

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002471

Application #: 13DRB-70457

Project Name: Land of Estate

Agent: John L. Lind

Phone #:

Your request was approved on 3-6-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP: revise signature line

PLANNING (Last to sign): reference vacation 12DRB-70268 on sheet 2, dxt

PLATS:

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



- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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



ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

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

4. **Project# 1009234**
13DRB-70460 EPC APPROVED SDP
FOR BUILD PERMIT 
- THE DESIGN GROUP agent(s) for KINDRED HOSPITAL request(s) the above action(s) for all or a portion of Lot(s) 2C, Block(s) 0000, **ST. JOSEPH TOSPITAL COMPLEX** zoned SU-1 FOR HOSP & REL USES, located on ELM STREET BETWEEN HIGH STREET NE AND LOMAS BOULEVARD NE containing approximately 3.2 acre(s). (K-14, K-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS AND RECREATION FOR SCREENING AGREEMENT AND TO PLANNING FOR LANDSCAPING NOTE.**
5. **Project# 1009544**
13DRB-70458 MINOR - SDP FOR
BUILDING PERMIT 
- TIERRA WEST LLC agent(s) for AIM MANAGMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-1, **ATRISCO BUSINESS PARK** zoned SU-1, located on BLUEWATER RD NW BETWEEN AIRPORT RD NW AND COORS BLVD NW containing approximately 17.7609 acre(s). (K-10) **DEFERRED TO 3/20/13 AT THE AGENT'S REQUEST.**

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

6. **Project# 1002471**
13DRB-70457 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- JOHN L LIND request(s) the above action(s) for all or a portion of Lot(s) 3, **LAND OF ESTATE** zoned R-2, located on ATRISCO BETWEEN GONZALES AND FELICITAS containing approximately 1.5 acre(s). (K-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR SIGNATURE BLOCK AND TO PLANNING TO RECORD AND FOR AGIS DXF.**
7. **Project# 1009570**
13DRB-70452 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- THE SURVEY OFFICE agent(s) for WILLIAMS INVESTMENT GROUP request(s) the above action(s) for all or a portion of Lot(s) 2-B, **AIRPORT TECHNICAL CENTER** zoned M-2, located on UNIVERSITY BETWEEN SPIRIT AND AIRPORT TECH.CTR. containing approximately 2.5819 acre(s). (N-15) *[Deferred from 2/27/13* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/6/13 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2012

Project# 1002471

12DRB-70268 VACATION OF PRIVATE EASEMENT

JOHN AND DOLORES L. LIND request(s) the above action(s) for all or a portion of Lot(s) 3, **LAND OF THE ESTATE** zoned R-2, located on **ATRISCO BETWEEN GONZALES AND FELICITAS (K-12)**

At the September 5, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

The application was filed by the owner of all the footage of land abutting the proposed vacation.

The public welfare is in no way served by retaining this portion of easement; the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; all the benefitted and burdened parties of the easement have been clearly defined and have agreed in writing to the vacation.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by September 19, 2012 in the manner described below.

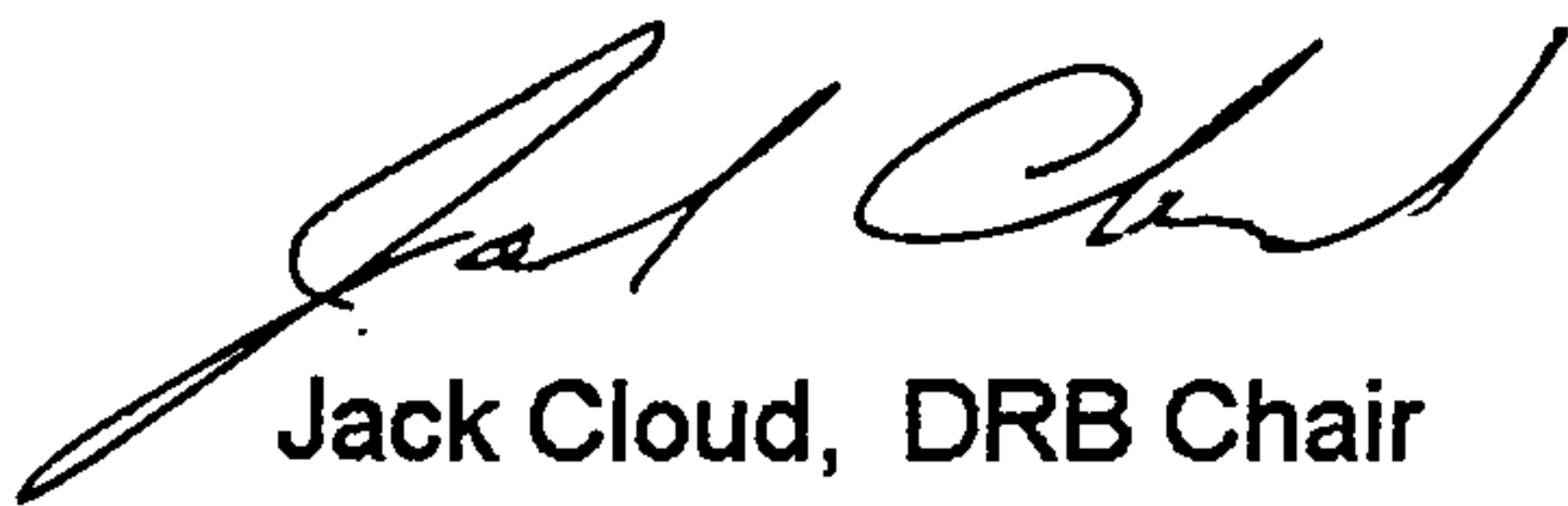
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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



Jack Cloud, DRB Chair

Cc: John and Dolores Lind 11700 Freeway PI NE, Albuquerque, NM 87123
Marilyn Maldonado
file

22



4-16-03
SM

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00533 (P&F)	Project # 1002471
Project Name: MRGCD MAP 39	EPC Application No.:
Agent: Wayjohn Surveying	Phone No.: 205-2052

Your request for (SDF for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1002471

4-16-03

APPLICATION NO. 03DRB - 00533	PROJECT NO. 1002471
PROJECT NAME MRGCD MAP 39	COE/BOMBACH
EPC APPLICATION NO.	
APPLICANT / AGENT WJ Tom Johnston	PHONE NO. 255-2052
ZONE ATLAS PAGE K-12	

ONE STOP COMMENT FORM LOG

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

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

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

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

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 4-9-03	DATE
COMMENTS:		

(Return form with plat / site plan)

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002471 Subdivision Name Lands of Coe & Bombach

Surveyor Thomas Johnston Company _____

Contact person _____ Phone # _____ email _____

Neal Weinberg _____ 4/9/03
Approved *Not Approved Date

DXF RECEIVED 4/9 DATE
 HARD-COPY RECEIVED 4/9 DATE
 DISCLOSURE STATEMENT

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

File Format and naming

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

Coordinate System

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

Content

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

Comments:

AGIS Use Only: Copied cov _____ to agiscov on _____ Client Notified



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 9, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001122**
03DRB-00389 Major-Two Year SIA

03DRB-00526 Minor-Ext of SIA for Temp Defer
SDWK

BOHANNAN HUSTON, INC. agent(s) for CENTEX HOMES request(s) the above action(s) (Modified Procedure B Non-Work Order) for all Lot(s), **STONEBRIDGE SUBDIVISION, UNIT 1**, zoned R-1 residential zone, & SU-1 for R-2 USES, located North and East of McMahon Blvd NW between Tuscany Dr NW and Stonebridge Dr NW containing approximately 28 acre(s). [REF: 01DRB-01298, 02DRB-00896, DRB-98-124, Z-98-18] (A-12) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000984**
03DRB-00378 Major-Vacation of Pub Right-of-Way
03DRB-00380 Major-Vacation of Pub Right-of-Way
03DRB-00381 Major-Vacation of Public Easements
03DRB-00382 Major-Bulk Land Variance
03DRB-00383 Minor-Prelim&Final Plat Approval

BOKAY CONSTRUCTION MANAGEMENT agent(s) for CURB INC. - R. J. SCHAEFER REALTY & INVESTMENTS INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, Lot(s) B-34, B-35, B-36, B-37, B-38, B1B, Town of Atrisco Grant Unit 5 – (to be known as **AVALON SUBDIVISION, UNIT 4**, Tracts A, B & C, **NINETY EIGHTH STREET LAND IMPROVEMENT**, zoned IP, located on 94th ST NW, between I-40 NW and BLUEWATER RD NW containing approximately 57 acre(s). (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WTH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE AND THE 15-DAY APPEAL PERIOD.**

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

MULE BARN ENTERPRISES, agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 special neighborhood zone, IP, located on Sunset Gardens SW between 90th St SW and 94th St SW containing approximately 8 acre(s). [REF: 02DRB-01666 SK] [Deferred from 4/9/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/7/03.**

4. **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) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

5. **Project # 1002492**
03DRB-00261 Major-Vacation of Public
Easements

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 4/9/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/30/03.**

6. **Project # 1001021**
03DRB-00221 Major-Vacation of Public
Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS**, zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 4/2/03] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

7. **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] [DEFERRED FROM 4/9/03] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

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

8. **Project # 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 72nd ST NW containing approximately 8 acre(s). [REF: 00EPC-01020, 00EPC-01021] **[Mary Piscitelli, EPC Case Planner]** [Deferred from 4/9/03] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/23/03.**
9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat
Approval

03DRB-00522 Minor-Sidewalk Waiver
- RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES (to be known as OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the **NORTHEAST CORNER OF THE INTERSECTION**, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03, 3/26/03 & 4/9/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**
10. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, **LA REINA DEL LOS ALTOS**, to be known as **KRISPY KREME @ SANDIA PLAZA**, zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03 and deferred at the Board's request on 4/2/03, we later received notice from agent to defer to 4/16/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

11. **Project # 1000505**
03DRB-00531 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ALBERT GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A, Block(s) 5, **GRANT TRACT**, zoned SU-2/O, located on 6th ST NW, between MOUNTAIN RD NW and LOMAS NW containing approximately 1 acre(s). (J-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

12. **Project # 1000893**
03DRB-00536 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Lot(s) 157-161, **RIDGEVIEW VILLAGE, UNIT 2**, zoned R-2, located on BANDELIER DR NW, between NIGHT WHISPER RD NW and PINON DR NW containing approximately 1 acre(s). (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

13. **Project # 1001067**
03DRB-00530 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAHIM KASSAM 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 UNIVERSITY BLVD SE and SUNPORT PL SE containing approximately 3 acre(s). (M-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1001347**
03DRB-00538 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) B1, ALBUQUERQUE SOUTH, **EL RANCHO GRANDE UNIT 6**, zoned Under Rio Bravo SDP, located on VALLEY VIEW DR SW, between BENAVIDES SW and DE ANZA AVE SW containing approximately 20 acre(s). [03DRB-00165, 00167, 02DRB-00764, 00765, 01829, 00960, 00962] (M-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001918**
03DRB-00524 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for Parcel 6A, **EL RANCHO GRANDE I - UNIT 5B**, zoned RT, located on MUSTANG RIDGE DR SW, between BLAKE RD SW and BLACK STALLION RD SW containing approximately 10 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002077**
03DRB-00513 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9A & A, **EL RANCHO GRANDE I (D & S ADDITION)**, zoned R-2, located on UNSER RD SW, between BLAKE RD SW and THE AMOLE CHANNEL SW containing approximately 29 acre(s). (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1001903**
03DRB-00535 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for D.R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, **DESERT LANE SUBDIVISION**, zoned RD-7, located on DESERT EAGLE RD NE, between EAGLE ROCK AVE NE and OAKLAND AVE NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT APPROVAL DELEGATED TO PLANNING FOR**

18. **Project # 1001463**
03DRB-00479 Major-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-5 & 6A, Block(s) 19, Tract(s) 3, Unit 3, North Albuquerque Acres (to be known as **VENTURA VILLAGE** , zoned R-D residential and related uses zone, developing area, located on VENTURA NE between HOLLY NE and VENTURA NE containing approximately 5 acre(s). [REF: 01460-01291, 01494, 02EPC00148, 02EPC10058] [Deferred from 4/2/03, agent not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

19. **Project # 1001534**
02DRB-01931 Minor-Prelim&Final Plat
Approval

CLARK CONSULTING ENGINEERS agent(s) for LLAVE CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT 4A**, zoned RD residential zone, located on the eastside of VENTURA ST NE, between ANAHEIM AVE NE and CARMEL AVE NE containing approximately 2 acre(s). [REF: 01DRB-01446] [Deferred from 1/8/03] [Final Plat was Indefinitely Deferred] [Deferred from 4/2/03 agent was not present.] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

20. **Project # 1002021**
03DRB-00528 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for WELSH IRREVOCABLE TRUST II - CAROLYN PICKA request(s) the above action(s) for all or a portion of Tract(s) E-2-A, **ONE PRESIDENTIAL PLAZA**, zoned IP, located on JEFFERSON ST NE, between PRESIDENTIAL DR NE and PAN AMERICAN FRWY NE containing approximately 3 acre(s). [REF: 02DRB-00919, DRB-99-206] (E-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SHARED SEWER AGREEMENT, VERIFICATION OF PRIVATE FIRE HYDRANT ACCOUNT AND PRIVATE WATER AND SEWER EASEMENTS ON THE PLAT AND TO TRANSPORTATION DEVELOPMENT FOR VERIFICATION THAT ADEQUATE ACCESS AND PARKING ARE PROVIDED FOR EACH LOT AND FOR THE DXF FILE.**
21. **Project # 1002315**
03DRB-00539 Minor-Final Plat Approval
- BOHANNAN HUSTON INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 13A, **WILDERNESS ESTATES @ HIGH DESERT**, zoned SU-2/HD/R-R, located on TRAMWAY BLVD NE, between IMPERATA NE and WEST OF TRACT A FOREST SERVICE LAND, containing approximately 38 acre(s). [REF: 02DRB-01650] (F-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RELABELING THE EASEMENT ON LOT 9, SHOW ADJOINER EASEMENTS ON THE PLAT AND AN ACCESS AGREEMENT FOR LOT 9 AND TO PLANNING FOR THE DXF FILE.**
22. ~~**Project # 1002471**~~
03DRB-00533 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 90-B, **MRGCD MAP 39**, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [AX-70-27] (K-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1001934**
02DRB-01864 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for WILLIAM RIORDAN request(s) the above action(s) for all or a portion of Lot(s) 4, **ALVARADO GARDENS - UNIT 1**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW NW and CAMPBELL NW containing approximately 3 acre(s). [DEFERRED FROM 12/18/02] [Final plat was indefinitely deferred for the SIA] [Deferred from 4/2/03 agent was not present] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

24. **Project # 1002539**
03DRB-00532 Minor-Prelim&Final Plat
Approval

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION**, zoned S-R, located on 15TH ST NW, between MOUNTAIN NW and BELLAMAH NW containing approximately 1 acre(s). [Deferred from 4/9/03] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/16/03.**

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

25. **Project # 1002194**
03DRB-00537 Minor-Sketch Plat
or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2 & 2B, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on KATHRYN AVE SE, between GIRARD SE and GIBSON SE containing approximately 2 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1002566**
03DRB-00512 Minor-Sketch Plat
or Plan
- WILSON & COMPANY request(s) the above action(s) for **BNSF RAILROAD CROSSING FACILITY**, located on WOODWARD EAST OF SECOND SE, between SECOND SE and BROADWAY SE. (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. **Project # 1002567**
03DRB-00514 Minor-Sketch Plat
or Plan
- SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5A, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
28. Approval of the Development Review Board Minutes for March 26, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:15 P.M.

22



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-00533 (P&F)	Project # 1002471
Project Name: MRGCD MAP 39	EPC Application No.:
Agent: Wayjohn Surveying	Phone No.: 205-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/9/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number 1002471



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002471
Application Number: 03DRB-0533

DRB Date: 4/9/03
Item Number: 22

Subdivision:

Lot 90-B, MRGCD Map 39

Zoning: R-1

Zone Page: K-12

New Lots (or units) : 1

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS
Christina Sandoval, (PRD)

Phone: 768-5328



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002471

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 9, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
4/09/03**

Item # 22

Project # 1002471

Application # 03DRB-00533


SUBJECT: MRGCD Map 39, Lot 90-B/ preliminary & final plat

No objection to the platting actions.

Please be sure the Project # & Application # are on the final plat.

Per DPM amendment, Planning cannot sign the final plat until AGIS has approved a digital dxf file & hard copy of the plat. Take the information to AGIS, bring the signed approval slip to the Front Counter with the mylar. Planning will sign the plat. Unfortunately, Planning does not have enough storage room to store the mylars until AGIS approval is given.

Applicant may record the plat. Please be sure to provide a recorded copy to Planning to close the file.


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



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Thomas Johnston

FAX NUMBER: 255-2887 ~~2059~~ **# PAGES** 1

SENT BY: Sheran Matson, DRB Chair **DATE:** 3/26/03

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1002471 **APPLICATION NO:** 03DRB-00198

Thomas -
I have laryngitis (due to too many Lady Lobs NCAA games).
So, here's the story:

- ① Since the City is requiring 6' of right of way for Atrisco, we decided a variance is not needed.
- ② Come in + apply for preliminary + final plat for minor subdivision when ready.
- ③ We will apply the variance fees you paid to platting fees since we said to get variance,

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3868
CONNECTION TEL 92552887
SUBADDRESS
CONNECTION ID
ST. TIME 03/26 15:31
USAGE T 00'49
PGS. 1
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Thomas Johnston

FAX NUMBER: 255-2887 # PAGES 1

SENT BY: Sheran Matson, DRB Chair DATE: 3/26/03

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1002471 APPLICATION NO: 03DRB-00198

Thomas -
I have laryngitis (due to too many Lady Lobo NCAA games).
So, here's the story:
① Since the City is requiring 6'



**DEVELOPMENT REVIEW BOARD
AGENDA**

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

February 19, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:57 a.m.
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000376**
03DRB-00113 Major-Two Year SIA

WITHDRAWN AT AGENT'S REQUEST

BOHANNAN HUSTON, INC. agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) ALL, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T residential zone, located SOUTH OF MCMAHON BLVD NW, between UNSER BLVD NW and VIRGO ST NW. [REF: 02DRB-00034, 00DRB-00908, 00DRB-00380] (A-11)
WITHDRAWN AT AGENT'S REQUEST

2. **Project # 1000444**
03DRB-00102 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for **STONEBRIDGE SUBDIVISION, UNIT 4**, zoned R-1, located SOUTH OF WESTSIDE BLVD NW, between STONEBRIDGE NW and STONEBROOK NW containing approximately 16 acre(s). [REF: 01DRB-00826] (A-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001232**
03DRB-00095 Major-Two Year SIA

TIERRA WEST, LLC agent(s) for VISTA MANAGEMENT HOME COMMUNITY, LP request(s) the above action(s) for all or a portion of Tract(s) 28A1, **VISTA SUBDIVISION**, zoned SU-1/MP special use zone, located on the WEST SIDE OF 94TH ST SW, between CENTRAL AVE SW and SUNSET GARDENS RD SW containing approximately 25 acre(s). [REF: DRB-94-621, DRB-85-298, Z-79-40, 02DRB-00672] (L-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

4. **Project # 1000503**
03DRB-00119 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC), located on EAGLE CREST AVE. NE, between EAGLE VISTA DR NE and EAGLE LAUNCH DR NE containing approximately 1 acre(s). [REF: 00410-00607, 02DRB-01267] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1000159**
03DRB-00120 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for BOYHAIN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA, UNIT 2**, zoned SU-1 (7 DU/AC) located on EAGLE VIEW AVE NE between VISTAS DR NE and SOARING EAGLE DR NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000485**
03DRB-00116 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA, agent(s) for AMERICAN SOUTHWEST HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **ENCANTO VILLAGE - UNIT 3**, zoned R-D (9 DU/AC) located on EUCARIZ AVE SW, between UNSER BLVD SW and STINSON ST SW containing approximately 17 acre(s). [REF: 02DRB-01171, 02-DRB-01172, DRB-98-176] (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 **MONKBRIDGE ADDITION, LOS CANDELARIAS SUBDIVISION**, zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4**, TOWN OF ATRISCO GRANT, zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

9. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat
Approval
02DRB-01966 Major-Vacation of Pub Right-
of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS, NORTH**, NORTH ALBUQUERQUE ACRES, zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

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

10. **Project # 1002332**

03DRB-00179 Minor-SiteDev Plan
BldPermit/EPC

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS agent(s) for DON KEITH request(s) the above action(s) for all or a portion of Tract(s) 75, Unit 6, Town of Atrisco Grant (to be known as **KEITH APARTMENTS**, zoned SU-1 for Apts, located on 59TH ST SW, between 57TH ST SW and 61ST ST SW containing approximately 1 acre(s). [REF: 02EPC-01690, 02EPC-01692, 02EPC-01694] [Makita Hill, EPC Case Planner] (K-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS, FOR PARK DEDICATION REQUIREMENT AND TRANSPORTATION DEVELOPMENT FOR ADEQUATE VISIBILITY AND HANDICAP ASSESSABLE DRIVE PADS.**

11. **Project # 1002329**

03DRB-00200 Minor-SiteDev Plan
BldPermit/EPC

R. D. HABIGER & ASSOCIATES agent(s) for ST. STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH**, zoned SU-1 special use zone, for Church & Related Facilities, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and OSUNA RD NE containing approximately 5 acre(s). [REF: Z-93-88, DRB-93-328, 02EPC-01682] [Makita Hill, EPC Case Planner] (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

12. **Project # 1001676**
03DRB-00208 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST, LLC agent(s) for SIMPSON HOUSING I NC. request(s) the above action(s) for all or a portion of Tract(s) 3A, **RIVERPOINT SUBDIVISION, SAN MIGUEL APARTMENTS, PHASE III**, zoned SU-1 for PDA, located on COORS BLVD NW, between COORS BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 3 acre(s). [REF:01EPC-01872] [**Juanita Vigil, EPC Case Planner**](C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE REQUIREMENT AND PARK DEDICATION REQUIREMENT.**

13. **Project # 1001569**
03DRB-00205 Minor-SiteDev Plan
BldPermit/EPC
03DRB-00206 Minor-SiteDev Plan
Subd/EPC

TIERRA WEST LLC agent(s) for CHANT ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1 & 6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON ST NE, between SINGER BLVD NE and I-25 FRONTAGE ROAD containing approximately 3 acre(s). [REF: Z-97-20, 01128 01565/01566] [**Debbie Stover, EPC Case Planner**] (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND A NOTE REGARDING CROSS ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LIST DATED 2/19/03.**

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

11
12
13
14
15

14. **Project # 1002033**
03DRB-00189 Minor-Ext of SIA for Temp
Defer SDWK

YVONNE SCARAFIOTTI request(s) the above action(s) for all or a portion of Lot(s) 3 & 10-16, Tract(s) 3, Unit 2, **SANDIA GLOW SUBDIVISION**, zoned RD, located on SANDIA GLOW CT NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: DRB-97-76] (D-21) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

Project # 1002033
03DRB-00201 Minor-Vacation of Private
Easements
03DRB-00203 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC agent(s) for BEALHEN CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 2A-18A, **SANDIA GLOW SUBDIVISION**, zoned R-D, located on SANDIA GLOW CT NE, between CORONADO AVE NE and KOVAK RD NE containing approximately 3 acre(s). [REF: 02DRB-01655, 02DRB-00935, V-97-138, S-99-39, SD-89-2] [DEFERRED FROM 2/19/03] (D-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/26/03.**

15. **Project # 1002369**
03DRB-00202 Minor-Prelim&Final Plat
Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION**, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/5/03.**

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

16. **Project # 1002471**
03DRB-00198 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC (STEVE COE) request(s) the above action(s) for all or a portion of Tract(s) 90B (to be known as **LANDS OF COE/BOMBACH (LOTS 1 & 2)**, MRGCD MAP 39, zoned R-1, located on ATRISCO DR SW, between GONZALES RD SW and SUNSET GARDENS RD SW containing approximately 1 acre(s). [REF: Z-70-104, AX-70-27] (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1002472**
03DRB-00204 Minor-Sketch Plat or Plan
- THE GROUP agent(s) for ADIL RIZI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, Tract(s) 2 (to be known as **COURTYARDS @ ALAMEDA**) NORTH ALBUQUERQUE ACRES UNIT 3, zoned R-D, located on BARSTOW ST NE, between ALAMEDA BLVD NE and OAKLAND NE containing approximately 2 acre(s). (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project # 1002473**
03DRB-00207 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 9-20, Block(s) 5, Tract 3. Unit 3, (to be known as **DESERT VISTA SUBDIVISION**, NORTH ALBUQUERQUE ACRES, zoned R-D /5DUA, located on SIGNAL AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 11 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board minutes for February 5, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

20.

Other Matters: NONE

ADJOURNED: 11:57 A.M.



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002471
Application Number: 03DRB-00198

DRB Date: 2/19/03
Item Number: 16

Subdivision: Lands of Coe/Bombach Lots 1 & 2
Tract 90B, MRGCD Map 39

Zoning: R-1

Zone Page: K-12

New Lots (or units) : 1

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed:

Christina Sandoval, (PRD)

Phone: 768-5328



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: 1002471

AGENDA ITEM NO: 16

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussal* X; 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 19, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002471

Item No. 16

Zone Atlas K-22

DATE ON AGENDA 2-19-03

INFRASTRUCTURE REQUIRED (?) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
<input type="checkbox"/>	A 20ft right-of-way radius dedication and 9ft of dedication on Atrisco is needed.
<input type="checkbox"/>	What is the purpose of this plat.

- A 20ft right-of-way radius dedication and 9ft of dedication on Atrisco is needed.
- What is the purpose of this plat.

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

CITY OF ALBUQUERQUE
Planning Department
Development Review Board Comments
February 19, 2003

Item # 16

Project # 1002471

Application # O3DRB-00198

RE: Lands of Coe/Bombach, Lots 1 & 2/ Sketch Plat

The zoning is R-1 which requires a minimum lot width of 50 feet. To get this plat approved, you will need to apply for & receive a zoning variance. The Zoning Hearing Examiner decides on these variance to the Zoning Code.



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

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002471 Application #: 13DRB-70457
 Project Name: Land of Estate
 Agent: John L. Lind Phone #:

Your request was approved on 3-6-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP: revise signature line

PLANNING (Last to sign): reference vacation 12DRB-70268
on Steel 2, dit

PLATS:

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

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

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

Ass. 5+6 T.

City Macq



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: John L. Lind PHONE: 293-5650

ADDRESS: 11700 Freeway Pl NE FAX: _____

CITY: ALB STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PRIVATE EASEMENT

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

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

Lot or Tract No. 3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: LAND OF ESTATE

Existing Zoning: R-2 Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): K-12 UPC Code: 1-012-057-163-222-311-26

CASE HISTORY:

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

PROJECT # 1002471

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): ABOUT 1/2 Acre

LOCATION OF PROPERTY BY STREETS: On or Near: ARISCO SW

Between: GONZALES SW and FELICITAS

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 1/31/13

(Print Name) John L. Lind Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
13 DRB - 70457

Action	S.F.	Fees
<u>P&F</u>	_____	\$ <u>215.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>235.00</u>

Hearing date March 6, 2013

[Signature]
2-22-13
Staff signature & Date

Project # 1002471

Revised: 4/2012

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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


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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year


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



 Applicant name (print)


 Applicant signature / date



<input checked="" type="checkbox"/> Checklists complete	Application case numbers	Form revised October 2007	
<input checked="" type="checkbox"/> Fees collected	13 - DRB - 70457		2-22-13
<input checked="" type="checkbox"/> Case #s assigned	_____	_____	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	_____	Project #	100 2471



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: JOHN L. LIND PHONE: 293-5650

ADDRESS: 11700 FREEWAY PL NE FAX: _____

CITY: ALB STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: VACATION OF PRIVATE EASEMENT

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

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

Lot or Tract No. 3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: LAND OF ESTATE

Existing Zoning: R-2 Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): K-12 UPC Code: 1-012-057-163-222-311-26

CASE HISTORY:

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

PROJECT # 1002471

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): ABOUT 1 ACRE

LOCATION OF PROPERTY BY STREETS: On or Near: ATMISCO SW

Between: GONZALES SW and FELICITAS

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 1/31/13

(Print Name) JOHN L. LIND Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13 DRB - 70457</u>	<u>P&F</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$235.00</u>

Hearing date March 6, 2016

[Signature]

2-22-13
Staff signature & Date

Project # 1002471

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

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- Letter briefly describing, explaining, and justifying the request
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EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

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- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
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 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

JOHN L. LIND
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

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

Application case numbers
13 - DRB - 70457

[Signature] 2-22-13
Planner signature / date
Project # 100 2471

March 6, 2013

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- P** Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- D** Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: JOHN L. LIND DOLORES L. LIND PHONE: 505 293-5650
 ADDRESS: 11700 FREEWAY PL NE FAX: 505 323-5963
 CITY: ALB STATE NM ZIP 87123 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. LOT 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LAND OF THE ESTATE
 Existing Zoning: R-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K12-2 UPC Code: 101205716322231126

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1002471

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Atrisco
 Between: Gonzales and Felicitas

Check if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/17/11
 (Print Name) JOHN L. LIND Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70268</u>	<u>VRE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 5, 2012</u>			Total <u>\$ 65.00</u>

[Signature] 8-24-12 Project # 1002471
 Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - 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)
 - List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

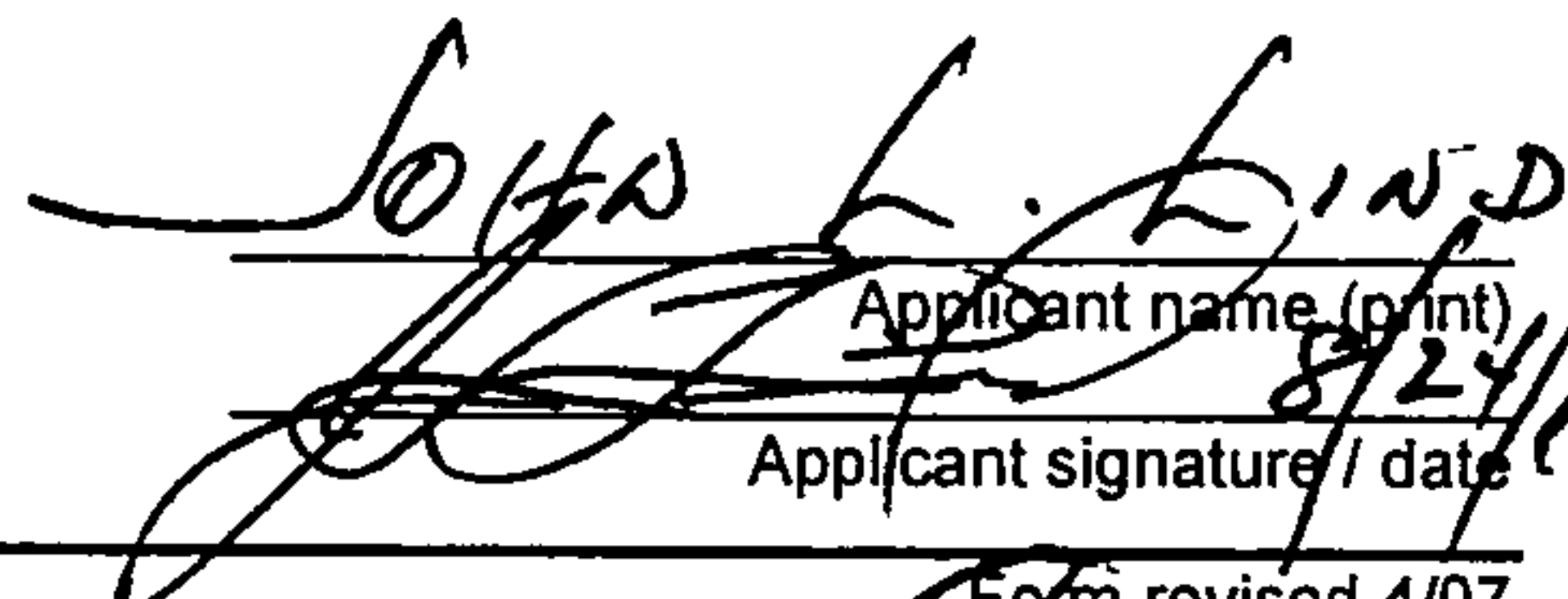
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers 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.

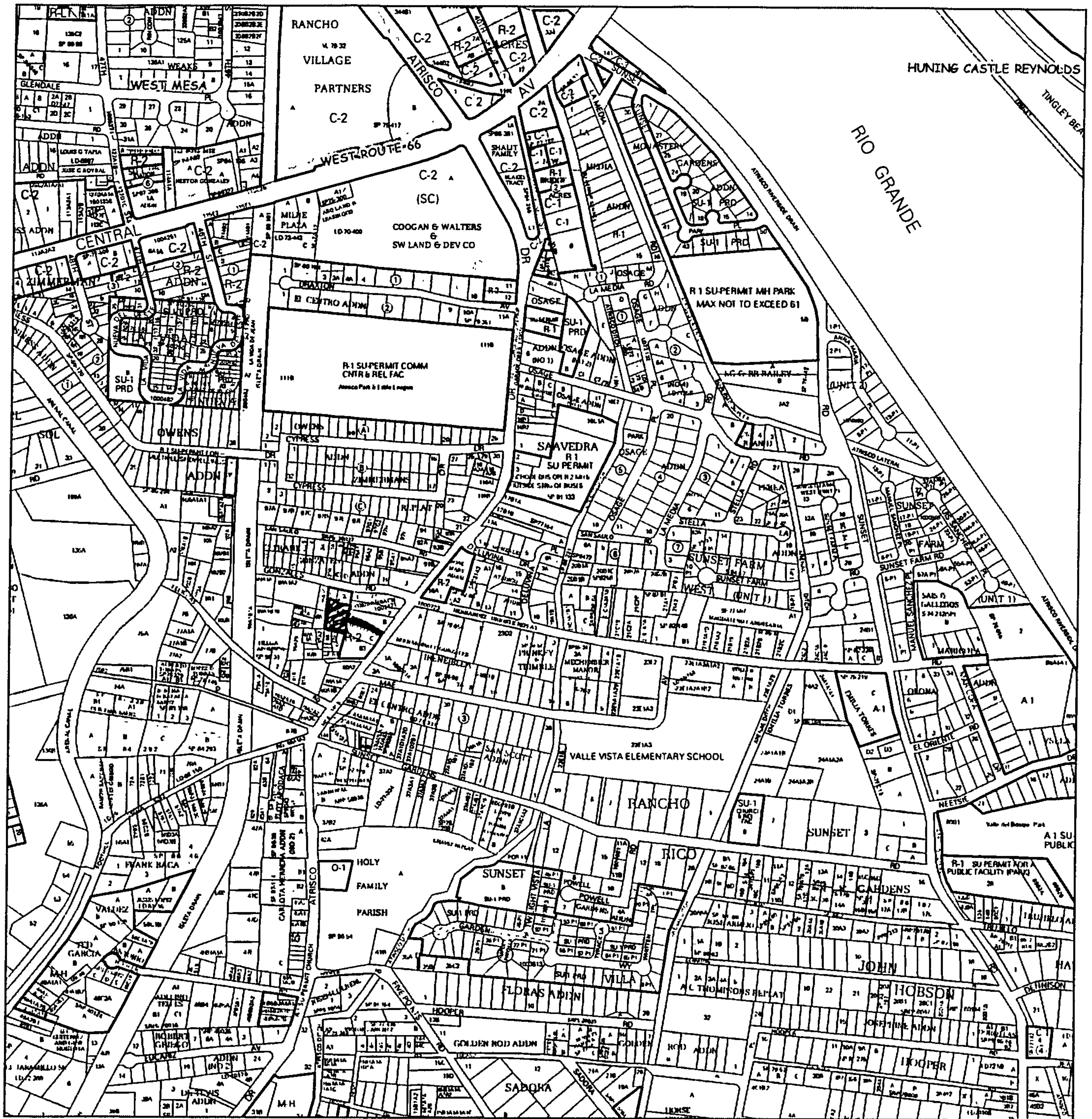
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print) _____
 Applicant signature / date _____ 8/24/12



Checklists complete Application case numbers
 Fees collected 12 - DRB - 70268
 Case #s assigned _____
 Related #s listed _____

Form revised 4/07
 _____ 8-24-12
 Planner signature / date
 Project # 1002471



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

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-12-Z

Selected Symbols

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

0 750 1,500 Feet

October 10, 2011

To: Albuquerque Zoning & Planning

From: John & Dolores Lind

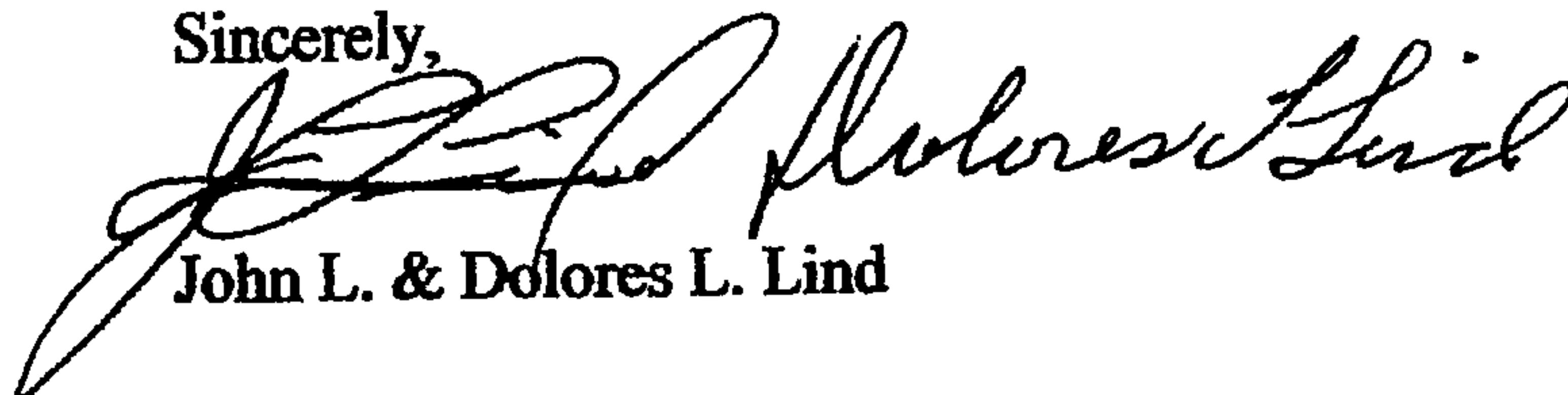
Subject: Vacation of private access easement

We would like to vacate the private access easement of Lot 3 (3120 Gonzales SW) lands of the estate of Olympia Herrera to Lot 4 (409 Atrisco SW) lands of the estate of Olympia. The utility easements will remain the same.

We would like to vacate this private access easement so Lot 3 would be free of traffic from Lot 4 and the land wouldn't be divided by this easement.

Richard R Herrera, owner of Lot 4, agrees to this. He has access to Lot 4 through his lot at 2331 Felicitas Rd SW (Parcel #1012057156200731122 Map 39 Tract 86).

Sincerely,

A handwritten signature in black ink, appearing to read "John L. & Dolores L. Lind". The signature is written in a cursive style with a large, sweeping initial "J" and "D".

John L. & Dolores L. Lind

Oct 10, 2011

To: Albuquerque Zoning & Planning

From: Richard R Herrera

Subject: Vacation of easement

I, Richard R Herrera, agree to vacate the private access easement from Lot 3 (3120 Gonzales SW) to Lot 4 (409 Atrisco SW). I have access to Lot 4 through my property at 2331 Felicitas SW (Parcel #101205715620731122 Map 39 Tract 86). I will grant an easement from 2331 Felicitas SW to Lot 4 (409 Atrisco).

Sincerely,



Richard R Herrera

FILED IN MY OFFICE
DISTRICT COURT CLERK
7/12/2012 10:18:33 AM
GREGORY T. IRELAND

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

Viola Moore

No. D-202-CV-2011-12557

RICHARD R. HERRERA,

Plaintiff,

vs.

GROUP I:

MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA,
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,

GROUP II:

ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

Defendants.

DEFAULT JUDGMENT

This matter having come before the Court on the application of Plaintiff for Default Judgment, Plaintiff appearing through his attorneys, SEGAL & WHITTAKER, LLP, (Sylvain Segal) and the Court being fully advised, the Court finds as follows:

1. The Court has jurisdiction over the parties and subject matter.
2. The Complaint to Establish Prescriptive Easement in this action was filed on December 22, 2011.
3. Group I Defendant City of Albuquerque filed a Answer herein on February 9, 2012.
4. Group I Defendant City of Albuquerque filed a Disclaimer of interest in the property on June 8, 2012.
5. Process was served upon GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA and

Recorded
8-30-12

COUNTY OF BERNALILLO by personal service, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO

THE PLAINTIFF by publication as shown in the Certificate as to the State of the Record.

6 The property which is the subject matter of this action is described as follows:

A certain tract of land lying and being situate within Section 24 T. 10N., R. 2E., N.M.P.M., MRGCD Map 39, Bernalillo County, State of New Mexico and being more particularly described as follows:

Beginning at the Northeast corner of the herein described tract of land, a point on the westerly right-of-way line of Atrisco Drive, from whence ACS Monument 2-K12B bears

N 12° 04' 05" E, 2774.87', thence from said point of beginning the following:

S 37° 55' 00" W, 19.29' to a point, thence

S 88° 57' 03" W, 202.77' to a point, thence

N 78° 21' 00" W, 32.01' to a point, thence

N 08° 19' 43" E, 82.06' to a point, thence

S 82° 11' 49" E, 17.14' to a point, thence

S 75° 35' 10" E, 16.00' to a point, thence

S 30° 48' 24" W, 33.84' to a point, thence

S 02° 36' 16" W, 31.65' to a point, thence

S 43° 36' 13" E, 8.58' to a point, thence

S 85° 34' 09" E, 26.42' to a point, thence

N 88° 57' 03" E, 187.66' to the point and place of beginning.

7. GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA, COUNTY OF BERNALILLO, and

GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF, have failed to appear or answer the

Complaint.

8. GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA, CITY OF ALBUQUERQUE,


COUNTY OF BERNALILLO, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

have no interest in the real property described herein.

9 Plaintiff is the owner of a prescriptive easement through the property described herein. It is therefore

ORDERED, ADJUDGED AND DECREED. that the Plaintiff has a prescriptive easement in the property described herein against the adverse claims of GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENaida GARCIA, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF, herein served and by everyone claiming by, through or under them and that the Defendants so designated and everyone claiming by, through or under them, are barred and forever estopped from having or claiming any lien upon or right, title or interest in the real property described herein adverse to the estate of the Plaintiff and that the prescriptive easement in favor of the Plaintiff is forever quieted and set at rest as to the above described

Defendants.


BEATRICE J. BRICKHOUSE
DISTRICT COURT JUDGE

Submitted:

SEGAL & WHITTAKER, LLP

By: Electronically filed

/s/Sylvain Segal

Attorneys for Plaintiff

7601 Jefferson St., N E. Suite 380

Albuquerque, NM 87109

(505) 888-8888 FAX: (505) 888-1635

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

Viola Moore

No. D-202-CV-2011-12557

RICHARD R. HERRERA,

Plaintiff,

Doc #2012089565 eRecorded
08/30/2012 11:02:00 AM Page 1 of 3
JUDG Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

vs.

GROUP I:

MARY E. SALAZAR, EFREN GARCIA, SENaida GARCIA,
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,

GROUP II:

ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

Defendants.

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Return to: FT:11310-PS
Fidelity National Title
Insurance Co.

FILED IN MY OFFICE
DISTRICT COURT CLERK
7/12/2012 10:18:33 AM
GREGORY T. IRELAND

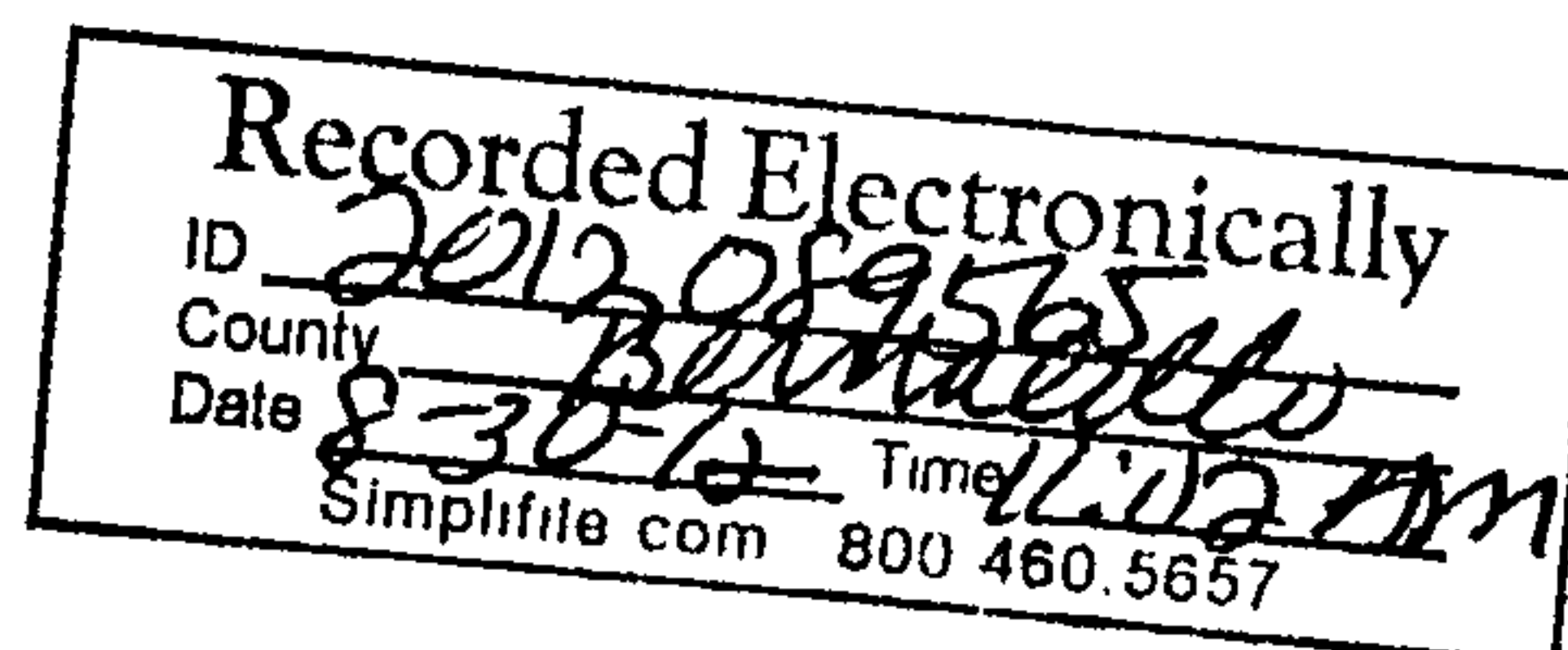
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

Viola Moore

No. D-202-CV-2011-12557

RICHARD R. HERRERA,

Plaintiff,



vs.

GROUP I:

MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA,
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,

GROUP II:

ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

Defendants.

DEFAULT JUDGMENT

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COUNTY OF BERNALILLO by personal service, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF by publication as shown in the Certificate as to the State of the Record.

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7. GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA, COUNTY OF BERNALILLO, and

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BEATRICE J. BRICKHOUSE
DISTRICT COURT JUDGE

Submitted:

SEGAL & WHITTAKER, LLP

By: Electronically filed

/s/Sylvain Segal

Attorneys for Plaintiff

7601 Jefferson St., N.E. Suite 380

Albuquerque, NM 87109

(505) 888-8888 FAX: (505) 888-1635

3

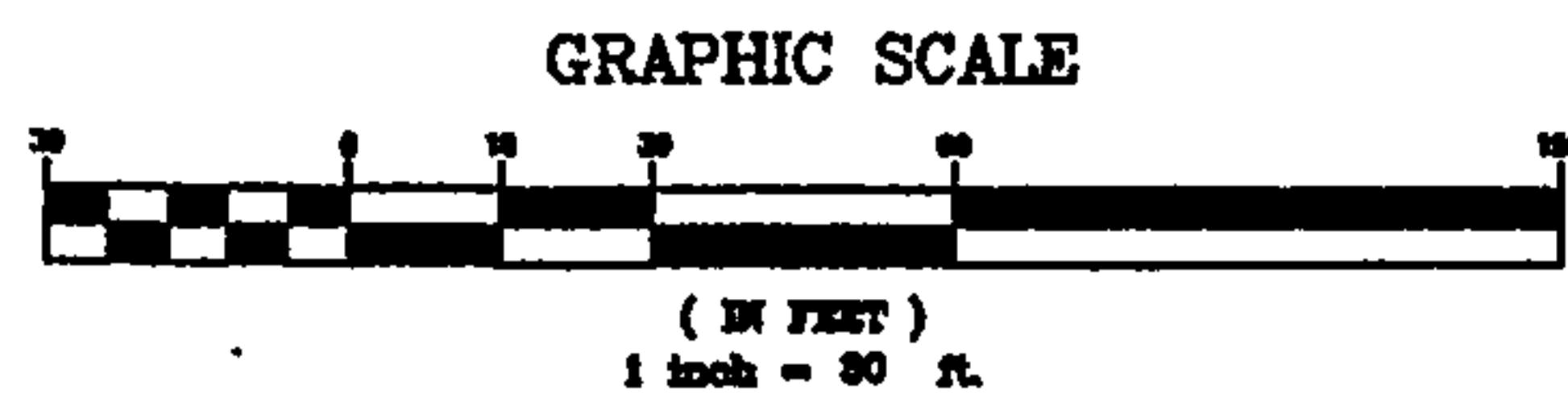
CERTIFIED AS A TRUE AND CORRECT COPY
OF THE ORIGINAL FILED IN MY OFFICE,
GREGORY T. IRELAND, Clerk
of the District Court.

By: 
Deputy Clerk

Date JUL 17 2012

LEGEND

- DENOTES POINT FOUND
- DENOTES POINT SET CAPPED RBR P.S. 10461
- ⊕ DENOTES ACS CONTROL MONUMENT
- () DENOTES RECORD DATA



N/4 LANDS OF LISA EDVINA GRIEGO
 DOC. No. 97104068
 FILED IN BOOK 9727, PAGE 6773.



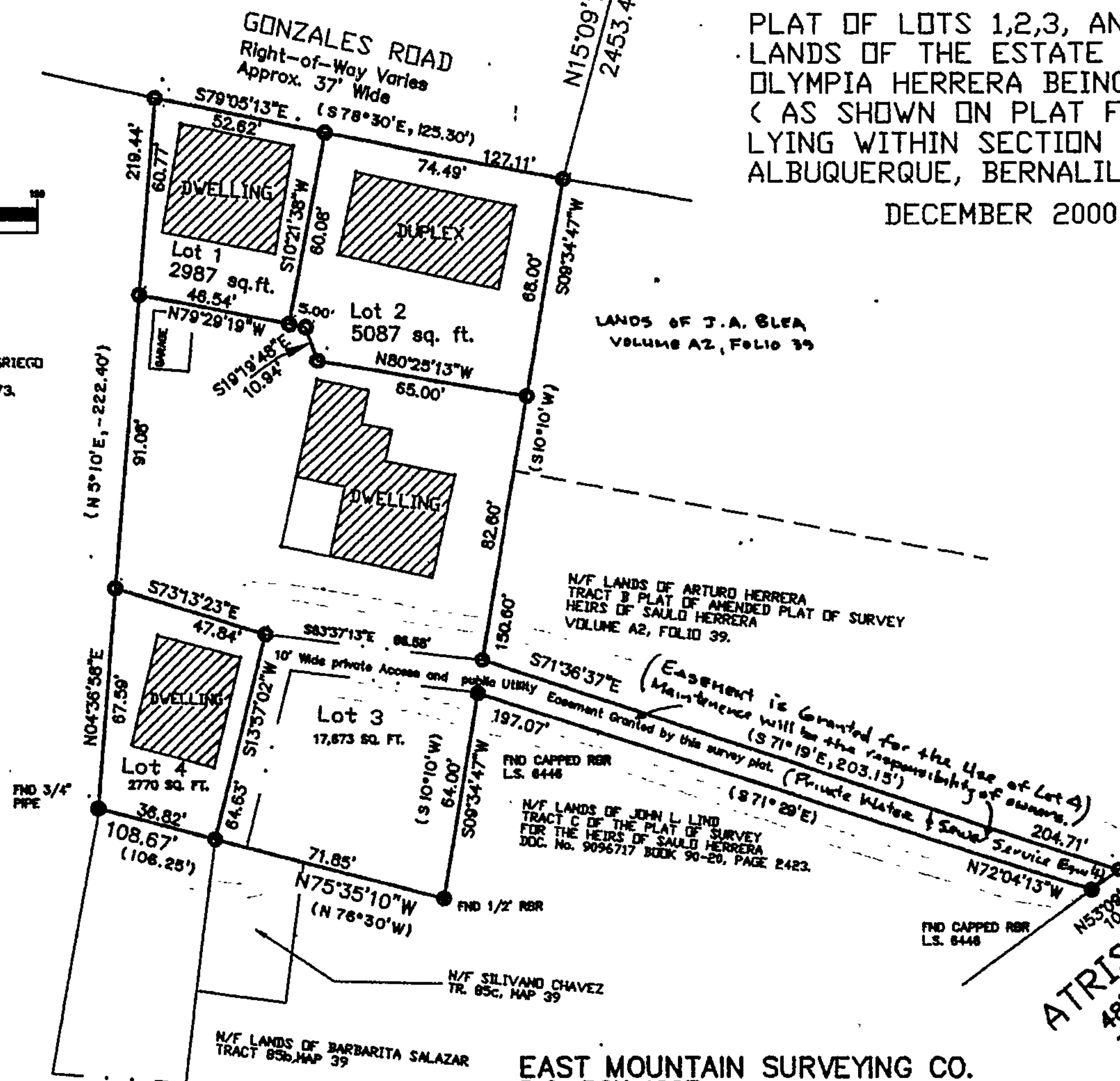
ACS MONUMENT 2-K12B 1983
 STANDARD ACS BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-NAD 27)
 X=370186.68
 Y= 1488727.16
 EL.=4954.92
 G-G=-0.99988236
 DELTA ALPHA ANGLE 0 14'58"

ACS MONUMENT 15-J12 1989
 STANDARD ACS BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-NAD 27)
 X=370968.75
 Y= 1487471.80
 EL.=4962.948
 G-G=-0.99968171
 DELTA ALPHA ANGLE 0 14'53"



**PLAT OF LOTS 1,2,3, AND 4
 LANDS OF THE ESTATE OF
 OLYMPIA HERRERA BEING TRACT A
 (AS SHOWN ON PLAT FILED IN VOLUME A2, FOLIO 39.
 LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NM**

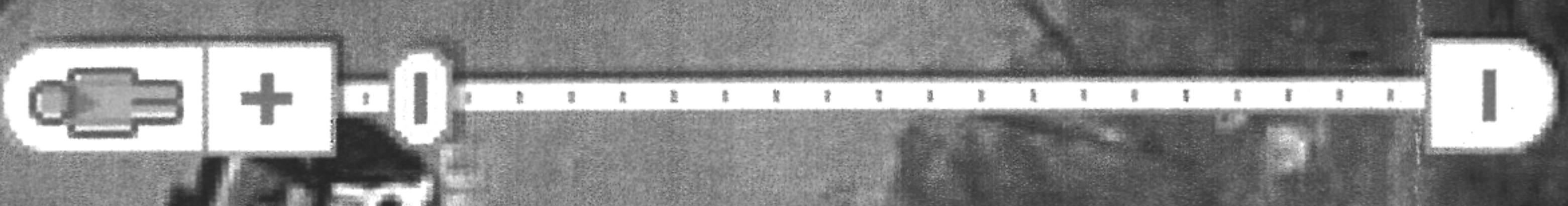
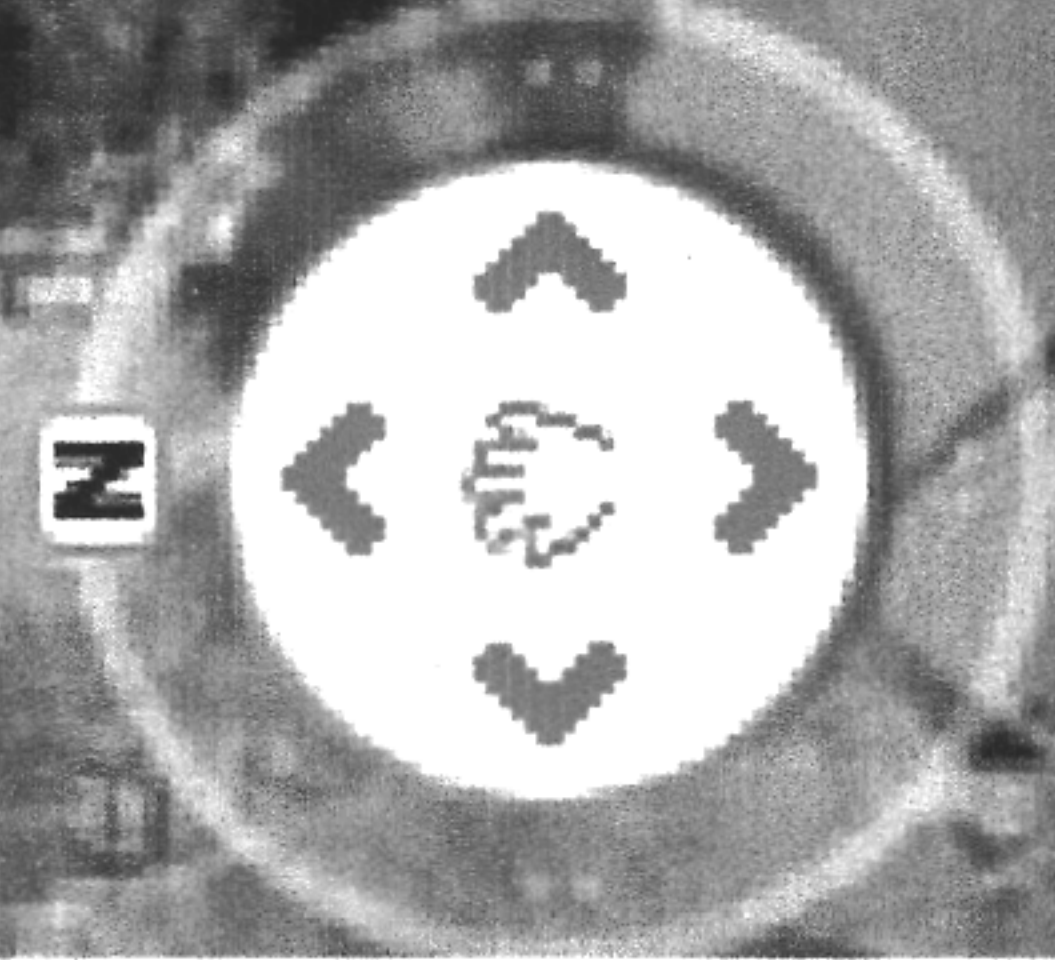
DECEMBER 2000



EAST MOUNTAIN SURVEYING CO.
 P.O. BOX 1607
 MORIARTY, N.M. 87035
 (505) 832-1731

**ATRISCO DRIVE
 48' RIGHT-OF-WAY**

Project # 1000656
 Application # 00446-00000-01776
 DBR Case No. _____
 Sheet 2 of 2



50 ft



Vicinity Map N.T.S.

Legal Description

TRACT A, AS SHOWN AND DESIGNATED ON PLAT OS SURVEY FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOLUME A2, FOLIO 39, ON JUNE 13, 1953.

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHENCE ACS CONTROL MONUMENT 2-K128 BEARS: N15 09'13"E, 2453.48' TO SAID ACS MONUMENT THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING:

- S 09 34'47"W, 150.60', THENCE
S 71 36'37"E, 204.71', THENCE
S 53 09'17"W, 10.33', THENCE
N 72 04'13"W, 197.07', THENCE
S 09 34'47"W, 84.00', THENCE
N 75 35'10"W, 108.67', THENCE
N 04 38'58"E, 219.44', THENCE
S 78 05'13"W, 127.11' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 0.6547 ACRES MORE OR LESS

Subdivision Data

Gross Acreage = 0.6547 Acres
Zone Atlas Index K-12-Z
No. of Lots Created 3
Date of Survey 9/28/2000

Notes:

- 1. Misc. Data Zoned R-2
2. Bearings Shown are Grid Bearings (New Mexico State Plane Central Zone - NAD 1927)
3. All Distances are Ground Distances- US Survey Foot.
4. This Property Lies within section 24, T10N, R 2E, N.M.P.M. City of Albuquerque County of Bernalillo, New Mexico.
5. The purpose of this plat is to create 4 lots from one existing tract of land and to dedicate access and utility easements.
6. Plat shows all easements of record.
7. SP No. 00122014000356

Easements

This plat shows existing and apparent easements as noted.

Public Utility easements shown on this plat are granted for the common and joint use of:

- 1. PNM Electric services for installation, maintenance, and service of overhead and underground electrical lines, communication facilities, transformers, poles and any other equipment, fixtures structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas services for installation, maintenance and service of natural gas lines, valves and other equipment reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance and service of all buried and areal communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related facilities and equipment reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes lines and other related equipment and facilities reasonably necessary to provide communication which interfere with the purposes set forth herein, no building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon, property owners shall be solely responsible for correcting any violations of national electrical safety code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 2. Use Certified Reattached on last

Signature of Surveyor: Lorena E. Dominguez

Signature of Property Owner: Aurelio Arriaga 9/28/2004



2001027011
Page 1 of 2
03/13/2001 11:56A
EX-2001C Pg-78

PLAT OF LOTS 1,2,3, AND 4 LANDS OF THE ESTATE OF OLYMPIA HERRERA, BEING TRACT A AS SHOWN ON PLAT FILED JUNE 13, 1953 IN VOLUME A2, FOLIO 39. LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NM

DECEMBER 2000

SP No. 00122014000356
City of Albuquerque Approvals

- City Planner: [Signature] 3/12/01
City Engineer: [Signature] 1/10/01
A.M.A.F.C.A.: [Signature] 1/19/00
Traffic Engineer: [Signature] 3-12-01
City Surveyor: [Signature] 12-22-00
Water Resources Department: [Signature] 3-9-01
Design and Development Application: [Signature] 1/10/01
PNM Electric Services: [Signature] 12-22-00
PNM Gas Services: [Signature] 12-22-00
QWest: [Signature] 01-05-2001
Jones Intercable Inc.: [Signature] 12-22-00

Free Consent and Dedication

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE DIVIDED AND THE LOT LINES ADJUSTED OF THE LANDS SHOWN HEREON LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE NEW MEXICO NO LANDS ARE BEING DEDICATED TO THE PUBLIC THIS SURVEY. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

[Signature]
EXECUTOR OF THE ESTATE OF OLYMPIA HERRERA

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF December 2000.

[Signature]
NOTARY PUBLIC MY COMMISSION EXPIRES 6/2/2004

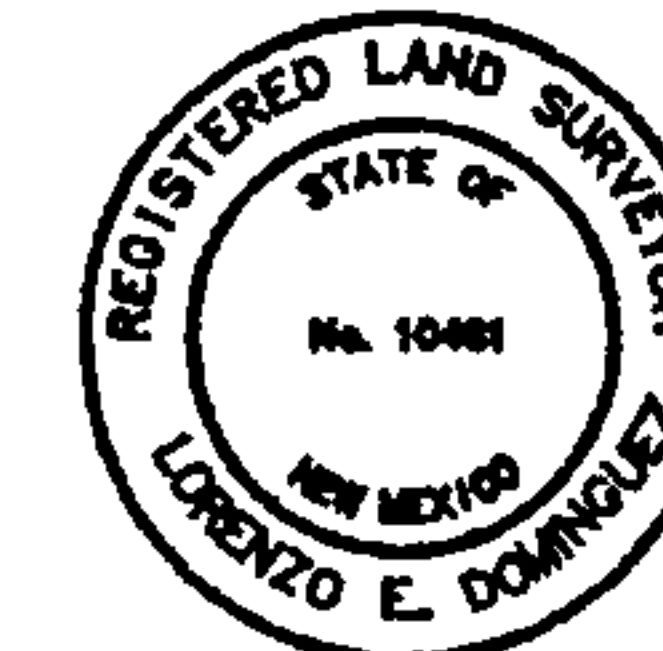
SURVEY NOTES

- 1) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 8710877. FROM RICARDO HERRERA TO RICARDO HERRERA AND OLYMPIA HERRERA
2) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 984589 FROM OLYMPIA HERRERA TO JOSEPH HERRERA.
3) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 9096717 FROM ARTURO HERRERA TO JOHN LING.
4) THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM A PLAT OF SURVEY FOR JOHN L. LING AS SURVEYED BY FRANK E. WILSON P.S. No. 6446 AND DATED 11/23/98.
5) ALL POINTS FOUND ARE 1/2" CAPPED REBARS STAMPED P.S. 6446 UNLESS OTHERWISE NOTED HEREIN.
6) ALL POINTS SET ARE 1/2" REBARS STAMPED DOMINGUEZ R.P.S. 3046L.
7) REFER TO PLAT OF SURVEY FOR THE HEIRS OF SAULO HERRERA AND AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT BOOK A2, PAGE 89 FILED JUNE 12, 1958.
8) SUTCLAIN DEED FROM JOSEPH HERRERA TO THE ESTATE OF OLYMPIA HERRERA AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN BOOK 474, PAGE 4306.

Approximate PNM Electric Services (P&S) did not conduct a field search of the properties shown hereon. Consequently, PNM does not warrant nor release any easement or easement rights to which it may be entitled.

SURVEYORS' CERTIFICATE
I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT THIS SUBDIVISION SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS BOUNDARY SURVEY AND THE FIELD SURVEY ON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLIES WITH THE CITY OF ALBUQUERQUE SUBDIVISION REGULATIONS.

[Signature] 12/20/2000
LORENZO E. DOMINGUEZ P.S. No. 3046L DATE



EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1807
MORJARTY, N.M. 87035
(505) 832-1731

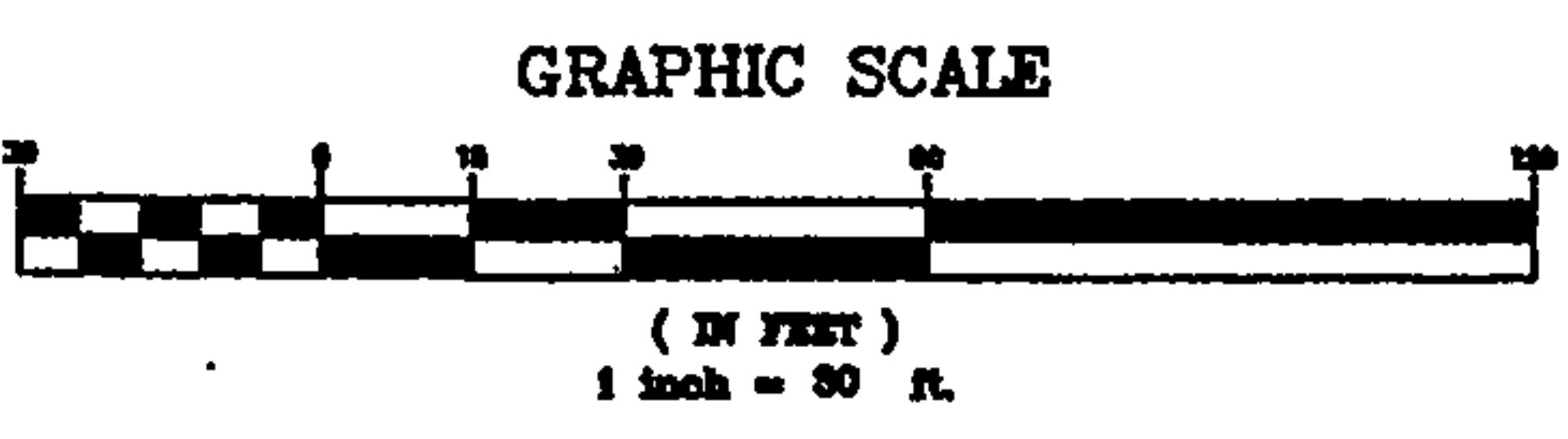
Project #: 1000656
Application #: 00440-00000-01776
DBR Case No. _____

ACS MONUMENT 15-J12 1989
 STANDARD ACS BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-NAD 27)
 X=370968.75
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 DELTA ALPHA ANGLE 0 14'53"

ACS MONUMENT 2-K12B 1983
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 NEW MEXICO STATE PLANE COORDINATES
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 Y= 1486727.18
 EL.=4954.92
 G-G=0.99968236
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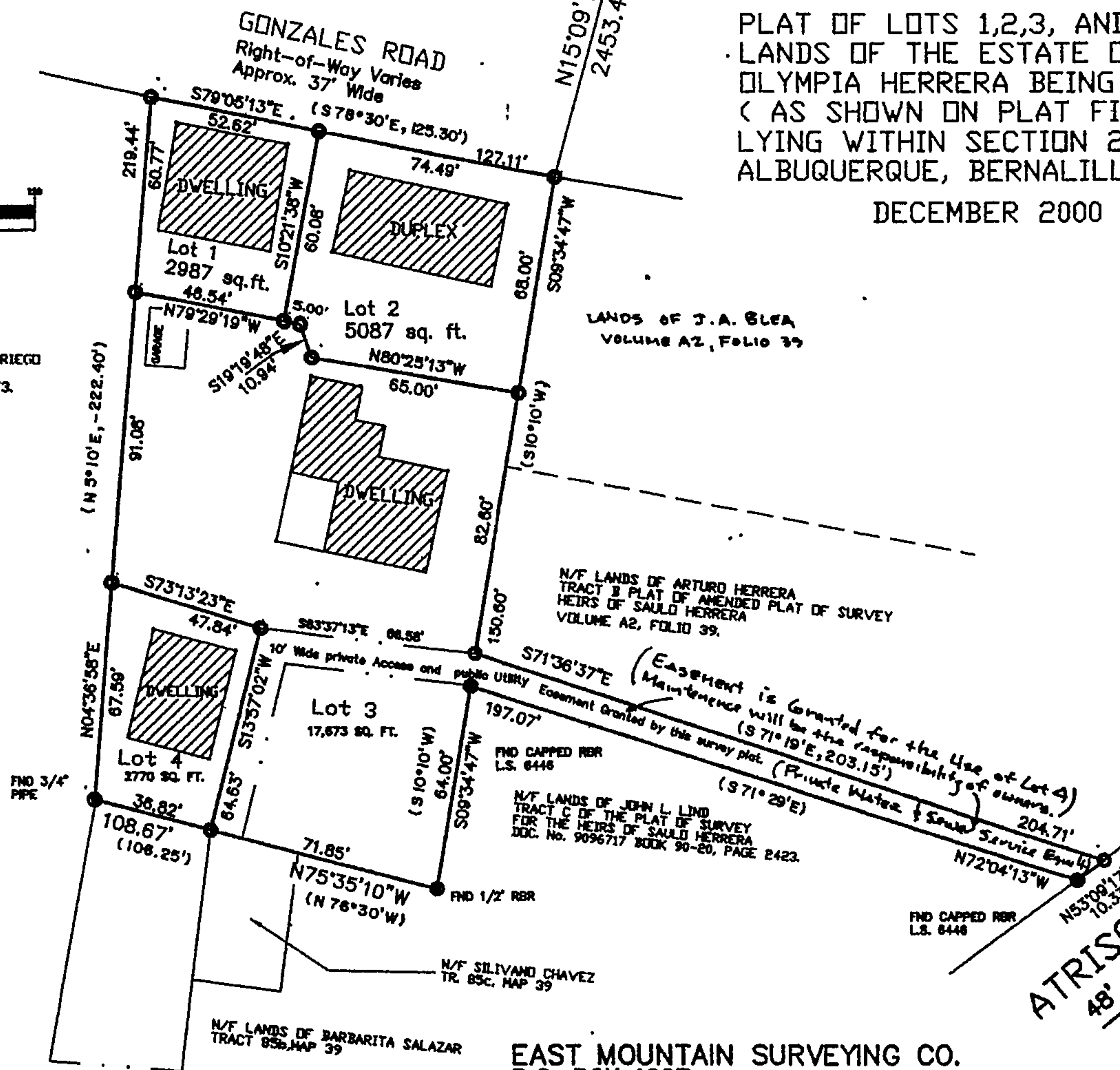


- LEGEND**
- DENOTES POINT FOUND
 - DENOTES POINT SET CAPPED RBR P.S. 10481
 - ⊕ DENOTES ACS CONTROL MONUMENT
 - () DENOTES RECORD DATA



PLAT OF LOTS 1,2,3, AND 4
 LANDS OF THE ESTATE OF
 OLYMPIA HERRERA BEING TRACT A
 (AS SHOWN ON PLAT FILED IN VOLUME A2, FOLIO 39.
 LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 DECEMBER 2000

N/4 LANDS OF LISA EDVINA GRIEGO
 DOC. No. 97104068
 FILED IN BOOK 9727, PAGE 6773.



EAST MOUNTAIN SURVEYING CO.
 P.O. BOX 1607
 MORIARTY, N.M. 87035
 (505) 832-1731

ATRISCO DRIVE
 48' RIGHT-OF-WAY

Project # 1000656
 Application # 00440-00000-01776
 DBR Case No. _____
 Sheet 2 of 2

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

SUBDIVISION **ZONING**

Major Subdivision action
 Minor Subdivision action **P+F**
 Vacation
 Variance (Non-Zoning)

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN **APPEAL / PROTEST of...** **A**

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

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

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

APPLICANT INFORMATION:

NAME: COE PROPERTIES INC. (STEVE COE) PHONE: 275.0933
 ADDRESS: 2325 SAN PEDRO DR. NE FAX: 275.0932
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER

AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@aol.com

DESCRIPTION OF REQUEST: FINAL PLAT FOR DRB TO DIVIDE ONE PARCEL INTO TWO PARCELS (MINOR PLAT)

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. 90-B Block: _____ Unit: _____
 Subdiv. / Adn. MRGCD MAP 39

Current Zoning: R-1 Proposed zoning: SAME
 Zone Atlas page(s): K-12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.6633 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No _____, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1.012.057.180.226.31138 MRGCD Map No. 39

LOCATION OF PROPERTY BY STREETS: On or Near: ATRISCO DR. SW
 Between: GONZALES RD SW and SUNSET GARDENS RD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-70-104

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 2/19/03
 DATE 3/31/03

SIGNATURE [Signature] _____ Applicant Agent
 (Print) THOMAS D. JOHNSTON

Form revised September 2001

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03DRB</u> <u>00533</u>	<u>P+F</u>	<u>S3</u>	\$ <u>285.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>April 9 2003</u>	_____	_____	Total \$ <u>285.-</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

[Signature] 4/1/01
 Planner signature / date

Project # 1002471

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of previous D.R.B. approved infrastructure list
 - ___ Copy of the Official D.R.B. Notice of approval
 - ___ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - ___ Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Pete Smith 4-1-03
Applicant name (print)

[Signature] 4-1-03
Applicant signature / date

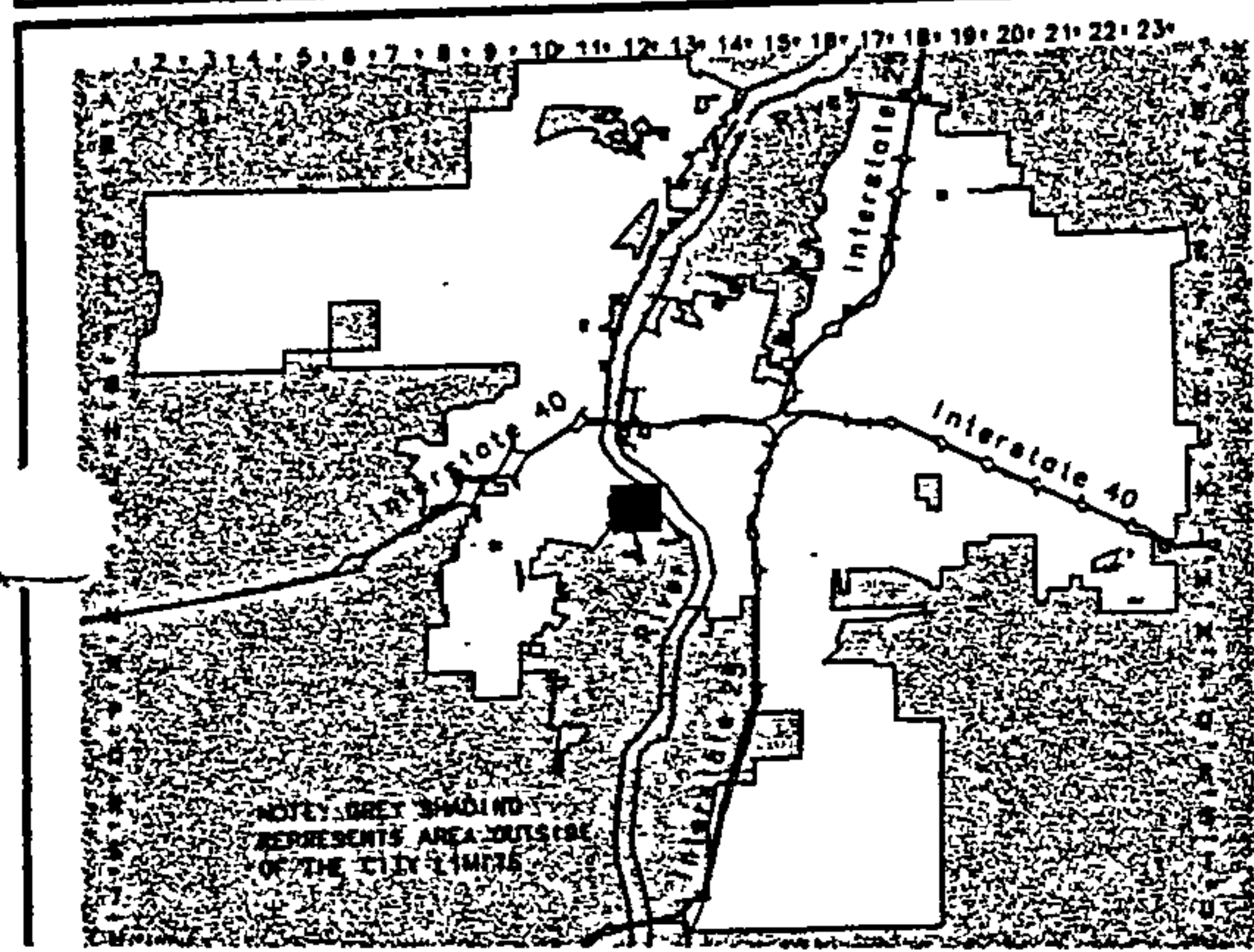
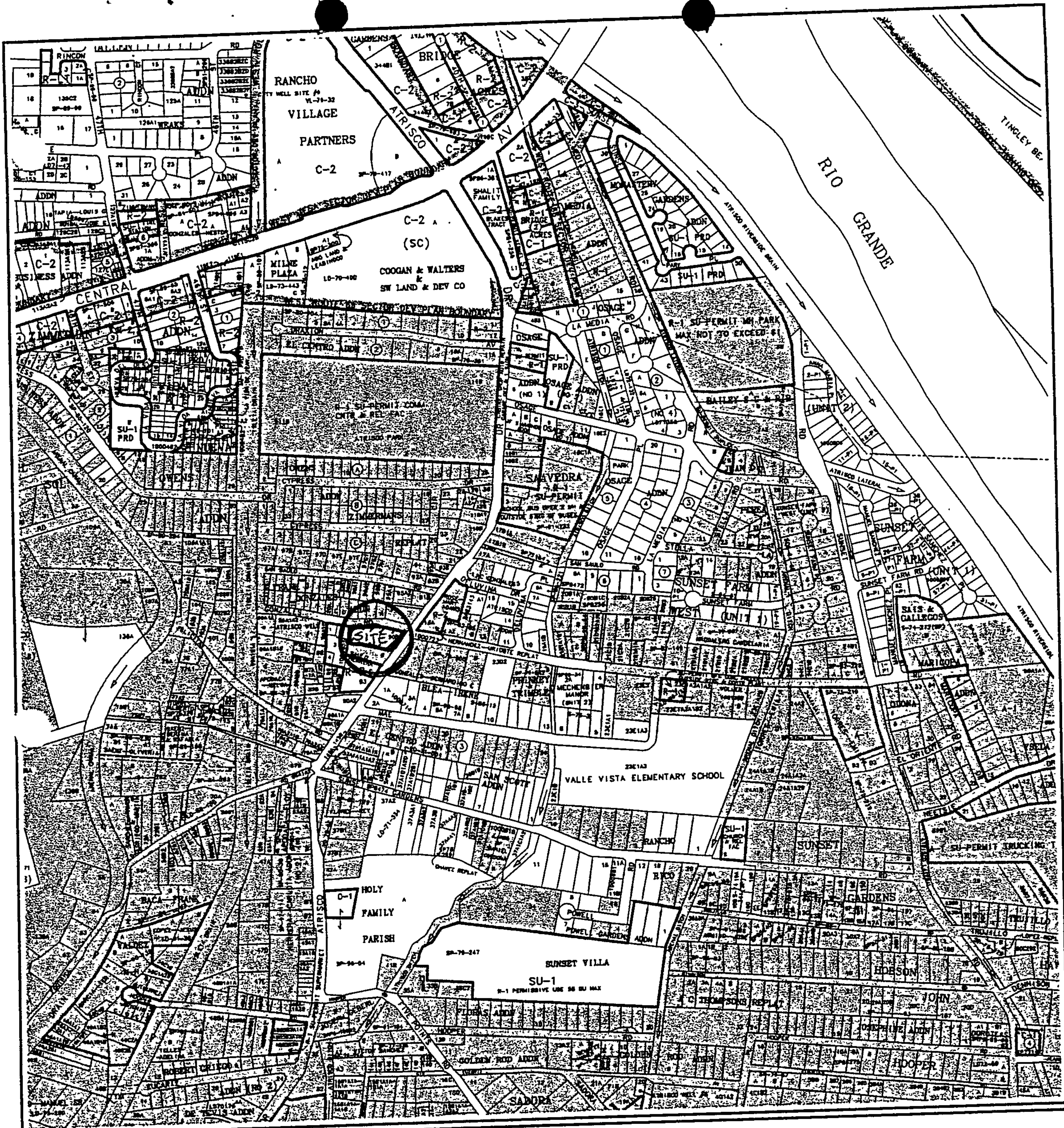


Form revised MARCH 2003.

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03DRB - 00533

[Signature] 4/1/03
Planner signature / date

Project # 1002471



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



Zone Atlas Page

K-12-Z

Map Amended through April 03, 2002



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

March 31, 2003

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

RE: Replat of Tract 90-B, M.R.G.C.D. Map 39
To Lots 1 and 2, Lands of Coe/Bombach DRB# 1002471

To Whom It May Concern:

I have submitted a sketch plat to the Development and Review Board. This plat submittal is for minor final subdivision plat. My client, Coe Properties Inc., desires to replat Tract 90-B of M.R.G.C.D. Map 39. This parcel is currently zoned R-1. The property contains two separate residences. The platting action is being performed to separate the two residences to bring the parcel into compliance. In the course of the Development and Review Board meeting, two items of concern were brought up. First was the deficient lot size. The two lots created by this plat are not fifty feet wide throughout the property. Second, traffic and transportation is requiring additional right of way to be dedicated along Atrisco Drive, SW. The current residence at 405 Atrisco Drive acquires a deficient front setback by dedicating the six feet of additional right of way. Mr. Jack Basye of Zoning has spoken with Ms. Sheran Matson and myself. Mr. Basye has indicated that, due to the geometry of the lots, a lot size variance is not necessary. Mr. Basye has also indicated that a front setback variance will not be necessary since the government entity is creating the deficient setback due to the right of way dedication requirement. Therefore, it has been determined that this plat is clear to move forward to final plat.

We have also acquired new services for the new lot that has been created. I have attached a copy of the new water service application and the paid receipt.

Thank you for your consideration. Since this is a unique platting action, feel free to contact me if you have any questions regarding this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', written in a cursive style.

Thomas D. Johnston, PS

enc.

Date 2-10-03

APPLICATION # **F 33798**

Control Card No. _____

**CITY OF ALBUQUERQUE
APPLICATION FOR WATER/SEWER SERVICE**

Account No. 401 Flat Sewer Account No. _____ Name Charles Kumbel
 Installation Address 0000 Markisco Dr SW
 Telephone No. 800-1478 Fax No. _____ Cellular No. _____
 Mailing Address 2nd St, Markisco Dr SW, Albuquerque, NM 87111
 Contact Person _____ Line Spot No. _____ Clear Date _____

Size <u>1/4"</u>	Meter No. _____	Brand _____	<input checked="" type="checkbox"/> Water Stub Meter	<input type="checkbox"/> Meter Only	<input type="checkbox"/> Water Stub Only	<input type="checkbox"/> Fire Line	<input checked="" type="checkbox"/> W UEC	<input type="checkbox"/> S UEC	<input type="checkbox"/> Time Payments
Paving Cut	W-Project Code <u>047566-62</u>	Main Size <u>6"</u>	Main Type _____	Map No. <u>E-12</u>	Land Use Code <u>05</u>				
Sidewalk Cut	S-Project Code <u>1481</u>	Main Size <u>6"</u>	Main Type _____						
Date Installed	Special Instructions								
Foreman	DIAGRAM								
Approved By <u>15</u>	<u>Charles Kumbel</u> Initials								

COST ESTIMATE

\$ 0 WATER CO. PRORATA

ACCT# per lease

\$ 0 SEWER CO. 2-10-03

ACCT# _____

\$ _____ FIRE LINE 472410-7000621

\$ 1095- METERED 472410-7000621 SERVICE

\$ _____ WATER STUB 472410-7000621 ONLY

\$ 595- PAVING 472402-7000621

\$ 180- CONCRETE 472402-7000621 COLLAR SIDEWALK

\$ 1419- WATER UEC 472412-7000631

\$ 120- SEWER UEC 472414-7000631

\$ _____ OTHER

\$ _____ 472410-7000621

\$ 4489- AMOUNT PAID

Legal Description of Property (show meters & bounds, or addition, block & lot (Meter location to be staked by OWNER))

MRCCD Map 39

lot 40B

UPC# 1-012-057-180-226-31138

TIME PAYMENTS

	Down Payment	Pay Schedule	Balance
WATER UEC \$ _____	less _____ = _____	x _____ % = _____	_____
SEWER UEC \$ _____	less _____ = _____	x _____ % = _____	_____
METER PRORATA \$ _____	less _____ = _____	x _____ % = _____	_____

Applicant Signature [Signature]

Date 3/27/03

Customer Services Representative [Signature]

Date 2-10-03

City Of Albuquerque
Treasury Division

02/27/2003 4:31PM Loc: ANNX

Receipt# C0004737 WSN# 007 Trans# 0041

Meter Applic Fees 33798

Trans Amt \$4,489.00

TRSCCS

Metered Service \$1,095.00

Paving \$595.00

Sidewalk \$180.00

Water UEC \$1,419.00

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

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

PAID RECEIPT

APPLICANT NAME COE Properties
AGENT WAYJOHN
ADDRESS _____
PROJECT NO. _____
APPLICATION NO. _____

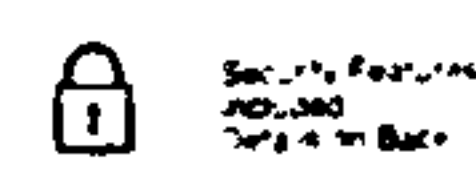
\$ 285.- 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)


\$ 285.- **Total amount due**

10449

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

95-32-1070
DATE April 1, 2003

PAY TO THE ORDER OF CITY OF ALBUQUERQUE \$ 285.⁰⁰/₁₀₀
Two Hundred Eighty Five & 100/100 DOLLARS 

Bank of America. 

ACH R/T 107000327

FOR DRB Plat Submitted Wayne K. Johnston *****DUPLICATE*****
City Of Albuquerque
Treasury Division

⑈010449⑈ ⑆107000327⑆ 000123386377⑈

04/01/2003 10:26AM LOC: ANN
X
RECEIPT# 00006787 WS# 008 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$285.00
J24 Misc \$285.00
CK 10/28/02 \$285.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

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

ZONING Supplemental form Z

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

SITE DEVELOPMENT PLAN P

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: COE PROPERTIES INC. (STEVE COE) PHONE: 275.0933
 ADDRESS: 2325 SAN PEDRO DR. NE FAX: 275.0932
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHN SURV@AOL.COM

DESCRIPTION OF REQUEST: SKETCH PLAT FOR DRB TO DIVIDE ONE PARCEL INTO TWO PARCELS (MINOR PLAT)

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. 90-B Block: _____ Unit: _____
 Subdiv. / Addn. MRGCD MAP 39 Town of Atrisco Grant
 Current Zoning: R-1 Proposed zoning: SAME
 Zone Atlas page(s): K-12 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.6633 Density If applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1.012.057.180.226.31138 MRGCD Map No. 39

LOCATION OF PROPERTY BY STREETS: On or Near: 405 ATRISCO DR. SW
 Between: GONZALES RD SW and SUNSET GARDENS RD SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
to be known as Coe / Bombach
Z-70-104 AX 70-27

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: DATE 2/19/2003

SIGNATURE [Signature] _____ DATE _____
 (Print) THOMAS D. JOHNSTON _____ Applicant Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>03 DRB. 00198</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	Total \$ <u>0</u>

Hearing date FEB 19 2003

[Signature] 2/10/03
 Planner signature / date

Project # 1002471

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

SKETCH PLAT REVIEW AND COMMENT

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

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

THOMAS D. JOHNSTON (AGENT)
Applicant name (print)
[Signature] 2/10/03
Applicant signature / date

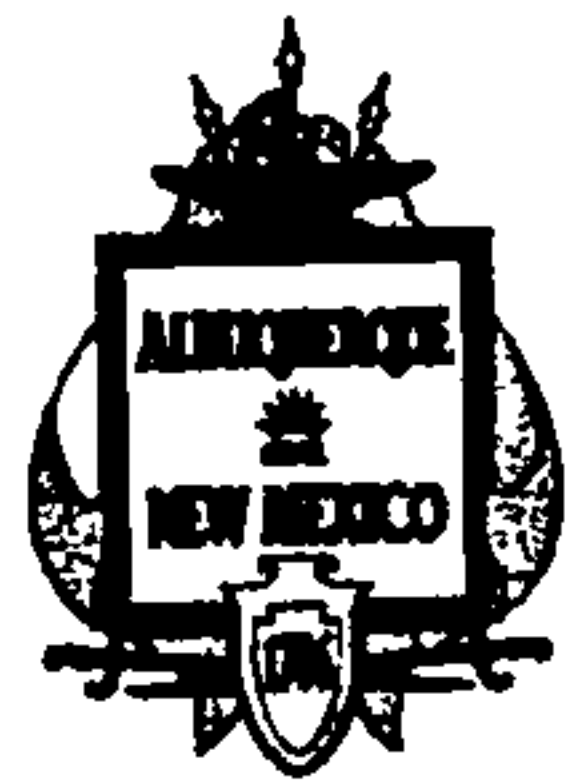
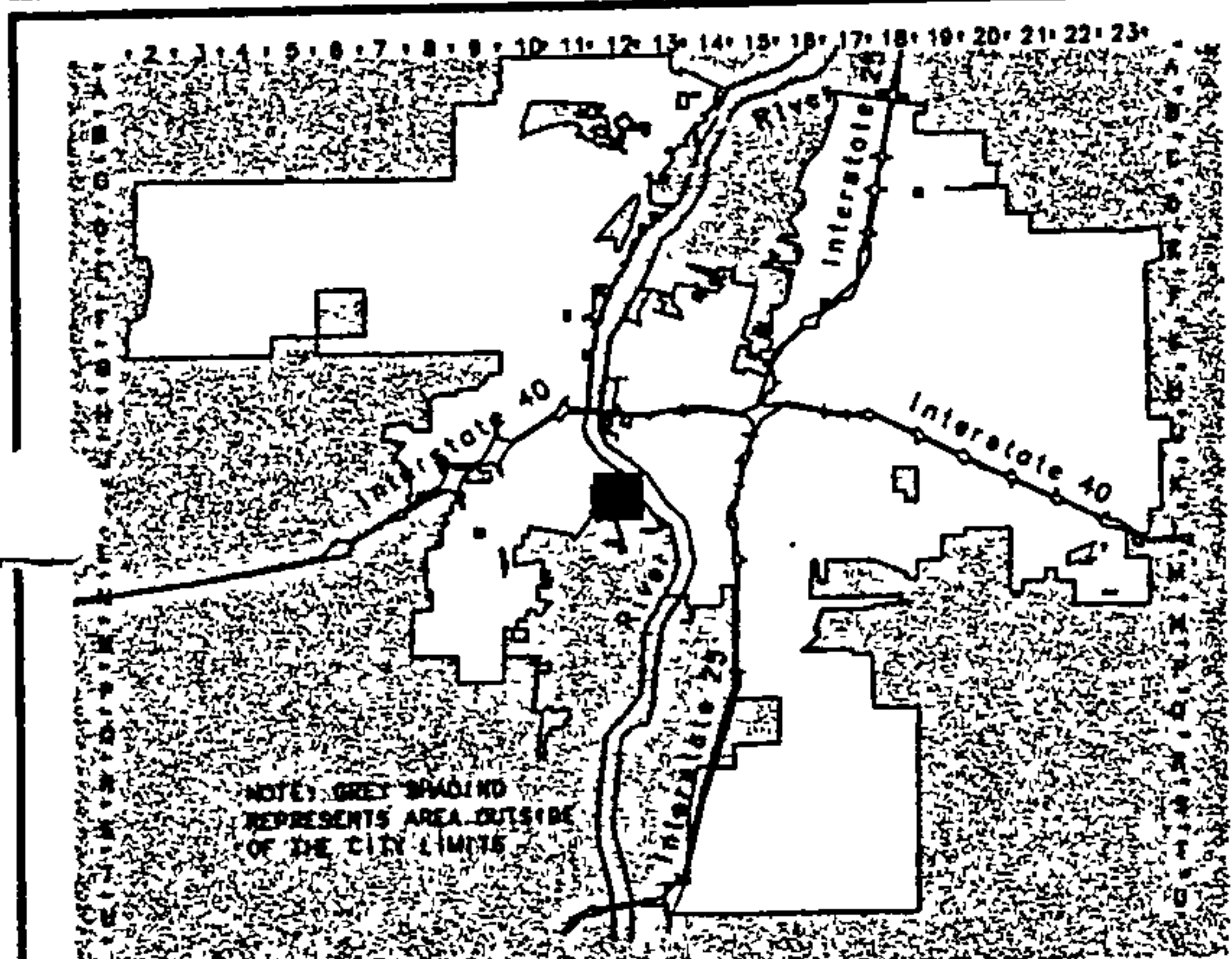
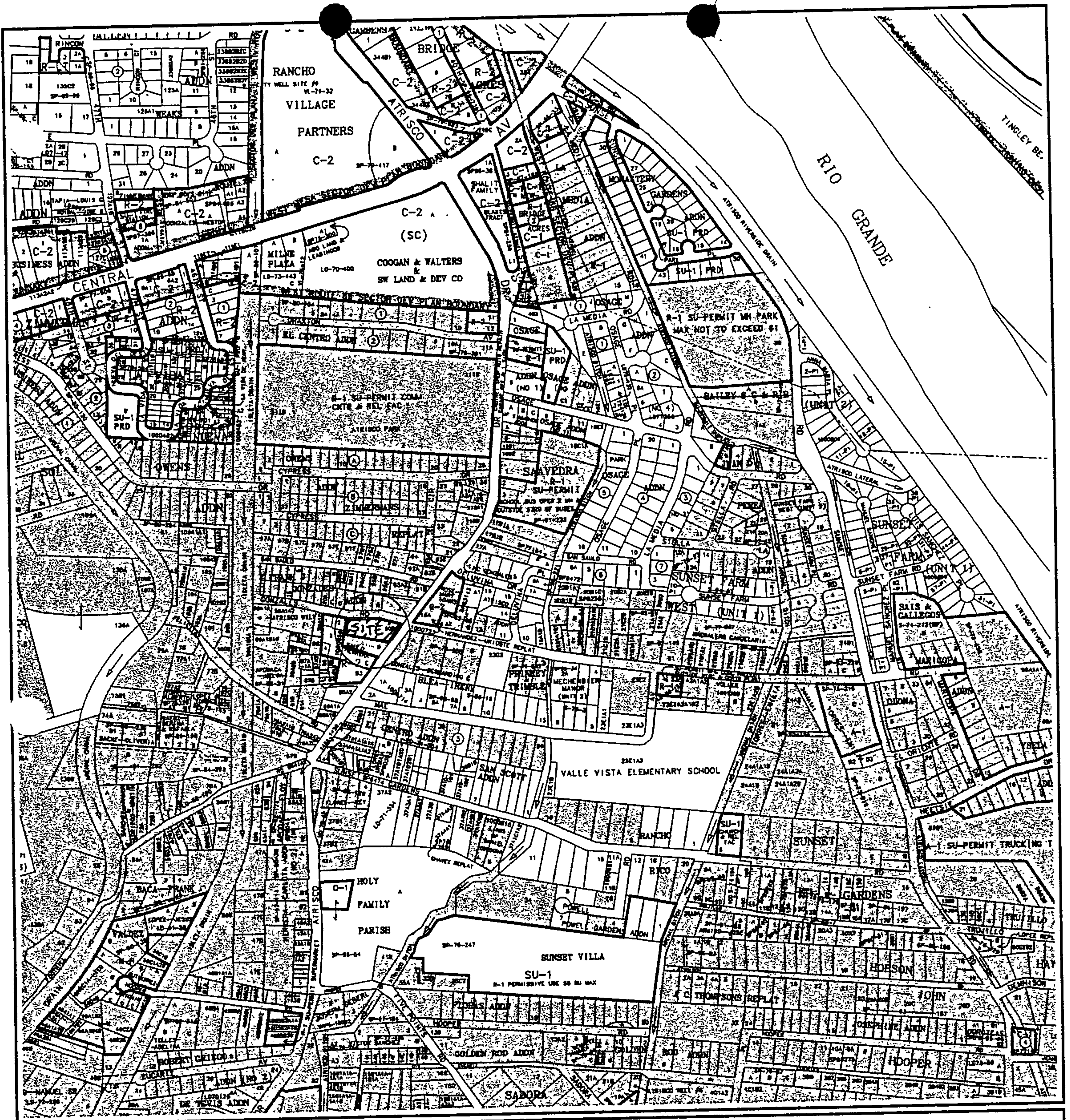


Form revised September 2001

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

Application case numbers
03 DRB - 00198

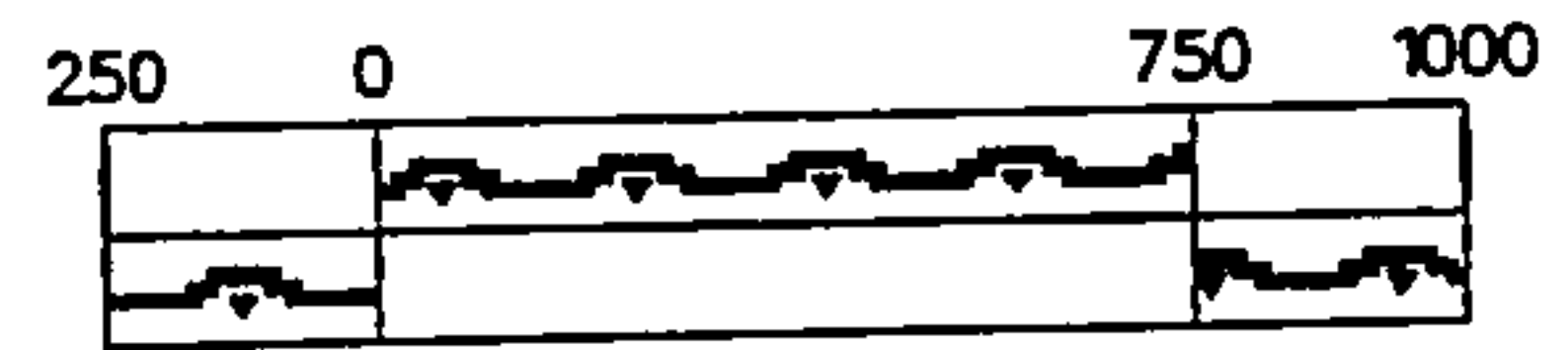
[Signature] 2/10/03
Planner signature / date
Project # 100 2471



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

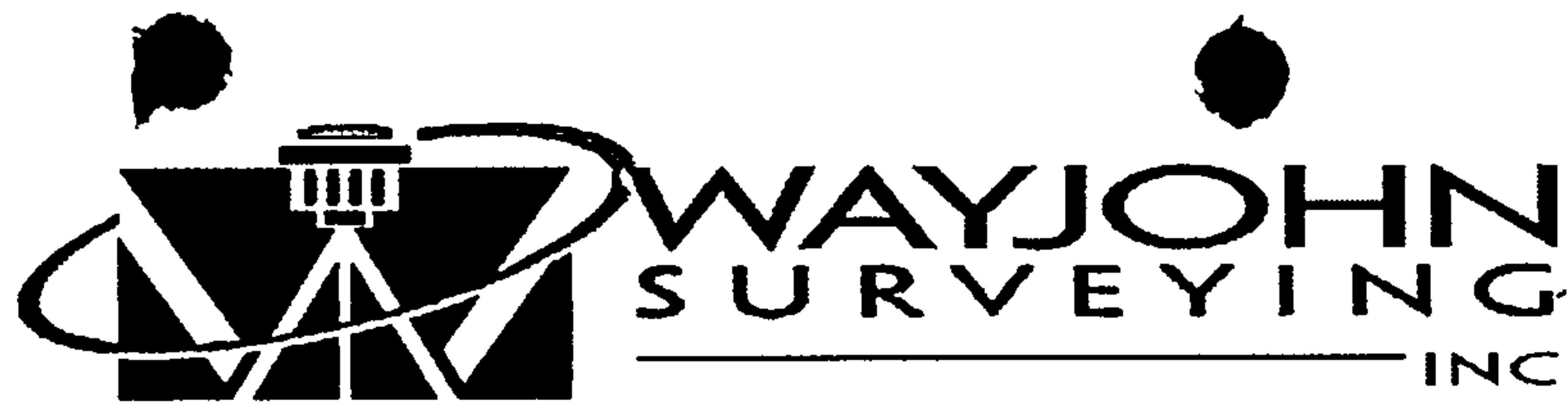
GRAPHIC SCALE IN FEET



Zone Atlas Page

K-12-Z

Map Amended through April 03, 2002



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

February 10, 2003

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

RE: Replat of Tract 90-B, M.R.G.C.D. Map 39

To Whom It May Concern:

I am submitting a sketch plat for the following Development and Review Board Meeting. My client, Coe Properties Inc., desires to replat Tract 90-B of M.R.G.C.D. Map 39. My client has asked me to submit this plat to determine the feasibility in replatting this parcel. Water and sewer is currently in use at the property. However, it is unclear at this time whether the two residences have separate service.

This tract currently does not have all of the infrastructure in place. Curb, gutter and sidewalk do not exist along Gonzales or Atrisco. Water and sewer is in place in Atrisco and Gonzales. There is a water meter stub out for the property.

Thank you for your consideration. Since this is a unique platting action, feel free to contact me if you have any questions regarding this matter.

Regards,

A handwritten signature in black ink, appearing to read "Thomas D. Johnston", written in a cursive style.

Thomas D. Johnston, PS

enc.

PROJECT

1002471

App #

Action

Date

13-70457

P₁F

3-6-13



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2012

Project# 1002471

— 12DRB-70268 VACATION OF PRIVATE EASEMENT

JOHN AND DOLORES L. LIND request(s) the above action(s) for all or a portion of Lot(s) 3, **LAND OF THE ESTATE** zoned R-2, located on ATRISCO BETWEEN GONZALES AND FELICITAS (K-12)

At the September 5, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

The application was filed by the owner of all the footage of land abutting the proposed vacation.

The public welfare is in no way served by retaining this portion of easement; the City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right; all the benefitted and burdened parties of the easement have been clearly defined and have agreed in writing to the vacation.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by September 19, 2012 in the manner described below.

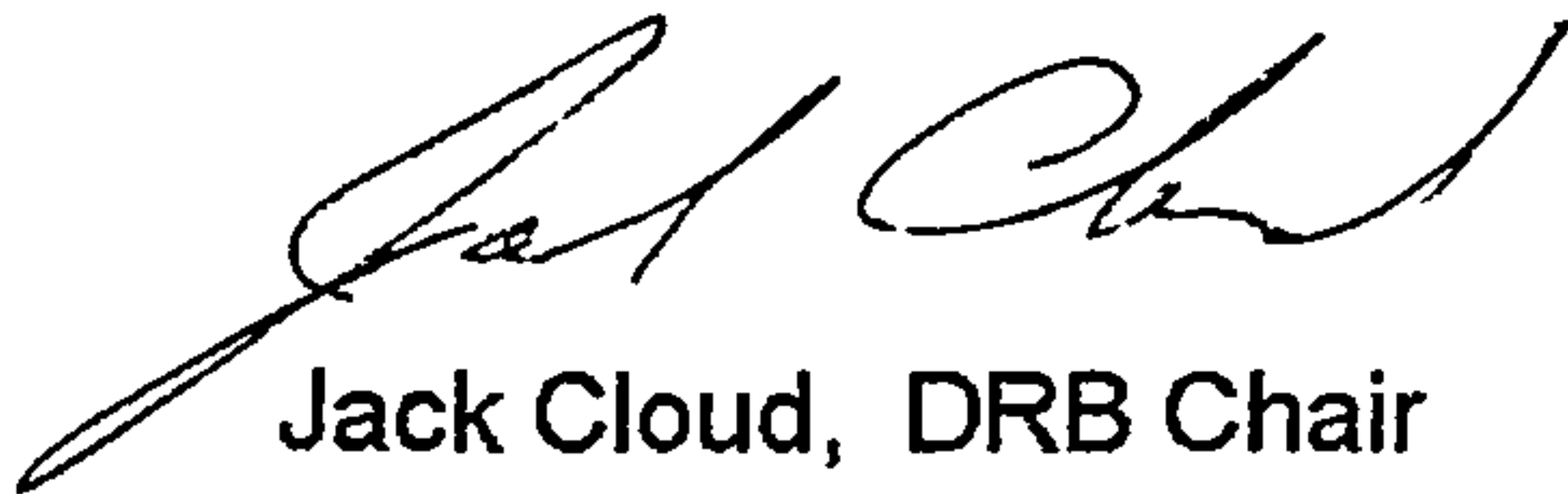
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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



Jack Cloud, DRB Chair

Cc: John and Dolores Lind 11700 Freeway PI NE, Albuquerque, NM 87123
Marilyn Maldonado
file

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lot 3-A, Lands of the Estate of Olympia Herrera which is zoned as R-2, on January 31, 2013 submitted by John Lind and Dolores Lind, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to vacate a 10' wide access easement to Lot 4 as previously granted on plat volume 2001c, Folio 78. This will cause no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: Elvira Lopez
Signature

Elvira Lopez, Planner/Demographer
Name (printed or typed) and title

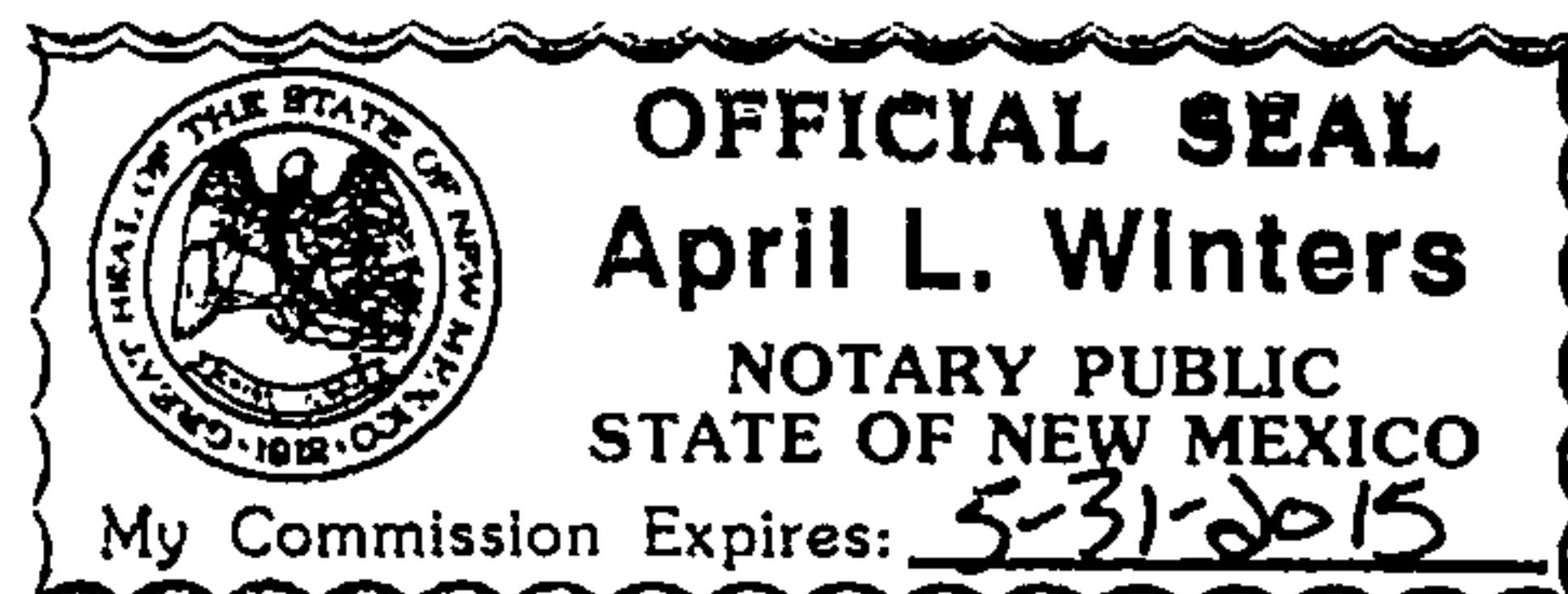
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 31, 2013, by Elvira Lopez as Planner/Demographer of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Winters
Notary Public

My commission expires: May 31, 2015





Vicinity Map N.T.S.

Legal Description

TRACT A, AS SHOWN AND DESIGNATED ON PLAT OS SURVEY FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOLUME A2, FOLIO 39, ON JUNE 13, 1953.

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHENCE ACS CONTROL MONUMENT 2-K12B BEARS: N15 09'13"E, 2453.48' TO SAID ACS MONUMENT THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING:

- S 09 34'47"W, 150.80', THENCE
S 71 36'37"E, 204.71', THENCE
S 53 09'17"W, 10.33', THENCE
N 72 04'13"W, 197.07', THENCE
S 09 34'47"W, 84.00', THENCE
N 75 35'10"W, 108.67', THENCE
N 04 36'58"E, 219.44', THENCE
S 79 05'13"W, 127.11' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 0.8547 ACRES MORE OR LESS

Subdivision Data

Gross Acreage = 0.8547 Acres
Zone Atlas Index K-12-Z
No. of Lots Created 3
Date of Survey 9/28/2000

Notes:

- 1. Misc. Data Zoned R-2
2. Bearings Shown are Grid Bearings (New Mexico State Plane Central Zone - NAD 1927)
3. All Distances are Ground Distances- US Survey Foot.
4. This Property Lies within section 24, T10N, R 2E, N.M.P.M. City of Albuquerque County of Bernalillo, New Mexico.
5. The purpose of this plat is to create 4 lots from one existing tract of land and to dedicate access and utility easements.
6. Plat shows all easements of record.
7. SP No. 00122614000356

Easements

- This plat shows existing and apparent easements as noted.
Public Utility easements shown on this plat are granted for the common and joint use of:
1. PNM Electric services for installation, maintenance, and service of overhead and underground electrical lines, communication facilities, transformers, poles and any other equipment, fixtures structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas services for installation, maintenance and service of natural gas lines, valves and other equipment reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance and service of all buried and areal communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related facilities and equipment reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes lines and other related equipment and facilities reasonably necessary to provide communication which interfere with the purposes set forth herein, no building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon, property owners shall be solely responsible for correcting any violations of national electrical safety code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 2400 CREDITED TO THE PROPERTY OWNER OF RECORD.

Signature of Surveyor: Luciano Dominguez 9/15/2004



Free Consent and Dedication

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE DIVIDED AND THE LOT LINES ADJUSTED OF THE LANDS SHOWN HEREON LYING AND BEING SITUATE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, NO LANDS ARE BEING DEDICATED TO THE PUBLIC AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

Signature of Ricardo Herrera
EXECUTOR OF THE ESTATE OF OLYMPIA HERRERA
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF December, 2000.

Signature of Karen Hughes
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/2/2004

SURVEY NOTES

- 1) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 8720177, FROM RICARDO HERRERA TO RICARDO HERRERA AND OLYMPIA HERRERA
2) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 9814989 FROM OLYMPIA HERRERA TO JOSEPH HERRERA.
3) REFER TO WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOC. No. 9096717 FROM ARTURO HERRERA TO JOHN LIND.
4) THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM A PLAT OF SURVEY FOR JOHN L. LIND AS SURVEYED BY FRANK E. VILSON P.S. No. 6446 AND DATED 11/23/98.
5) ALL POINTS FOUND ARE 1/2" CAPPED REBARS STAMPED P.S. 6446 UNLESS OTHERWISE NOTED HEREIN.
6) ALL POINTS SET ARE 1/2" REBARS STAMPED DOMINGUEZ R.P.S. 10461.
7) REFER TO PLAT OF SURVEY FOR THE HEIRS OF SAULO HERRERA AND AS RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT BOOK A2, PAGE 89 FILED JUNE 13, 1953.
8) OUTCLAIM DEED FROM JOSEPH HERRERA TO THE ESTATE OF OLYMPIA HERRERA AS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN BOOK 216, PAGE 4306.

SURVEYORS' CERTIFICATE
I, LORENZO E. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT THIS SUBDIVISION SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS BOUNDARY SURVEY AND THE FIELD SURVEY ON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLIES WITH THE CITY OF ALBUQUERQUE SUBDIVISION REGULATIONS.

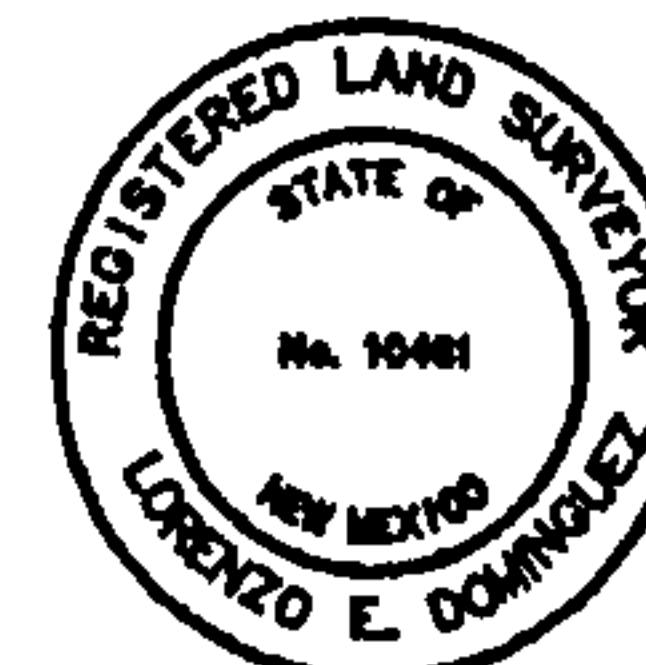
Signature of Lorenzo E. Dominguez
LORENZO E. DOMINGUEZ P.S. No. 10461
DATE 12/20/2000

PLAT OF LOTS 1,2,3, AND 4
LANDS OF THE ESTATE OF
OLYMPIA HERRERA, BEING TRACT A
AS SHOWN ON PLAT FILED JUNE 13, 1953
IN VOLUME A2, FOLIO 39,
LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NM

DECEMBER 2000

- SP No. 00122614000356
City of Albuquerque Approvals
City Planner, Albuquerque Planning Division DATE 3/12/01
City Engineer DATE 1/10/01
A.M.A.F.C.A. DATE 1/10/00
Traffic Engineer DATE 3-12-01
City Surveyor DATE 12-22-00
Water Resources Department DATE 3-9-01
Design and Development Department DATE 1/10/01
PNM Electric Services DATE 12-22-00
PNM Gas Services DATE 12-22-00
QWest DATE 01-03-2001
Jones Intercable Inc. DATE 12/20/00

In accordance with PNM Electric Services and Gas Services (P&G) did not conduct a field search of the properties shown hereon. Consequently, PNM does not waive or release any (known or unknown) easement rights to which it may be entitled.

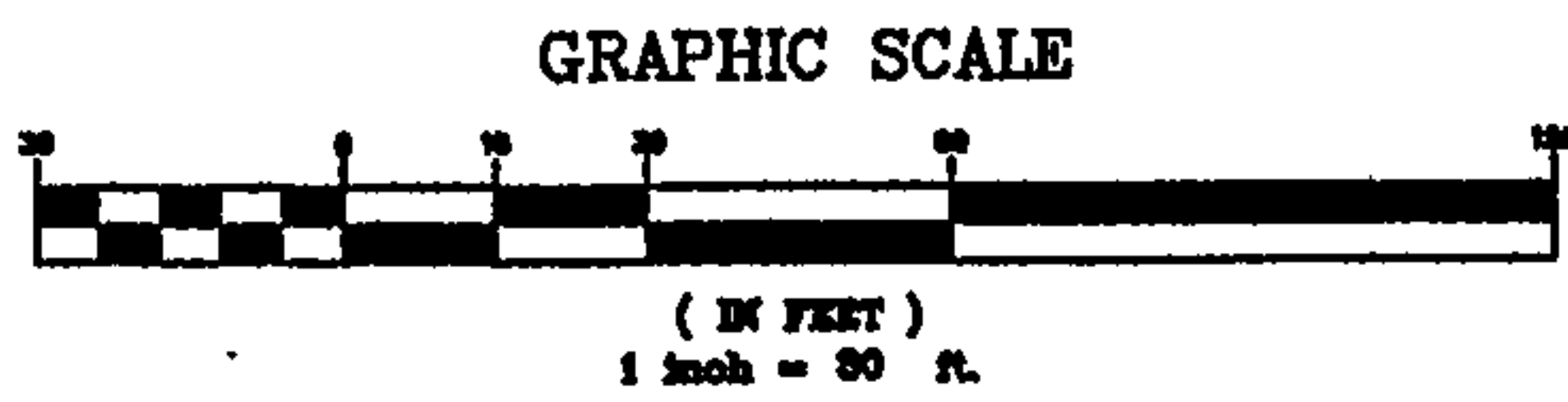


EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1807
MORIARTY, N.M. 87035
(505) 832-1731

Project # 1000656
Application # 00440-00000-01776
DBR Case No.
Sheet 1 of 2

LEGEND

- DENOTES POINT FOUND
- DENOTES POINT SET CAPPED RBR P.S. 10481
- ⊕ DENOTES ACS CONTROL MONUMENT
- () DENOTES RECORD DATA



N/E LANDS OF LISA EDVINA GRIEGO
DOC. No. 97104068
FILED IN BOOK 9727, PAGE 6773.



ACS MONUMENT 2-K12B 1983
STANDARD ACS BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 27)
X=370188.68
Y= 1486727.16
EL.=4954.92
G-G=-0.99988236
DELTA ALPHA ANGLE 0 14'58"

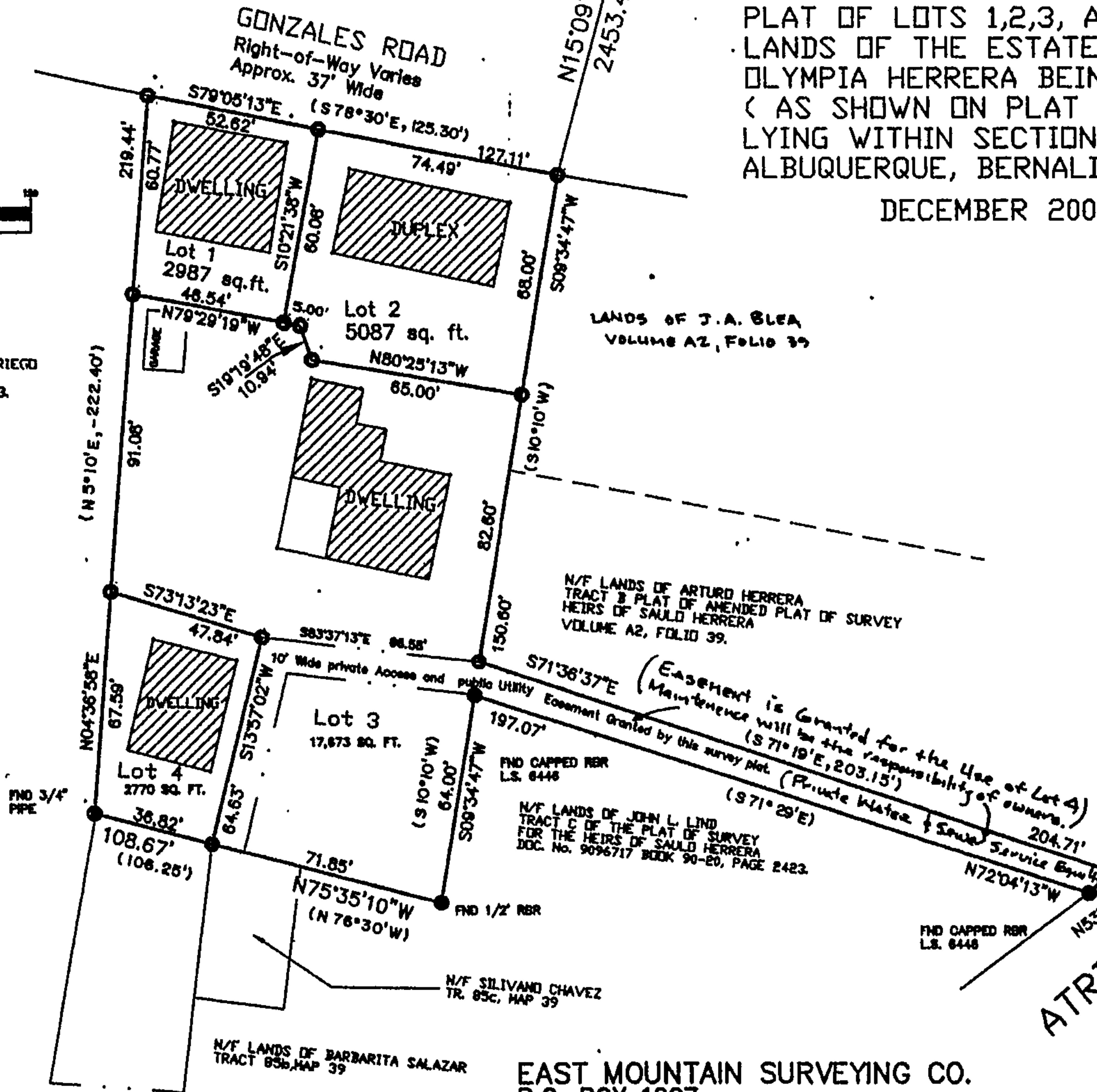
ACS MONUMENT 13-012 1989
STANDARD ACS BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 27)
X=370988.75
Y= 1487471.80
EL.=4962.948'
G-G=-0.99988171
DELTA ALPHA ANGLE 0 14'53"



2-K12B

PLAT OF LOTS 1,2,3, AND 4
LANDS OF THE ESTATE OF
OLYMPIA HERRERA BEING TRACT A
(AS SHOWN ON PLAT FILED IN VOLUME A2, FOLIO 39.
LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NM

DECEMBER 2000



EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1607
MORIARTY, N.M. 87035
(505) 832-1731

ATRISCO DRIVE
48' RIGHT-OF-WAY

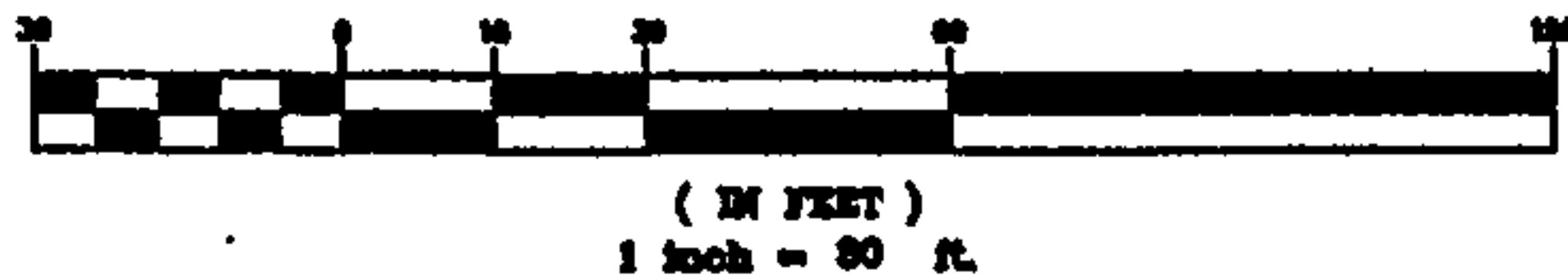
Project # 1000656
Application # 00446-00000-01776
DBR Case No. _____

LEGEND

- DENOTES POINT FOUND
- DENOTES POINT SET CAPPED RBR P.S. 10481
- ⊕ DENOTES ACS CONTROL MONUMENT
- () DENOTES RECORD DATA



GRAPHIC SCALE



N/2 LANDS OF LISA EDWINA GRIEGO
DOC. No. 97104068
FILED IN BOOK 9727, PAGE 6773.



ACS MONUMENT 2-K12B 1983
STANDARD ACS BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE--NAD 27)
X=370188.68
Y= 1486727.16
EL.=4954.92
C-C=0.99968236
DELTA ALPHA ANGLE 0 14'58"

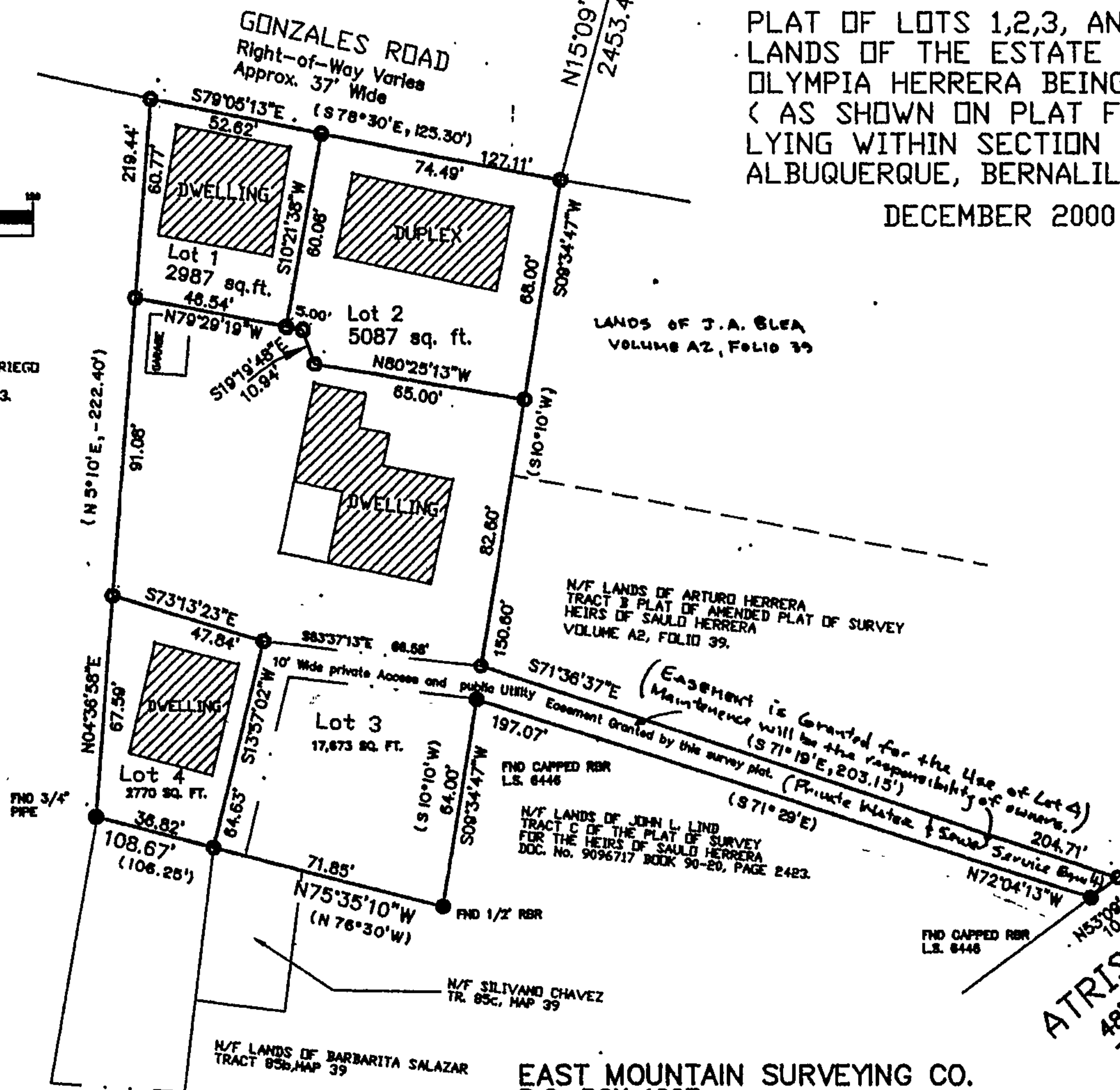
ACS MONUMENT 15-J12 1989
STANDARD ACS BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE--NAD 27)
X=370968.75
Y= 1487471.80
EL.=4962.948'
C-C=0.99968171
DELTA ALPHA ANGLE 0 14'53"



2-K12B

PLAT OF LOTS 1,2,3, AND 4
LANDS OF THE ESTATE OF
OLYMPIA HERRERA BEING TRACT A
(AS SHOWN ON PLAT FILED IN VOLUME A2, FOLIO 39.
LYING WITHIN SECTION 24, T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NM

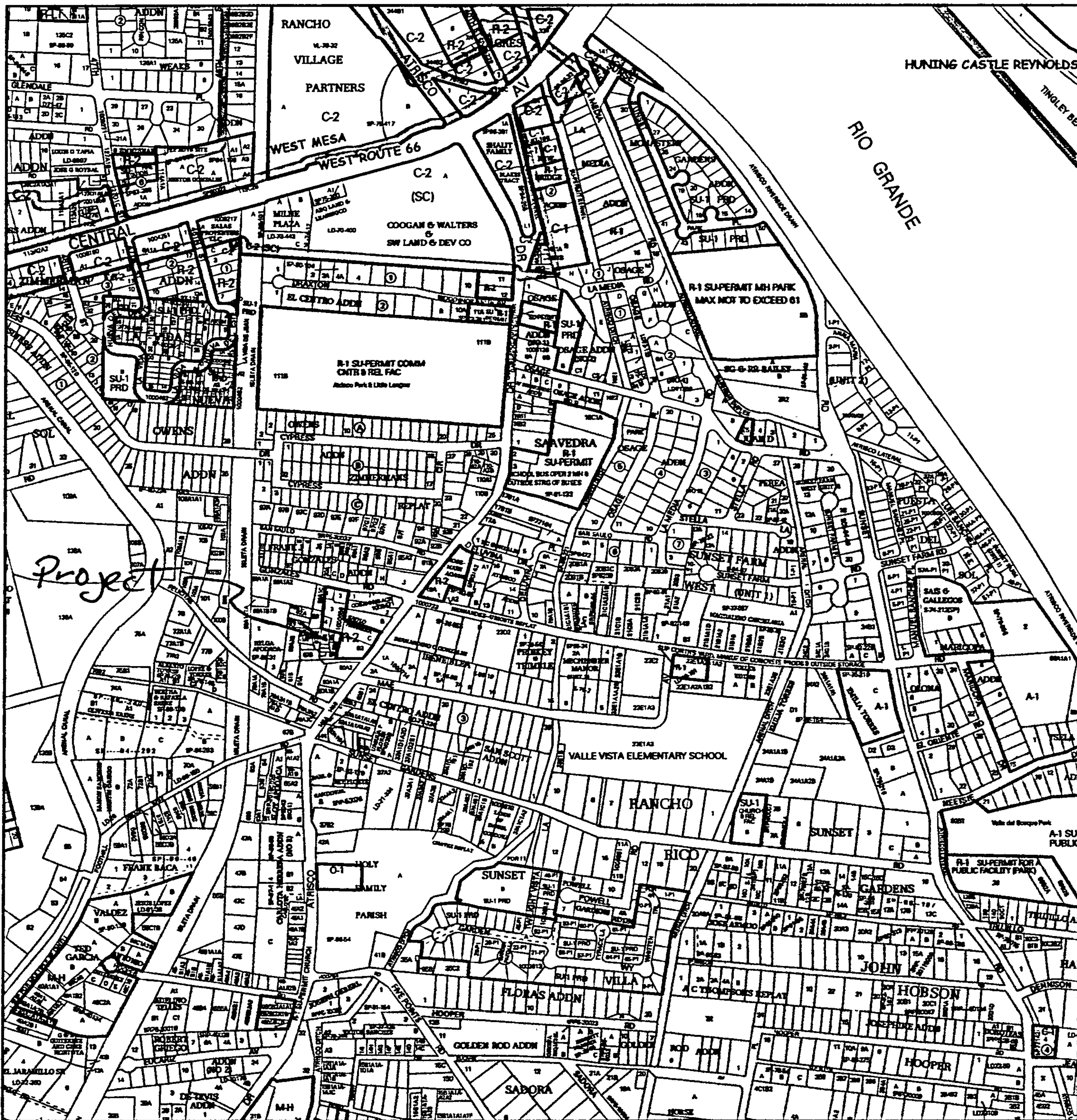
DECEMBER 2000



EAST MOUNTAIN SURVEYING CO.
P.O. BOX 1607
MORIARTY, N.M. 87035
(505) 832-1731

ATRISCO DRIVE
48' RIGHT-OF-WAY

Project # 1000656
Application # 00440-00000-01776
DBR Case No. _____



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

AGIS
Albuquerque Geographic Information System

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-12-Z

Selected Symbols

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

Feet

October 10, 2011

To: Albuquerque Zoning & Planning

From: John & Dolores Lind

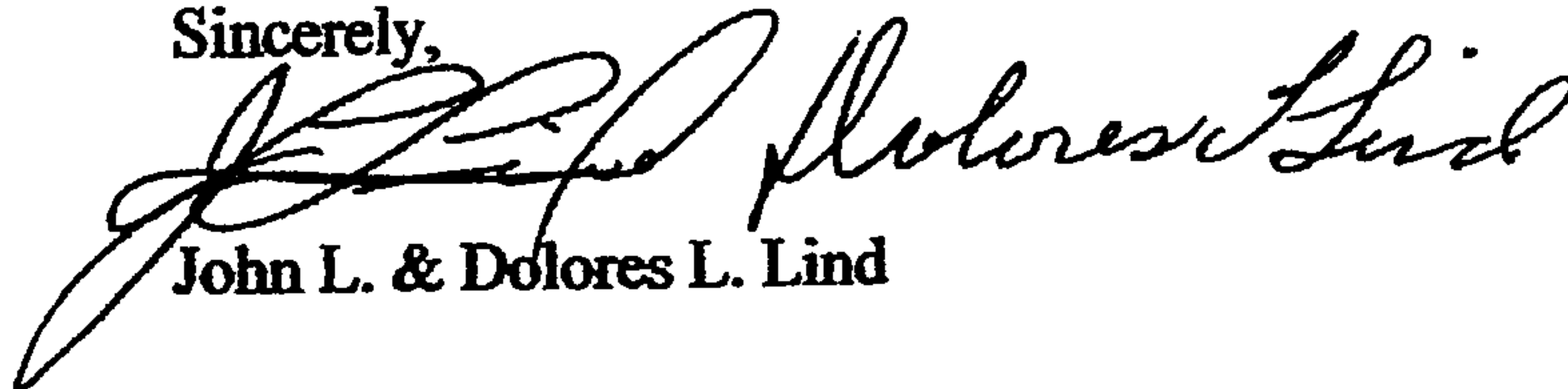
Subject: Vacation of private access easement

We would like to vacate the private access easement of Lot 3 (3120 Gonzales SW) lands of the estate of Olympia Herrera to Lot 4 (409 Atrisco SW) lands of the estate of Olympia. The utility easements will remain the same.

We would like to vacate this private access easement so Lot 3 would be free of traffic from Lot 4 and the land wouldn't be divided by this easement.

Richard R Herrera, owner of Lot 4, agrees to this. He has access to Lot 4 through his lot at 2331 Felicitas Rd SW (Parcel #1012057156200731122 Map 39 Tract 86).

Sincerely,

A handwritten signature in black ink, appearing to read "John L. & Dolores L. Lind". The signature is written in a cursive style with a large initial "J" and "D".

John L. & Dolores L. Lind

Oct 10, 2011

To: Albuquerque Zoning & Planning

From: Richard R Herrera

Subject: Vacation of easement

I, Richard R Herrera, agree to vacate the private access easement from Lot 3 (3120 Gonzales SW) to Lot 4 (409 Atrisco SW). I have access to Lot 4 through my property at 2331 Felicitas SW (Parcel #101205715620731122 Map 39 Tract 86). I will grant an easement from 2331 Felicitas SW to Lot 4 (409 Atrisco).

Sincerely,



Richard R Herrera

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

Viola Moore

No. D-202-CV-2011-12557

RICHARD R. HERRERA,

Plaintiff,

Doc #2012089565 eRecorded
08/30/2012 11:02:00 AM Page 1 of 3
JUDG Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

vs.

GROUP I:

MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA,
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,

GROUP II:

ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

Defendants.

DEFAULT JUDGMENT

This matter having come before the Court on the application of Plaintiff for Default Judgment, Plaintiff appearing through his attorneys, SEGAL & WHITTAKER, LLP, (Sylvain Segal) and the Court being fully advised, the Court finds as follows:

1. The Court has jurisdiction over the parties and subject matter.
2. The Complaint to Establish Prescriptive Easement in this action was filed on December 22, 2011.
3. Group I Defendant City of Albuquerque filed a Answer herein on February 9, 2012.
4. Group I Defendant City of Albuquerque filed a Disclaimer of interest in the property on June 8, 2012.
5. Process was served upon GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA and

Return to: FT:113940-23
Fidelity National Title
Insurance Co.

FILED IN MY OFFICE
DISTRICT COURT CLERK
7/12/2012 10:18:33 AM
GREGORY T. IRELAND

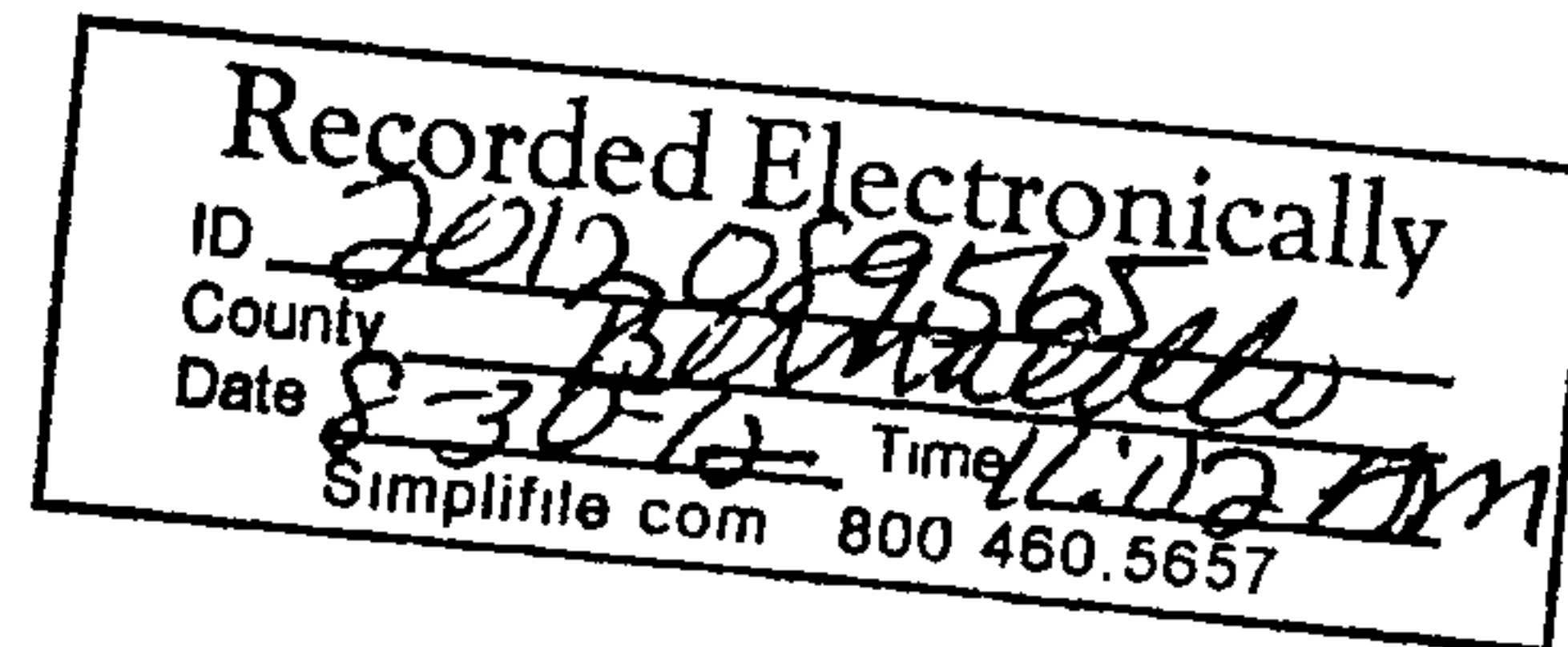
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SECOND JUDICIAL DISTRICT COURT

Viola Moore

No. D-202-CV-2011-12557

RICHARD R. HERRERA,

Plaintiff,



vs.

GROUP I:

MARY E. SALAZAR, EFREN GARCIA, SENAIDA GARCIA,
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,

GROUP II:

ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF,

Defendants.

DEFAULT JUDGMENT

This matter having come before the Court on the application of Plaintiff for Default Judgment, Plaintiff appearing through his attorneys, SEGAL & WHITTAKER, LLP, (Sylvain Segal) and the Court being fully advised, the Court finds as follows:

1. The Court has jurisdiction over the parties and subject matter.
2. The Complaint to Establish Prescriptive Easement in this action was filed on December 22, 2011.
3. Group I Defendant City of Albuquerque filed a Answer herein on February 9, 2012.
4. Group I Defendant City of Albuquerque filed a Disclaimer of interest in the property on June 8, 2012.
5. Process was served upon GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAIDA GARCIA and

COUNTY OF BERNALILLO by personal service, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF by publication as shown in the Certificate as to the State of the Record.

6. The property which is the subject matter of this action is described as follows:

A certain tract of land lying and being situate within Section 24 T. 10N., R.2E., N.M.P.M., MRGCD Map 39, Bernalillo County, State of New Mexico and being more particularly described as follows:

Beginning at the Northeast corner of the herein described tract of land, a point on the westerly right-of-way line of Atrisco Drive, from whence ACS Monument 2-K12B bears

N 12° 04' 05" E, 2774.87', thence from said point of beginning the following:

S 37° 55' 00" W, 19.29' to a point, thence

S 88° 57' 03" W, 202.77' to a point, thence

N 78° 21' 00" W, 32.01' to a point, thence

N 08° 19' 43" E, 82.06' to a point, thence

S 82° 11' 49" E, 17.14' to a point, thence

S 75° 35' 10" E, 16.00' to a point, thence

S 30° 48' 24" W, 33.84' to a point, thence

S 02° 36' 16" W, 31.65' to a point, thence

S 43° 36' 13" E, 8.58' to a point, thence

S 85° 34' 09" E, 26.42' to a point, thence

N 88° 57' 03" E, 187.66' to the point and place of beginning.

7. GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA, COUNTY OF BERNALILLO, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF, have failed to appear or answer the Complaint.

8. GROUP I Defendants MARY E. SALAZAR, EFREN GARCIA, SENAI DA GARCIA, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF, have no interest in the real property described herein.

9. Plaintiff is the owner of a prescriptive easement through the property described herein. It is therefore

ORDERED, ADJUDGED AND DECREED, that the Plaintiff has a prescriptive easement in the property described herein against the adverse claims of GROUP I Defendants MARY E. SALAZAR, EFRENGARCIA, SENAI DA GARCIA, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, and GROUP II Defendants ALL UNKNOWN CLAIMANTS OF INTEREST ADVERSE TO THE PLAINTIFF, herein served and by everyone claiming by, through or under them and that the Defendants so designated and everyone claiming by, through or under them, are barred and forever estopped from having or claiming any lien upon or right, title or interest in the real property described herein adverse to the estate of the Plaintiff and that the prescriptive easement in favor of the Plaintiff is forever quieted and set at rest as to the above described Defendants.


BEATRICE J. BRICKHOUSE
DISTRICT COURT JUDGE

Submitted:

SEGAL & WHITTAKER, LLP

By: Electronically filed

/s/Sylvain Segal

Attorneys for Plaintiff

7601 Jefferson St., N.E. Suite 380

Albuquerque, NM 87109

(505) 888-8888 FAX: (505) 888-1635

CERTIFIED AS A TRUE AND CORRECT COPY
OF THE ORIGINAL FILED IN MY OFFICE,
GREGORY T. IRELAND, Clerk
of the District Court.

By: 
Deputy Clerk

Date JUL 17 20