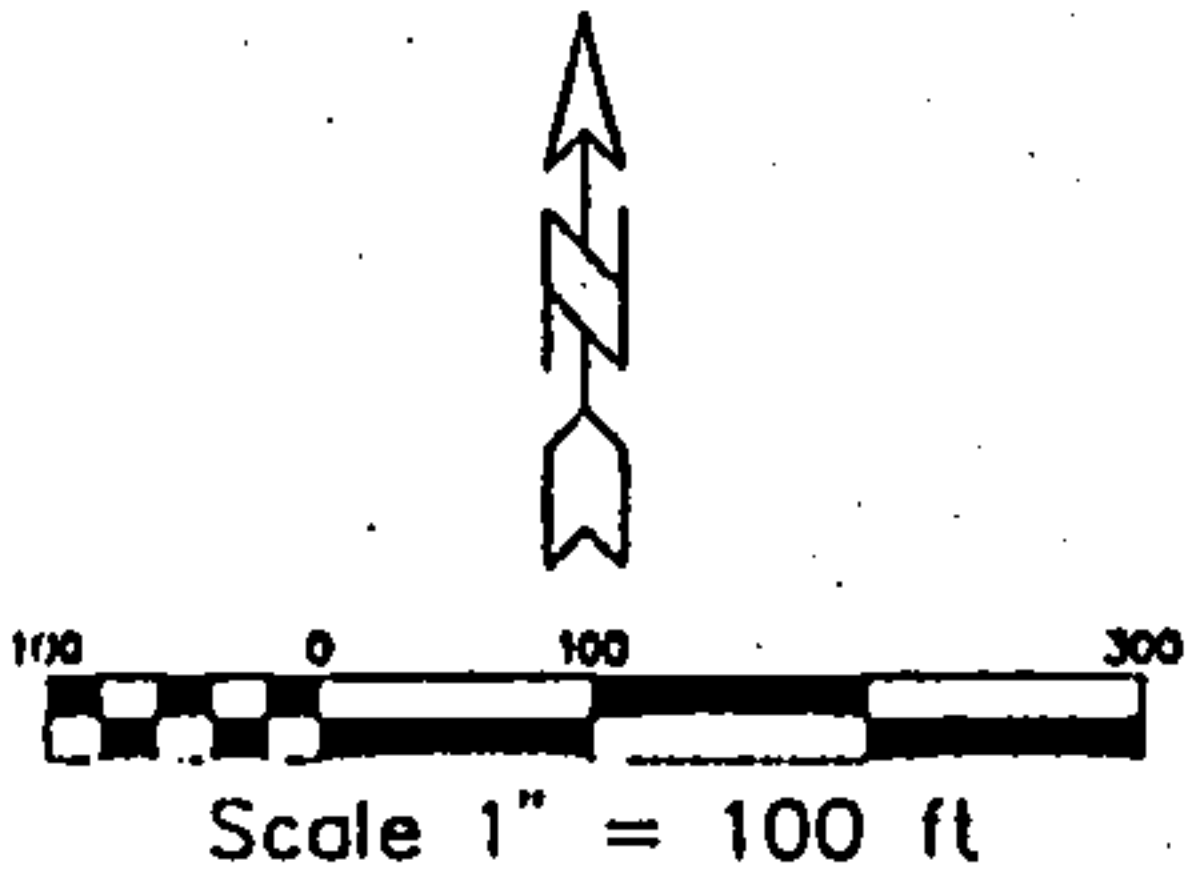
PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

EASEMENT VACATION DATA



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.

Timothy A. Aldrich
 04-20-99
 TA-07-15-99
ALDRICH LAND SURVEYING



Drawn By:	RJA	Date:	03-02-99
Checked By:	TA	Drawing Name:	98029PL3.DWG
Job No.:	98-029	Sheet:	3 of 6

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

LINE	DIRECTION	DISTANCE
L1	S00°19'39"E	319.40' (319.35')
L2	N00°20'50"E	30.00'
L3	S89°39'10"E	214.70'
L4	N00°07'55"E	284.01' (252.00')
L5	N89°39'10"W	252.01'
L6	N00°07'55"E	201.48'
L7	S89°39'10"E	386.89'
L8	S00°07'55"W	232.00'
L9	S89°39'10"E	493.00'
L10	N00°07'55"E	178.73'
L11	S48°17'38"E	871.86'
L12	N89°39'10"W	354.85' (283.77' (294.00'))
L13	S00°15'35"W	184.88' (163.00')
L14	S89°39'31"E	234.27' (234.00')
L15	S00°15'27"W	183.07' (183.00')
L16	N89°38'29"W	498.20'
L17	N85°38'11"W	218.03'
L18	N89°49'51"W	290.20'

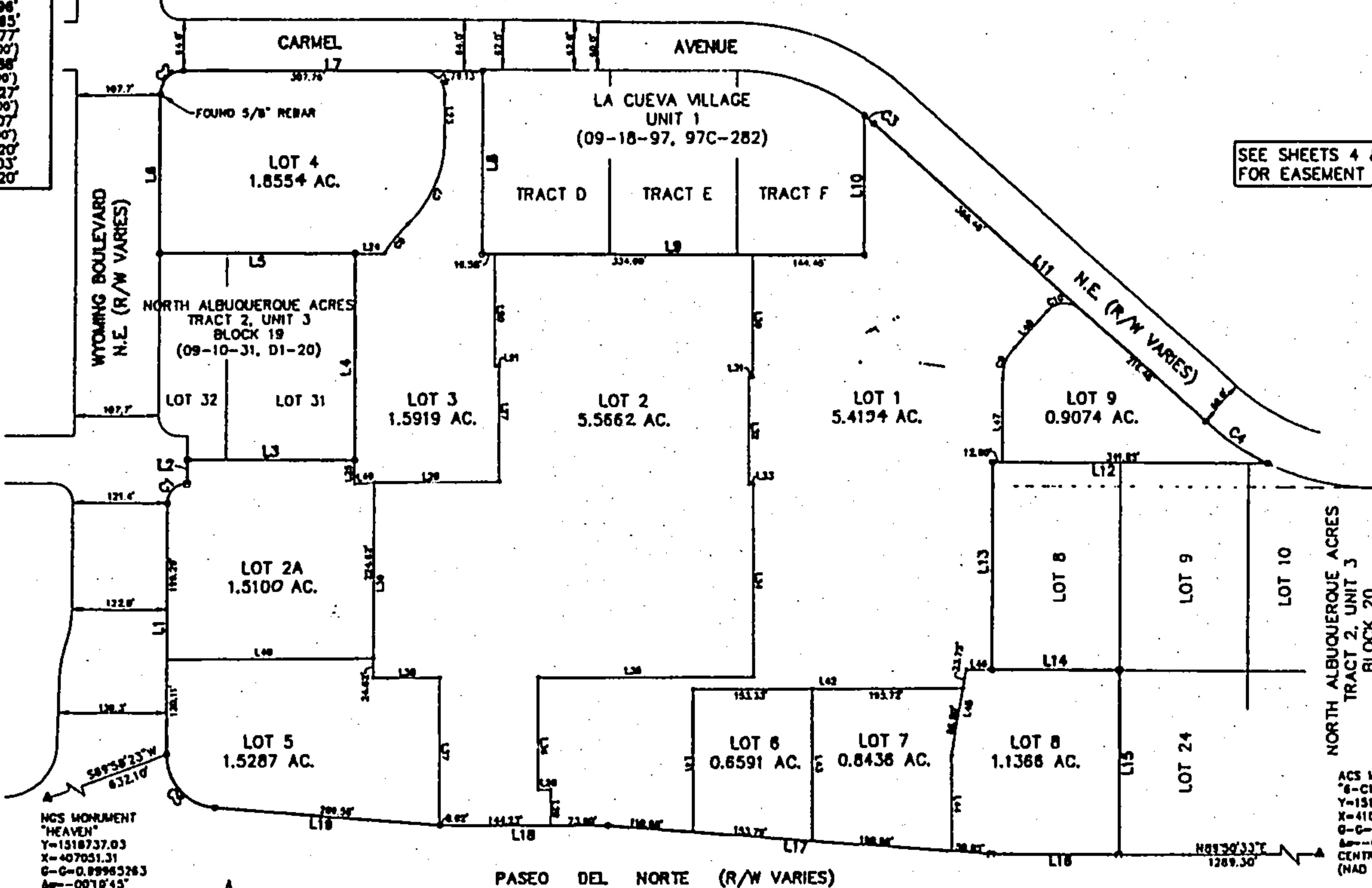
CURVE	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
C1	39.28' (39.27')	90°01'11" (90°00'36")	25.01'	N45°20'15"E (N45°15'28"E)	35.36'
C2	47.24'	90°12'53"	30.00'	N45°14'23"E (N45°14'22"E)	42.51'
C3	15.78'	03°20'57" (03°20'35")	270.00'	S48°38'04"E	18.78'
C4	88.41'	18°44'20" (08°44'22")	330.00'	S56°33'47"E	88.07'
C5	102.85' (102.86')	85°30'58"	88.51'	N42°35'50"W	93.32'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.28'	90°01'11"	25.01'	N45°20'15"E	35.36'	
C2	47.24'	90°12'53"	30.00'	N45°14'23"E	42.51'	
C3	15.78'	03°20'57"	270.00'	S48°38'04"E	18.78'	
C4	88.41'	18°44'20"	330.00'	S56°33'47"E	88.07'	
C5	102.85'	85°30'58"	88.51'	N42°35'50"W	93.32'	

PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

SEE SHEETS 4 & 5
 FOR EASEMENT DATA

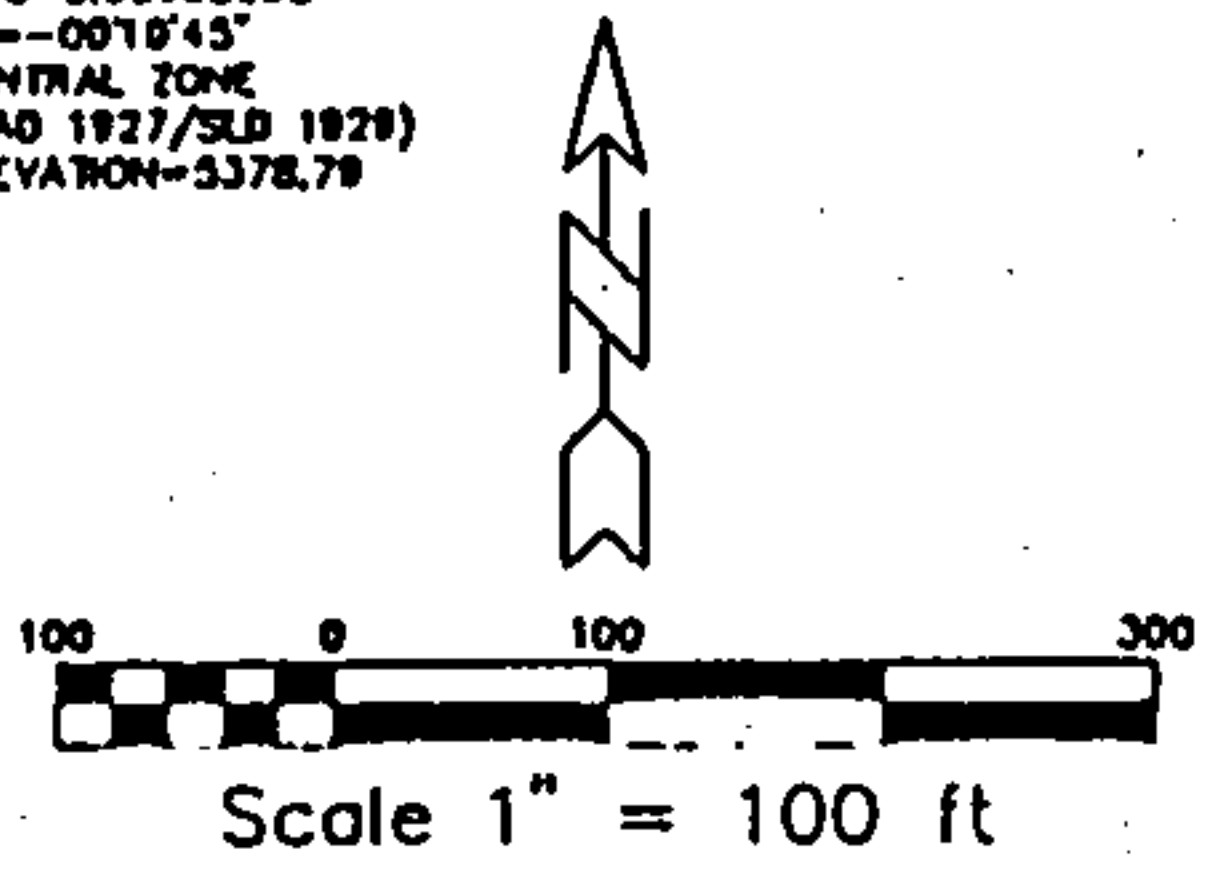
LINE	DIRECTION	DISTANCE
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L2	N00°20'50"E	30.00'
L3	S89°39'10"E	214.70'
L4	N00°07'55"E	284.01'
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L12	N89°39'10"W	354.85'
L13	S00°15'35"W	184.88'
L14	S89°39'31"E	234.27'
L15	S00°15'27"W	183.07'
L16	N89°38'29"W	498.20'
L17	N85°38'11"W	218.03'
L18	N89°49'51"W	290.20'



- PROPERTY CORNERS
- SET 5/8" REBAR WITH CAP "ALS LS 7710" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 11184" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 10855" (TYP.)

NCS MONUMENT
 "HEAVEN"
 Y=1318737.03
 X=407051.31
 G=0.89963283
 Δ=001°45'
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5378.79

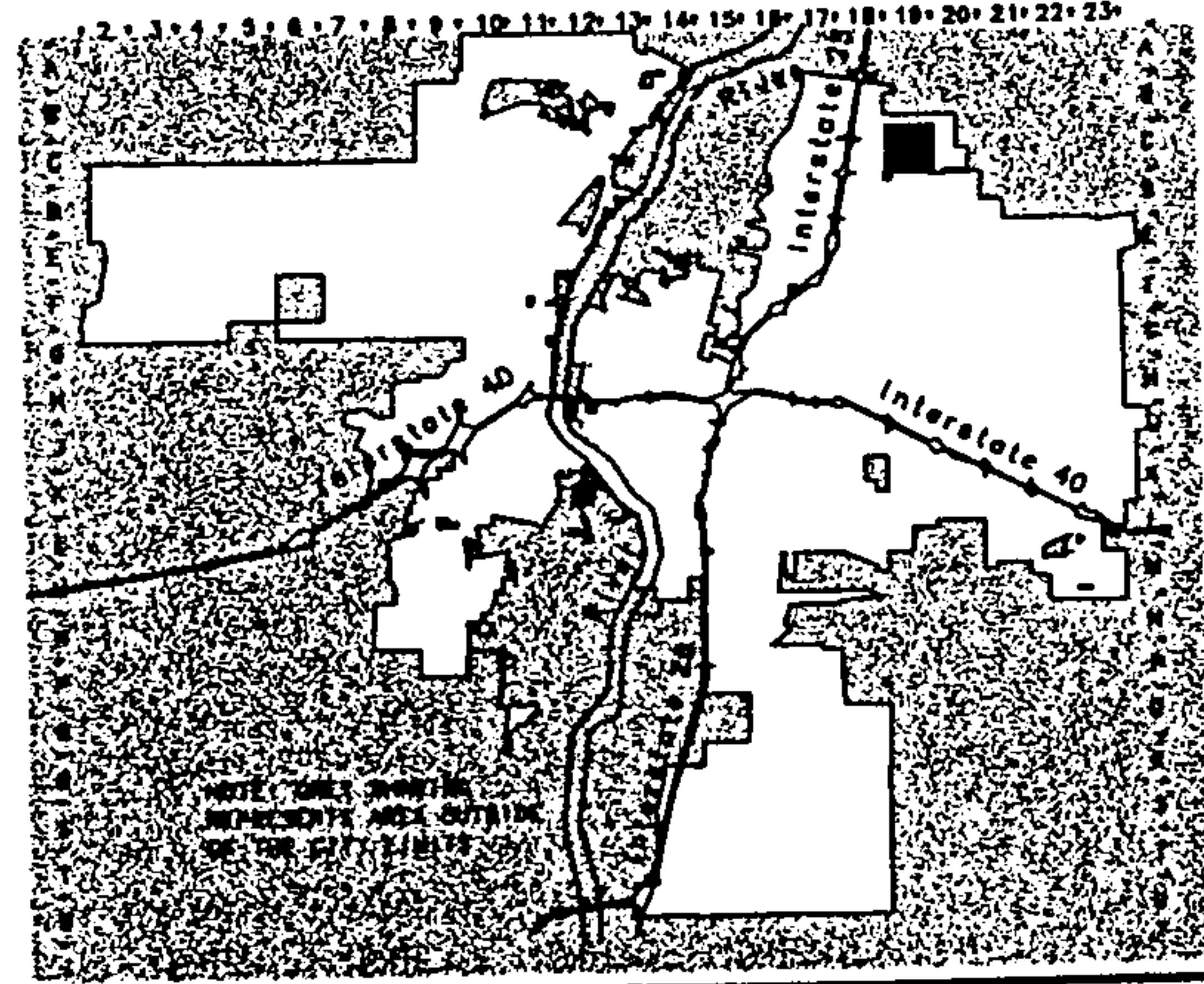
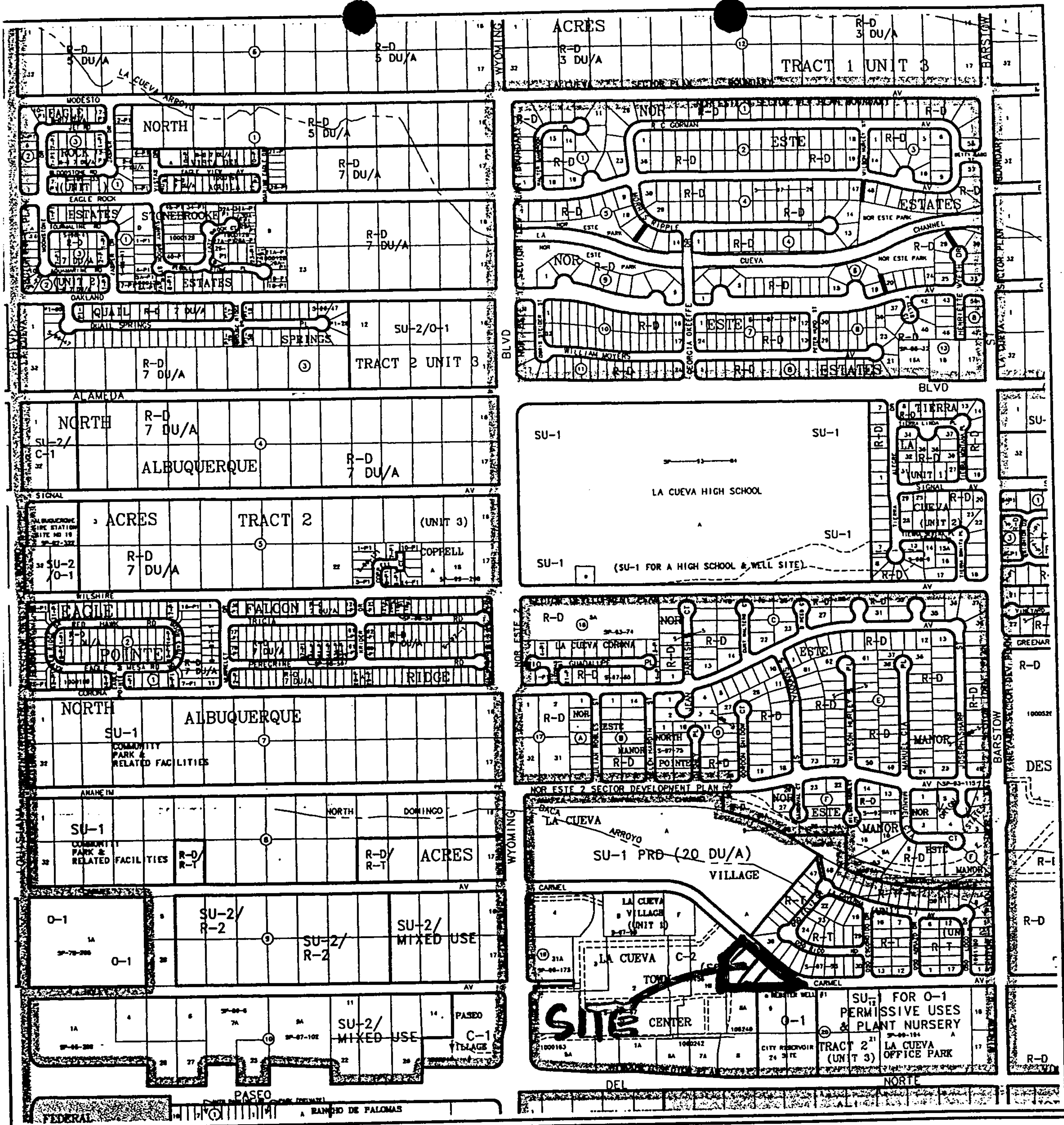
ACS MONUMENT
 "C18"
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 X=410183.71
 G=0.8996473
 Δ=001°23'
 CENTRAL ZONE
 (NAD 1927)



Handwritten signature and date
 TA 07-15-99
 06/16/99

Drawn By: RJA	Date: 03-18-99
Checked By: TA	Drawing Name: 98029PL6.DWG
Job No: 98-029	Sheet: 6 of 6

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-864-1990



CITY OF ALBUQUERQUE
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2001



Zone Atlas Page
C-19-Z
 Map Amended through July 20, 2001

"ATTACHMENT A"

Jeff Henry, J. Paul Henry Company
Zone Map: C-19.

NOR ESTE N.A. (R)

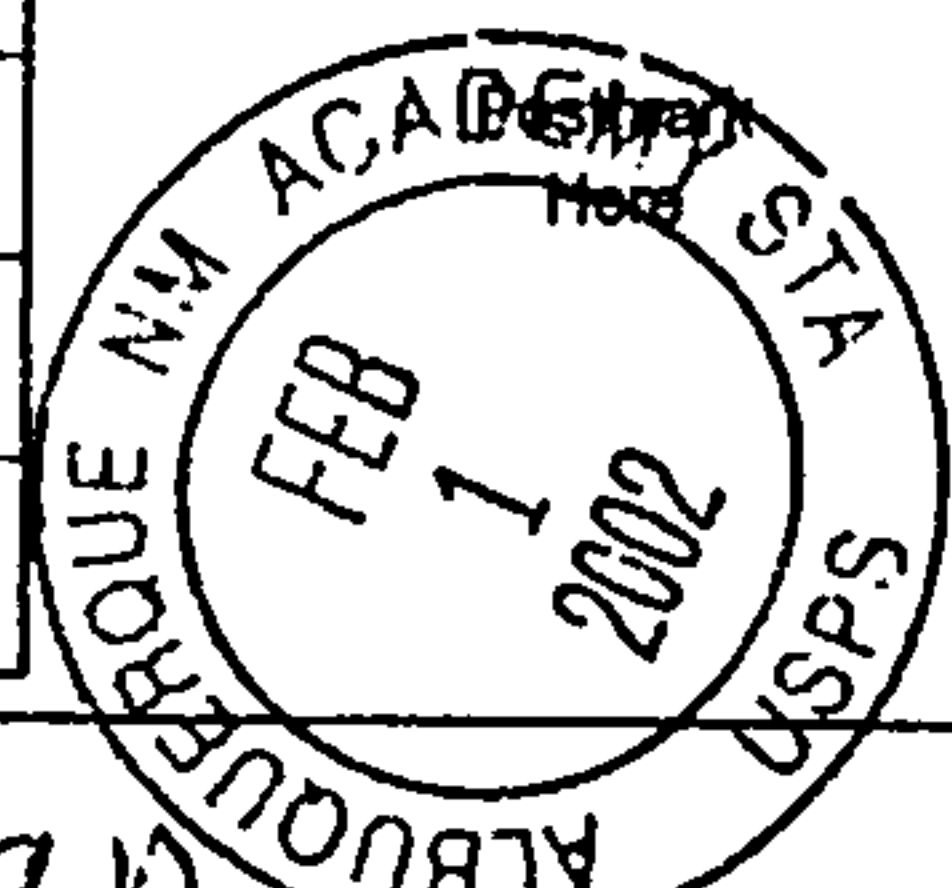
***Jay Rowland**
 7729 R.C. Gorman NE/87122 797-0853 (h)
 Joe Yardumian
 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

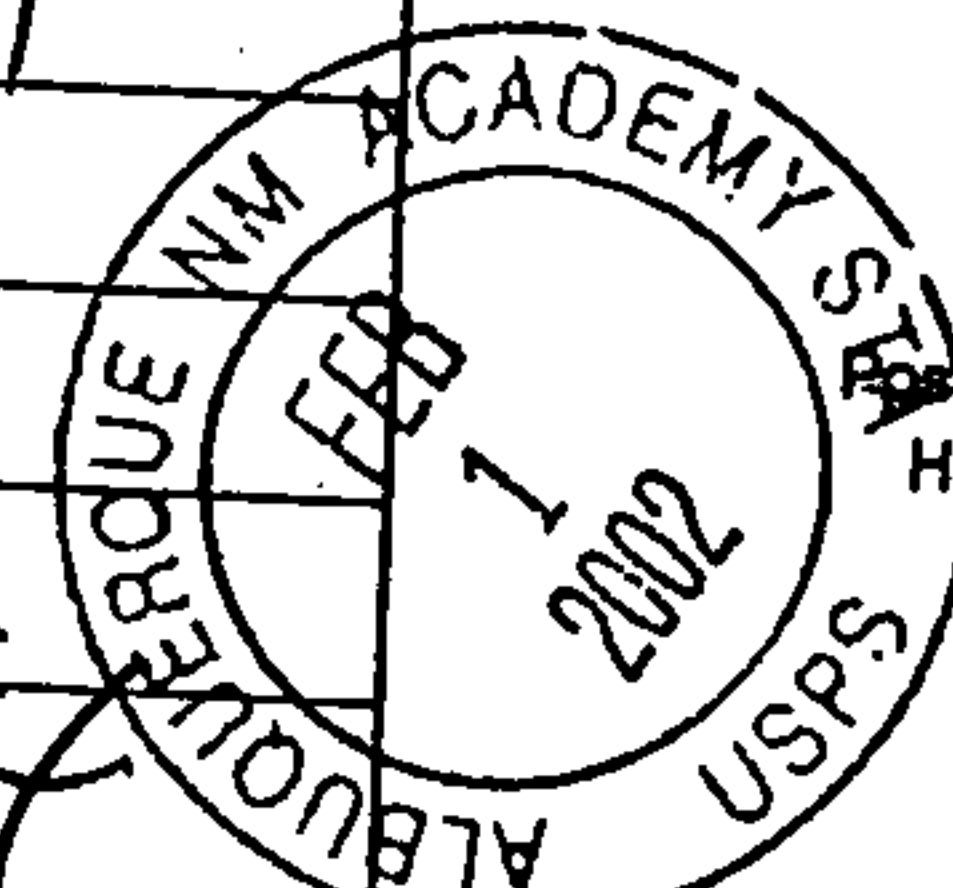
**LETTERS MUST BE SENT TO BOTH
 CONTACTS OF EACH
 NEIGHBORHOOD ASSOCIATION.**

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

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

7001 1940 0006 3521 7839

OFFICIAL USE											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%; text-align: right;">\$ 34</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td style="text-align: right;">\$ 244</td> </tr> </table>	Postage	\$ 34	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 244	
Postage	\$ 34										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 244										
Sent To <u>Joe Yardumian</u> Street, Apt. No.; or PO Box No. <u>7801 R.C. Gorman NE</u> City, State, ZIP+ 4 <u>Albuq. N.M 87122</u>											

OFFICIAL USE											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%; text-align: right;">\$ 34</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td style="text-align: right;">\$ 244</td> </tr> </table>	Postage	\$ 34	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 244	
Postage	\$ 34										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 244										
Sent To <u>JAY Rowland</u> Street, Apt. No.; or PO Box No. <u>7729 RC Gorman NE</u> City, State, ZIP+ 4 <u>Albuq. NM 87122</u>											

PS Form 3800, January 2001 See Reverse for Instructions

PS Form 3800, January 2001 See Reverse for Instructions



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

February 1, 2002

Jeff Henry
J. Paul Henry Company
7404 Brazos Ct. NE/87109
Phone: 480-5333/Fax: 821-9986

Dear Jeff:

Thank you for your inquiry of February 1, 2002 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PUBLIC ACCESS AND UTILITY EASTMENT LOCATED ON LA CUEVA TOWN CENTER BETWEEN CARMEL AND PASEO DEL NORTE AND WYOMING AND BARSTOW** zone map #C-19.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(01/30/02)

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

THOMAS HEFLIN

AGENT

JEFF HEYRP

ADDRESS

7404 BRAZOS CT NE

PROJECT NO.

10004ZZ

APPLICATION NO.

02DRB - 01779

\$ 300 441006 / 4983000 (DRB Cases)

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

\$ 75 441018 / 4971000 (Notification)

\$ 375⁰⁰ Total amount due

DUPLICATE
City Of Albuquerque
Treasury Division

11/15/2002 12:11PM LOC: ANN
X RECEIPT# 00000645 WSH 008 TRANSH 0012
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$375.00
J24 Misc \$75.00
CK \$375.00
CHANGE \$0.00

City Of Albuquerque
Treasury Division

11/15/2002 12:11PM LOC: ANN
X
RECEIPT# 00000644 WSH 008 TRANSH 0012
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$375.00
J24 Misc \$300.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV 26th 2002 To DEC 11th 2002.

5. REMOVAL

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

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

[Signature] 11/15/02
(Applicant or Agent) (Date)

I issued 1 signs for this application, 11/15/02, [Signature]
(Date) (Staff Member)

Waiver of Right to Purchase

FOR PLAN. FILE.
~~1000422~~

REFERENCE: PROJECT # _____, VRW# _____
APPROVED BY THE DEVELOPMENT REVIEW BOARD ON 1002378

I (We) the undersigned property owner(s) of property adjacent to the above referenced Vacation Action do hereby waive any right that we may have to purchase this particular vacated right-of-way as defined in the SUBDIVISION REGULATIONS of the City of Albuquerque.

Property Address and/or Legal Description

Property Owner Signature Date

Property Owner Signature Date

Print Name Signed Above

Print Name Signed Above

From
① NC


I called J. Henry 9:14am on 11/22/02
told him that because he did not get an
updated list of NAs between 2/02 + when
he was ready to submit, he has another NA to

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

get in writing
Anok before
12/11/02 or else
SAM

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 11, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000849

02DRB-01748 Major-Two Year SIA
1 SIA for Procedure "B" and
1 SIA for "B" Modified non-work order

North Four Hills (R)
Singing Arrow (R)

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)

Project # 1000422

02DRB-01749 Major-Vacation of Pub Right-of-Way

Nor Este (R)
La Cueva Village (R)

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] (C-19)

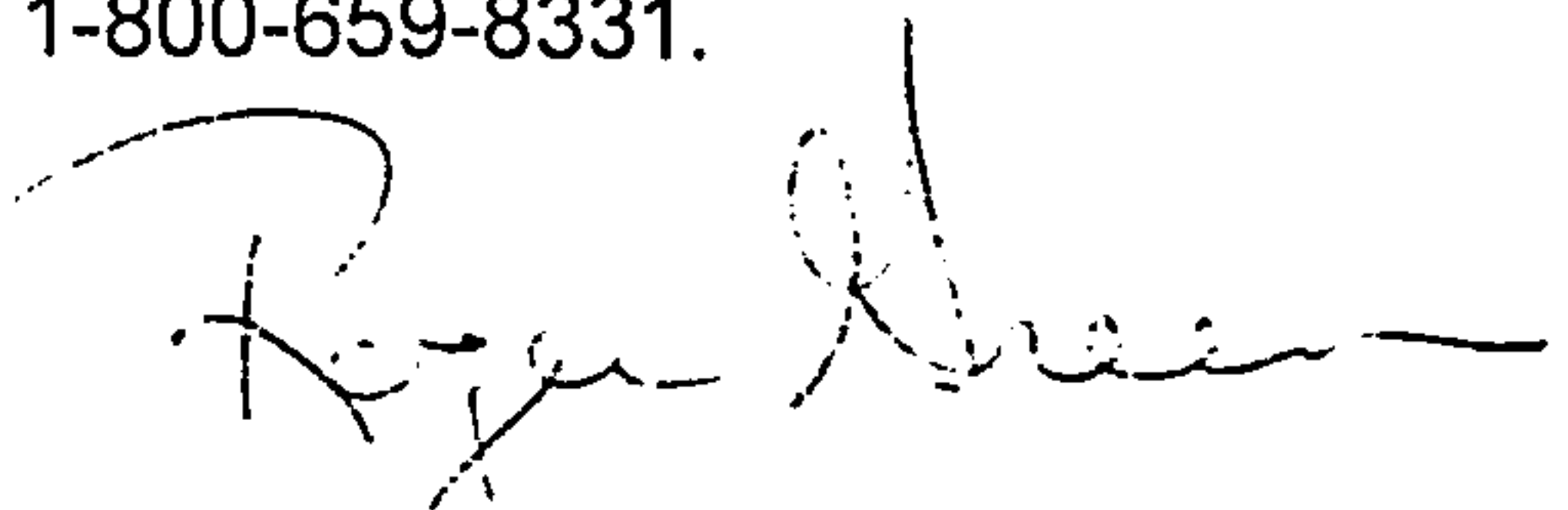
Project # 1001081

02DRB-01747 Major-Vacation of Pub Right-of-Way

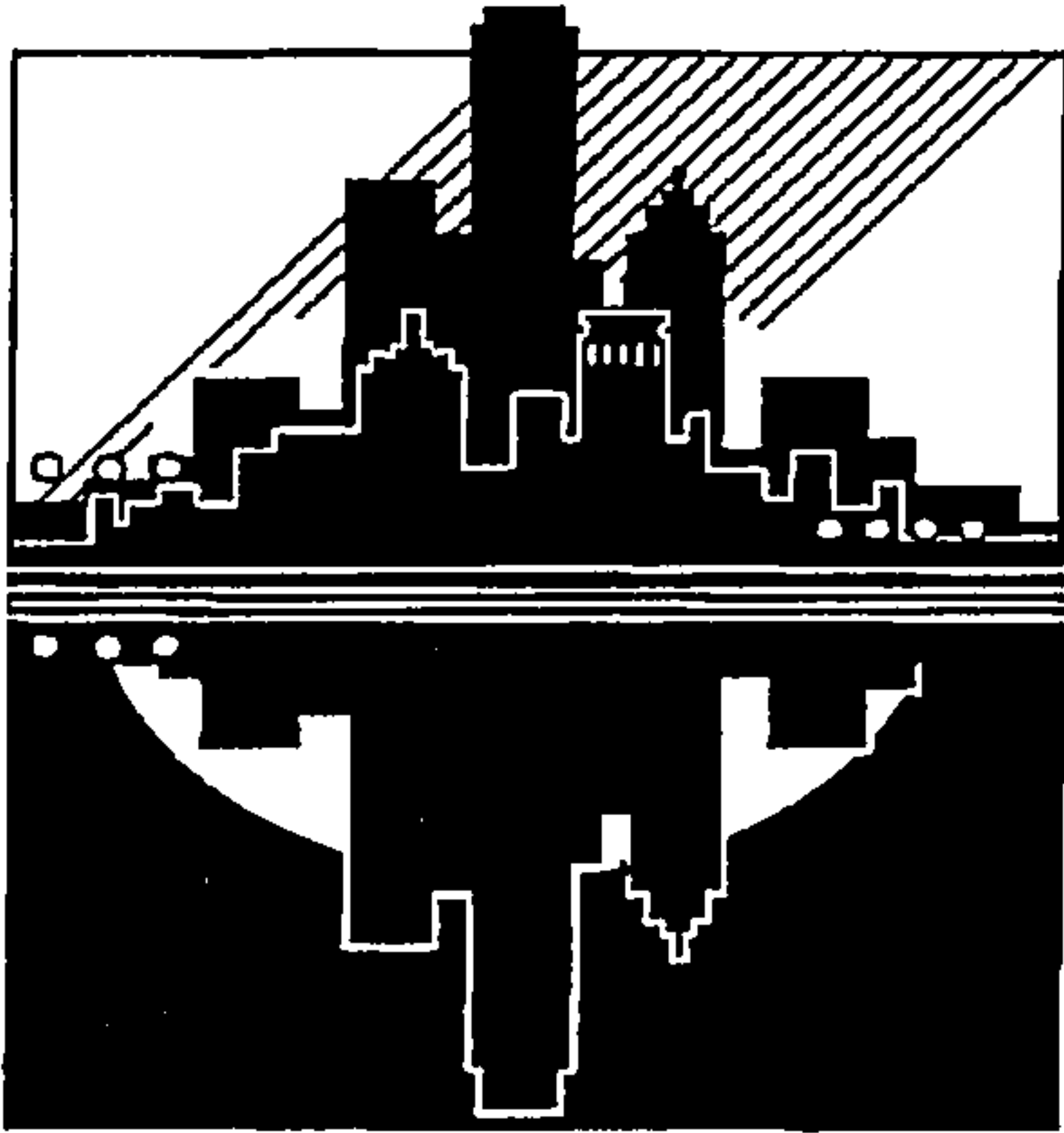
Cochas Park (R)

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] (H-20)

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



Roger Green, Acting Chair
Development Review Board



J. Paul Henry Company
Real Estate & Financial Services

Jeff Henry, Broker 7404 Brazos Ct. NE Albuquerque, NM 87109
Phone # 505-480-5333 FAX 505-821-9986 Email jpaul2u@msn.com

Just the Plain FAX From The Desk of Jeff Henry

To: Sharon Matson Fax # 924-3339 *Voice 924-3830*

Pages to follow 6 Time & Date _____

Comments :

These 4 pages were sent to the Neighborhood Assoc shown on the last 2 pages at 11:30 AM on 11/23/02

*Thanks
JH*

me

¹¹
Yardoomian

197-18511

¹¹ 125/102
Department
Collection
Linn.

Nov-22-02 03:30P COA/PLANNING/OCNC

505 924 3913

P. 01



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: November 22, 2008

TO CONTACT NAME: Jeff Henry
 COMPANY/AGENCY: G. Paul Henry Company
 ADDRESS/ZIP: Real Estate & Financial Services, 7404 Bluffs C.N.E. 87109
 PHONE/FAX #: 480-5333 / 821-9986

Thank you for your inquiry of 11-22-08 requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot 9, La Cueva Town Center
 zone map page(s) C-19

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

La Cueva Village
 Neighborhood Association
 Contact: Celina Stanzon
8111 Oso del Rio NE / 87122
823-9486 (W) 797-4814 (W)
Jim Bower
8020 Oso Esccondido Dr NE
823-1981 (W) 87122

Los Estos
 Neighborhood Association
 Contact: Gary Rowland
7729 R.C. Gorman NE
797-0853 (W) 87122
Joe Yardumian
7801 R.C. Gorman Ave NE
797-1851 (W) 87122-2748

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

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

Sincerely,

Dalaina S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

7001 1940 0006 3621 4486

CERTIFIED MAIL RECEIPT
(Domestic Mail Only - No Insurance Coverage Provided)

ALBUQUERQUE, NM 87122

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



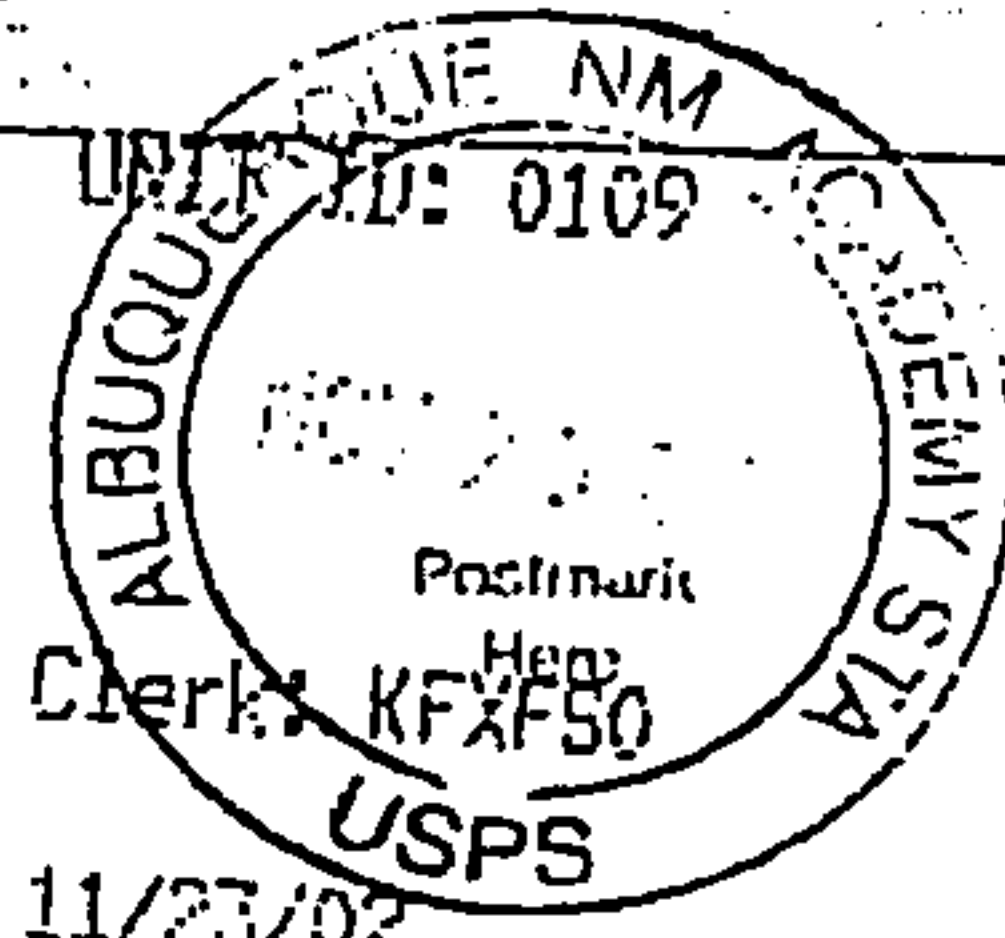
Sent To Jay Rowland
 Street, Apt. No., or PO Box No. 7729 RC Gorman NE
 City, State, ZIP+4 Albua, NM 87122

7001 1940 0006 3621 4486

CERTIFIED MAIL RECEIPT
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ALBUQUERQUE, NM 87122

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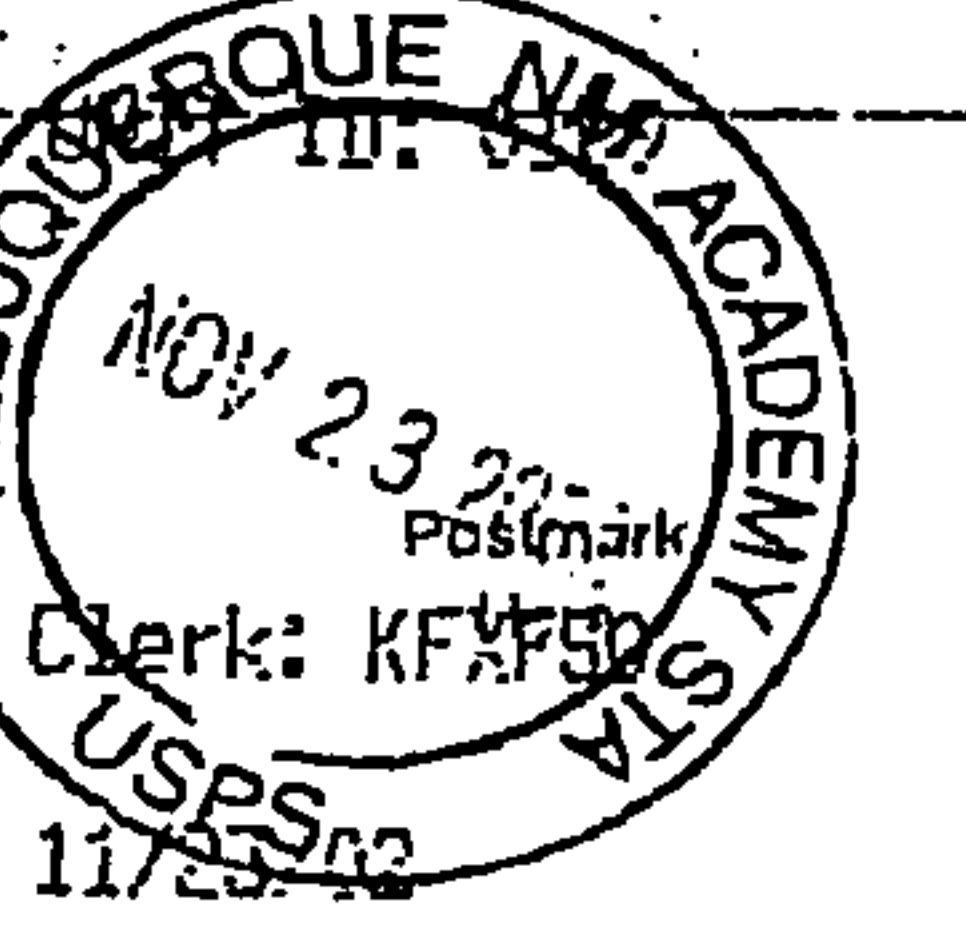
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 Street, Apt. No., or PO Box No. 8111 Oso Felix NE
 City, State, ZIP+4 Albua, NM 87122

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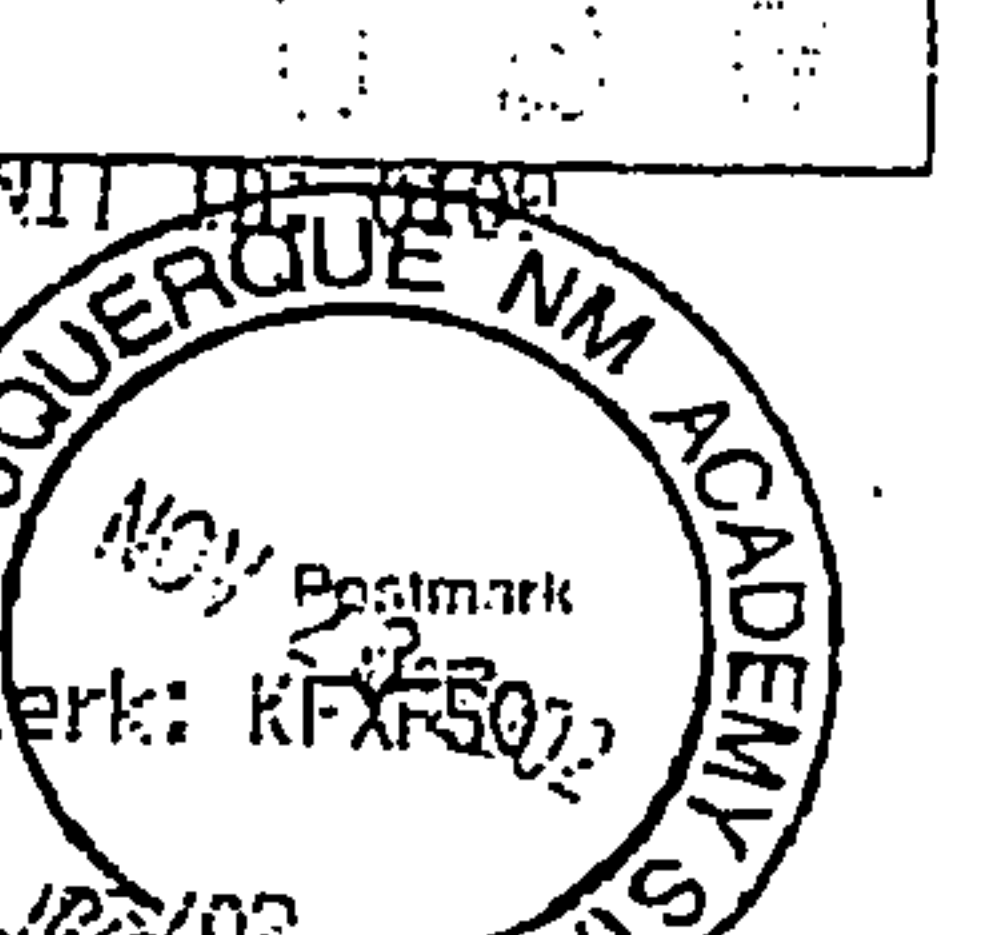
Sent To Joe Yardumian
 Street, Apt. No., or PO Box No. 7801 RC Gorman NE
 City, State, ZIP+4 Alb, NM 87122

7001 1940 0006 3621 4486

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Total Postage & Fees	\$	



Sent To Tim Bower
 Street, Apt. No., or PO Box No. 8020 Oso Escandido NE
 City, State, ZIP+4 Albua, NM 87122

LINE	DIRECTION	DISTANCE
L1	N00°19'30"E	318.40
L2	N00°20'30"E	30.80
L3	S89°38'10"E	214.70
L4	N00°07'33"E	284.01
L5	N89°38'10"W	232.01
L6	N00°07'55"E	201.48
L7	N89°39'10"W	306.89
L8	N00°07'55"W	232.00
L9	S89°39'10"E	483.00
L10	N00°07'55"E	178.73
L11	N45°17'34"E	871.84
L12	N89°39'10"W	354.85
L13	S00°15'35"W	283.77
L14	S89°39'10"E	184.88
L15	N00°15'27"W	234.27
L16	N89°49'31"W	183.07
L17	N89°49'31"W	499.20
L18	N89°49'31"W	218.03
L19	N89°31'18"W	280.20

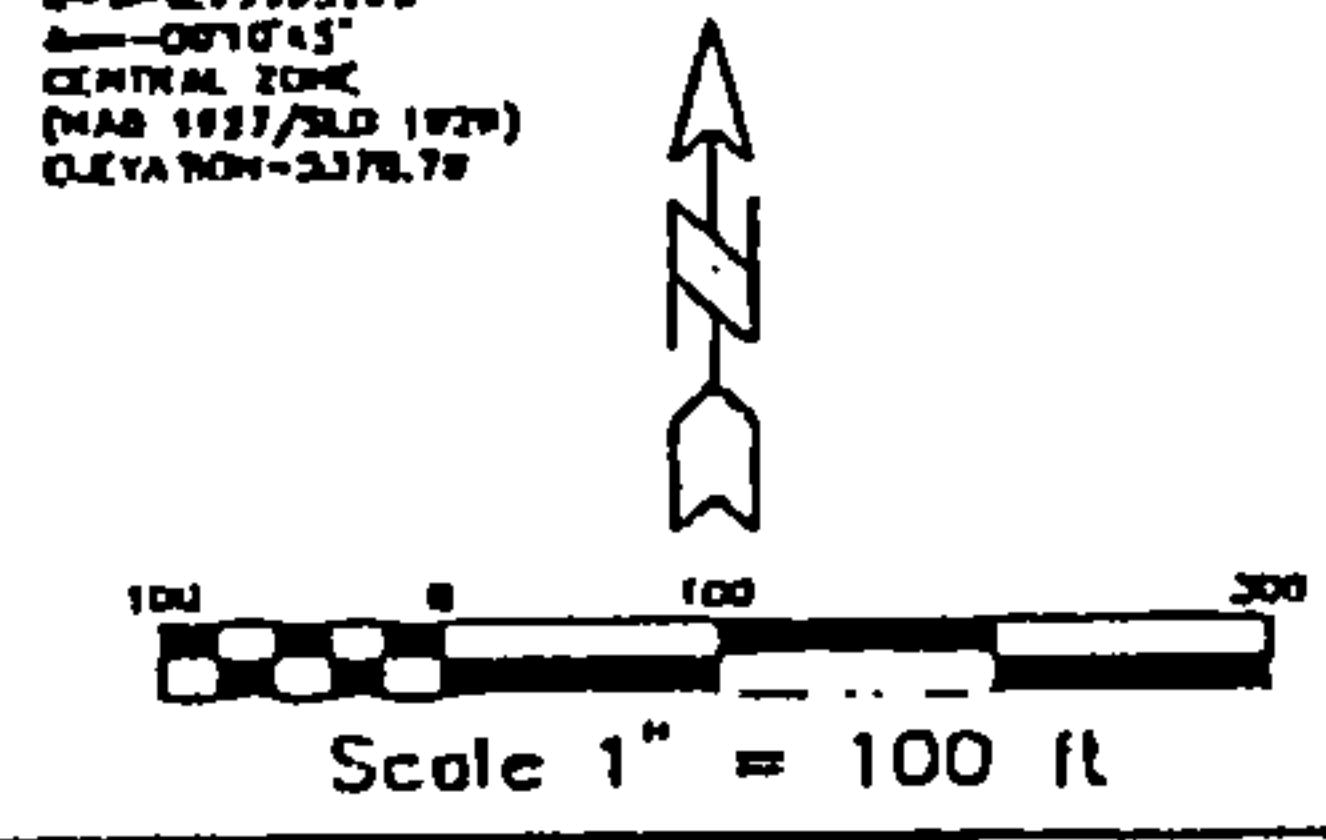
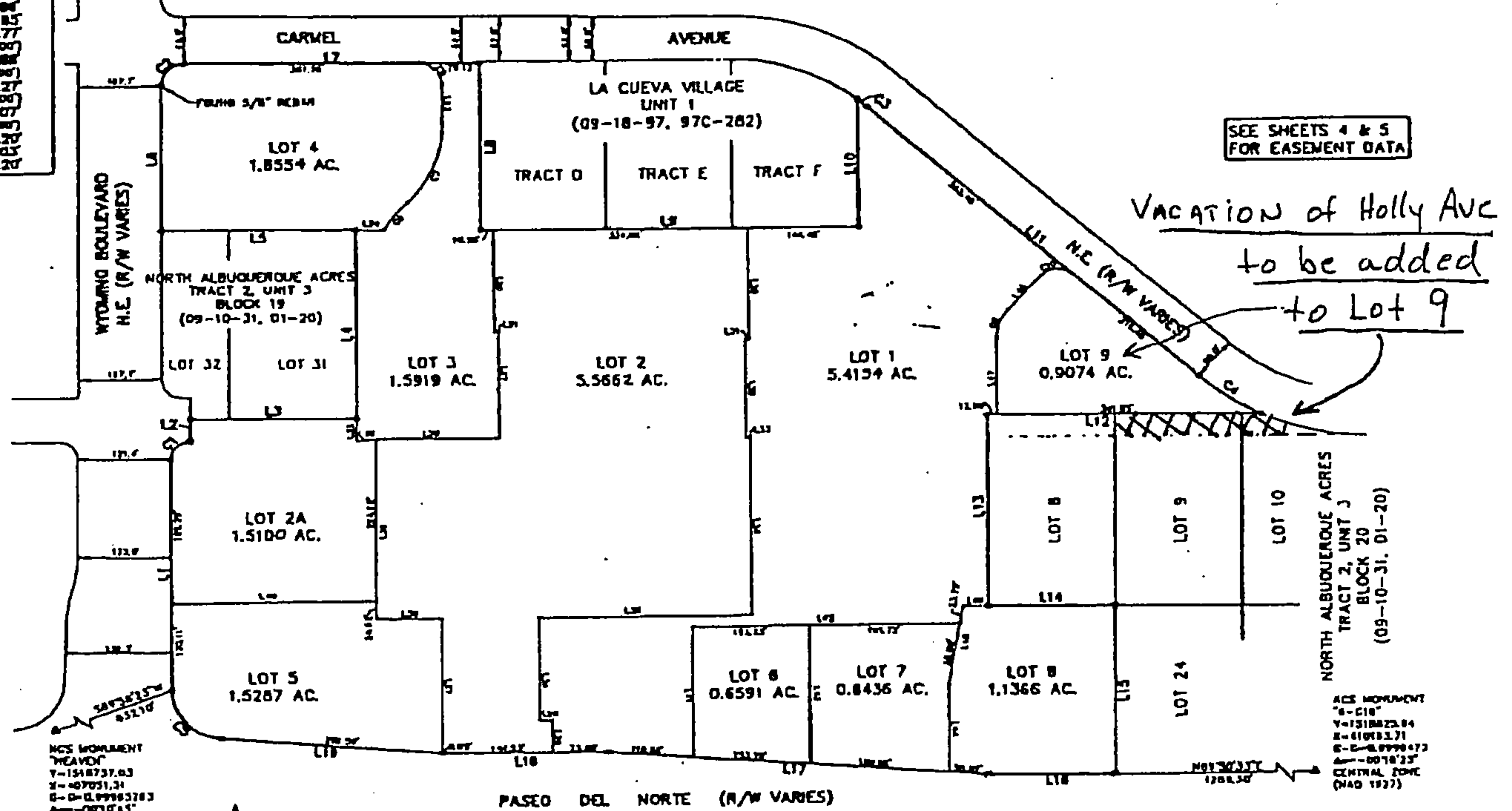
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.28	90°07'31"	23.00	25.01	N45°20'19"E	33.38
C2	47.24	90°12'55"	30.00	30.11	N45°14'25"E	42.91
C3	15.78	03°20'57"	270.00	7.89	S46°38'04"E	15.78
C4	98.61	18°44'20"	330.00	48.53	S56°33'47"E	94.07
C5	102.85	83°50'58"	68.51	63.72	N42°33'50"W	83.37

LINE	LENGTH	BEARING	AREA	PERIMETER	PERCENT	CHORD
L1	318.40	N00°19'30"E	0.0000	318.40	100.00	318.40
L2	30.80	N00°20'30"E	0.0000	30.80	100.00	30.80
L3	214.70	S89°38'10"E	0.0000	214.70	100.00	214.70
L4	284.01	N00°07'33"E	0.0000	284.01	100.00	284.01
L5	232.01	N89°38'10"W	0.0000	232.01	100.00	232.01
L6	201.48	N00°07'55"E	0.0000	201.48	100.00	201.48
L7	306.89	N89°39'10"W	0.0000	306.89	100.00	306.89
L8	232.00	N00°07'55"W	0.0000	232.00	100.00	232.00
L9	483.00	S89°39'10"E	0.0000	483.00	100.00	483.00
L10	178.73	N00°07'55"E	0.0000	178.73	100.00	178.73
L11	871.84	N45°17'34"E	0.0000	871.84	100.00	871.84
L12	354.85	N89°39'10"W	0.0000	354.85	100.00	354.85
L13	283.77	S00°15'35"W	0.0000	283.77	100.00	283.77
L14	184.88	S89°39'10"E	0.0000	184.88	100.00	184.88
L15	234.27	N00°15'27"W	0.0000	234.27	100.00	234.27
L16	183.07	N89°49'31"W	0.0000	183.07	100.00	183.07
L17	499.20	N89°49'31"W	0.0000	499.20	100.00	499.20
L18	218.03	N89°49'31"W	0.0000	218.03	100.00	218.03
L19	280.20	N89°31'18"W	0.0000	280.20	100.00	280.20

PLAT FOR
LA CUEVA TOWN CENTER
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 1999

LINE	LENGTH	BEARING	AREA	PERIMETER	PERCENT	CHORD
L1	318.40	N00°19'30"E	0.0000	318.40	100.00	318.40
L2	30.80	N00°20'30"E	0.0000	30.80	100.00	30.80
L3	214.70	S89°38'10"E	0.0000	214.70	100.00	214.70
L4	284.01	N00°07'33"E	0.0000	284.01	100.00	284.01
L5	232.01	N89°38'10"W	0.0000	232.01	100.00	232.01
L6	201.48	N00°07'55"E	0.0000	201.48	100.00	201.48
L7	306.89	N89°39'10"W	0.0000	306.89	100.00	306.89
L8	232.00	N00°07'55"W	0.0000	232.00	100.00	232.00
L9	483.00	S89°39'10"E	0.0000	483.00	100.00	483.00
L10	178.73	N00°07'55"E	0.0000	178.73	100.00	178.73
L11	871.84	N45°17'34"E	0.0000	871.84	100.00	871.84
L12	354.85	N89°39'10"W	0.0000	354.85	100.00	354.85
L13	283.77	S00°15'35"W	0.0000	283.77	100.00	283.77
L14	184.88	S89°39'10"E	0.0000	184.88	100.00	184.88
L15	234.27	N00°15'27"W	0.0000	234.27	100.00	234.27
L16	183.07	N89°49'31"W	0.0000	183.07	100.00	183.07
L17	499.20	N89°49'31"W	0.0000	499.20	100.00	499.20
L18	218.03	N89°49'31"W	0.0000	218.03	100.00	218.03
L19	280.20	N89°31'18"W	0.0000	280.20	100.00	280.20

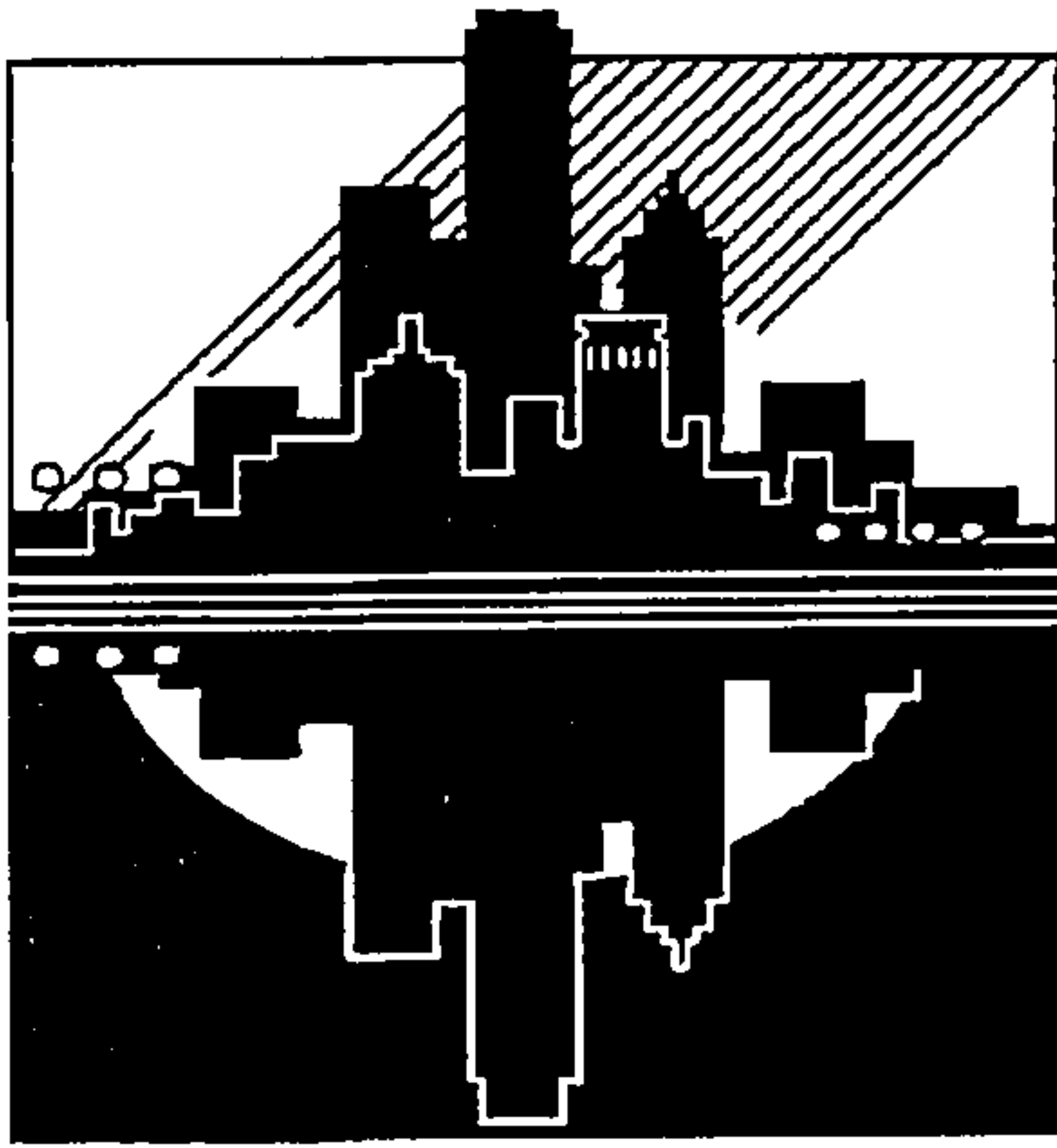
- PROPERTY CORNERS
- SET 3/4" PERMAN WITH CAP 4.5" 7710" (TYP.)
 - FOUND 3/4" PERMAN WITH CAP 7.5" 11704" (TYP.)
 - FOUND 3/4" PERMAN WITH CAP 7.5" 10833" (TYP.)



Jeff Henry
06-16-99
7A 07-15-99

Drawn by	RJA	Date	03-18-99
Checked by	JA	Drawing Number	9802MPL&DWC
Job No.	88-879	Sheet	6 of 8

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQ., N.M. 87190
505-866-1890



J. Paul Henry Company
Real Estate & Financial Services

Jeff Henry, Broker 7404 Brazos Ct. NE Albuquerque, NM 87109
Phone # 505-480-5333 FAX 505-821-9986 Email jpaul2u@msn.com

**Letter of Explanation
For
Vacation of Public Access and Utility Easement**

Attached is a filed EASEMENT VACATION DATA survey and lot location survey. The Public Access and Utility Easement has been vacated except for a small portion (approx. 30 ft. x 100+ ft.) at the eastern end intersecting at the new Carmel Ave. R/W. This letter is to briefly describe, explain and justify the request.

We are requesting to have the remaining unvacated portion of the Public Access and Utility Easement vacated into Lot 9 La Cueva Town Center (see lot location survey w/cross hatched area indicated). Lot 9 is the adjoining "fee simple" property. Should the unvacated portion remain, as it is the odd parcel would go unmaintained and be unusable by anyone. The parcel would just gather weeds and be an eye sore to the neighborhood. We are proposing to vacate it into Lot 9, which will eventually be developed as an office building under the current O-1 zoning in place. This odd parcel will be utilized as a landscaping buffer and parking for the office. It will also go on the tax rolls and create income instead of probable expense to the City.

I have contacted the Water Utility Department and they have inspected the property associated with this vacation request. There was no objection to the request and they indicated that a signature for a waiver of the right to vacate the property into the adjoining water tank property was acceptable (waiver form is enclosed).

Sincerely,


Jeff Henry, Agent for Thomas Heflin

Cc: Jay Rowland, Nor Este N.A.
Joe Yardumian, Nor Este N.A.
Celina Stayanof, La Cueva Village N. A.
Tim Bower, La Cueva Village N.A.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 11, 2002, beginning at 9:00 a.m. for the purpose of considering the following:

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)


02DRB-01749 Major-Vacation of Pub Right-of-Way

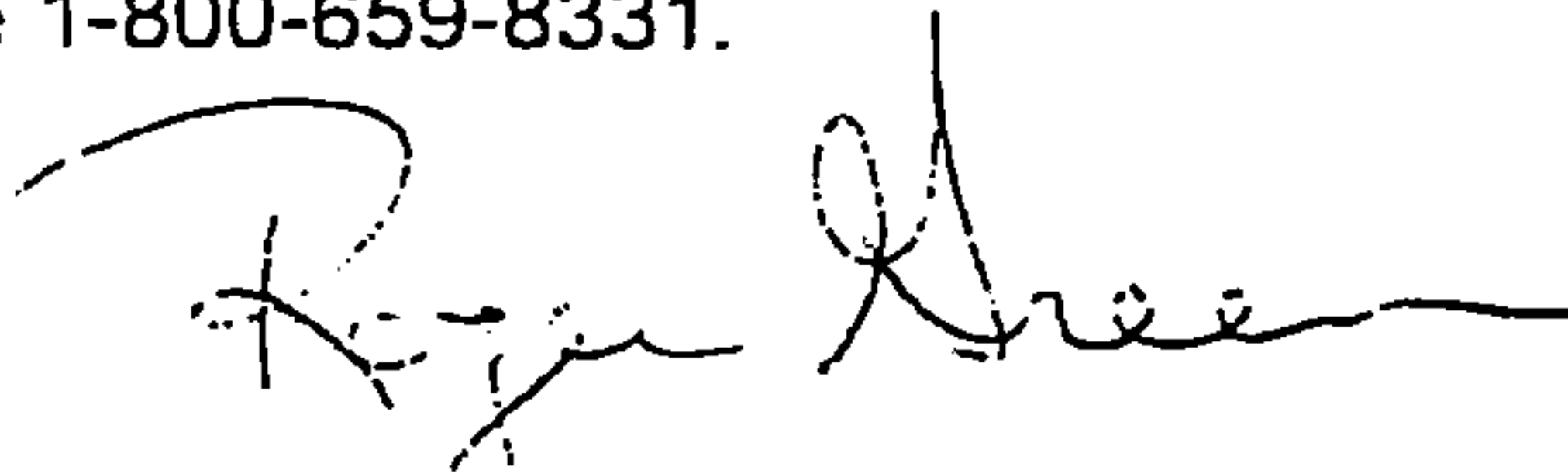
JEFF HENRY agent(s) for THOMAS HEFLIN request(s) the above action(s) for all or a portion of Lot(s) 9, **LA CUEVA TOWN CENTER**, zoned O-1, located on CARMEL AVE NW, between WYOMING NE and BARSTOW NE containing approximately 1 acre(s). [REF: ZA-98-10, DRB-98-402, V-96-109, 00EPC-00466, 00DRB-00876] (C-19)

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] (H-20)

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



Roger Green, Acting Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 25, 2002.

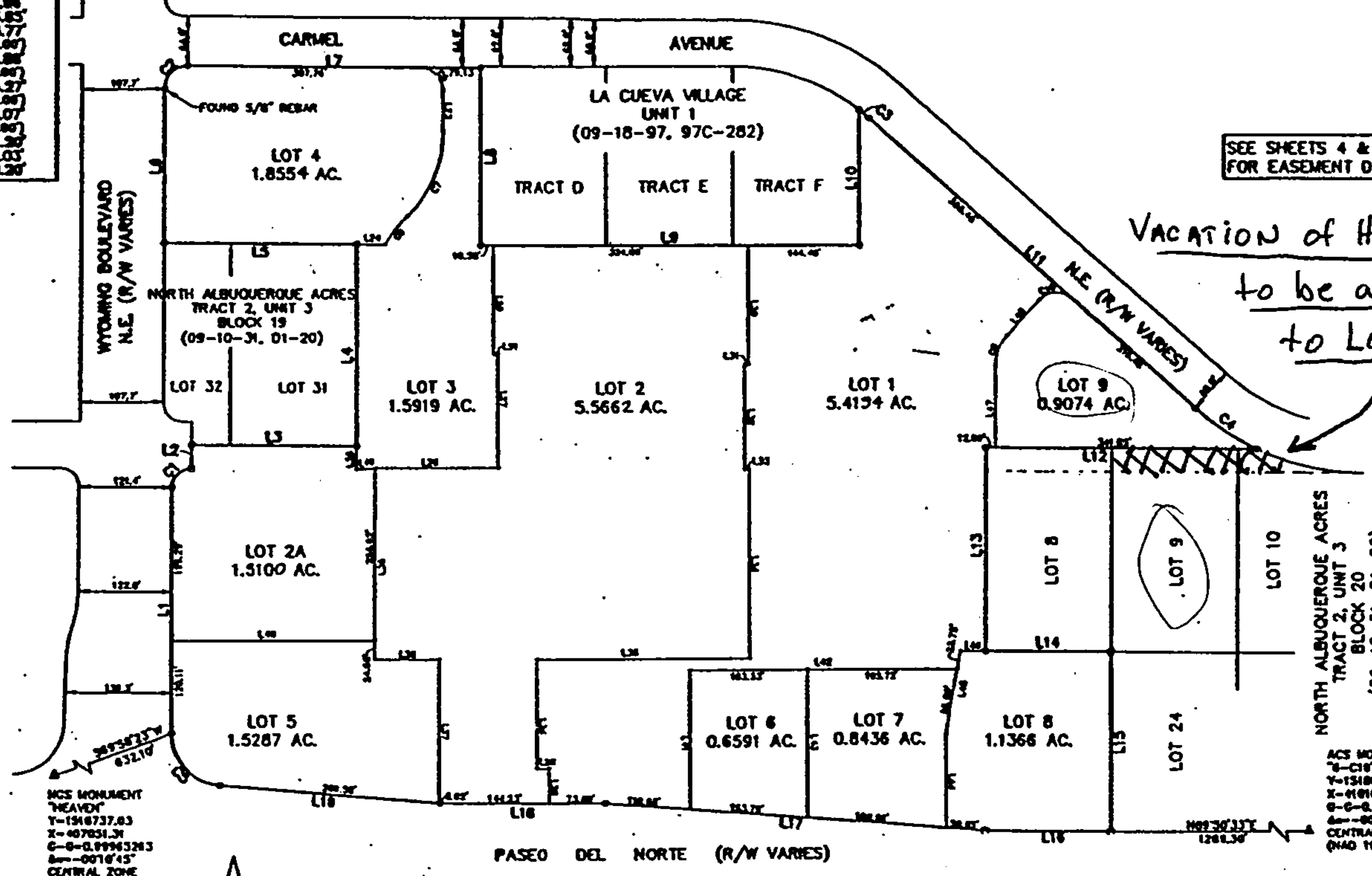
LINE	DIRECTION	DISTANCE
L1	N0018°39'E	318.40
L2	N0020°30'E	321.00
L3	N0020°30'E	314.70
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L97	N0020°30'E	314.70
L98	N0020°30'E	314.70
L99	N0020°30'E	314.70
L100	N0020°30'E	314.70

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	38.28	89°01'11"	23.00'	23.01'	N45°20'15"E	33.36'
C2	47.24	89°01'35"	30.00'	30.11'	N45°15'28"E	42.91'
C3	13.78'	83°20'57"	270.00'	7.80'	N45°14'23"E	18.78'
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C5	102.65'	83°30'58"	66.34'	63.72'	N42°35'30"W	83.32'

DATE	BY	REVISION	DESCRIPTION
07-15-99	TA	1	ISSUED
08-16-99	TA	2	REVISED
09-10-99	TA	3	REVISED
10-10-99	TA	4	REVISED
11-10-99	TA	5	REVISED
12-10-99	TA	6	REVISED
01-10-00	TA	7	REVISED
02-10-00	TA	8	REVISED
03-10-00	TA	9	REVISED
04-10-00	TA	10	REVISED
05-10-00	TA	11	REVISED
06-10-00	TA	12	REVISED
07-10-00	TA	13	REVISED
08-10-00	TA	14	REVISED
09-10-00	TA	15	REVISED
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03-10-01	TA	21	REVISED
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05-10-01	TA	23	REVISED
06-10-01	TA	24	REVISED
07-10-01	TA	25	REVISED
08-10-01	TA	26	REVISED
09-10-01	TA	27	REVISED
10-10-01	TA	28	REVISED
11-10-01	TA	29	REVISED
12-10-01	TA	30	REVISED

PLAT FOR
LA CUEVA TOWN CENTER
 WITHIN THE
 ELENA GALLEGOS GRANT
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1999

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L40	N0020°30'E	314.70
L41	N0020°30'E	314.70
L42	N0020°30'E	314.70
L43	N0020°30'E	314.70
L44	N0020°30'E	314.70
L45	N0020°30'E	314.70
L46	N0020°30'E	314.70
L47	N0020°30'E	314.70
L48	N0020°30'E	314.70
L49	N0020°30'E	314.70
L50	N0020°30'E	314.70
L51	N0020°30'E	314.70
L52	N0020°30'E	314.70
L53	N0020°30'E	314.70
L54	N0020°30'E	314.70
L55	N0020°30'E	314.70
L56	N0020°30'E	314.70
L57	N0020°30'E	314.70
L58	N0020°30'E	314.70
L59	N0020°30'E	314.70
L60	N0020°30'E	314.70
L61	N0020°30'E	314.70
L62	N0020°30'E	314.70
L63	N0020°30'E	314.70
L64	N0020°30'E	314.70
L65	N0020°30'E	314.70
L66	N0020°30'E	314.70
L67	N0020°30'E	314.70
L68	N0020°30'E	314.70
L69	N0020°30'E	314.70
L70	N0020°30'E	314.70
L71	N0020°30'E	314.70
L72	N0020°30'E	314.70
L73	N0020°30'E	314.70
L74	N0020°30'E	314.70
L75	N0020°30'E	314.70
L76	N0020°30'E	314.70
L77	N0020°30'E	314.70
L78	N0020°30'E	314.70
L79	N0020°30'E	314.70
L80	N0020°30'E	314.70
L81	N0020°30'E	314.70
L82	N0020°30'E	314.70
L83	N0020°30'E	314.70
L84	N0020°30'E	314.70
L85	N0020°30'E	314.70
L86	N0020°30'E	314.70
L87	N0020°30'E	314.70
L88	N0020°30'E	314.70
L89	N0020°30'E	314.70
L90	N0020°30'E	314.70
L91	N0020°30'E	314.70
L92	N0020°30'E	314.70
L93	N0020°30'E	314.70
L94	N0020°30'E	314.70
L95	N0020°30'E	314.70
L96	N0020°30'E	314.70
L97	N0020°30'E	314.70
L98	N0020°30'E	314.70
L99	N0020°30'E	314.70
L100	N0020°30'E	314.70

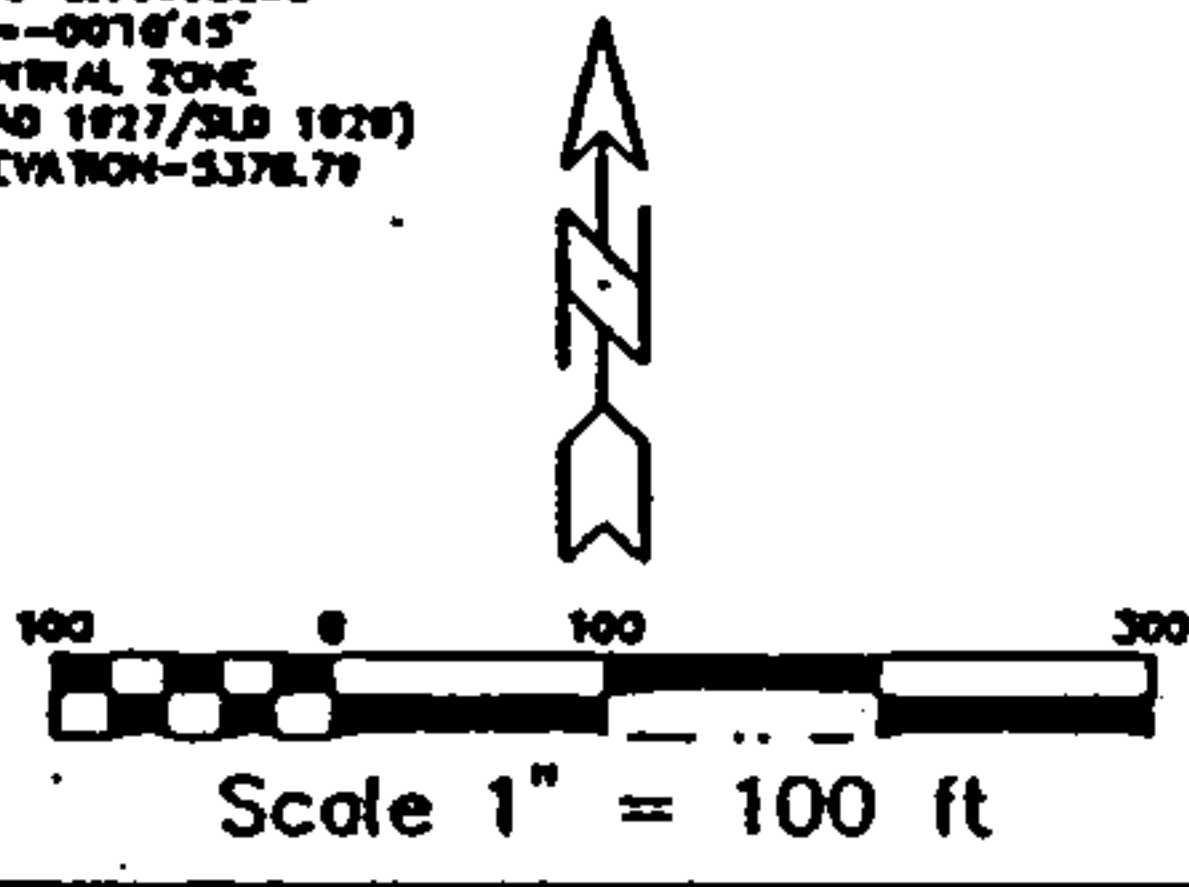


PROPERTY CORNERS

- SET 3/4" REBAR WITH CAP "LS 7714" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11184" (TYP.)
- FOUND 3/8" REBAR WITH CAP "LS 10825" (TYP.)

NCS MONUMENT
 "HEAVEN"
 Y=1948737.83
 X=407051.31
 G=0.89963263
 S=-0016'45"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5378.79

ACE MONUMENT
 "3-C16"
 Y=1510825.84
 X=410183.71
 G=0.8996473
 S=-0016'23"
 CENTRAL ZONE
 (NAD 1927)



Tracy Aldrich
 TA 07-15-99
 08-16-99

Drawn By:	R.M.	Date:	03-16-99
Checked By:	TA	Drawing Name:	00020PLS.DWG
Job No.:	98-029	Sheet:	6 of 6

ALDRICH LAND SURVEYING
 P.O. BOX 30781, ALBUQ., N.M. 87199
 505-884-1990

EXHIBIT B
 Date 12/11/02