



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 7, 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

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

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

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

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

Adjourned: 10:40 A.M.

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

1. **Project # 1000419**  
03DRB-00590 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST NM 93-2 request(s) the above action(s) for all or a portion of Tract(s) 1B-1-A-1, 1B-1-B-1 and 1B-1-C-1, **RENAISSANCE CENTER**, zoned SU-1 for Auto Sales & C-1 uses, located on RENAISSANCE BLVD NE, between MONTANO RD NE and UNION WAY RD NE containing approximately 3 acre(s). [REF: 02DRB-00165, 02DRB-00164, 02AA-00814] (F-16) **A ONE YEAR EXTENSION OF THE SIA, PROCEDURE B MODIFIED, FOR OFF-SITE TRAFFIC MITIGATION WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 4/30/04. AN SIA EXTENSION, PROCEDURE B, FOR ON-SITE INFRASTRUCTURE WAS DENIED.**
  
2. **Project # 1000788**  
03DRB-00582 Major-Two Year SIA  
(Procedure B)

BOHANNAN HUSTON, INC. agent(s) for LONGFORD @ PARADISE SKIES, LP request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNIT 8**, zoned SU-1 special use zone / R-T, located on the SOUTH SIDE OF MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and MILKY WAY ST NW containing approximately 21 acre(s). [REF: 01DRB-00272 THRU 00274, 01DRB-01293, 02DRB-00227] (A-11) **A TWO YEAR SIA WAS APPROVED. THE EXISTING CONSTRUCTION COMPLETION DEADLINE DATE OF 3/28/03 AS IDENTIFIED IN THE MOST RECENT SIA WAS APPROVED TO 3/28/05.**

3. **Project # 1000633**  
03DRB-00592 Major-SiteDev Plan  
BldPermit

DEKKER/PERICH/SABATINI LTD agent(s) for NEW MEXICO EDUCATIONAL ASSISTANCE FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 9, Unit(s) 1, **JOURNAL CENTER 2**, zoned IP, located on TIBURON ST NE, between HANCOCK CT NE and MASTHEAD ST NE containing approximately 4 acre(s). (D-17) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS THE FOLLOWING COMMENTS: "THE SIDEWALK THAT HAS VEHICLE OVERHANG NEEDS TO BE 8 FT. IN WIDTH. THE PARKING STALLS ADJACENT TO A WALL NEEDS TO HAVE A BUFFER DISTANCE OF 5 FT. CLEARLY CALL OUT ALL ADJACENT CROSS ACCESS EASEMENTS AND DOCUMENT THE EASEMENTS."**

4. **Project # 1001334**  
03DRB-00584 Major-Preliminary Plat  
Approval  
03DRB-00585 Minor-Temp Defer SDWK  
03DRB-00586 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 465 & a portion of 466, (to be known as **WESTBROOK HEIGHTS, UNIT 2**), TOWN OF ATRISCO GRANT - UNIT 7, zoned R-D (9DU/Ac), located on SAN YGNACIO RD SW, between UNSER BLVD SW and 82<sup>nd</sup> ST SW containing approximately 10 acre(s). [REF: 02DRB-01316] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/03, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: "ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR SAGE RD. SW TO INCORPORATE A BIKE LANE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1001413**  
03DRB-00593 Major-Vacation of Public Easements  
03DRB-00594 Major-Vacation of Public Easements  
03DRB-00591 Major-Preliminary Plat Approval  
03DRB-00595 Minor-Sidewalk Waiver  
03DRB-00596 Minor-Temp Deferral of Sidewalk

BOHANNAN HUSTON INC., AGENTS FOR SANDIA PROPERTIES LIMITED CO., request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-3 and Y-1A-1A-4, Unit(s) 5 & 6, **PINON POINTE @ VENTANA RANCH**, zoned RLT, and located on the SOUTH SIDE OF IRVING BLVD NW between LAS VENTANAS RD NW and RAINBOW BLVD NW containing approximately 29 acre(s). [REF: 02DRB-00516 BLP, 02DRB-00517 PPA, 03DRB-00570 SK, 02DRB-00120 SK] (B-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBITS B-1 & B-2 IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN DATED 5/5/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1001543**  
03DRB-00588 Major-Vacation of Public Easements  
03DRB-00589 Major-Vacation of Public Easements  
03DRB-00587 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for HOECH REAL ESTATE CORP., request(s) the above action(s) for Parcel 5, **DESERT RIDGE PLACE - UNIT 1**, zoned RD, located on VENTURA ST NE, between NORTH DOMINGO BACA ARROYO and HOLLY AVE NE containing approximately 3 acre(s). [REF: 02DRB-01121, 02DRB-01122 and 02DRB-01123] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AMENDMENT TO THE INFRASTRUCTURE LIST TO INCLUDE A WALL ON THE WESTSIDE OF VENTURA ST. NE, AND PLANNING FOR THE DXF FILE.**

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

ABQ ENGINEERING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) west ½ of Lot(s) 4, 5 & 6, Block(s) 18, **MONKBRIDGE ADDITION**, zoned SU-2 special neighborhood zone, R-T, located on the NORTH SIDE OF CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094, 03DRB-00267, 03DRB-00256, 02DRB-01935] [Deferred from 5/7/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST FOR FINAL PLAT TO 5/21/03.**

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

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] [Deferred from 5/7/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/14/03.**

9. **Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 5/7/03] (H-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90<sup>th</sup> St SW and 94<sup>th</sup> St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 5/7/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO SUBMIT SITE DEVELOPMENT PLAN TO 5/21/03.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/30/03] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: "VACATION OF EXISTING WATER/SEWER EASEMENTS MUST BE REPLACED WITH A TEMPORARY WATER LINE EASEMENT OR CANNOT BE VACATED UNTIL RELOCATED WELL LINE IS IN OPERATION."** VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

12. **Project # 1001770**  
03DRB-00636 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00638 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-00639 Minor-Preliminary Plat &  
Final Plat Approval
- TIERRA WEST LLC agent(s) for REMBE PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) 5A1, **LANDS OF JOEL P TAYLOR**, zoned C-2 (SC), located on MONTANO RD NW, between COORS BLVD NW and WINTER HAVEN RD NW containing approximately 6 acre(s). [REF: Z-83-17/DRB-87-202, 02EPC-01937/02EPC-01938] [**Debbie Stover, EPC Case Planner**] [Deferred from 4/30/03] (E-12) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING TO MAKE SURE DEBBIE STOVER'S EPC COMMENTS WERE ADDRESSED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR A COPY OF AN EASEMENT AND MAINTENANCE AGREEMENT AS SHOWN ON THE PLAT AND FOR THE DXF FILE.**

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

13. **Project # 1001926**  
03DRB-00674 Minor-Prelim&Final Plat  
Approval
- BEN PLATANIA request(s) the above action(s) for all or a portion of Lot(s) 225, **TOWN OF ATRISCO GRANT AIRPORT ADDITION**, zoned R-2 residential zone, located on the NORTH SIDE OF GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 5 acre(s). [REF: 02DRB-00568(VRW)] [HEARD UNDER PROJECT # 1000694 IN ERROR. ] [Deferred from 5/7/03] (J-10) **DEFERRED AT AGENT'S REQUEST TO 5/14/03.**

14. **Project # 1002626**  
03DRB-00680 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES., INC. agent(s) for UNIVERSITY OF NEW MEXICO, REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Tract(s) A, Parcels 4 and 6, **UNPLATTED LANDS OF THE REGENTS OF THE UNM**, zoned R-1 residential zone, located on AVENIDA CESAR CHAVEZ SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA DR SE containing approximately 4 acre(s). [REF: DRB-95-49, Z-90-23] (L-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR OFFSITE ACCESS AND DRAINAGE EASEMENTS AND PLANNING FOR DXF FILE.**

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

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF MARTIN L TAYLOR**, zoned C-1, located on LA ORILLA NW, between COORS BLVD NW and the CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56 / Z-87-69, DRB-87-200, 02DRB-01928, 02DRB-01925, 02DRB-01926] [Deferred from 4/30/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/7/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/03 THE PRELIMINARY PLAT WAS APPROVED.**



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

16. **Project # 1002629**  
03DRB-00683 Minor-Sketch Plat or Plan
- BRENDAN T. O'SULLIVAN, agent(s) for all or a portion of Lot(s) 10 & 11, Block(s) C , **DAVIDSON ADDITION**, zoned SU-2 special neighborhood zone, R-T, located on CANDELARIA RD NW, between 9TH ST NW and 10TH ST NW containing approximately 1 acre(s). [REF: Z-91-56](G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. Approval of the Development Review Board Minutes for April 23, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:40 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: 1002462

AGENDA ITEM NO: 9

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:

Defer to Utilities Development.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: May 7, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002462 AGENDA#: 9 DATE: 5/7

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 23, 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

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

Adjourned: 10:50 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000945**  
03DRB-00485 Major-Two Year SIA

EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 26, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 00236-01677, AA-99-21, Z-98-28] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001004**  
03DRB-00521 Major-Two Year SIA  
Procedure B

TIERRA WEST LLC agent(s) for WEST BLUFF CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 9, **WEST BLUFF CENTER SUBDIVISION**, zoned R-2, R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 01410-00043/01410-00045, 01440-01056/01440-01055] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000444**  
03DRB-00516 Major-Vacation of Public  
Easements

BOHANNAN HUSTON agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 294, **STONEBRIDGE UNIT 4**, zoned R-1, located on RIDGE ROCK AVE NW, SOUTH OF WESTSIDE BLVD NW and NORTH OF MCMAHON NW containing approximately 1 acre(s). [REF: 1000444/1440-00826] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for FORTIS ADVISORS LLC request(s) the above action(s) for TRACTS 38-1, 38-2, 38-3, 38-4, AND 27B-B1, **TAYLOR RANCH - ECKERD DRUG PLAZA**, zoned SU-1 FOR C-1 PERMISSIVE AND CONDITIONAL Uses, located on MONTANO RD NW between MONTANO PLAZA NW and COORS BLVD NW containing approximately 6 acre(s). [REF: DRB-98-106, AA-99-194] [Deferred from 4/23/03] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

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

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 5B, **MANZANO MESA**, zoned SU-1, located on SOUTHERN BLVD SE, between JUAN TABO BLVD SE and EUBANK BLVD SE containing approximately 13 acres. [REF: 01DRB-00169] [Deferred from 4/23/03] (L-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1002462**  
03DRB-00166 Major-Vacation of Public  
Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 4/23/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

7. **Project # 1002377**  
03DRB-00415 Major-Preliminary Plat  
Approval  
03DRB-00416 Major-Vacation of Public  
Easements  
03DRB-00417 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, PA agent(s) for SANGRE DE CRISTO LLC request(s) the above action(s) for all or a portion of Tract(s) B, **LAS CASITAS DEL RIO PHASE II**, Albuquerque Christian Children's Home, zoned SU-1 PDA, located on WINTER HAVEN RD NW, NORTH OF MONTANO RD NW and SOUTH OF MONTANO PLAZA DR. NW, containing approximately 7 acre(s). [REF: 02DRB 01860, 03DRB 00126] [Deferred from 4/9/03] (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/03 THE PRELIMINARY PLAT WAS APPROVED. 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.**

- 03DRB-00574 Minor-SiteDev Plan  
Subd/EPC  
03DRB-00575 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for PATRICK STROSNIDER request(s) the above action(s) for all or a portion of Tract(s) B-1A, **UNPLATTED LANDS OF JOEL P. TAYLOR AND LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1 special use zone, PDA, located on EAST SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 7 acre(s). [REF: 02EPC-01772 & 01773 under Project #1002359 and 03DRB-00415, 00416 & 00417 under Project #1002377] [Deferred from 4/16/03] [Debbie Stover, EPC Case Planner] (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PEDESTRIAN CONNECTION DETAILS AS NEEDED AND STREET WIDTHS NEED TO BE BUILT IN ACCORDANCE WITH THE APPROVED EPC SITE PLAN.**

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

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

8. **Project # 1000694**  
03DRB-00540 Minor-SiteDev Plan  
Subd/EPC

JCG & ASSOCIATES agent(s) for FAMILY WORSHIP CENTER request(s) the above action(s) for all or a portion of Tract(s) 226-230, Block(s) 2, **TOWN OF ATRISCO GRANT - AIRPORT UNIT**, zoned SU-1 for Church, located on GLENRIO RD NW, between I-40 and 72<sup>nd</sup> ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

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

GEORGE RAINHART ARCHITECTS agent(s) for THOM JOSEPH - THUNDER WEST DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) A-13 and 6, TOWN OF ATRISCO GRANT, **WESTBLUFF CENTER AND Lot(s) 9, PALISADES**, Block(s) 9, zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 02EPC-00636 (SPS) 02EPC-00637 (SBP) **[Russell Brito, EPC Case Planner]**] [Deferred from 4/16/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

03DRB-00602 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA, agent(s) for SAYLOR PROPERTIES, request(s) the above action(s) for all or a portion of Lot(s) A-13 NE UNIT, TOWN OF ATRISCO GRANT Tract(s) 6, **WESTBLUFF CENTER SUBDIVISION** and a portion of Block(s) 9, **PALISADES ADDITION**, (to be known as **HORIZON ACADEMY SUBDIVISION**), zoned SU-1, IP uses, located on ATRISCO NW, between I-40 NW and MIAMI NW containing approximately 7 acre(s). [REF: 03DRB-00562 & 03DRB-00564] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**



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

10. **Project # 1000485**  
03DRB-00601 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D 9DU/Ac, located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02DRB-01172, 03DRB-00116, DRB-98-176] (L-10) **FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

11. **Project # 1000720**  
03DRB-00603 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for BERNALILLO COUNTY METROPOLITAN COURT request(s) the above action(s) for all or a portion of Tract(s) A, **BERNALILLO COUNTY METROPOLITAN COURT**, zoned SU-3, located on LOMAS BLVD NW, between 4<sup>TH</sup> ST NW and 5<sup>TH</sup> ST NW containing approximately 4 acre(s). [REF: 03DRB-00065, 03DRB-00067] (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1002002**  
03DRB-00605 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC., LLC request(s) the above action(s) for all or a portion of **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on the WEST SIDE OF SAN MATEO BLVD NE, between OSUNA RD NE and ACADEMY RD NE containing approximately 5 acre(s). [REF: 02DRB-00889, 02DRB-01743, 03DRB-00168] (E-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/23/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST FOR SIA.**

13. **Project # 1000363**  
03DRB-00251 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK**, zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s). (Indefinitely deferred 3/5/03 at the agent's request). (C-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

14. **Project # 1002531**  
03DRB-00604 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, UNIT 1, **ALVARADO GARDENS**, zoned RA-2, located on RIO GRANDE BLVD NW, SOUTH OF MATTHEW NW, approximately 3 acre(s). [REF: 03DRB-00397] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002588**  
03DRB-00599 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for SHARLA BERTRAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 1 and portions of Lot(s) 3, 5 AND 6, Block(s) 2, **MANCHESTER PLACE ADDITION**, zoned RA-2, located on MANCHESTER PL NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1002590**  
03DRB-00607 Minor-Sketch Plat or Plan

AMBROSE CHAVEZ, CONTRACT OWNER request(s) the above action(s) for all or a portion of Tract(s) B, **COURSON BRACKSON**, zoned R-D, located on 64<sup>TH</sup> ST NW, between MILNE NW and WAYNE NW containing approximately 4 acre(s). [REF: DRB-93-389] (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 9, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 10:50 A.M.

Refer to 5/7/23

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002462 AGENDA#: 6 DATE: 4.23

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
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: 1002462**

**AGENDA ITEM NO: 6**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Defer to Utilities.

**RESOLUTION:**

5-7-03

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 23, 2003

Refer to 4/23/03

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002462 AGENDA#: 6 DATE: 4.2

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002462

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Defer to Utilities Development.

RESOLUTION:

4/23/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: April 2, 2003

*Refer 4/2/03*

**DRB PUBLIC HEARING SIGN IN SHEETS**

CASE NUMBER: 1002462 AGENDA#: 5- DATE: 3.26.03

- 1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
- 14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_





**City of Albuquerque**  
**CITY OF ALBUQUERQUE**  
 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: 1002462**

**AGENDA ITEM NO: 5**

**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:**

Defer to Utilities.

**RESOLUTION:**

4-2-03

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 26, 2003

*Report 3/20*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002462 AGENDA#: 5 DATE: 3.19.03

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



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

3-26-03

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002462**

**AGENDA ITEM NO: 5**

**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:**

Defer to Utilities Development.

**RESOLUTION:**

3-26-03

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

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** March 19, 2003



**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: 1002462

AGENDA ITEM NO: 7

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:

3-19-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: February 26, 2003



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORD. DIV.

DEVELOPMENT REVIEW BOARD  
February 26, 2003  
Project # 1002462

**Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAU DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAU BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	No Association.
APS	No adverse comments.
Police Department	

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, maintenance of landscaping.

Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

Defer to Utility Development.

Transportation Development

Refer to Utility Development for comments.

Parks & Recreation

Defer to Utilities

Utilities Development

I object to Vacation of these easements. Parcel 4 to the east has rights to this easement for development of the property. I believe that the easements in question are also an Access easement.

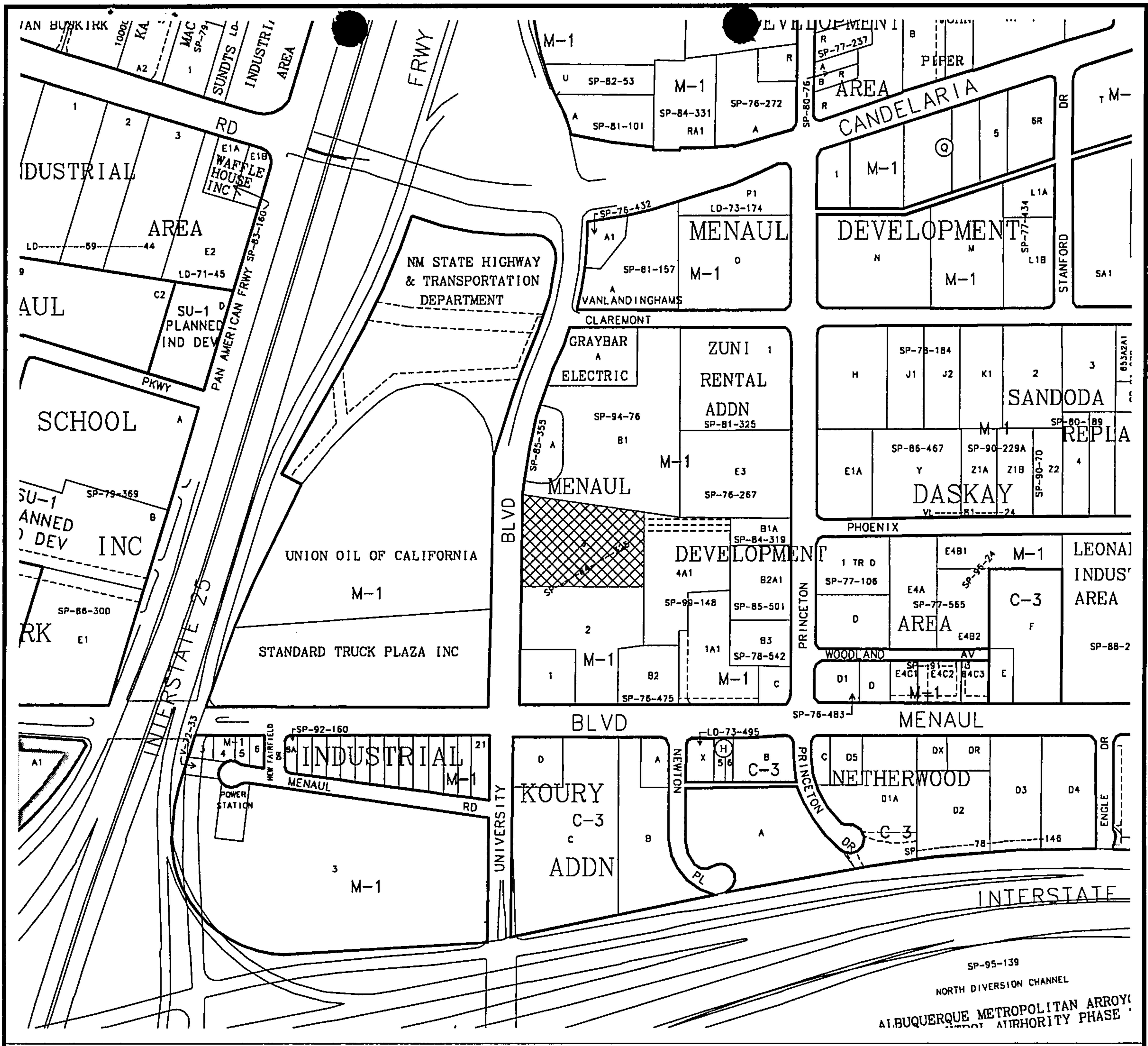
Planning Department

No objection to the requested action. A plat incorporating the vacated easement into the surrounding property must be approved by DRB& recorded within one year or the vacation will expire. If the vacation expires, the process will have to be reinitiated including the payment of fees.

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

cc:Sadler Southwest Ltd., P.O. Box 21640, 87154-1640

Advanced Engineering & Consulting LLC, 10205 Snowflake Ct NW, 87114



### ZONING MAP



Scale 1"=491'

PROJECT NO.  
1002462

HEARING DATE  
2-26-03

MAP NO.  
H-15

ADDITIONAL CASE NUMBER(S)  
03DRB-00166

Note: Shaded area indicates County Not to Scale



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE  
PAGE 2**

**Project # 1001067**  
03DRB-00123 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT agent(s) for AMERITUS HOSPITALITY INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4-A, **SUNPORT PARK**, zoned IP, located on WOODWARD RD SE, between 1-25 SE and UNIVERSITY SE containing approximately 3 acre(s). (M-15)

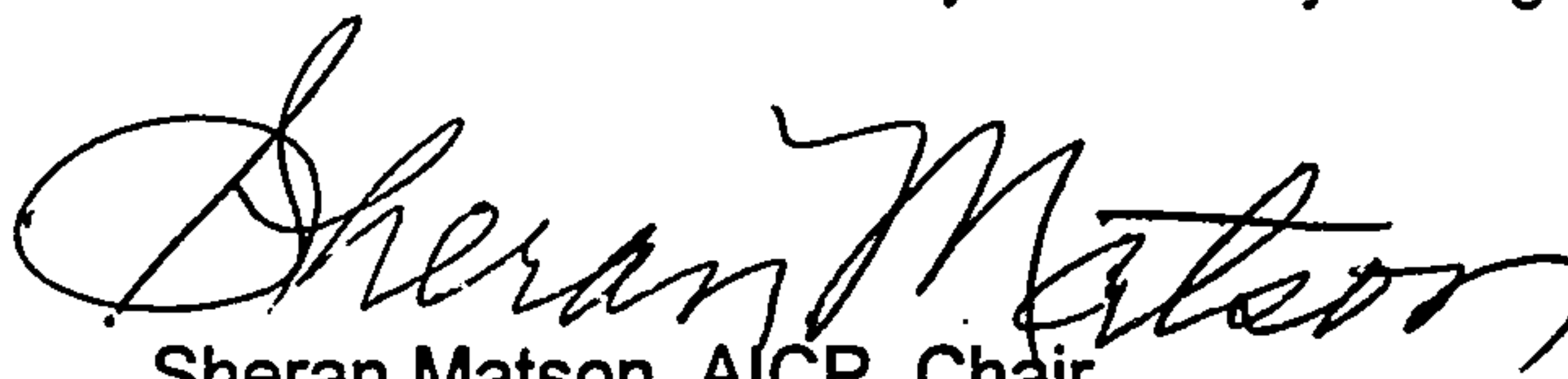
**Project # 1002002**  
03DRB-00168 Major-Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for RETAIL DEVELOPMENT INC., LLC, request(s) the above action(s) for PARCELS 1, 2 AND 3, (known as **BEAR CANYON ARROYO**, zoned C-3, located on SAN MATEO NE, SOUTH OF ACADEMY BLVD NE BETWEEN SAN MATEO NE AND THE I-25 FRONTAGE ROAD, containing approximately 5 acre(s). (E-17)

**Project # 1002462**  
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA**, zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). (H-15)

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

  
Sheran Matson, AICP, Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 10, 2003.**





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 26, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1002461**

03DRB-00164 Minor-Prelim&Final Plat  
Approval  
03DRB-00163 Major-Bulk Land Variance

ALDRICH LAND SURVEYING agent(s) for CURB INC request(s) the above action(s) for all or a portion of El Rancho Grande 1, Tract(s) 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-B, (to be known as **EL RANCHO GRANDE 9A & 9B**) and a portion of Tract(s) 1, Salazar-Davis Tracts EL RANCHO GRANDE I, zoned R-LT, located on BLAKE RD SW, between UNSER BLVD SW and FUTURE 98TH ST SW containing approximately 84 acre(s). [REF: 02DRB-00609] (N-9)

**Project # 1001347**

03DRB-00165 Major-Bulk Land Variance  
03DRB-00167 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, D, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE 6, 7 & 8**, zoned RLT, located on SNOW VISTA BLVD SW, between BENAVIDES RD SW and DE ANZA DR SW containing approximately 58 acre(s). [REF: 02DRB-01829] (M-9)

**Project # 1001579**

03DRB-00133 Major-Vacation of Pub  
Right-of-Way  
03DRB-00132 Minor-Prelim&Final Plat  
Approval

GREATER ALBUQUER. HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Lot(s) 21, 22, 23, AND 24, Block(s) 13, **EMIL-MANN ADDITION**, zoned R-2, located on BELL AVE SE, between MESILLA SE and ESPANOLA SE containing approximately 1 acre(s). [REF: 01EPC-01613, 01EPC-01614, 02DRB-00612] (L-19)

**Project # 1002243**

03DRB-00121 Major-Preliminary Plat Approval  
03DRB-00122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 463, Town of Atrisco Grant, Unit 7, (to be known as **DESERT SAGE SUBDIVISION, UNIT 3**) zoned RD (9DU/AC), located on 82ND ST SW, between SAGE RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:02EPC01460](L-10)

**SEE PAGE 2...**

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

Meeting Date: Feb. 26, 2003

Zone Atlas Page: H-15-2

Notification Radius: 100 Ft.

App#	<u>DBDRB-00166</u>
Proj#	<u>1002462</u>
Other#	

Cross Reference and Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant: Sadler Southwest, Ltd ✓

Address: P.O. Box 21640, Albuq, NM 87154-1640

Agent: Advanced Engineering & Consulting, LLC ✓

Address: 10205 Snowflake Ct. NW, 87114

SPECIAL INSTRUCTIONS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Mailed: 2/6/03

Signature: [Handwritten Signature]



1015059 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE

101505948832210203 LEGAL: PARC EL 3 REPL SHOWING PARCELS 1 2 3 & 4 MENAUL DEV LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: MOTEL 6 OPERATING LP  
OWNER ADDR: 05701 ILIFF RD NW ALBUQUERQUE NM 87105

101505948829710204 LEGAL: PARC EL 2 REPL SHOWING PARCELS 1 2 3 & 4 MENAUL DEV LAND USE:  
PROPERTY ADDR: 00000 2015 MENAUL NE  
OWNER NAME: NAYDON CORPORATION  
OWNER ADDR: 01819 E SOUTHERN AV MESA AZ 85204

101505947928010205 LEGAL: PARC EL 1 REPL SHOWING PARCELS 1 2 3 & 4 MENAUL DEV LAND USE:  
PROPERTY ADDR: 00000 2001 MENAUL NE  
OWNER NAME: CIRCLE K CONVENIENCE STORES %  
OWNER ADDR: 00000 PHOENIX AZ 85072

101505952528510201 LEGAL: TRAC T B- 2 MENAUL DEVELOPMENT AREA REPLAT OF TRACT LAND USE:  
PROPERTY ADDR: 00000 2017 MENAUL BLV NE  
OWNER NAME: SQUARE ONE PARTNERS LTD  
OWNER ADDR: 05601 DOMINGO RD NE ALBUQUERQUE NM 87108

101505952731910202 LEGAL: PARC EL 4 -A-1 PLAT OF TRACT A-1-A AND PARCEL 4-A-1 LAND USE:  
PROPERTY ADDR: 00000  
OWNER NAME: KHOLWAD BROTHERS PARTNERSHIP  
OWNER ADDR: 05712 ILIFF RD NW ALBUQUERQUE NM 87105

101505951036510208 LEGAL: PARC EL B -1 PLAT OF PARCEL B-1 MENAUL DEVELOPMENT A LAND USE:  
PROPERTY ADDR: 00000 2500 UNIVERSITY BLVD NE  
OWNER NAME: D V L INC RUTHERFORD MACDONALD  
OWNER ADDR: 00619 SW HIGGINS AV MISSOULA MT 59803

101505948335910211 LEGAL: PARC EL A REPLAT SHOWING PARCELS A, B, & C MENAUL D LAND USE:  
PROPERTY ADDR: 00000 MENAUL  
OWNER NAME: SUPER 8 OF ALBUQ INC % RUTHERF  
OWNER ADDR: 00619 SW HIGGINS AV MISSOULA MT 59803

101605902434820105 LEGAL: LOT E3 R EPL POR TR E MNAUL DEVELOPMENT AREA & WLY LAND USE:  
PROPERTY ADDR: 00000 2615 PRINCETON  
OWNER NAME: JPD LLC C/O CAUWELS PAUL  
OWNER ADDR: 01116 PENNSYLVANIA NE ALBUQUERQUE NM 87110

101605902528720111 LEGAL: TRAC T A- 1-A PLAT OF TRACT A-1-A AND PARCEL 4-A-1 M LAND USE:

PROPERTY ADDR: 00000 2019 MENAUL NE  
OWNER NAME: ALNIC HOLDINGS INC C/O HOWARD  
OWNER ADDR: 00147 DOBSON RD MESA AZ 85202

101505942129310108 LEGAL: TR O F LD IN SEC 9 T10N R3E IN THE S/2 SW/4 SE/4 N LAND USE:  
PROPERTY ADDR: 00000 1901 MENAUL BLVD NE  
OWNER NAME: PALONI JOHN & SUNWEST BANK TRU  
OWNER ADDR: 00000 ALBUQUERQUE NM 87190

101505942834810112 LEGAL: PORT N1/ 2 S1/2 NE1/4 T10N R3E SEC 9 CONT 11.60816 LAND USE:  
PROPERTY ADDR: 00000 2501 UNIVERSITY BLV NE  
OWNER NAME: UNION OIL CO OF CALIFORNIA TAX  
OWNER ADDR: 24601 CENTER RIDGE WESTLAKE OH 44145

Proj# 1002462

SADLER SOUTHWEST, LTD  
P O BOX 21640  
ALBUQUERQUE NM 87154-1640

101505948829710204

NAYDON CORPORATION  
1819 E SOUTHERN AV  
MESA AZ 85204

101505952731910202

KHOLWAD BROTHERS PARTNERSHIP  
5712 ILIFF RD NW  
ALBUQUERQUE NM 87105

101605902434820105

JPD LLC C/O CAUWELS PAUL  
1116 PENNSYLVANIA NE  
ALBUQUERQUE NM 87110

101505942834810112

UNION OIL CO OF CALIFORNIA TA  
24601 CENTER RIDGE  
WESTLAKE OH 44145

Proj# 1002462

Advanced Engineering & Consulting, LLC  
10205 Snowflake Ct. NW  
Albuquerque NM 87114

101505947928010205

CIRCLE K CONVENIENCE STORE  
P O BOX 52085  
PHOENIX AZ 85072-2085

101505951036510208

D V L INC RUTHERFORD MACDONAL  
619 SW HIGGINS AV  
MISSOULA MT 59803

101605902528720111

ALNIC HOLDINGS INC C/O HOWARD  
147 DOBSON RD  
MESA AZ 85202

101505948832210203

MOTEL 6 OPERATING LP  
5701 ILIFF RD NW  
ALBUQUERQUE NM 87105

101505952528510201

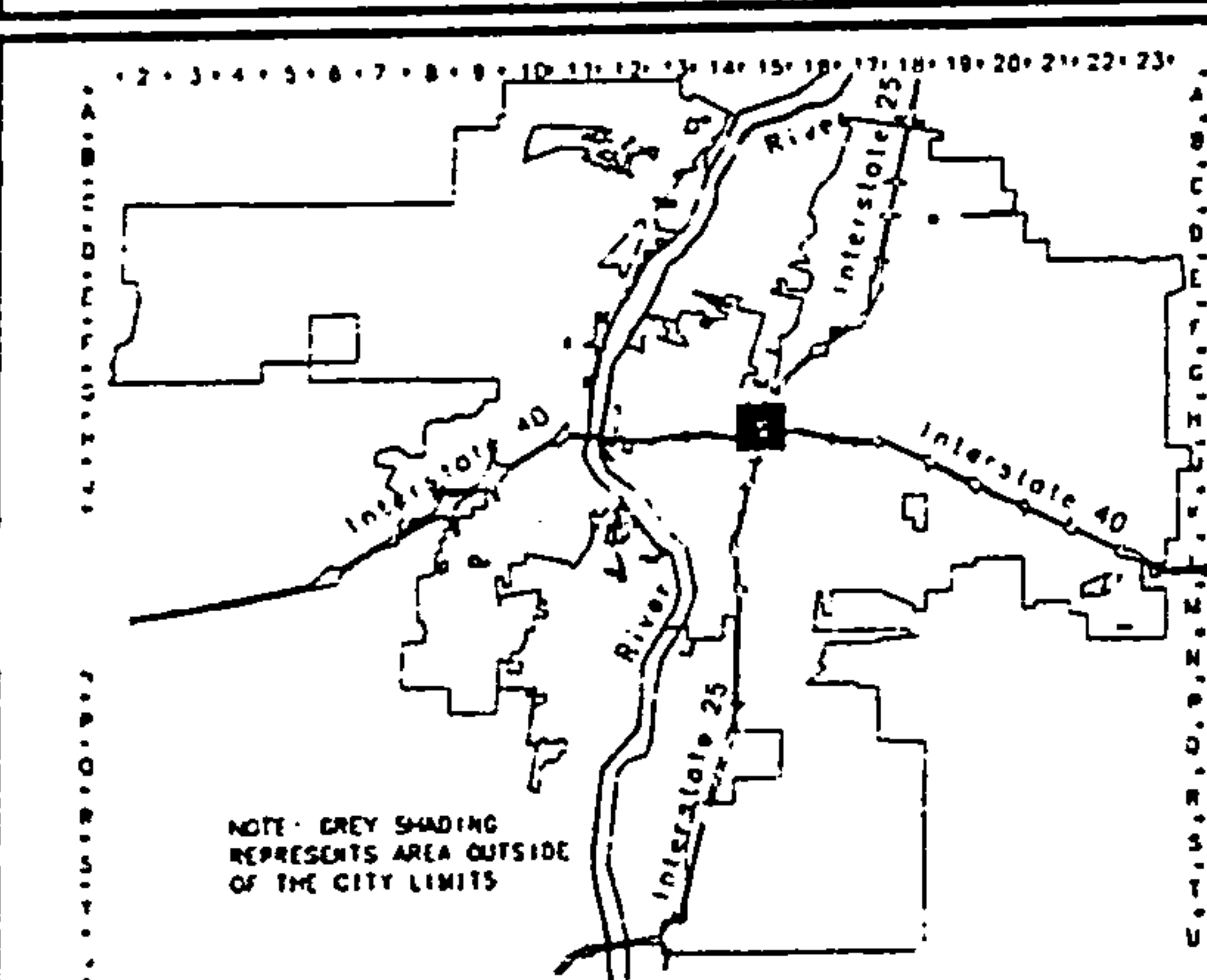
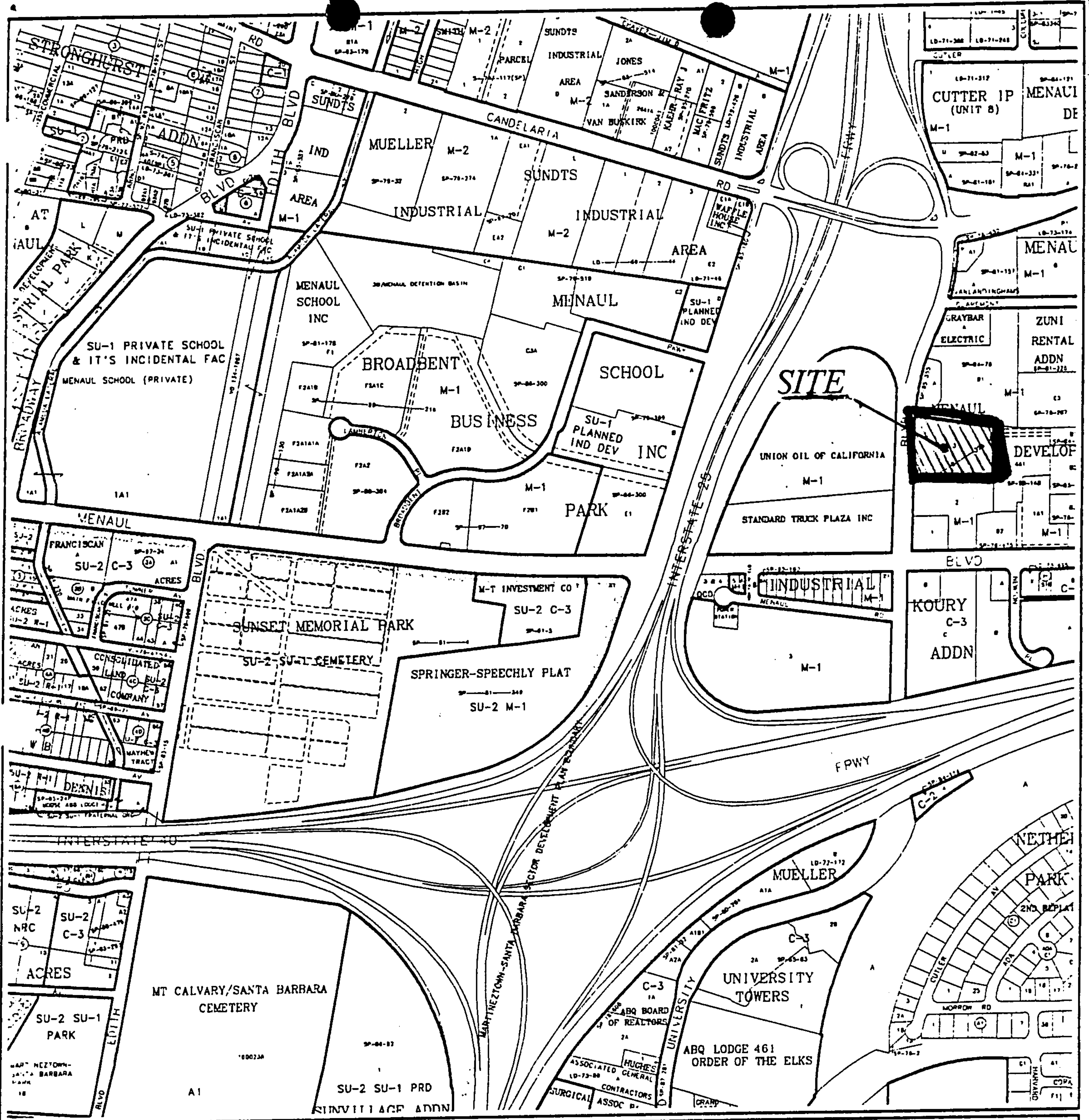
SQUARE ONE PARTNERS LTD  
5601 DOMINGO RD NE  
ALBUQUERQUE NM 87108

101505948335910211

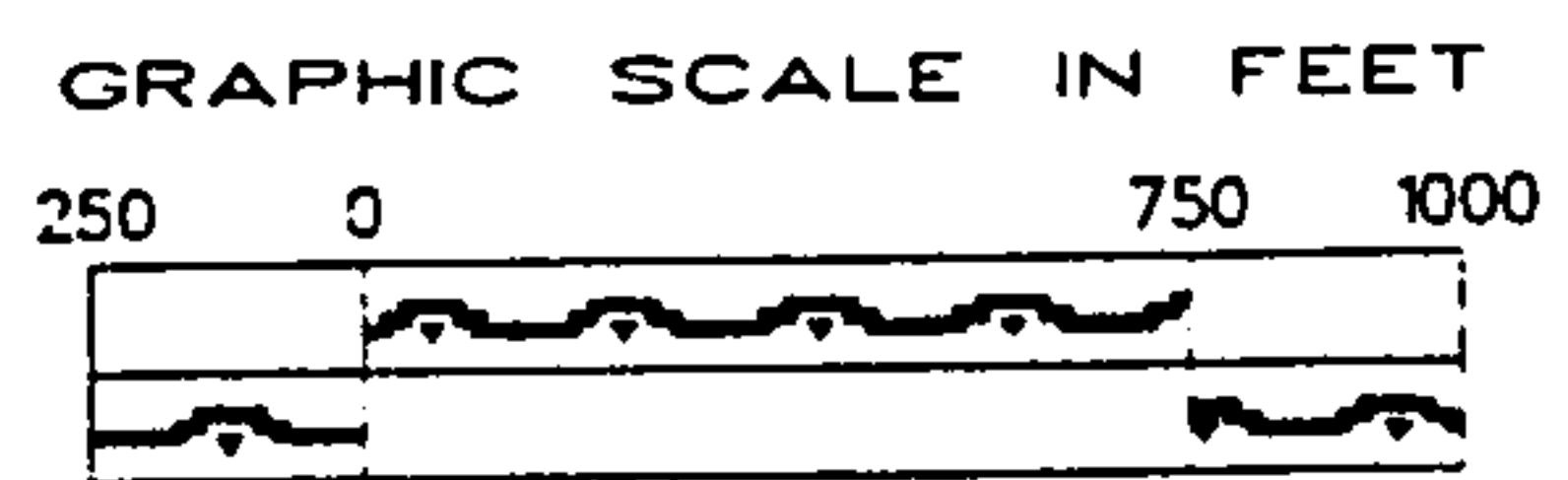
SUPER 8 OF ALBUQ INC  
619 SW HIGGINS AV  
MISSOULA MT 59803

101505942129310108

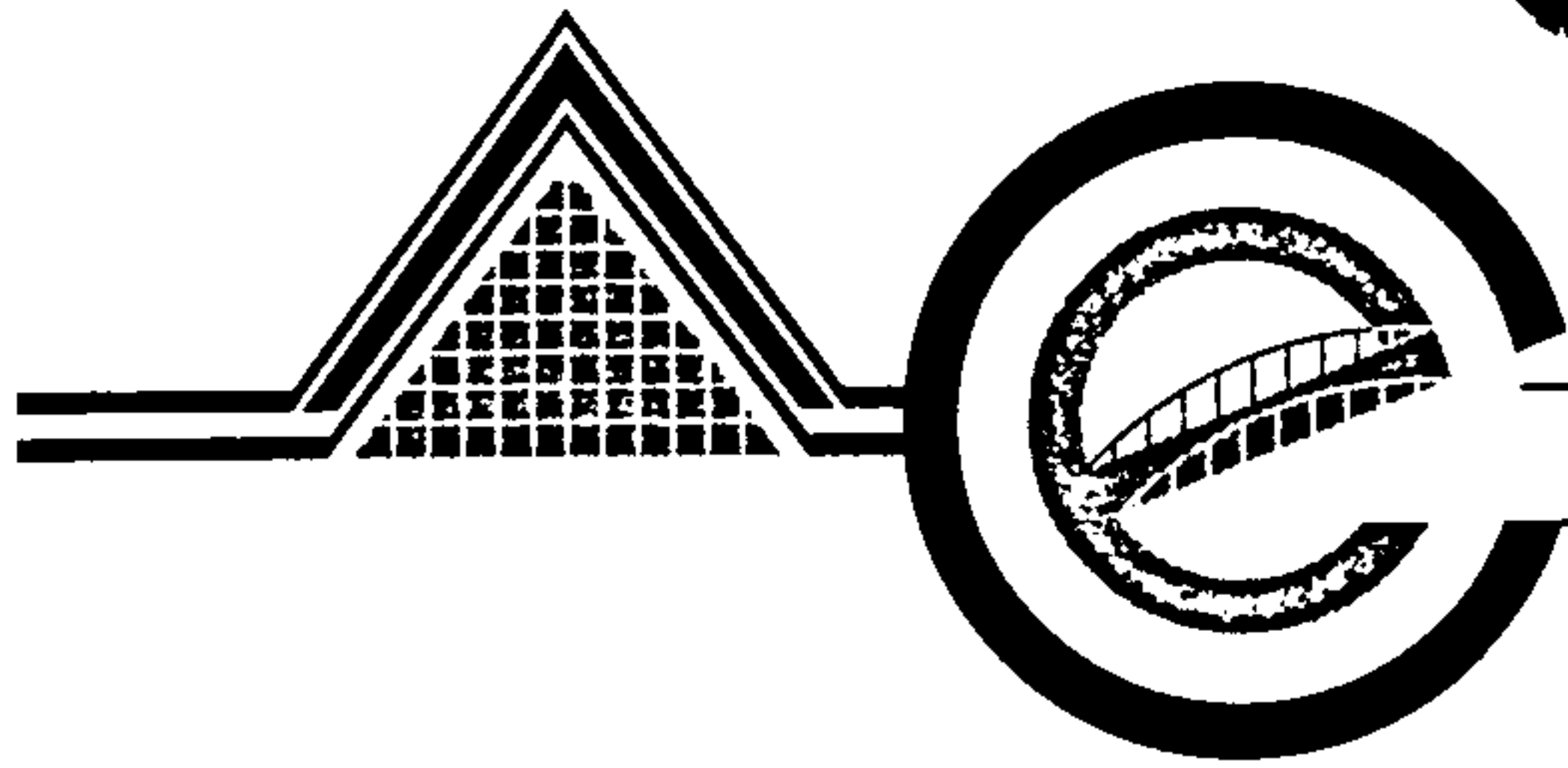
PALONI JOHN & SUNWEST BANK TR  
P O BOX 30185  
ALBUQUERQUE NM 87190-0185



CITY OF  
Albuquerque  
Geographic Information Systems  
PLANNING DEPARTMENT  
© Copyright 2001



Zone Atlas Page  
**H-15-Z**  
Map Amended through March 20, 2001



ADVANCED ENGINEERING and CONSULTING, LLC

January 27, 2003

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Mr. Roger Green, PE  
DRB Chairperson  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: **Request Vacation of 20.00' Public Sanitary Sewer and Water Line Easement  
Parcel 3, Menaul Development Area, Zone Atlas Page H-15, ±2.6494 Acres**

Dear Mr. Green:

Advanced Engineering and Consulting, LLC on behalf of Sadler Southwest LTD. is requesting the vacation of 20' public sanitary sewer and water line easement. This site is located on the east side of University Blvd., just north of Menaul Blvd., NE .

This public sewer and water line easement was created by the plat on January 24, 1984, see attached drawings. This easement at present time located is on a two to one slope ( about 25 feet difference in elevation) and it makes it impossible to instal any utility lines in this easement. Based on our research it appears there are no utility line existing in this easement. We will provide you with a picture of the site at the time of DRB.

The owner is also providing the City of Albuquerque additional 20' public drainage easement for the future extension of storm sewer line.

Based on the above findings I hope there are sufficient information for approval of the vacation of the easement. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Sadler Southwest LTD.

JN: 200227  
SB/sb





# City of Albuquerque

P.O. Box 1293 ALBUQUERQUE, NEW MEXICO 87103

Martin J. Chavez, Mayor

Department of Municipal Development  
Ed Adams, P.E., Director

Thursday, November 20, 2003

Louis Sadler  
Sadler Southwest Ltd.  
P.O. Box 21640  
Albuquerque, NM 87154-1640

RE: DRAINAGE EASEMENT, 2516 UNIVERSITY SE  
PARCEL 3 MENAUL DEVELOPMENT AREA

Dear Mr. Sadler:

The City is in the process of preparing final plans to construct a storm drain in the referenced easement. Pursuant to previous commitments made by you, request is hereby made for the conveyance of a 20-foot drainage easement, north of the existing easement on the above referenced property.

Enclosed for your convenience is a copy of your proposed plat per DRB project number 1002462 and related correspondence between the City, your consultant, and you. The proposed plat shows the location of the easement. Also attached is the City's proposed form of easement for your convenience. If you have questions please feel free to contact me at 768-2778.

Thanking you in advance for your cooperation in this matter.

Sincerely

Dan Hogan P.E. & P.S.  
Division Manger  
Department of Municipal Development  
Storm Drainage Design

c: Kevin Curran, Legal  
Brad Bingham  
~~Sheran Matson~~  
R.B Zaxus-Onaxis

Enclosures



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 24, 2002

Shahab Biazar, PE  
Advanced Engineering and Consulting, LLC  
10205 Snowflake Ct. NW  
Albuquerque, NM 87114

**RE: Colorado Utility Drainage Report (H15-D30B)  
Engineer's Stamp Dated September 22, 2002**

Dear Mr. Biazar:

I have reviewed the referenced drainage report received September 25, 2002 and forward the following comment:

Prior to building permit release, an easement document for the future 72" storm drain will be required. The easement should be coordinated with Dan Hogan, Hydrology (768-2778).

If you have any questions please call me at 924-3986

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

October 30, 2002

Mr. Bradley Bingham  
Development and Building Services  
City of Albuquerque  
P.O. BOX 1293  
Albuquerque, New Mexico 87103

VIA FACSIMILE

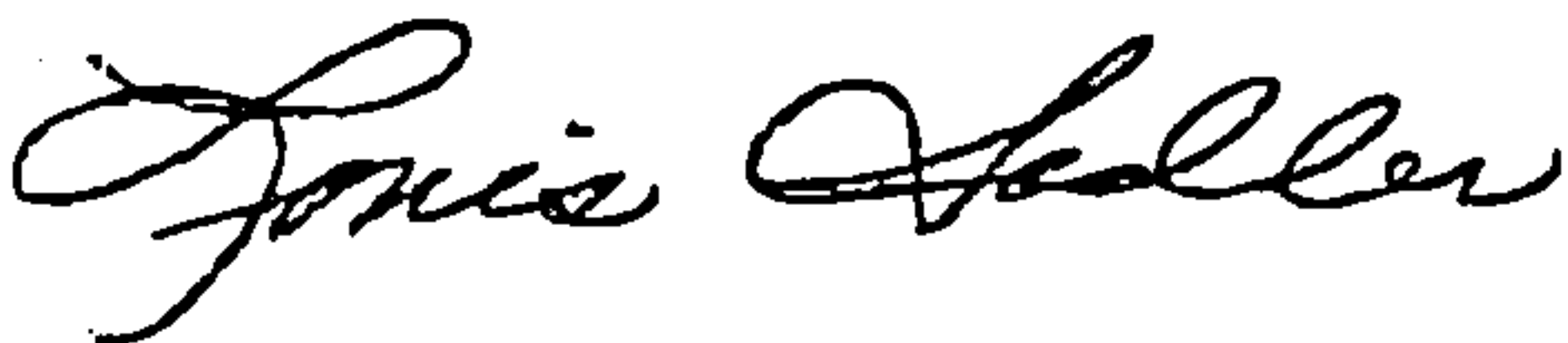
Ref: Colorado Utility Drainage Report

Dear Brad:

Per my discussions with Carlos Montoya, this letter will confirm that we will give a paper easement to the city for an additional 20' north of the existing easement on our property at 2516 University NE also known as Parcel 3, Menaul Development Area.

The easement will be provided before the issuance of a CO for the building to be constructed on the property. In fact we have already begun preparation of the documents for the easement. In lieu of this letter Carlos has said that you will approve the hydrology plan so we can get a building permit. We appreciate your cooperation.

Sincerely,



Louis Sadler

*Prior to C.C.  
release Color or Fred  
Needs to review  
the new S.D. easement.  
CAM 12-10-02*

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

March 27, 2003

Mr. Bradley L. Bingham, P.E.  
Sr. Engineer, PWD  
Development and Building Services  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: GRADING CERTIFICATION FOR COLORADO UTILITY (H15/D30B)

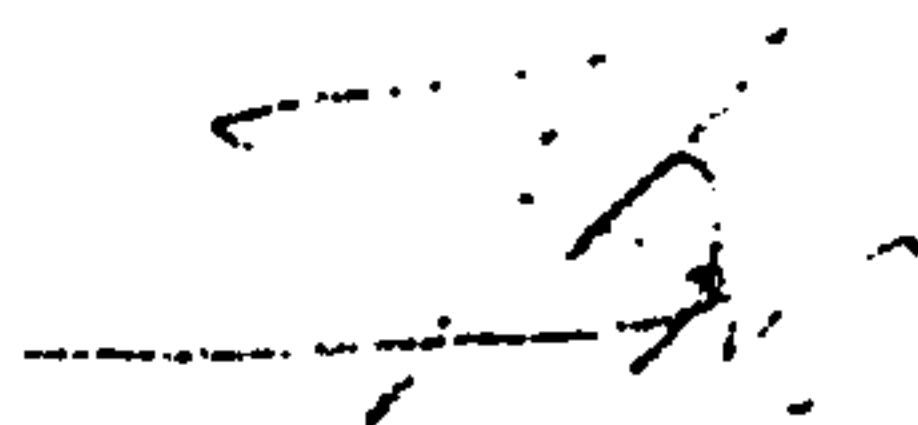
Dear Mr. Bingham:

?

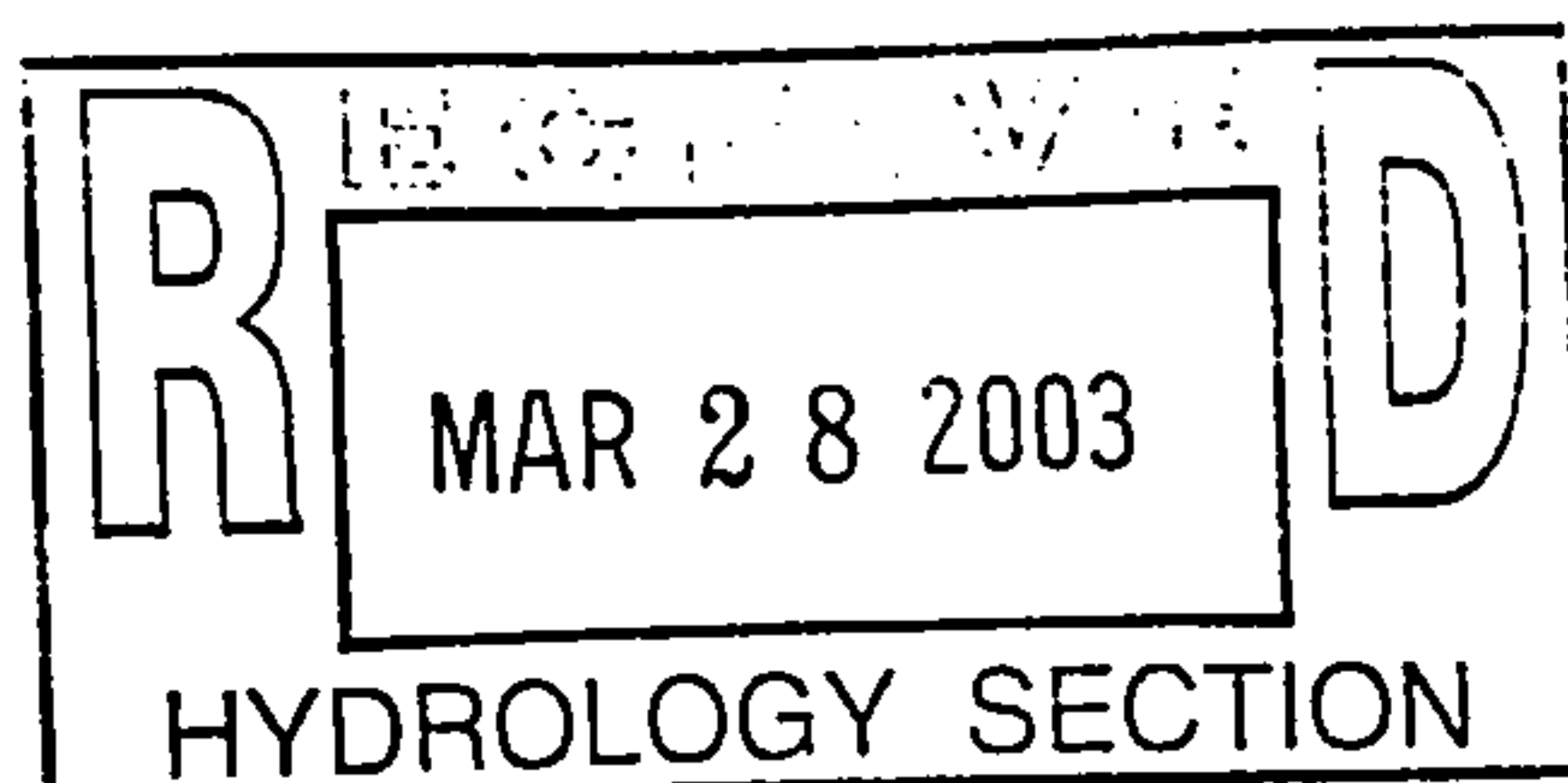
This letter is to request the Final Occupational Occupancy. The grades on site were lowered approximately 6". Since the slope was flatten along the channel, located along the southerly property line, the width of the channel was increased. See as-built grading plan for changes. The SO-19 green tags will be provided by the owner. The additional easement for the construction of the future 72" storm drain pipe was submitted as part of replat action (in order to remove the existing utility easement along the northern property line) Project Number 1002462.

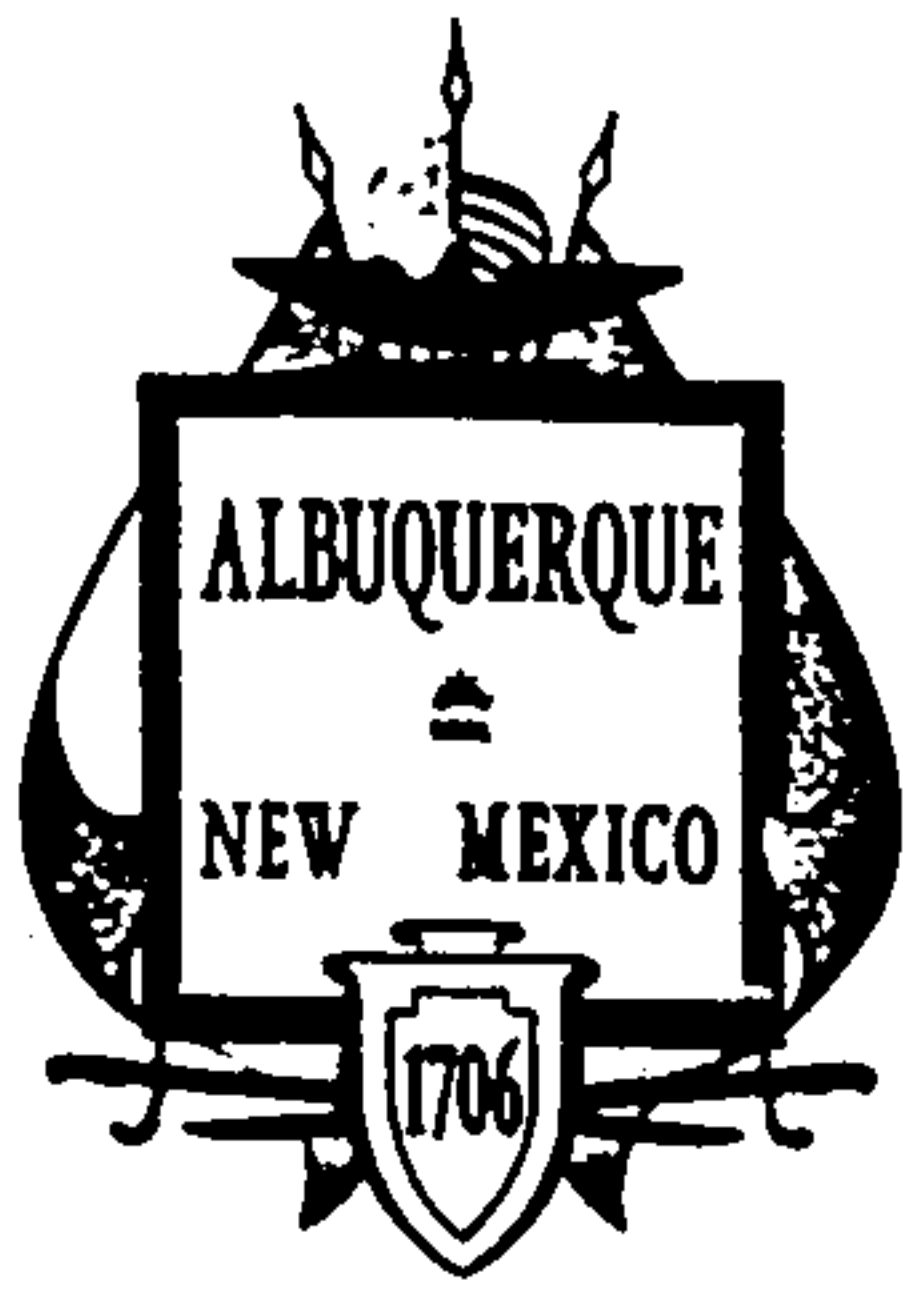
Please contact me if there are any questions or concerns regarding this submittal.

Sincerely yours,



Shahab Biazar, P.E.





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 9, 2003

Shahab Biazar, P.E.  
Advanced Engineering & Consulting, LLC  
10205 Snowflake Ct NW  
Albuquerque, New Mexico 87114

**RE: COLORADO UTILITY (H-15/D030B)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 9/22/2002  
ENGINEERS CERTIFICATION DATED 3/27/2003**

Dear Shahab:

Based upon the information provided in your Engineers Certification submittal dated 3/28/2003, and upon the SO19 approval by the City's Storm Drainage Maintenance inspector, and also the receipt of the Easement for the construction of the future 72" storm drain pipe, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Development & Bldg. Ser. Div.  
BWB

C: Certificate of Occupancy Clerk, COA  
✓ drainage file  
approval file

**PERMANENT EASEMENT**

Grant of Permanent Easement, between \_\_\_\_\_ ("Grantor"), whose address is \_\_\_\_\_ and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of \_\_\_\_\_, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Dated

GRANTOR:

\_\_\_\_\_  
(Individual)

GRANTOR:

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
(Corporation or Partnership)



#6  
April 23, 2003

*Consulting  
Design  
Development  
Management  
Inspection*

Mrs. Claire Senova  
DRB Administrative Assistant  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

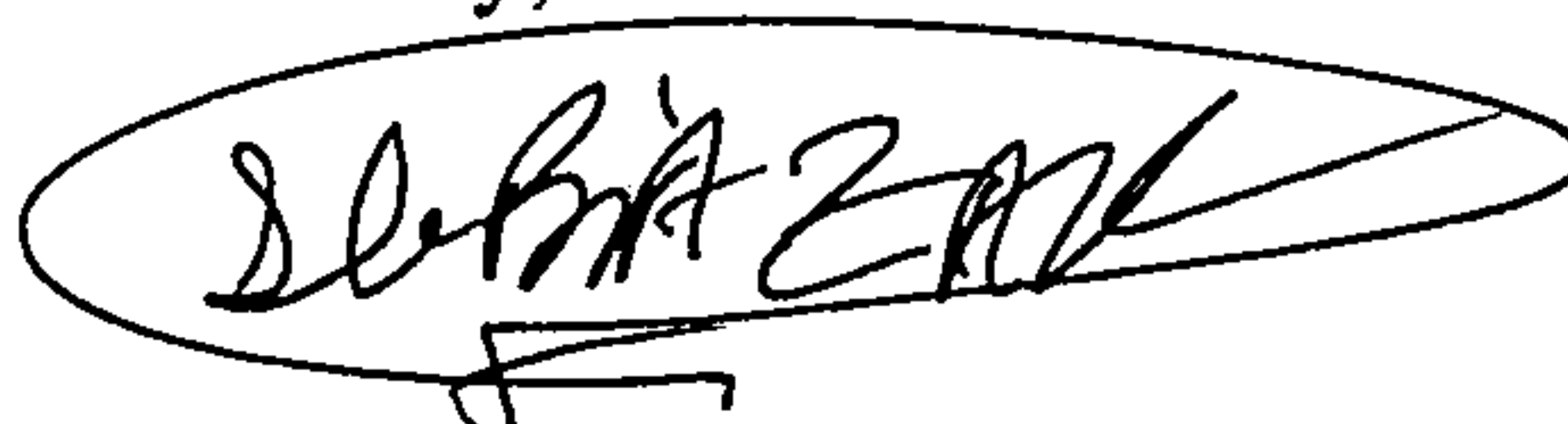
Re: **Two Weeks DRB Deferral for Project # 1002462  
Vacation of 20.00' Sanitary Sewer and Water Line Easement  
Parcel 3, Menaul Development Area, Zone Atlas Page H-15, ±2.6494 Acres**

Dear Mrs. Senova:

Advanced Engineering on behalf of Sadler Southwest LTD. is requesting a two weeks deferral on the above referenced project. Apparently property owner and City Utility Department have come to an agreement. They are preparing the documents and will be finalized in two weeks.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



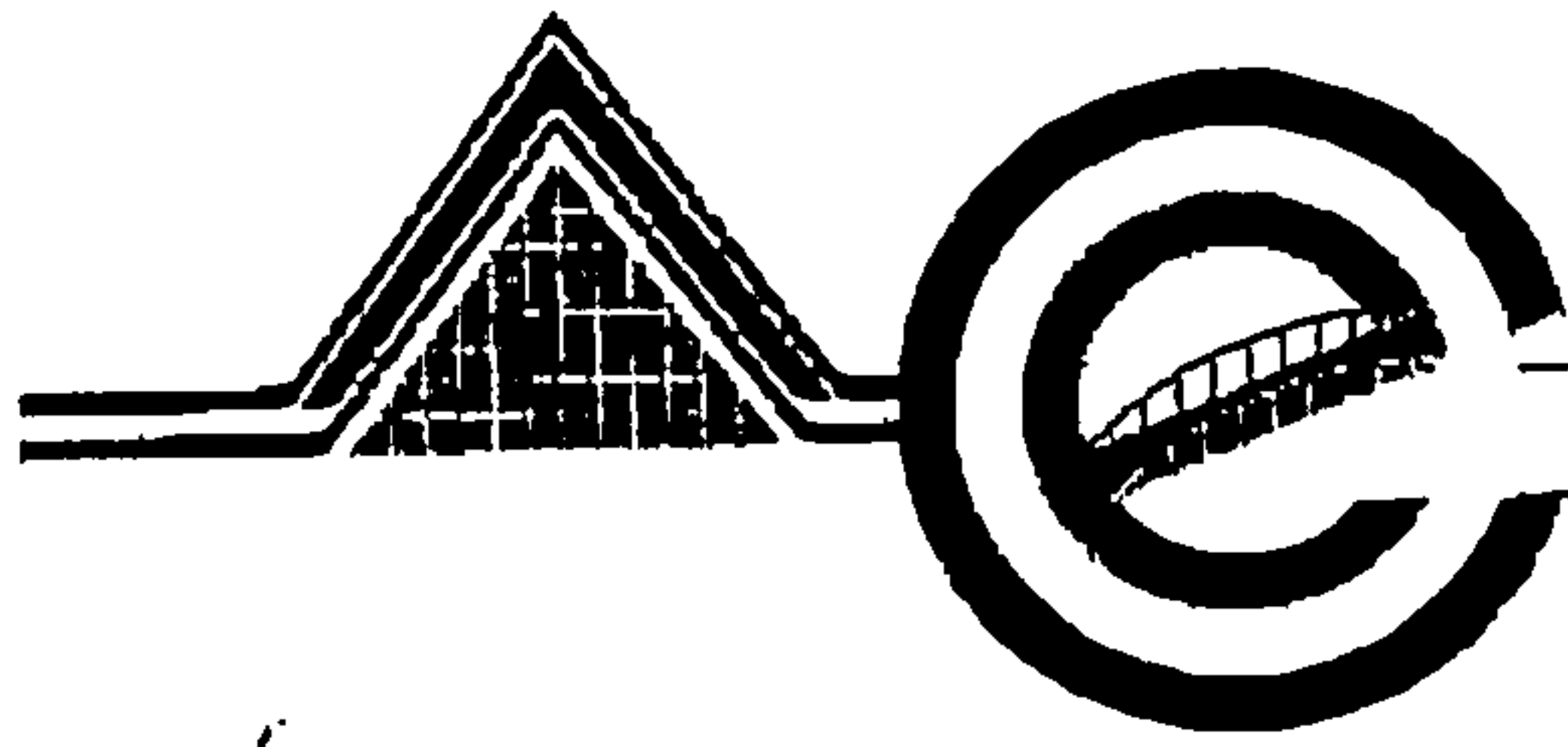
Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Sadler Southwest LTD.

JN: 200227  
SB/sb





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**ADVANCED ENGINEERING and CONSULTING, LLC**

---

April 2, 2003

*Consulting*  
*Design*  
*Development*  
*Management*  
*Inspection*  
*Surveying*

6  
Mrs. Claire Senova  
DRB Administrative Assistant  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: **Three Weeks DRB Deferral for Project # 1002462**  
**Vacation of 20.00' Sanitary Sewer and Water Line Easement**  
**Parcel 3, Menaul Development Area, Zone Atlas Page H-15, ±2.6494 Acres**

Dear Mrs. Senova:

Advanced Engineering on behalf of Sadler Southwest LTD. is requesting three weeks deferral on the above referenced project. Owner still is waiting for an answer from the City Utility Department.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

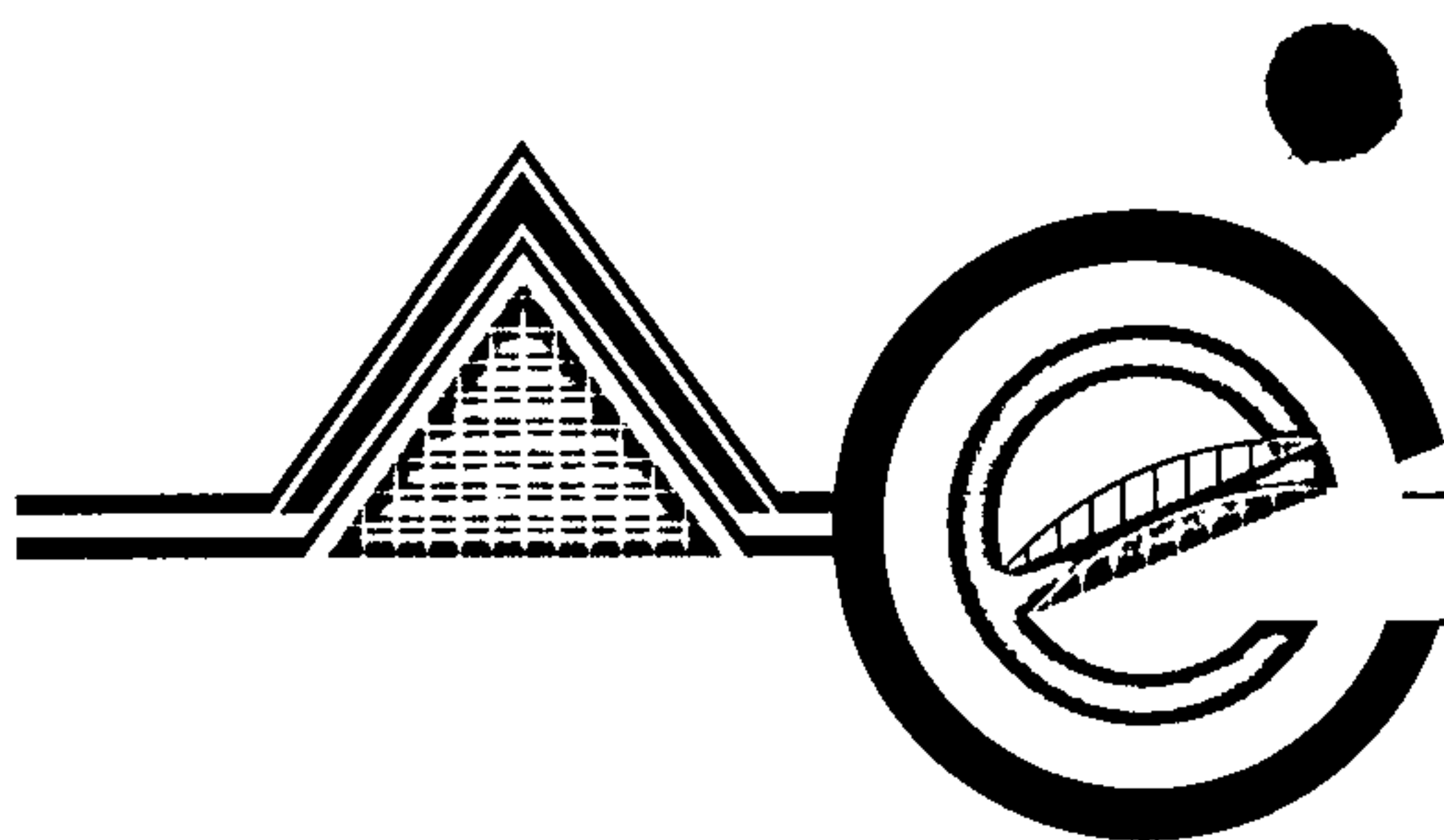
Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Sadler Southwest LTD.

JN: 200227  
SB/sb



#5

---

ADVANCED ENGINEERING and CONSULTING, LLC

---

March 25, 2003

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Mrs. Claire Senova  
DRB Administrative Assistant  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: **One Week DRB Deferral for Project # 1002462**  
**Vacation of 20.00' Sanitary Sewer and Water Line Easement**  
**Parcel 3, Menaul Development Area, Zone Atlas Page H-15, ±2.6494 Acres**

Dear Mrs. Senova:

Advanced Engineering on behalf of Sadler Southwest LTD. is requesting a one week deferral on the above referenced project. Owner still is waiting for an answer from the City Utility Department.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Sadler Southwest LTD.

JN: 200227  
SB/sb

10205 Snowflake Ct., NW Albuquerque NM 87114 Phone (505) 899-5570 Fax (505) 897-4996 Email AECLLC@aol.com

#5



*FACSIMILE TRANSMITTAL*

<b>To:</b>	Claire Senova DRB Administrative Assistant	<b>FAX:</b> (505) 924-3864
		<b>TOTAL OF (1 ) PAGE(S)</b>
<b>From:</b>	Shahab Biazar	
<b>Subject:</b>	Project # 1002462	JN:200227
<b>Date:</b>	March 13, 2003	

We would like to defer the Vacation of Public Easement hearing, Project # 1002462, for one week.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE AT THE ABOVE NUMBER. THANK YOU.

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

February 25, 2003

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

**RE: VACATION OF PUBLIC ALLEYWAY  
DRB Project # 1002141; APP# 02DRB-01230  
Case History #'s: DRB-99-193, (1001686), 02500-00489**

Dear Sheran:

Tierra West, LLC, on behalf of Paul Slone, requests a one-week deferral to March 5, 2003, for the above referenced project. We request the deferral as we are continuing to work with the adjoining property owners to reach an agreement.

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

Sincerely,



Ronald R. Bohannon, PE

cc: Paul Slone  
Charles Bacchus  
Jessica Garringer  
David Hernandez

JN: 220064  
RRB/ba

2002:220064Sheran Matson02252003

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 & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

\*\*\*DUPLICATE\*\*\*  
City of Albuquerque  
Treasury Division

02/26/2003 8:29AM LOC: ANNX  
RECEIPT# 00003608 WSH 007 TRANS# 0001  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS \$110.00  
Trans Amt \$110.00  
J24 Misc CK  
CHARGE

**PAID RECEIPT**

APPLICANT NAME

Paul Stone

AGENT

Tierra West

ADDRESS

PROJECT NO.

1002141

APPLICATION NO.

020RB 01230

\$ 110<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 110<sup>00</sup> Total amount due

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

1107  
95-677/1070

DATE 2/26/03

PAY TO THE ORDER OF City of Albuquerque \$ 110<sup>00</sup>

one hundred ten dollars and 00/100 DOLLARS

HIGH DESERT STATE BANK  
Member FDIC  
6110 Ventura NE  
Albuquerque, NM 87122

FOR \_\_\_\_\_

⑈001107⑈ ⑆107006677⑆0100201813⑈

## La Quinta Suites

*claire -  
Dear file*

Deepesh Kholwadwala  
Hotel Development

**DREAMCATCHER, LLC**  
9105 Macallen Rd. (NE)  
Albuquerque, NM 87109  
Phone: (505) 238-9381  
Fax: (505) 821-9226  
Email: k\_deepesh@hotmail.com

February 15, 2003

Sheran Matson, AICP, Chair  
City of Albuquerque

Dear Sheran:

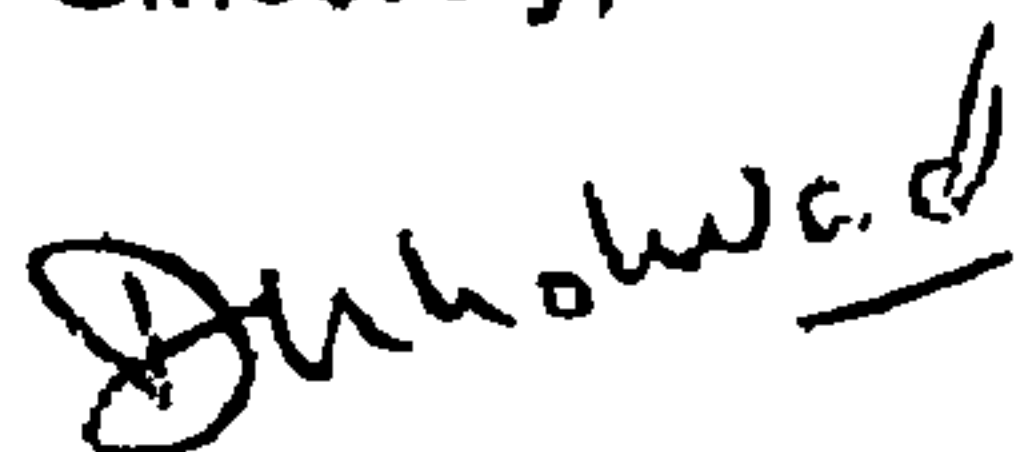
I am the owner of the a 2.3 acre parcel located north of Menaul between University and Princeton. (4-A-1 MENAUL DEVELOPMENT AREA

I have recently received a notice of a public hearing on February 26, 2003. Owner of the adjacent lot, Sadler Southwest LTD. (Project #1002462), has requested the vacation of a public easement. I am the beneficiary of this easement. Our company is developing a \$5,000,000.00 limited service hotel on parcel 4-A-1 that will require this easement for utility hookup under University Blvd. We are otherwise land locked for water services. For your reference, I am also including the "GRANT OF EASEMENT" document signed on July 20<sup>th</sup>, 1984 that grants us a nonexclusive easement, license, right and privilege, of passage and use, both pedestrian and vehicular, over and across the easement property for the purpose of ingress and egress to and from subject parcel. This easement bring into being substantial monetary value for our parcel.

We plan to send a representative to the hearing; however, I would like to document our position in advance. We officially object to the vacation of this public easement as requested by Sadler Southwest LTD.

Thank you for your time.

Sincerely,



Deepesh Kholwadwala,  
Company manager

CC: Roger Green

... TO mly  
CO  
VIA 41,601

64 58290

GRANT OF EASEMENT

STATE OF NEW MEXICO        )  
                                  )  
COUNTY OF BERNALILLO     )

This Grant of Easement is made on this 30<sup>th</sup> day of July, 1984, by CRINCO INVESTMENTS, INC. a Texas Corporation, hereinafter referred to as "CRINCO", whose principal place of business is at 8229 Burnham, El Paso, Texas 79926;

W I T N E S S E T H:

WHEREAS, CRINCO is the owner of a tract of land being a portion of Tract Lettered "A" of the Replat of a portion of Tract Lettered "C" of Manual Development Area to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1968; said portion being more particularly described by metes and bounds on Exhibit "A" and being hereinafter referred to as the "Easement Property"; and

WHEREAS, CRINCO has replatted and filed of record a Replat showing Parcels "1", "2", "3" and "4" of the Manual Development Area in Book C 24, Page 146 of the Records of Bernalillo County, New Mexico and desire to establish as hereinafter provided, a nonexclusive ingress and egress easement over and across the Easement Property for the benefit of and appurtenant to Parcel "4" as shown on the above-referenced Replat;

NOW, THEREFORE, CRINCO, as the owner of the property described in Exhibit "A" appended hereto, for itself, its successors and assigns, declares as follows:

1. CRINCO hereby grants to each and every person, partnership, corporation or other entity now or hereinafter owning or having any interest in Parcel "4" as shown on the above-referenced Replat, a nonexclusive easement, license, right and privilege, of passage and use, both pedestrian and

vehicular, over and across the Easement Property for the purposes of ingress and egress to and from Parcel "4" as shown on the above-referenced Plat.

2. The easement, right and privilege granted hereby shall be for the benefit of and be restricted solely to the owner or owners from time to time of all or any portion of Parcel "4" as shown on the above-referenced Replat, but such owner or owners may grant the benefit of such easement, right and privilege to their lessees and tenants now or hereafter Parcel "4" of the above-referenced Replat or portions thereof for the period of such tenancy and to the customers, employees and business invitees of said lessees or tenants, but the same is not intended and shall not be construed as creating any rights in and for the benefit of the general public.

3. CRINCO further declares that the easement, right and privilege hereinbefore granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of any business now or hereafter existing and being conducted on property abutting the Easement Property.

4. The easement herein granted shall run with the land and shall inure to the benefit of, and be binding upon CRINCO and all future owners of all or any portion of the Easement Property and their respective heirs, successors and assigns, and all persons claiming under them.

5. In the event of a breach or attempted or threatened breach by any owner hereafter of any portion of the Easement Property, the owner of Parcel "4" as shown on the above-referenced Replat, shall be entitled forthwith to full and adequate relief by injunction and/or all other such available



349

legal and equitable remedies from the consequence of such breach.

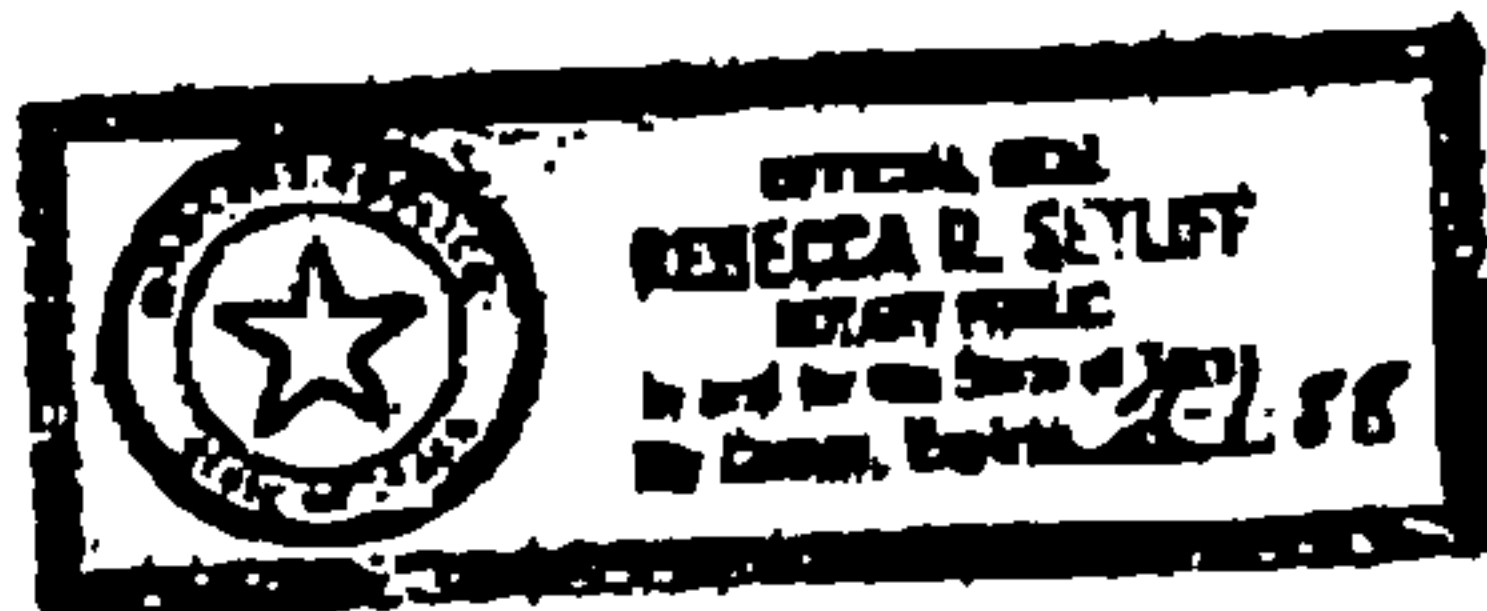
Executed the day and year first above written.

CRINCO INVESTMENTS, INC.

By: [Signature]  
Its: [Signature]

STATE OF TEXAS  
COUNTY OF EL PASO

This instrument was acknowledged before me on July 31st 1984 by J. A. Cardwell, President of CRINCO INVESTMENTS, INC., a Texas Corporation, on behalf of said corporation, and in said capacity.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:  
2-1-88

The State National Bank of El Paso and TGR Investment Corp., Trustee, the holders and owners of mortgage liens covering the real property described on Exhibit "A", appended hereto, hereby consent to the granting of the within easement and do subordinate their respective mortgage liens to the easement rights and privileges herein granted.

ATTEST:

THE STATE NATIONAL BANK OF EL PASO

By: [Signature]  
Its: [Signature]

By: [Signature]  
Its: [Signature]

TGR INVESTMENT CORP., Trustee

By: [Signature]  
Its: [Signature]

300

STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on July 30,  
1984, by Henry B. Ellis, Vice P  
of THE STATE NATIONAL BANK OF EL PASO, a national banking  
association, on behalf of said association, and in said  
capacity.

Carol R. Narlack  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

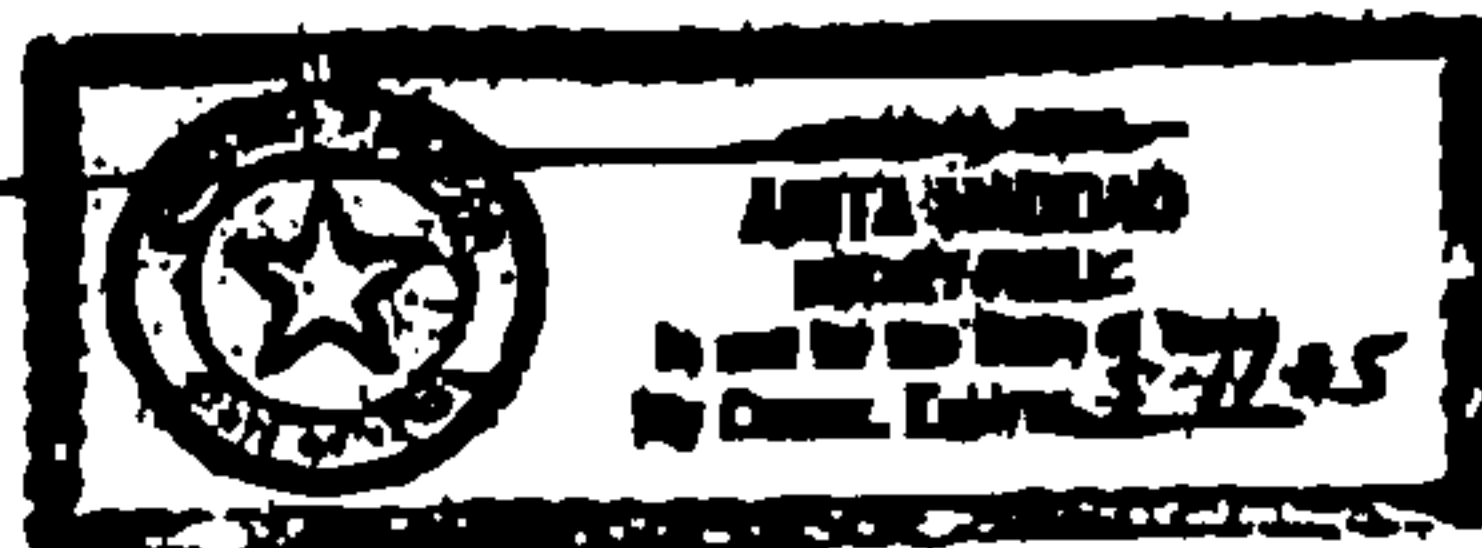
My commission expires:  
CAROL R. NARLACK, Notary Public  
in and for the State of Texas  
My commission expires NOV 2, 1988

STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on July 30,  
1984, by Joseph B. Karon, President of TGR  
INVESTMENT CORP., a Texas corporation, on behalf of said  
corporation, and in said capacity.

David Haddad  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1984 AUG -2 AM 11:21  
347-351  
BY DELORES C. WALLER  
CLERK & RECORDER  
[Signature] DEPUTY



## DREAMCATCHER

## FACSIMILE TRANSMITTAL SHEET

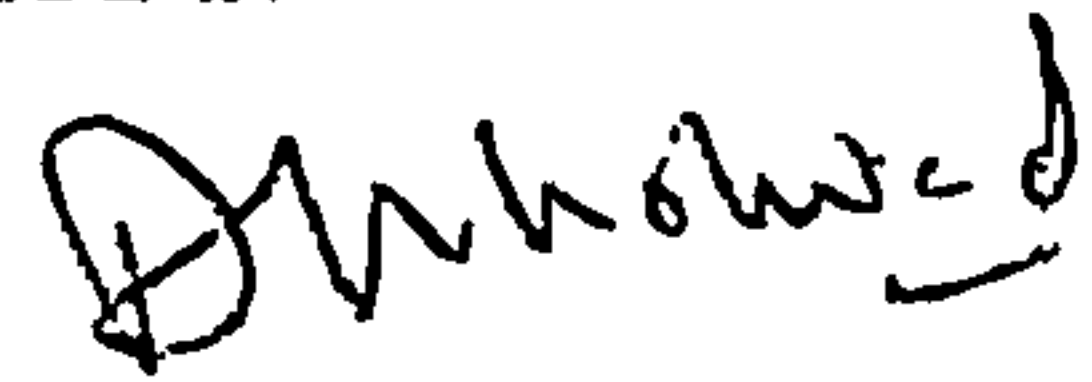
TO:	Roger Green	FROM:	Deepesh Kholwadwala
COMPANY:	City of ABQ	DATE:	2/16/03
FAX NUMBER:	924-3864	TOTAL NO. OF PAGES INCLUDING COVER:	7
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	505-284-3683
RE:	Upcoming DRB hearing	YOUR REFERENCE NUMBER:	

URGENT    FOR REVIEW    PLEASE COMMENT    PLEASE REPLY    PLEASE RECYCLE

NOTES/COMMENTS:

Dear Roger,

I was unable to locate Sheran's (Sheran Matson, AICP, Chair) fax number. Please forward the following documents to her or be sure that my intension are noted as stated in the letter. Thank you.



Deepesh Kholwadwala

# A City of Albuquerque



## DEVELOPMENT 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)

Supplemental form

S

V

P

L

Supplemental form

### ZONING

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

Z

### APPEAL / PROTEST of...

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

A

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

### APPLICANT INFORMATION:

NAME: Sadler Southwest LTD.

ADDRESS: P. O. Box 21640

CITY: Albuquerque

STATE NM

ZIP 87154-1640

PHONE: 856-7939

FAX: 856-1293

E-MAIL:

Proprietary interest in site: Owner

AGENT (if any): Advanced Engineering and Consulting, LLC

ADDRESS: 10205 Snowflake Ct., NW

CITY: Albuquerque

STATE NM

ZIP 87114

PHONE: 899-5570

FAX: 897-4996

E-MAIL: AECLLC@AOL.COM

DESCRIPTION OF REQUEST: Vacation of Public Sanitary Sewer and Water Line Easement.

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

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

Lot or Tract No. Parcel 3

Block: \_\_\_\_\_

Unit: \_\_\_\_\_

Subdiv. / Addn. Menaul Development Area

Current Zoning: M-1

Proposed zoning: Same

Zone Atlas page(s): H-15-Z

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): 2.6494

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. 101505948832210203

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: University Blvd., NE (2516 University Blvd., NE)

Between: Menaul Blvd., NE

and Claremont Ave., NE

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_

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

SIGNATURE

Shahram (Shawn) Biazar

DATE 01-30-03

(Print) Shahram (Shawn) Biazar

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

DRB-00166

Action

VPE

S.F.

✓

Fees

\$ 45

NOTIFICATION FEE

\$ 75

Hearing date FEB. 26<sup>th</sup> 03

Total

\$ 120.00

Planner signature / date  
1/31/03

Project #

1002462

**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**

- 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) *145.00*
- 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.

SHAHRAM (Shawn) BIAZAR  
Applicant name (print)

*[Signature]* 1-30-03  
Applicant signature / date



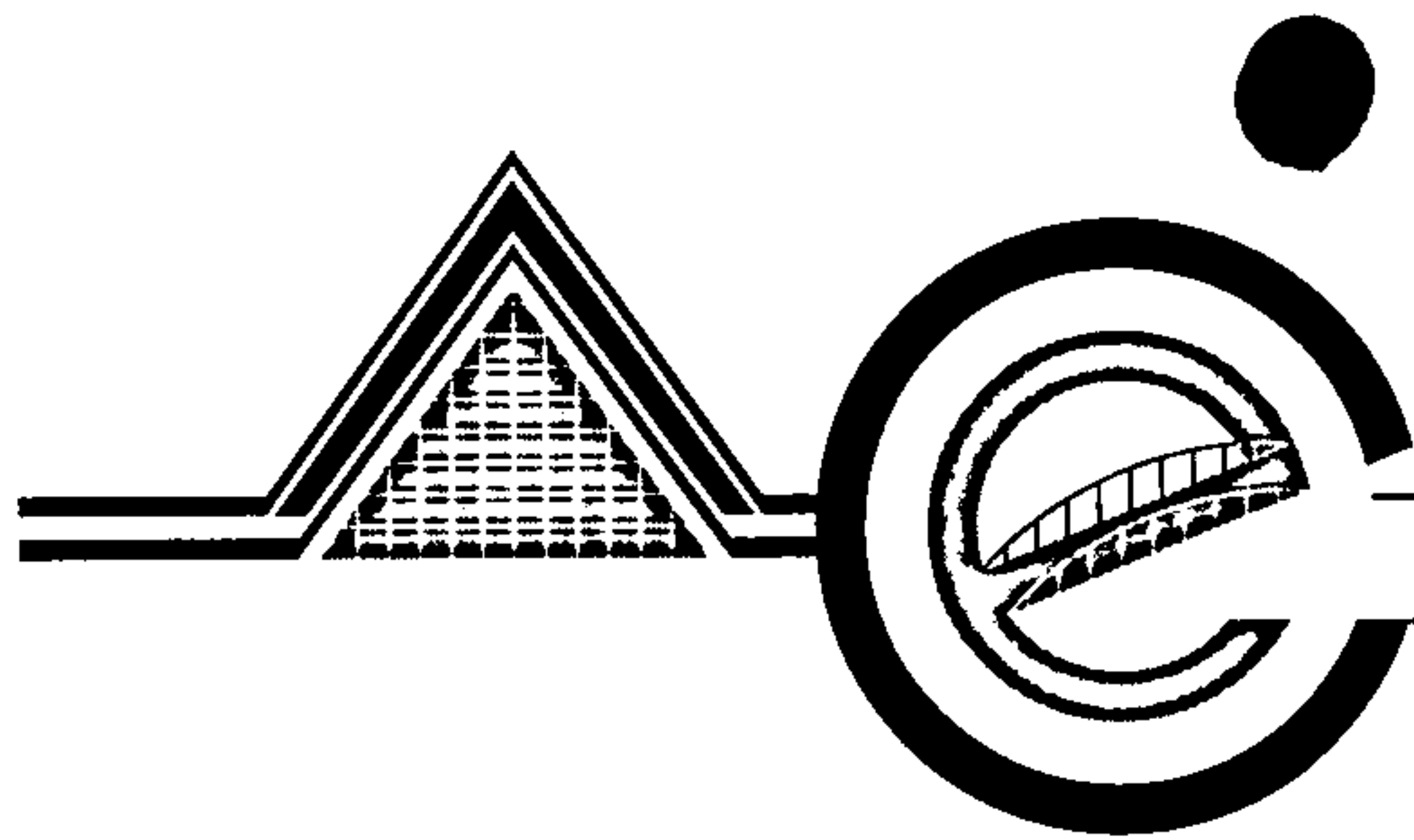
Form revised September 2001

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

Application case numbers  
CDRP - 00116  
 \_\_\_\_\_  
 \_\_\_\_\_

*[Signature]* 1/31/03  
Planner signature / date

**Project # 1002462**



ADVANCED ENGINEERING and CONSULTING, LLC

January 27, 2003

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Mr. Roger Green, PE  
DRB Chairperson  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: **Request Vacation of 20.00' Public Sanitary Sewer and Water Line Easement  
Parcel 3, Menaul Development Area, Zone Atlas Page H-15, ±2.6494 Acres**

Dear Mr. Green:

Advanced Engineering and Consulting, LLC on behalf of Sadler Southwest LTD. is requesting the vacation of 20' public sanitary sewer and water line easement. This site is located on the east side of University Blvd., just north of Menaul Blvd., NE .

This public sewer and water line easement was created by the plat on January 24, 1984, see attached drawings. This easement at present time located is on a two to one slope ( about 25 feet difference in elevation) and it makes it impossible to instal any utility lines in this easement. Based on our research it appears there are no utility line existing in this easement. We will provide you with a picture of the site at the time of DRB.

The owner is also providing the City of Albuquerque additional 20' public drainage easement for the future extension of storm sewer line.

Based on the above findings I hope there are sufficient information for approval of the vacation of the easement. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

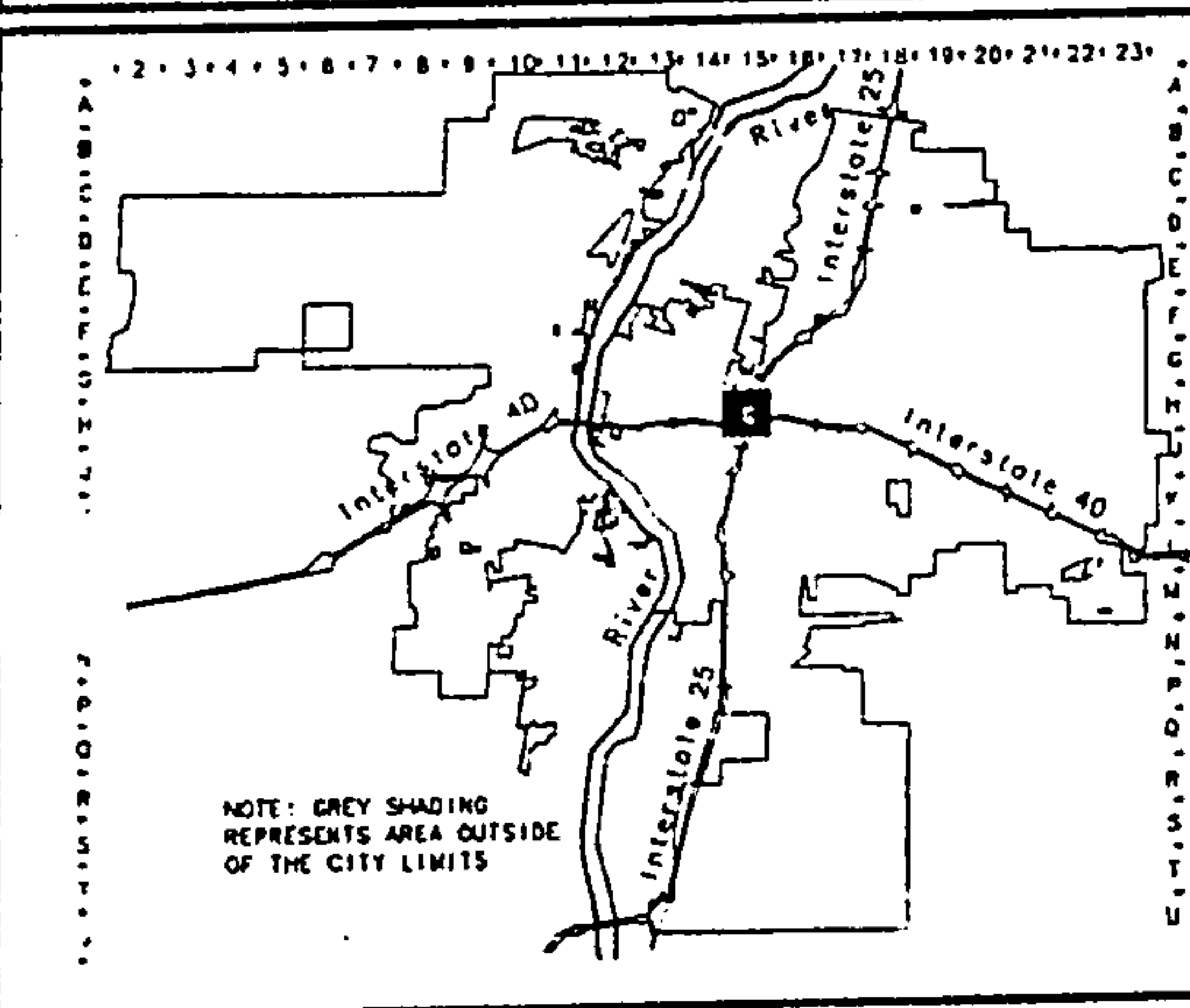
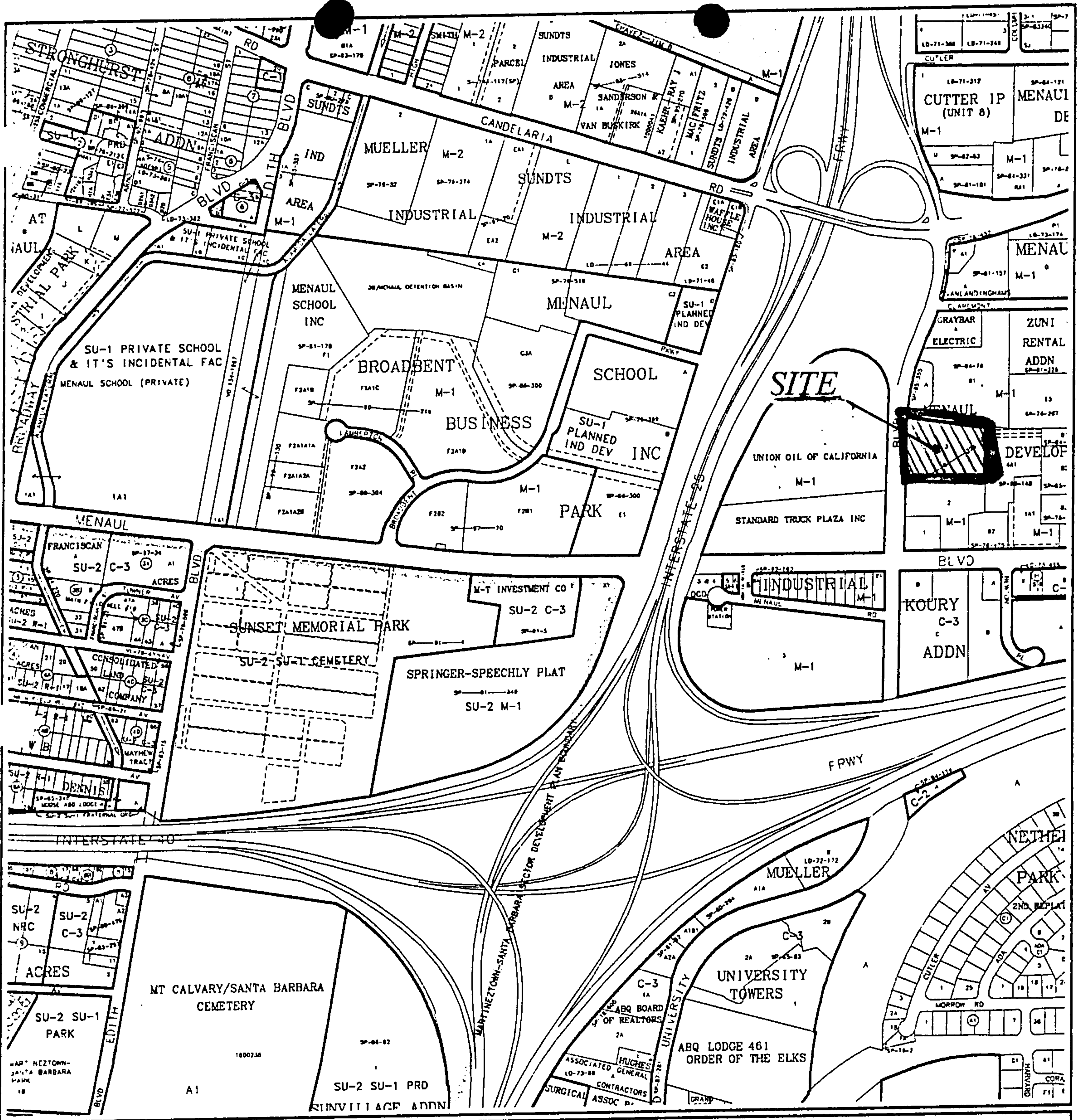
Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Sadler Southwest LTD.

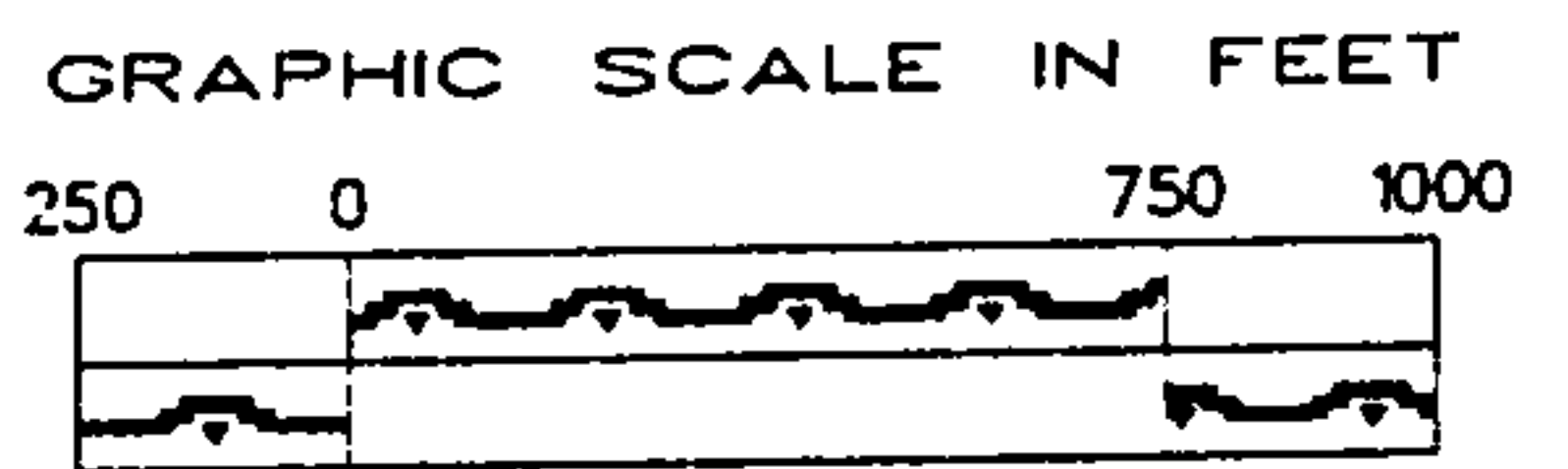
JN: 200227  
SB/sb



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2001

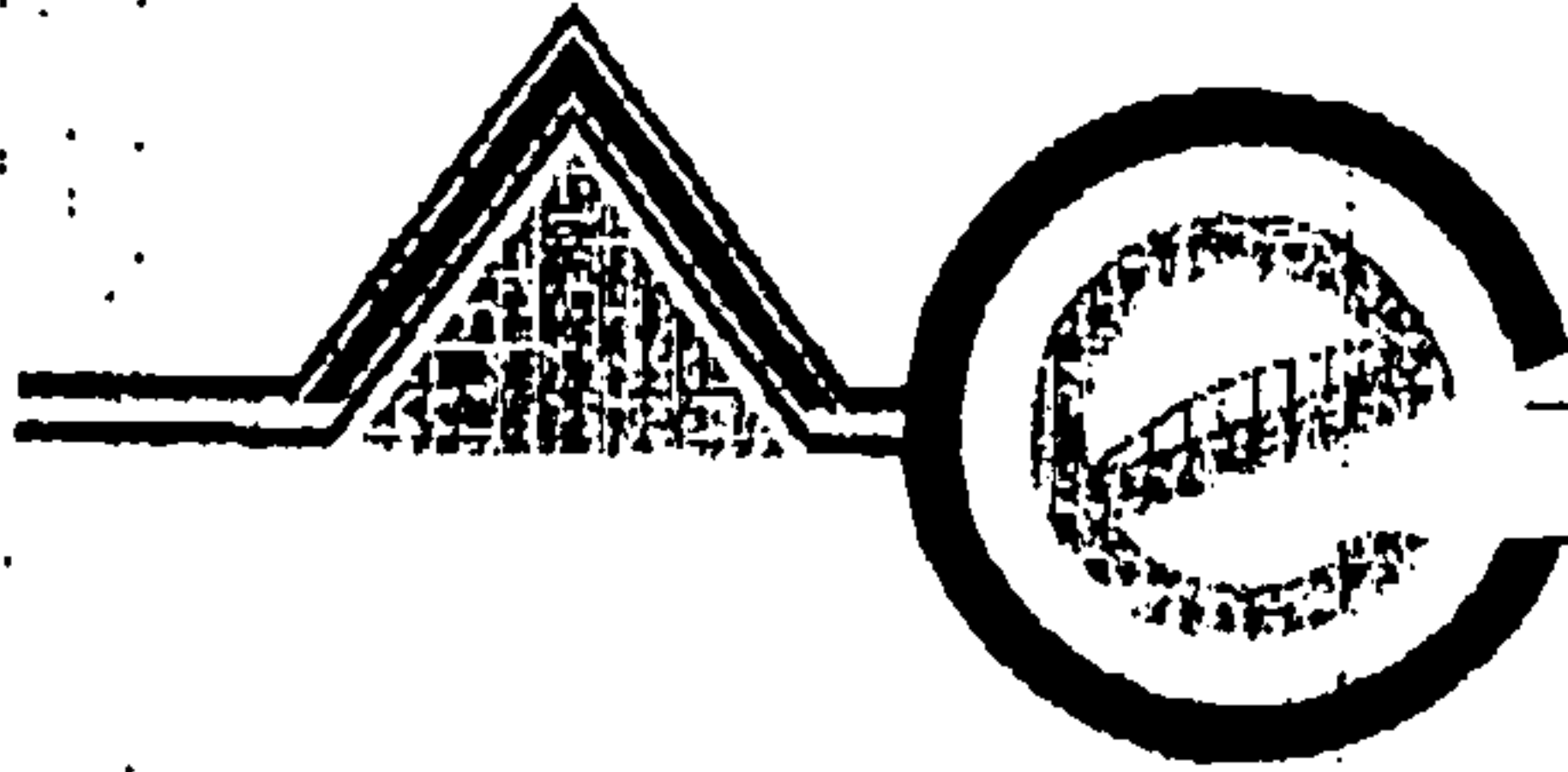


Zone Atlas Page

**H-15-Z**

Map Amended through March 20, 2001





**ADVANCED ENGINEERING and CONSULTING, LLC**

January 30, 2003

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

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

RE: Vacation of Public Sanitary Sewer and Water Line Easement, Preliminary and Final Plat  
For Parcel 3, Menaul Development Area located at 2516 University Blvd., NE  
Zone Atlas Page H-15-Z, Containing 2.6494 Acres.

To whom it may concern:

I, Lou Sadler, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC, to act on my behalf regarding the preparation and submittal of all necessary materials and applications in connection with Vacation of Public Sanitary Sewer and Water Line Easement, Preliminary and Final Plat approval to DRB.

Sincerely,

Lou Sadler  
Sadler Southwest LTD.



# 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: January 30, 2003

Planning Department  
Plaza Del Sol Building  
600 Second St. NW  
Second Floor (924-3860)

This letter will serve to notify you that on January 30, 2003 (date)

TO CONTACT NAME: Shawn Bazar  
COMPANY/AGENCY: Advanced Engineering & Consulting, LLC  
ADDRESS/ZIP: 10205 Snowflake Ct. NW 58714  
PHONE/FAX #: 899-5570 / 897-4994

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Parcel 3, Menaul Development Area, zone map page(s) H-15.

Our records indicate that as of 1-30-03 (date), there were **no Recognized**

**Neighborhood Associations** in this area.

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 B. Carmona  
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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 & 4<sup>TH</sup> 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 GADLER SW LTD.  
AGENT A.E.C. LLC.  
ADDRESS 10205 Snowflake Ct., N.W.  
PROJECT NO. 1002462  
APPLICATION NO. 03DRB-00/66

\$ 45 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ 75 441018 / 4971000 (Notification)  
  
\$ 120<sup>00</sup> Total amount due

SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

ADVANCED ENGINEERING AND CONSULTING, LLC  
10205 SNOWFLAKE COURT, NW  
ALBUQUERQUE, NM 87114  
(505) 899-5570

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION  
P.O. BOX 8530  
ALBUQUERQUE, NM 87198-8530  
95-8366/3070

002655

1-31-03

PAY TO THE ORDER OF City of Albuquerque

\$ 120<sup>00</sup>

One hundred Twenty only

DOLLARS

DUPLICATE  
City of Albuquerque  
Treasury Division

*[Signature]*  
MP

⑆307083665⑆

00156386161 2655

RECEIPT# 00002672 WS# 007 TRANS# 0028  
Account 441006 Fund 0110  
Activity 4983000  
Trans Amt 10/28/02 TRSCCS  
J24 Misc \$120.00

\$45.00

# 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 Feb. 11<sup>th</sup> '03 To Feb. 26<sup>th</sup> '03

### 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] 1-31-03  
(Applicant or Agent) (Date)

I issued 1 sign(s) for this application, 1/31/03 [Signature]  
(Date) (Staff Member)

1002402

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: ~~1002002~~ AGENDA#: ~~1~~ DATE: 2.26.03

1. Name: Shawn Berger Address: \_\_\_\_\_ Zip: \_\_\_\_\_

2. Name: Low Adler Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: Deepesh Kholwadwala Address: 2011 Menaul Blvd. NE 87107 Zip: 87107

4. Name: Sanjay Kholwadwala Address: 9100 Corona Ave NE ABB 87122 Zip: 87122

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

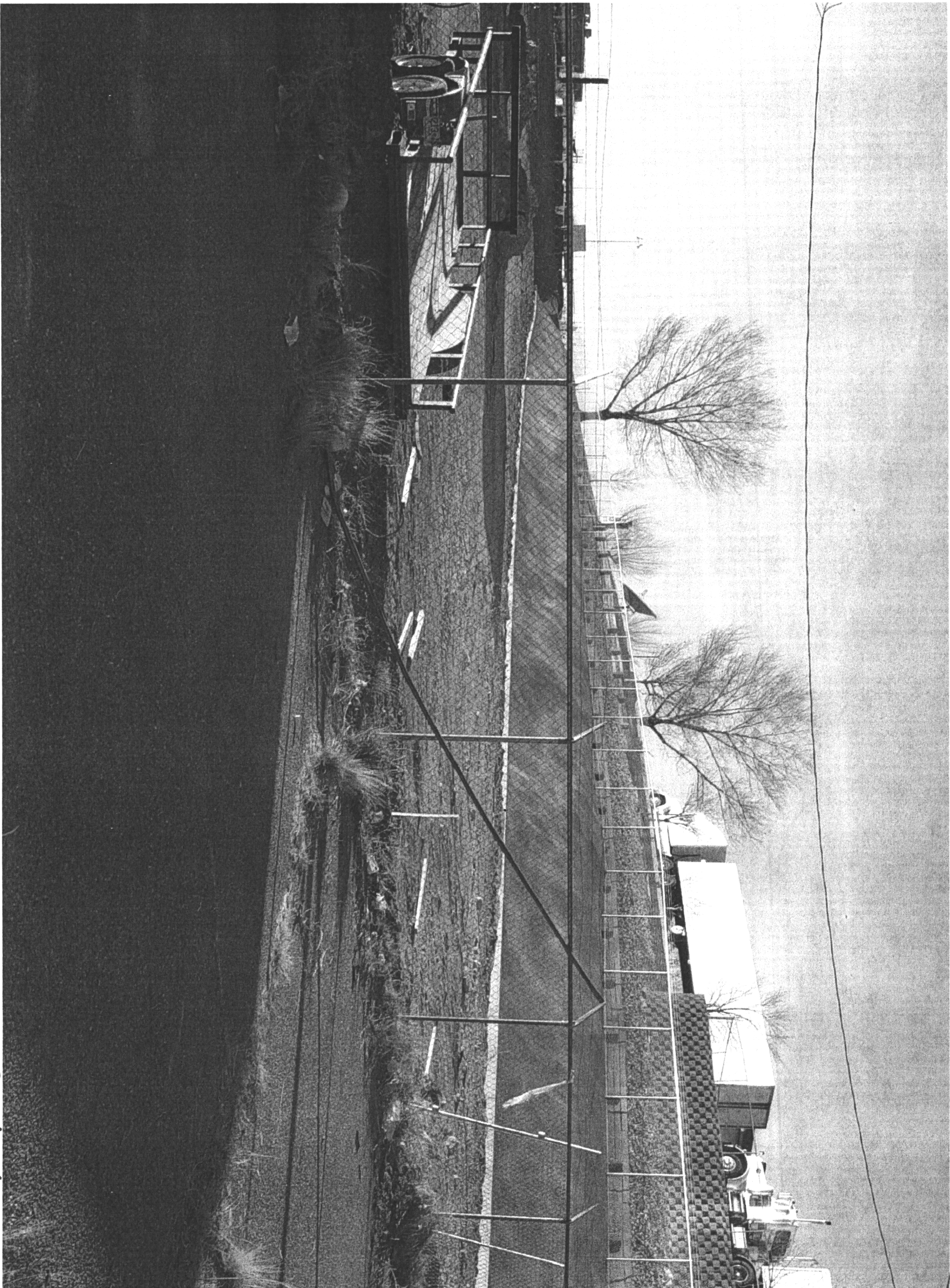
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



Submitted 2/26/03

84 58290

GRANT OF EASEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

This Grant of Easement is made on this 30<sup>th</sup> day of July, 1984, by CRINCO INVESTMENTS, INC. a Texas Corporation, hereinafter referred to as "CRINCO", whose principal place of business is at 8229 Burnham, El Paso, Texas 79926:

W I T N E S S E T H:

WHEREAS, CRINCO is the owner of a tract of land being a portion of Tract Lettered "A" of the Replat of a portion of Tract Lettered "C" of Manual Development Area to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1968; said portion being more particularly described by metes and bounds on Exhibit "A" and being hereinafter referred to as the "Easement Property"; and

WHEREAS, CRINCO has replatted and filed of record a Replat showing Parcels "1", "2", "3" and "4" of the Manual Development Area in Book C 24, Page 146 of the Records of Bernalillo County, New Mexico and desire to establish as hereinafter provided, a nonexclusive ingress and egress easement over and across the Easement Property for the benefit of and appurtenant to Parcel "4" as shown on the above-referenced Replat;

NOW, THEREFORE, CRINCO, as the owner of the property described in Exhibit "A" appended hereto, for itself, its successors and assigns, declares as follows:

1. CRINCO hereby grants to each and every person, partnership, corporation or other entity now or hereinafter owning or having any interest in Parcel "4" as shown on the above-referenced Replat, a nonexclusive easement, license, right and privilege, of passage and use, both pedestrian and

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... CO.  
TIA 41,607

*Submitted*  
*2/26/03*  
*by*  
*Deepch*  
*Khalwadia*

vehicular, over and across the Easement Property for the purposes of ingress and egress to and from Parcel "4" as shown on the above-referenced Plat.

2. The easement, right and privilege granted hereby shall be for the benefit of and be restricted solely to the owner or owners from time to time of all or any portion of Parcel "4" as shown on the above-referenced Replat, but such owner or owners may grant the benefit of such easement, right and privilege to their lessees and tenants now or hereafter Parcel "4" of the above-referenced Replat or portions thereof for the period of such tenancy and to the customers, employees and business invitees of said lessees or tenants, but the same is not intended and shall not be construed as creating any rights in and for the benefit of the general public.

3. CRINCO further declares that the easement, right and privilege hereinbefore granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of any business now or hereafter existing and being conducted on property abutting the Easement Property.

4. The easement herein granted shall run with the land and shall inure to the benefit of, and be binding upon CRINCO and all future owners of all or any portion of the Easement Property and their respective heirs, successors and assigns, and all persons claiming under them.

5. In the event of a breach or attempted or threatened breach by any owner hereafter of any portion of the Easement Property, the owner of Parcel "4" as shown on the above-referenced Replat, shall be entitled forthwith to full and adequate relief by injunction and/or all other such available



legal and equitable remedies from the consequence of such breach.

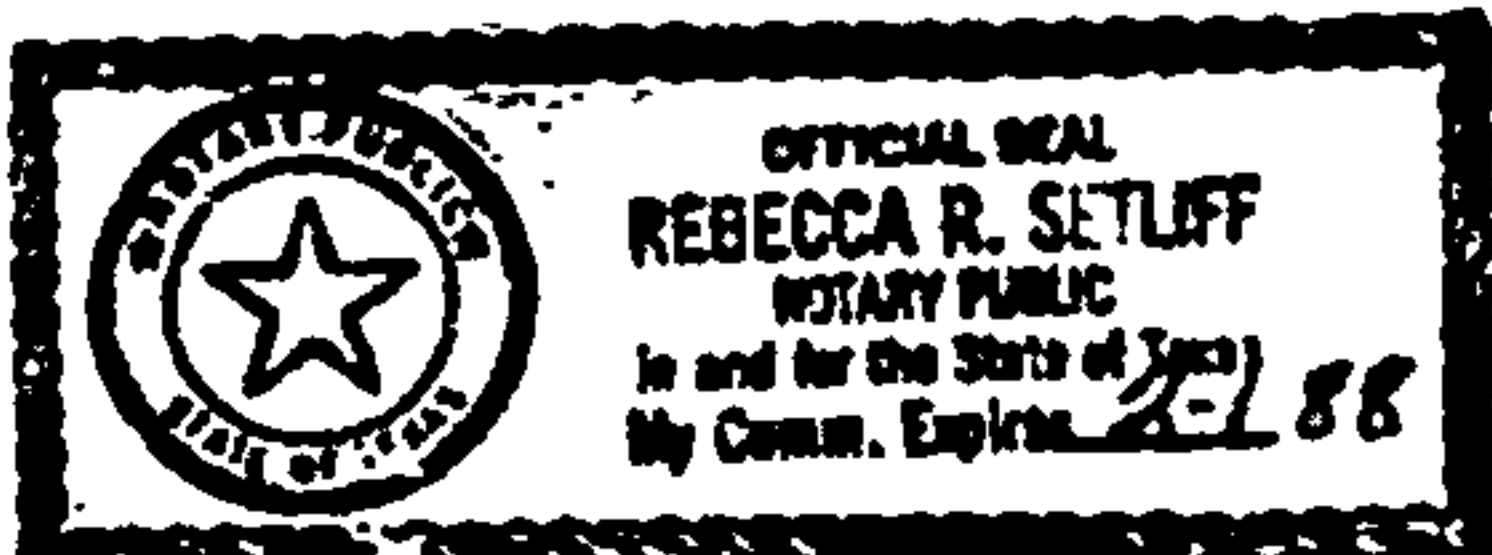
Executed the day and year first above written.

CRINCO INVESTMENTS, INC.

By: *Al Cardwell*  
Its: *Pres*

STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on *July 31st*, 1984 by *J. A. Cardwell*, *President* OF CRINCO INVESTMENTS, INC., a Texas Corporation, on behalf of said corporation, and in said capacity.



*Becky Setliff*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My commission expires:

*2-1-88*

The State National Bank of El Paso and TKG Investment Corp., Trustee, the holders and owners of mortgage liens covering the real property described on Exhibit "A", appended hereto, hereby consent to the granting of the within easement and do subordinate their respective mortgage liens to the easement rights and privileges herein granted.

ATTEST:

THE STATE NATIONAL BANK OF EL PASO

By: *Robert Rook*  
Its: *Senior Vice President*

By: *Henry D. Allen*  
Its: \_\_\_\_\_

TKG INVESTMENT CORP., Trustee

By: *Joseph B. Karam*  
Its: *President*

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on July 30,  
1984, by Henry B. Ellis, Exec. Dir.  
of THE STATE NATIONAL BANK OF EL PASO, a national banking  
association, on behalf of said association, and in said  
capacity.

Carol R. Harlackner  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:  
CAROL R. HARLACKER, Notary Public  
in and for the State of Texas  
My commission expires Nov: 2, 1988

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on July 30,  
1984, by Joseph B. Karam, President of TKG  
INVESTMENT CORP., a Texas corporation, on behalf of said  
corporation, and in said capacity.

Anta Haddad  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires:



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1984 AUG -2 AM 11:21  
347-351  
DR. JAMES C. WALLER  
COUNTY CLERK & RECORDER  
[Signature] DEPUTY