

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 16, 2014
DRB Comments**

ITEM # 10


PROJECT # 1002478

APPLICATION # 14-70235

RE: Blue Sky Business Park


The sidewalk adjacent to Lot 1 is needed for existing development to connect with El Pueblo Rd.

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

5. **Project# 1010332**
15DRB-70139 - PRELIMINARY PLAT
15DRB-70140 TEMPORARY
DEFERRAL OF SIDEWALK
CONSTRUCTION
15DRB-70155 EPC APPROVED SDP
FOR SUBDIVISION 

MARK GOODWIN AND ASSOCIATES P.A. agents for 98TH ST LLC request the referenced/ above actions for Tract 34D-1-A, **LANDS OF SALAZAR FAMILY TRUST, et. al.** zoned SU-1/ MIXED USE, located in the southwest corner of 98TH ST SW and GIBSON BLVD SW containing approximately 25.17 acres. (N-9) [*Deferred from 4/22/15, 5/6/15, 6/10/15*] **DEFERRED TO 7/8/15.**

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

6. **Project# 1002202**
15DRB-70223 - FINAL PLAT
APPROVAL 

HUITT-ZOLLARS, INC. agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) B, Tract(s) A-1-A-1-A-1, **WINROCK CENTER ADDITION** zoned SU-3 MU-UPT, located on LOUISIANA BLVD BETWEEN LOUISIANA BLVD AND PENNSYLVANIA ST NE containing approximately 50.95 acre(s). (J-19) [*Deferred from 6/17/15*] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO WATER AUTHORITY FOR COMMENTS AND TO PLANNING.**

7. **Project# 1002478**
15DRB-70192 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRA LAND SURVEYS, LLC agent(s) for PASEO PARTNERSHIP, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE NE BETWEEN LAS LOMITAS DR NE AND PUEBLO RD NE containing approximately 4.339 acre(s). (D-16) [*Deferred from 5/20/15*] **INDEFINITELY DEFERRED.**

8. **Project# 1010377**
15DRB-70202 SIDEWALK VARIANCE
15DRB-70203 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
15DRB-70205 MINOR – PRELIMINARY/
FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for ROBERT BRENNEMAN & MAGGIE ANDERSON request(s) the above action(s) for all or a portion of Tract(s) 1 & INLY PORTION OF TRACT 2, **LANDS OF CARL HAWKINS** zoned SU-2/LD RA-2, located on CARLOTA BETWEEN GABALDON AND LOS LUCEROS containing approximately .31 acre(s). (H-12) [*Deferred from 5/27/15, 6/10/15*] **INDEFINITELY DEFERRED.**

DEVELOPMENT REVIEW BOARD
HYDROLOGY SECTION

HEARING DATE: June 24, 2015
AGENDA ITEM NO: 7

DRB Project Number: 1002478

PROJECT: Las Lomas/ Pueblo -Blue Sky Business Parl

SUBJECT & ENGINEERING COMMENTS:

Sketch Plat, Minor Preliminary/ Final Plat, Preliminary Plat(I.L.), Final Plat,
Sidewalk Deferral, Sidewalk Waiver/Variance,
Site Plan for Building Permit, Site Plan for Subdivision,
SIA Extension – 2 Year, SIA Extension – Sidewalk,
Vacation of Public Easements, Vacation of Public Right-of-Way

- No objection to the request.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED __; DELEGATED__ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED-OFF: __ (I.L.) (SPSD) (SPBP) (FINAL PLAT) (OTHER_____)

DEFERRED __DATE_____ ; DENIED __;

SIGNED: Rita Harmon, P.E.
Hydrology Section; City Engineer Designee
505-924-3695



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

D.R.B. Case No: 1002478	Date: 06/24/2015	Item No: #7
Zone Atlas Page: D-16	LOCATION: Lot 1, Blue Sky Business Park STREETS Jacs Lane between Las Lomas Dr. and Pueblo Road	
Request For: Preliminary & Final Plat Approval		

ABCWUA Comment:

1. The extension of the 8" waterline and 8" sanitary sewer along Jacs La to cover the property frontage will be required. An infrastructure list will be required for these improvements.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1002478
Blue Sky Business Park

AGENDA ITEM NO: 07

SUBJECT: Preliminary/ Final Plat

ENGINEERING COMMENTS:

1. No objection to the request.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3630 or rmichel@cabq.gov

DATE: June 24, 2015



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 16, 2014

Project# 1002478
14DRB-70235 EXT OF SIA FOR TEMP DEFR SDWK CONST

PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE BETWEEN JEFFERSON AND EDITH (D-16)

At the July 16, 2014 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by July 31, 2014, 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).


Jack Cloud, DRB Chair



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 11, 2012

Project# 1002478

12DRB-70178 EXT OF SIA FOR TEMP DEFR SDWK CONST

PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, **BLUE SKY BUSINESS PARK** zoned M-2, located on JACS LANE BETWEEN JEFFERSON AND EDITH (D-16)

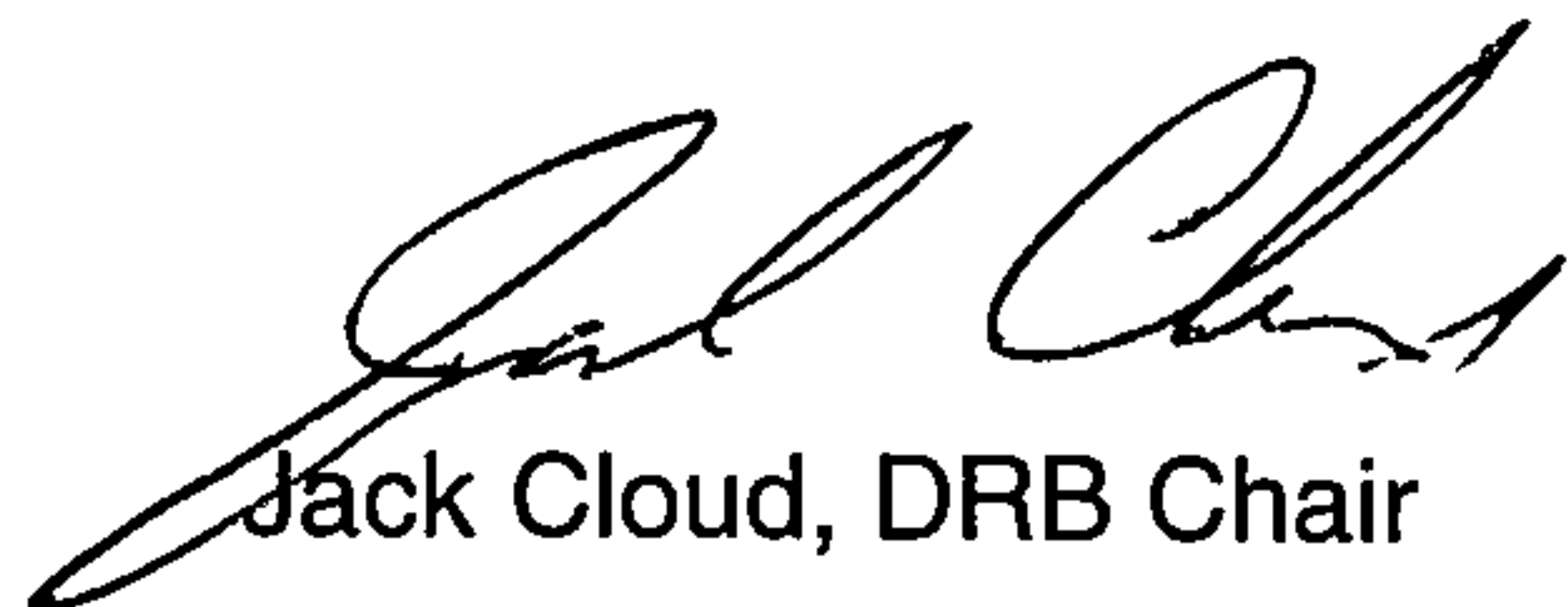
At the July 11, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by July 26th 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).



Jack Cloud, DRB Chair

Cc: PASEO PARTNERSHIP LLC
Marilyn Maldonado
File

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

PROJECT NUMBER: 1002478 - 15DRB-70192 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NAME: BLUE SKY BUSINESS PARK

AGENT: TERRA LAND SURVEYS, LLC

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.

DRB CASE ACTION LOG – BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for 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.

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PROJECT NUMBER: 1002478 - 15DRB-70192 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NAME: BLUE SKY BUSINESS PARK

AGENT: TERRA LAND SURVEYS, LLC

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

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.

PROJECT #

1002478

May 20. 2015

Pit



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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 Plans)
- P 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

D 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): TERRA LAND SURVEYS, LLC PHONE: (505) 792-0513
 ADDRESS: 4436 CORRALES ROAD FAX: (505) 792-5233
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: cmedina@terrasurveys.net
 APPLICANT: ART GARDENSWARTZ PHONE: (505) 350-1743
 ADDRESS: 5 PINE VIEW PLACE FAX: _____
 CITY: TUCAS STATE NM ZIP 87059 E-MAIL: _____
 Proprietary interest in site: N/A List all owners: _____

DESCRIPTION OF REQUEST: TO SUBDIVIDE LOT 1 OF BLUE SKY BUSINESS PARK INTO LOT 1-A AND LOT 1-B.

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 1 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: BLUE SKY BUSINESS PARK
 Existing Zoning: M-2 Proposed zoning: M-2 MRGCD Map No N/A
 Zone Atlas page(s): D-16-2 UPC Code: 1-016-063-464508-1-02-32

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 # 1002478

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.3390

LOCATION OF PROPERTY BY STREETS: On or Near: JACS LANE NE
 Between: LAS LOMITAS DRIVE NE and EL PUEBLO ROAD NE

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

SIGNATURE Christopher A Medina DATE 5/8/15
 (Print Name) Christopher A Medina Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70192</u>	<u>P&E</u>	_____	<u>\$ 285.00</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" 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>\$ 305.00</u>

Hearing date May 20 2015

[Signature]

5-8-15
Staff signature & Date

Project # 1002478

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

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

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

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

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

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

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

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

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

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Christopher Medina
Applicant name (print)
Christopher Medina
Applicant signature / date

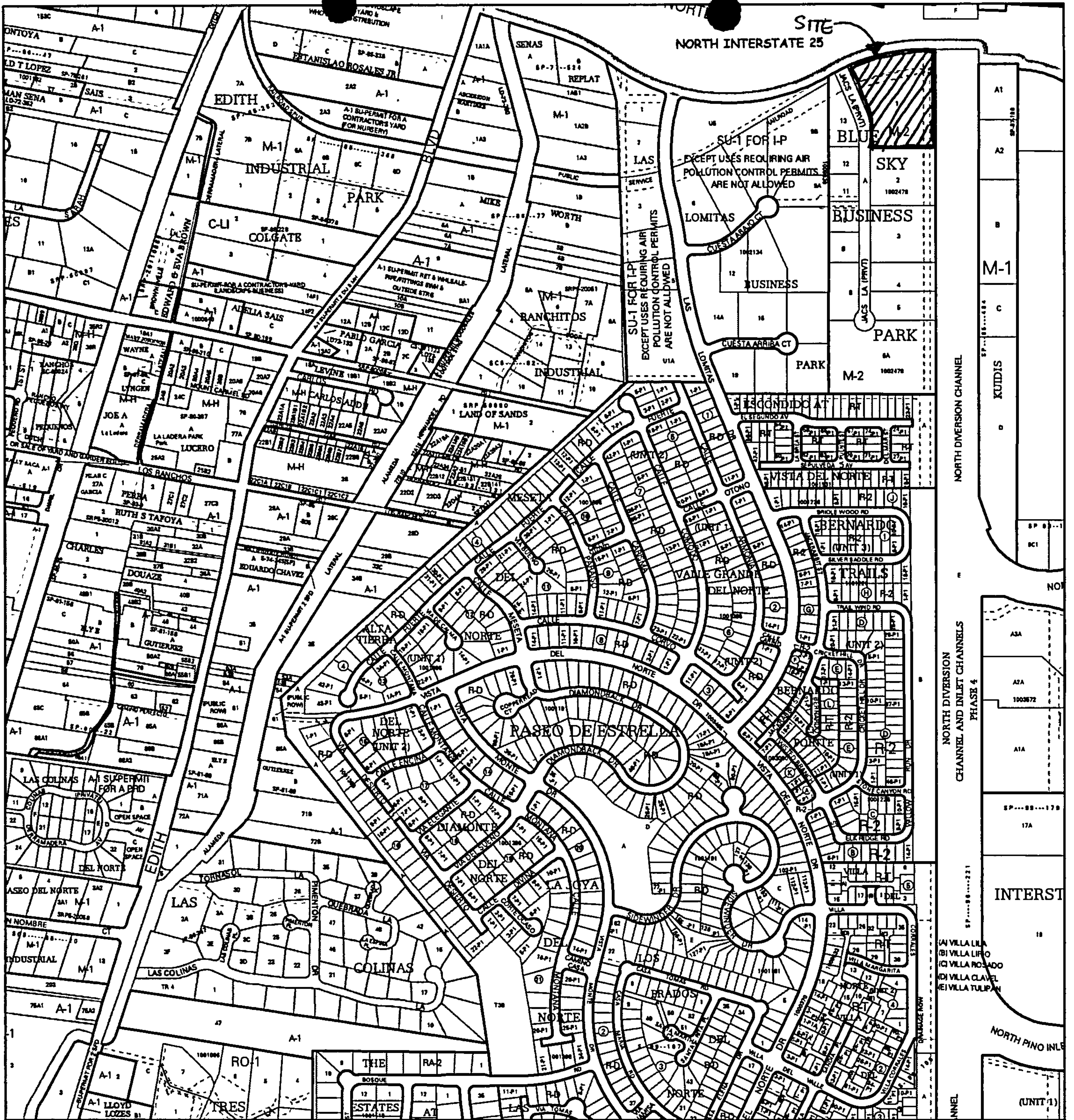


Form revised October 2007

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

Application case numbers
15 DRB - 70192

Vij 5-8-15
Planner signature / date
Project # 1002478



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-16-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

TERRALAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • terrasurveys@comcast.net

May 8, 2015

City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

RE: Request for Approval of Minor Subdivision Plat of Lot 1, Blue Sky Business Park

To Whom It May Concern:

This letter is to inform the Development Review Board that Terra Land Surveys, LLC acting as agent for Paseo Partnership, LLC, is requesting final plat approval for the proposed lot split of Lot 1 Blue Sky Business Park.

The purpose of this Plat is to subdivide Lot 1, Blue Sky Business Park into two separate lots to be designated as Lots 1-A (3.46 acres) and 1-B (0.87 acres).

If you have any questions or comments, please don't hesitate to contact me at 792-0513 and thank you for your time and consideration.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
___ Major subdivision action	___ Annexation
___ Minor subdivision action	
___ Vacation	V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)	___ 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
SITE DEVELOPMENT PLAN	P ___
___ for Subdivision	
___ for Building Permit	
___ Administrative Amendment/Approval (AA)	
___ IP Master Development Plan	D ___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	L A APPEAL / PROTEST of...
___ Storm Drainage Cost Allocation Plan	___ 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: Paseo Partnership LLC PHONE: 350-1743
 ADDRESS: 6116 BUFFALO GRASS NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: KSNVJ@AOL.COM
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Extension of sidewalk deferral

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. Blue Sky Business Park Block: _____ Unit: _____
 Subdiv/Addr/TBKA: _____
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): D-16 UPC Code: _____

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 NO 666589 1002478

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 13 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: JACKSON NE
 Between: JEFFERSON and EDDIE

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

SIGNATURE _____ DATE 2/18/14
 (Print Name) JOHN KUSIANOVICH Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70178</u>	<u>ESIA</u>	___	<u>\$ 30.00</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	___	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	___	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	___	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	___	Total
	Hearing date <u>July 16, 2014</u>			<u>\$ 20.00</u>

Staff signature & Date: [Signature] 7-16-14 Project # 1002478

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

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- 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**
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- 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

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

PASCO PARTNERSHIP LLC
 JOHN KUSANOVIC
 Applicant name (print)

 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14DRB-_____-70178


 Planner signature / date
 Project # 1002478

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)
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- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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(Not required for City owned public right-of-way.)
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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
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PASEO PARRANAPITO LLC
 JOHN KUSI A NOVICE
 Applicant name (print)

 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
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- Application case numbers
 145RB-70178

 7-8-14
 Planner signature / date
 Project # 1002478

July 7, 2014

DRB
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

RE: Sidewalk Deferral, Project No. 666589

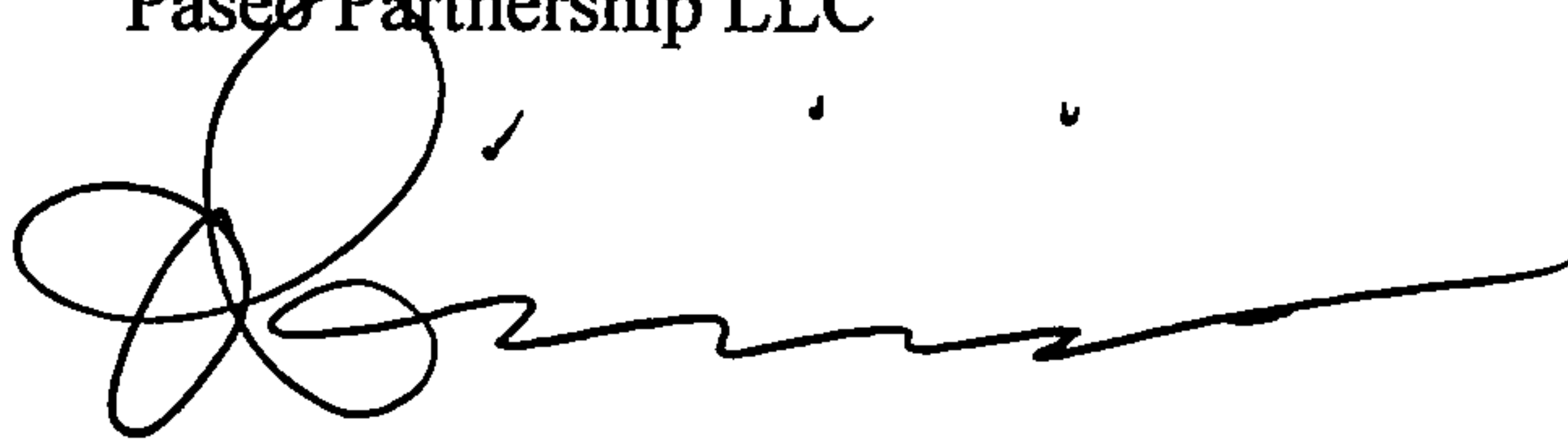
We have sold 11 of the 13 lots in Blue Sky Business Park. 5 of the lots are or have been developed with sidewalks. 3 more are in building permit phase.

Sidewalk construction at this time would be disruptive to the planning process.

We respectfully request a one year extension to the current sidewalk deferral.

Thank you,

Paseo Partnership LLC

A handwritten signature in black ink, appearing to read 'John Kusianovich', written over the printed name of the signatory.

By John Kusianovich
Member

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/08/2014 Issued By: E08375 245445

Category Code **910**
2014 070 235

Application Number: 14DRB-70235, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: JACS LANE BETWEEN JEFFERSON AND EDITH

Project Number: 1002478

Applicant

PASEO PARTNERSHIP LLC

6116 BUFFALO GRASS NE
ALBUQUERQUE NM 87111

Agent / Contact

PASEO PARTNERSHIP LLC

6116 BUFFALO GRASS NE
ALBUQUERQUE NM 87111

Application Fees	
APN Fee	
Conflict Mgmt Fee	\$20.00
DRB Actions	\$50.00
TOTAL:	\$70.00

City of Albuquerque Treasury
Date: 7/8/2014 Office: ANNEX
Stat ID: WS000008 Cashier: TRSOLF
Batch: 3902 Trans #: 11
Permit: 2014070235
Receipt Num 00210310
Payment Total: \$70.00
0901 Conflict Mgmts. Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered: \$70.00

PROJECT: 1002478
DATE: 7-16-14

BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL NORTE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005

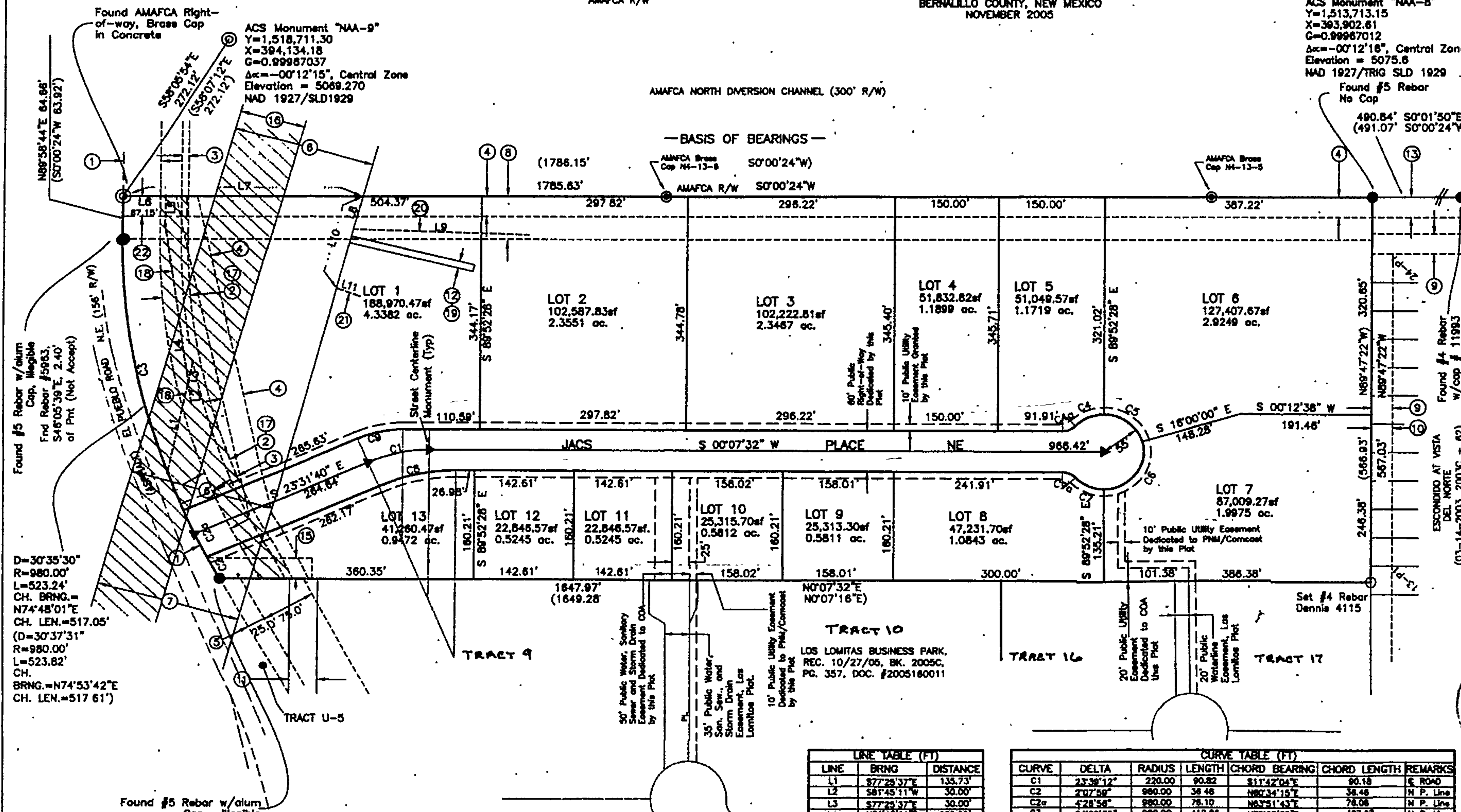
TIE INFORMATION
 Tie from SE Cor to
 ACS Monument "NAA-8"
 S0°00'24"W, 3357.36'

ACS Monument "NAA-8"
 Y=1,513,713.15
 X=393,902.61
 G=0.99987012
 Δα=-00°12'18", Central Zone
 Elevation = 5075.6
 NAD 1927/TRIG SLD 1929

DESIGN
DRAWN: JML, SW
CHECKED: MLD
DATE: 08/31/05
REV: 02/24/06
REV: 11/03/05
REV:
FILE:

PROJECT
BLUE SKY
BUSINESS PARK

DENNIS ENGINEERING COMPANY
 PO Box 909, (98 Cactus Road)
 Edgewood, New Mexico 87036 (505) 261-2800



Found #5 Rebar w/ alum
 Cap, illegible
 Fnd Rebar #5063,
 S46°05'39"E, 2.40'
 of Pnt (Not Accept)

D=30°35'30"
 R=980.00'
 L=523.24'
 CH. BRNG.=
 N74°48'01"E
 CH. LEN.=517.05'
 (D=30°37'31"
 R=980.00'
 L=523.82'
 CH.
 BRNG.=N74°53'42"E
 CH. LEN.=517.61')

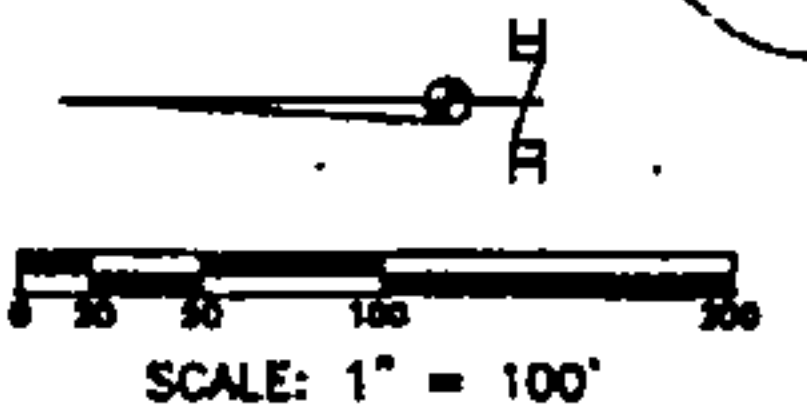
Found #5 Rebar w/ alum
 Cap, illegible

LINE TABLE (FT)

LINE	BRNG	DISTANCE
L1	S77°28'37"E	135.73'
L2	S81°45'11"W	30.00'
L3	S77°28'37"E	30.00'
L4	N81°45'11"E	235.88'
L5	S88°34'33"E	41.89'
L6	N00°00'24"E	56.84'
L7	N00°00'24"E	333.89'
L8	S74°33'00"E	49.89'
L9	S01°54'47"W	261.74'
L10	S74°33'00"E	140.02'
L11	S19°57'22"W	35.78'

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	23°39'12"	220.00	90.82	S11°42'04"E	90.18	C. ROAD
C2	2°07'58"	980.00	36.48	N87°34'15"E	36.48	H.P. Line
C2a	4°28'56"	980.00	76.10	N87°51'43"E	76.08	H.P. Line
C3	2°09'35"	980.00	410.86	N78°05'28"E	407.67	H.P. Line
C4	48°34'03"	55.00	44.70	S27°09'28"E	43.48	
C4a	48°34'03"	25.00	20.31	S27°09'30"E	19.78	
C5	73°52'28"	55.00	70.81	S37°03'48"W	68.10	
C6	108°07'31"	55.00	101.87	N52°58'14"W	87.92	
C7	48°34'03"	55.00	44.70	N27°24'33"E	43.48	
C7a	48°34'03"	25.00	20.32	N27°24'33"E	19.78	
C8	2°24'10"	277.22	114.44	N11°42'05"W	113.63	
C9	2°24'08"	182.77	87.20	S11°42'04"E	86.72	



PROJECT #
1002478

July 16. 2014

ESIA^{*****}



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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: Paseo Partnership LLC PHONE: 350-1743
 ADDRESS: 6116 Buffalo Grass NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: KSNVJ@TOL.COM
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST:

extension of sidewalk deferral

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 Blue Sky Business Park Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): D-16 UPC Code: _____

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 No 066589, 1002478

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 13 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: JACS Lane NE
 Between: Jefferson and Edith

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

SIGNATURE [Signature] DATE 5/23/12
 (Print Name) JOHN KRUSIANOVICH Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB-70178</u>	<u>ESIA</u>	_____	<u>\$50.00</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>July 11, 2012</u>			Total <u>\$70.00</u>

Valerie Patton 6-20-12 Project # 1002478
 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**
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Applicant name (print)

Applicant signature / date



Form revised 4/07

- Checklists complete
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12 - DRB - 70178

Valu... 6-20-12
Planner signature / date

Project # 1002478

SIDEWALK VERIFICATION
AND
CALCULATIONS

PROJECT NO.: 666589

PROJECT NAME: Blue Sky Business Park

CALCULATIONS:

<u>1,845.34</u> (Total Linear Feet)	X 4=	<u>7,381.36</u> (Square Feet)	: 9	=	<u>820.15</u> (Square Yards)
<u>\$40.00</u> (Unit Price)	=	<u>\$32,806.00</u> (Base Price)	X	<u>7.00%</u>	= (Gross Rcpt. Tax Rate)
<u>\$2,296.42</u> (Gross Rcpt. Amt.)	+	<u>\$32,806.00</u> (Base Price)	=	<u>\$35,102.42</u> (Total Cost of Const.)	
<u>\$35,102.42</u> (Total Cost of Const.)	X	125%	=	<u>\$43,878.02</u> (Amount of Financial Guaranty)	

REVIEWED/APPROVED:

Marilyn Maldonado
Marilyn Maldonado,
Contract Specialist
Design Review Section

Verification Performed By: Orlando B. _____

Date of Verification: 06/05/2012 _____

Gross Receipts Tax Rates:
City Tax Rate = 7.00%

June 20, 2012

TO: Development Review Board
City of Albuquerque

FROM: Paseo Partnership LLC
6116 Buffalo Grass Ct. NE
Albuquerque, NM 87111
contact phone: 350-1743

Project No. 666589

RE: Sidewalk deferral extension request for Blue Sky Business Park

As of now only 3 lots of 13 have been developed. The developed lots have sidewalks installed. No plans are in the works for any of the other lots at this moment. Sidewalks installed now would be damaged by future development. Jacs Lane is a cul de sac with no thru foot traffic.

There is a loan reserve letter of credit from Century Bank now in place. The new amount will be \$43,878.02 as per the City's calculation.

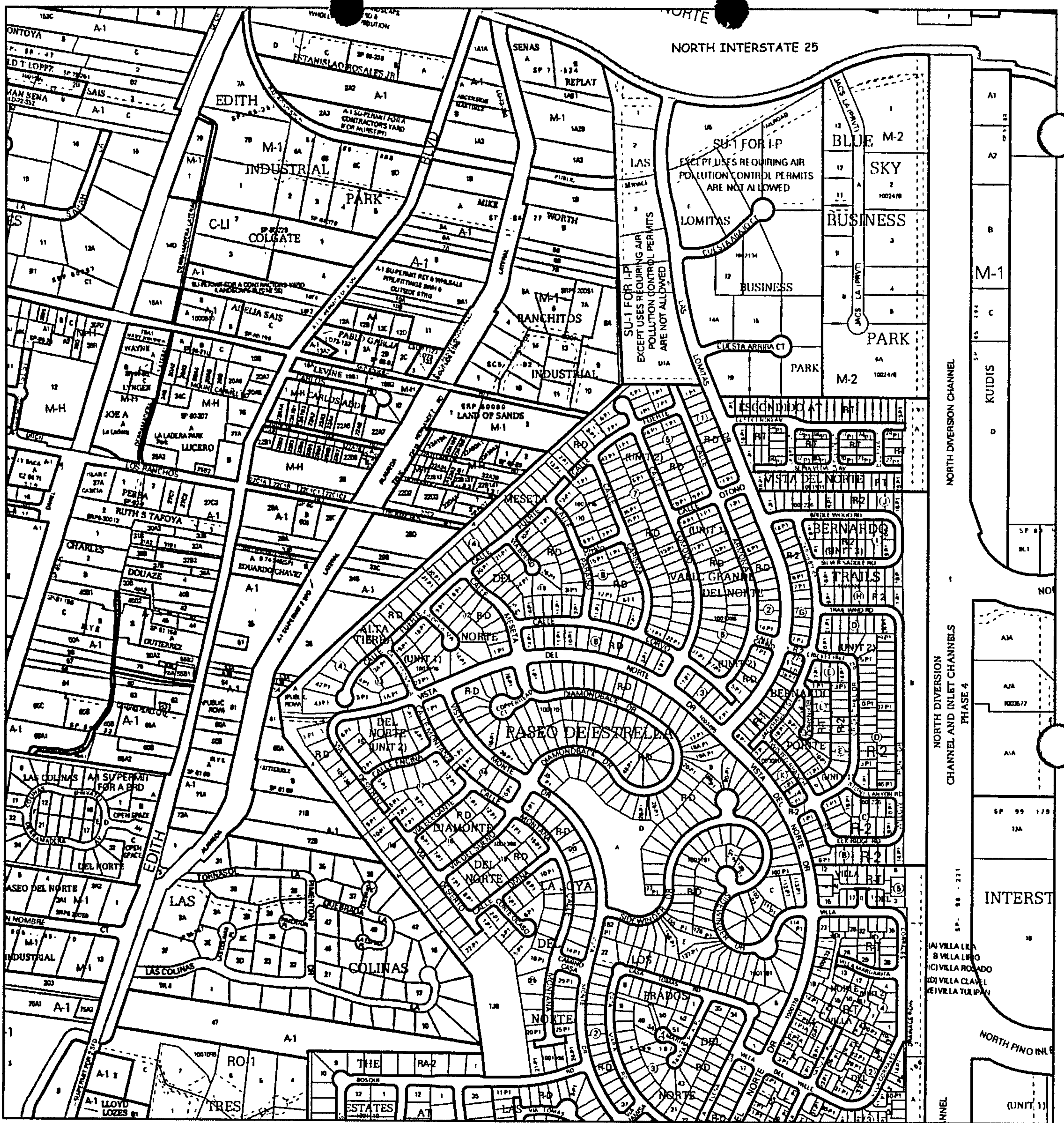
We request a deferral for six years, subject to two year renewal periods, as we have had.

Respectfully Submitted,

Paseo Partnership LLC

A handwritten signature in black ink, appearing to read 'John Kusianovich', written over a circular stamp or mark.

John Kusianovich
Member



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-16-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



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1002478

TO: ALL MEMBERS

Application No. _____

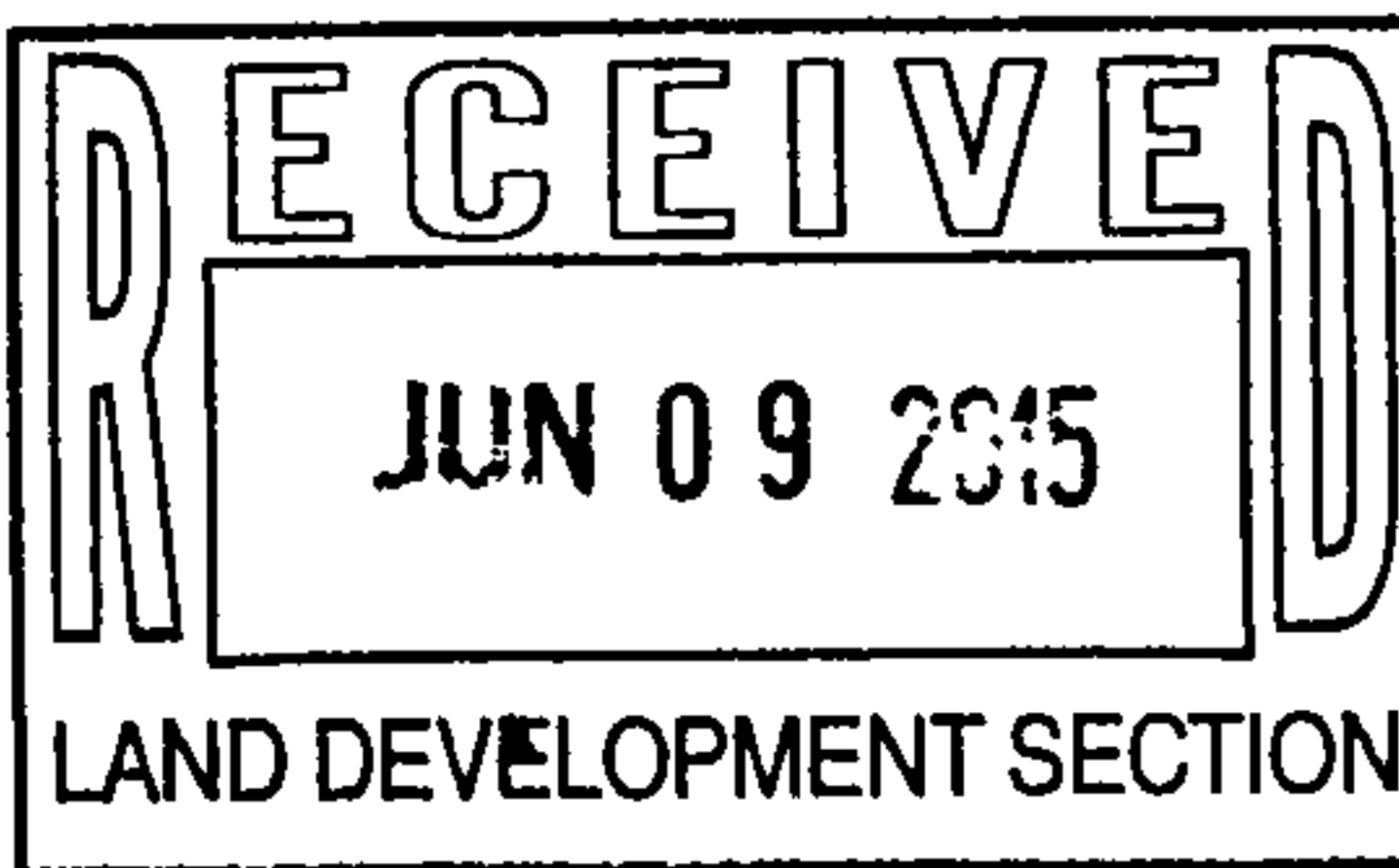
- Jack Cloud, DRB Chairman, Planning Department
- Rita Harmon, P.E., Hydrology
- Racquel Michel, P.E., Transportation Development
- Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 6-24-15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: BLUE SKY BUSINESS PARK PRELIMINARY/FINAL PLAT APPROVAL.

~~REDACTED~~



CONTACT NAME: CHRISTOPHER MEDINA

TELEPHONE: (505) 792-0513 EMAIL: cmedina@ferrasurveys.net

BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL NORTE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, HMPM
 CITY OF ALBUQUERQUE
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 NOVEMBER 2005

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ACS Monument "NAA-B"
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 Δα=00°12'18", Central Zone
 Elevation = 5075.5
 NAD 1927/TRIG SLD 1929
 Found #5 Rebar
 No Cap

DATE: 05/21/05
 REV: 11/03/05
 FILE

BLUE SKY BUSINESS PARK

DENNIS ENGINEERING COMPANY
 PO Box 503, 6th Cochas Road
 Edgewood, New Mexico 87005 (505) 281-2880



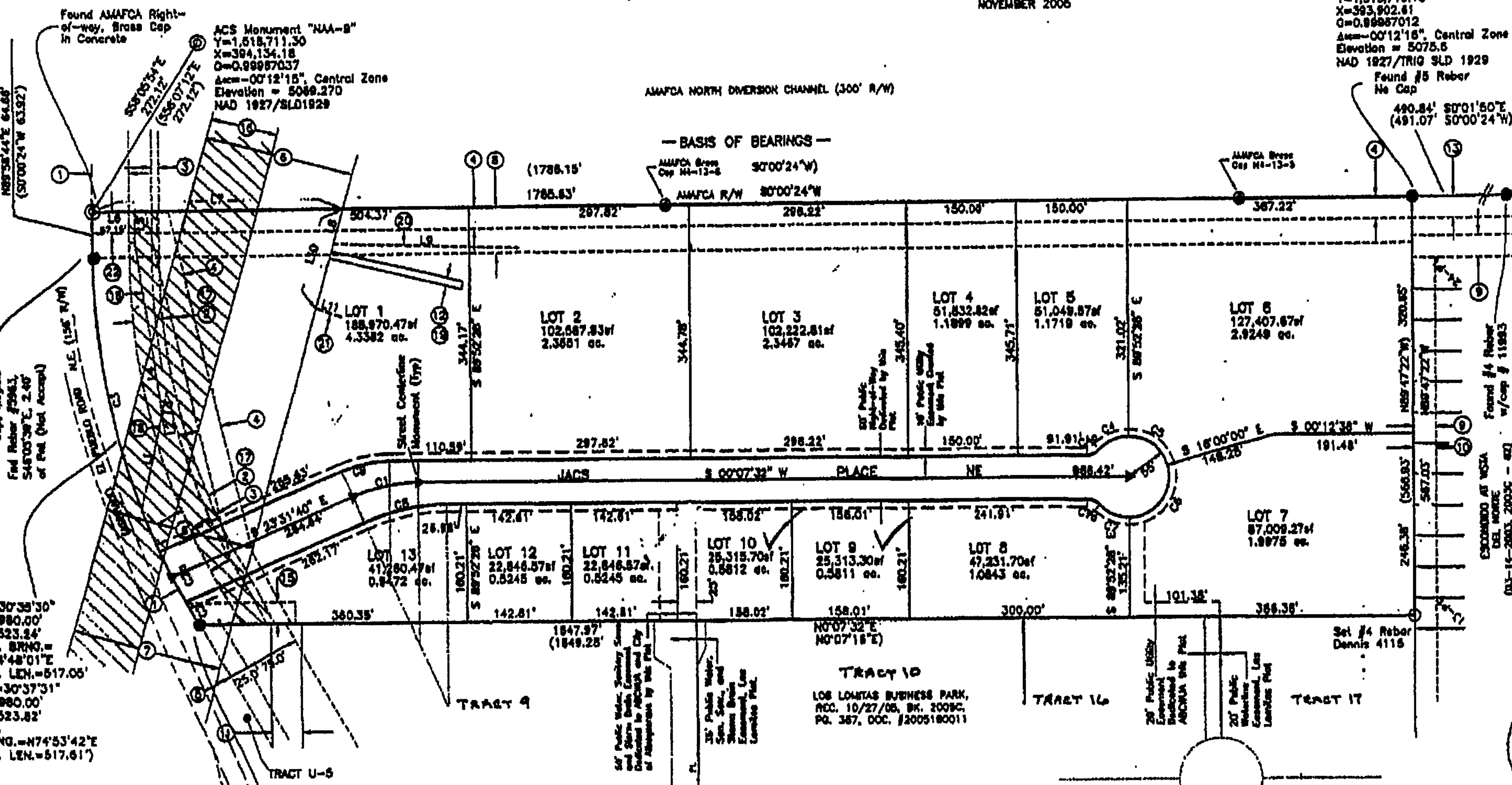
DATE: 11/03/05
 SHEET
 2 OF 2

Found AMAFCA Right-of-way, Brass Cap in Concrete

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=583,902.81
 G=0.8687012
 Δα=00°12'18", Central Zone
 Elevation = 5075.5
 NAD 1927/TRIG SLD 1929

AMAFCA NORTH DIVERSION CHANNEL (300' R/W)

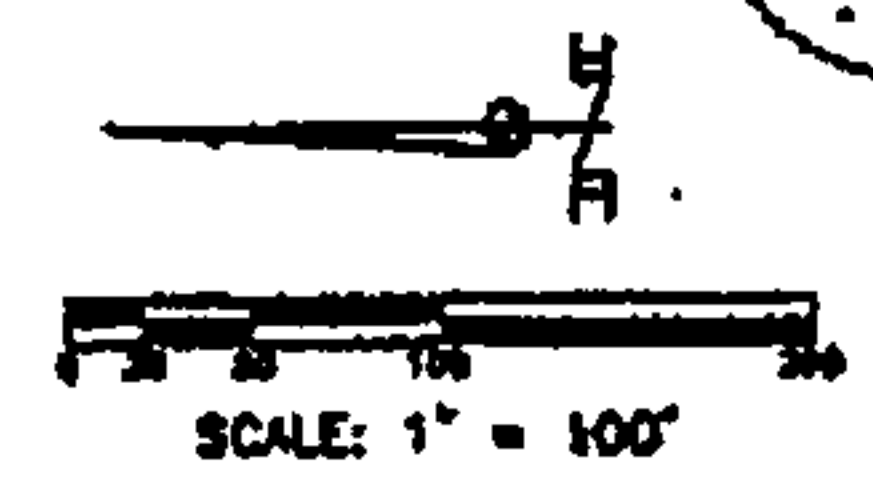
— BASIS OF BEARINGS —



Comp. monument
 Found Rebar #3963,
 S44°00'38"E, 2.40'
 of Plat (Not Accept)

30°35'50"
 880.00'
 523.24'
 BRNG =
 4°48'01"E
 LEN = 517.05'
 30°37'31"
 880.00'
 523.82'
 BG = N74°53'42"E
 LEN = 517.61'

Found #5 Rebar w/alum
 Cap, legible



LINE TABLE (FT)

LINE	BRNG	DISTANCE
L1	87°28'37"E	134.73
L2	81°49'11"W	34.00
L3	87°28'37"E	36.00
L4	81°45'11"E	33.88
L5	88°34'33"E	41.89
L6	N00°00'25"E	88.84
L7	N00°00'24"E	333.88
L8	S74°33'00"E	43.89
L9	S01°34'45"W	251.74
L10	S74°33'00"E	148.02
L11	S18°27'22"W	35.78

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD LENGTH	REMARKS
C1	2°34'12"	220.00	80.83	81.14	S11°49'34"E	85.18	E ROAD
C2	2°07'48"	880.00	35.48	N69°34'15"E		36.48	H.P. Line
C2a	4°28'58"	880.00	78.19	N69°11'43"E		78.08	H.P. Line
C3	2°00'55"	880.00	410.48	N78°08'28"E		407.67	H.P. Line
C4	4°34'03"	55.00	44.70	S27°08'22"E		43.48	
C4a	4°34'03"	25.00	20.31	S27°08'30"E		19.78	
C5	7°32'28"	55.00	70.91	S37°03'49"W		64.10	
C6	10°07'31"	55.00	101.87	N37°36'14"W		87.82	
C7	4°34'03"	55.00	44.70	N27°24'33"E		43.48	
C7a	4°34'03"	25.00	20.32	N27°24'33"E		19.78	
C8	2°24'10"	277.22	114.44	N11°42'05"W		113.63	
C9	2°24'08"	182.77	87.20	S11°42'04"E		86.72	

BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL HORTE
 ELENA CALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005

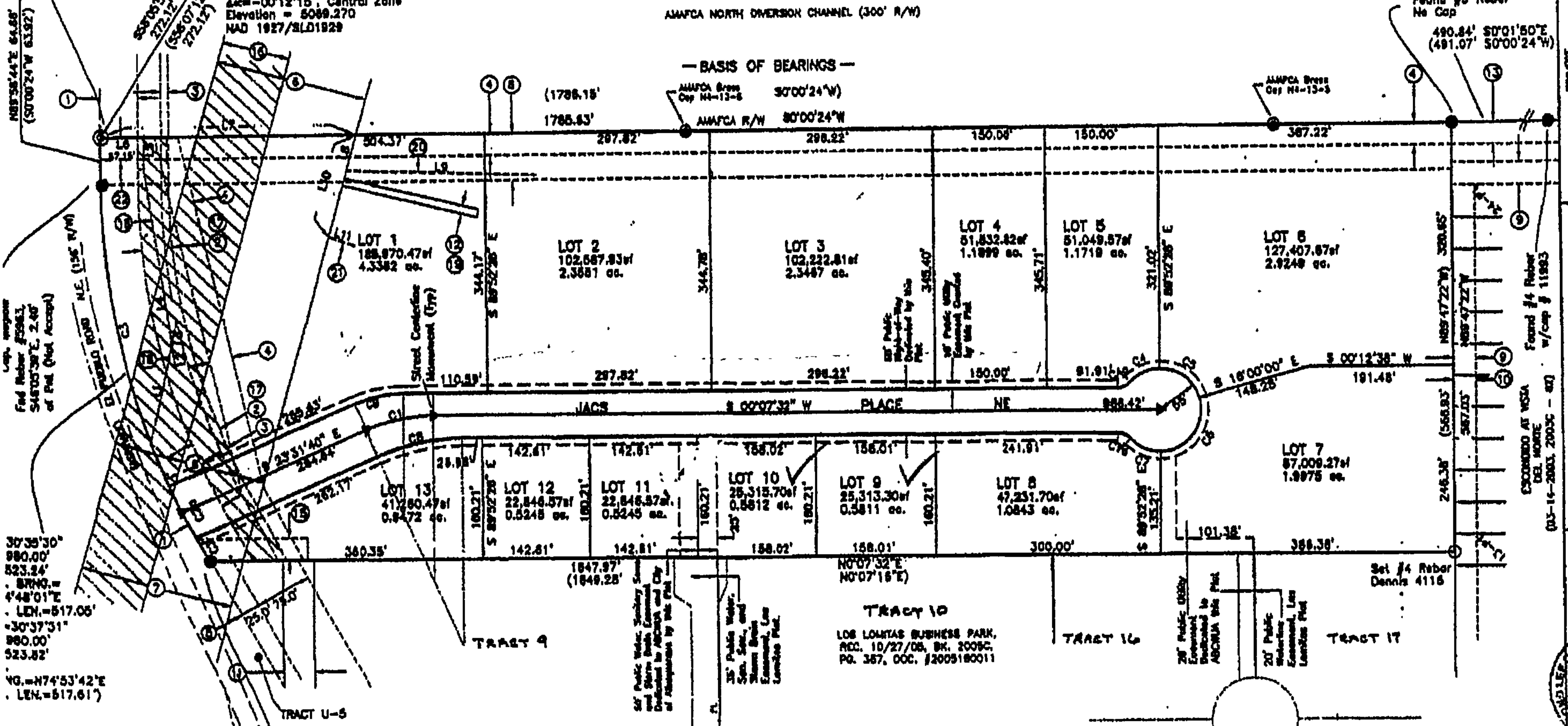
TIE INFORMATION
 Tie from SE Cor to
 ACS Monument "NAA-B"
 S0°00'24"W, 3357.36'

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=393,902.61
 Q=0.89957012
 Azm=00°12'15", Central Zone
 Elevation = 5075.5
 NAD 1927/TRIG SLD 1929
 Found #5 Rebar
 No Cap

Existing sidewalk

Found AMAFCA Right-of-way, Brass Cap in Concrete

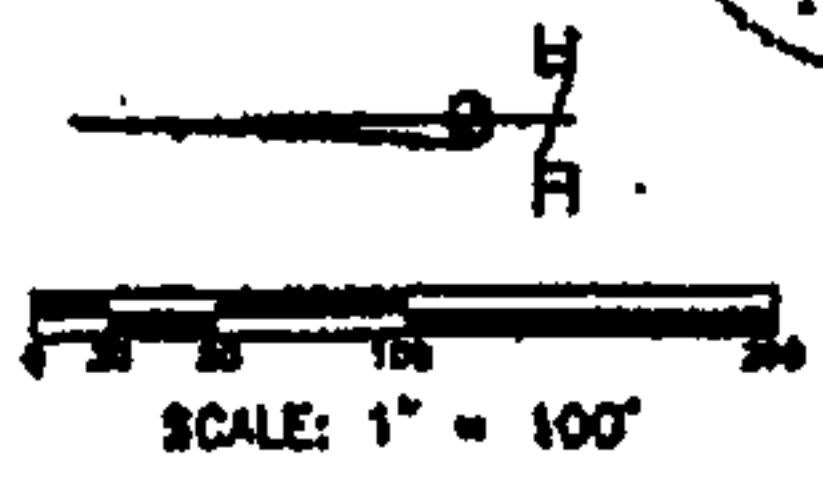
ACS Monument "NAA-B"
 Y=1,513,713.15
 X=394,134.18
 Q=0.89957037
 Azm=00°12'15", Central Zone
 Elevation = 5089.270
 NAD 1927/SLD1929



Cap. w/brass
 Found Rebar #256L3
 S45°03'30"E, 2.40'
 of Plat. (Not Accptd)

30°35'30"
 980.00'
 523.24'
 BRNG. =
 4°48'01"E
 LEN. = 517.05'
 30°37'31"
 980.00'
 523.82'
 YG. = N74°53'42"E
 LEN. = 517.61'

Found #5 Rebar w/Alum Cap, Rebar



LINE TABLE (FT)

LINE	BRNG	DISTANCE
L1	S77°28'37"E	134.73'
L2	S81°49'11"W	34.00'
L3	S77°45'37"E	38.00'
L4	N81°25'11"E	33.88'
L5	S89°34'33"E	41.88'
L6	N00°00'24"E	84.24'
L7	N89°00'24"E	333.88'
L8	S74°31'00"E	43.88'
L9	S01°54'47"W	251.74'
L10	S75°33'00"E	148.62'
L11	S18°52'42"W	35.78'

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD	LENGTH	REMARKS
C1	23°38'12"	220.00	80.82	81.14	S11°48'04"E	80.18	16.64	I & ROAD
C2	20°1'58"	850.00	36.48	36.48	N89°34'15"E	36.48	16.48	I N P. Use
C3	4°24'58"	880.00	78.10	78.10	N83°11'43"E	78.08	16.08	I N P. Use
C4	2°00'35"	880.00	410.88	410.88	N78°05'28"E	407.67	32.21	I N P. Use
C4a	48°34'03"	65.00	44.70	44.70	S27°06'19"E	43.48	1.22	
C4b	48°34'03"	25.00	20.31	20.31	S27°06'30"E	19.78	0.53	
C5	73°32'28"	55.00	70.91	70.91	S37°03'49"W	68.10	2.81	
C6	108°07'31"	65.00	101.87	101.87	N32°56'14"W	87.92	13.95	
C7	48°34'03"	55.00	44.70	44.70	N27°24'33"E	43.48	1.22	
C7a	48°34'03"	25.00	20.32	20.32	N27°24'33"E	19.78	0.54	
C8	23°24'10"	377.22	134.44	134.44	N11°42'05"W	113.63	20.81	
C9	23°24'08"	182.77	67.90	67.90	S11°42'04"E	66.72	1.18	

REVISION
 DRAWN: JAL SW
 CHECKED: JLD
 DATE: 08/31/05
 PLOT: 08/31/05
 REV: 11/03/05
 BY:
 TLR

PROJECT
BLUE SKY BUSINESS PARK

DESIGN ENGINEERING COMPANY
 PO Box 908, (28 Cochran Road)
 Edgewood, New Mexico 88405 (505) 788-2880



Set #4 Rebar
 Dennis 4116

(SEAL)

BLUE SKY BUSINESS PARK
BEING TRACT T-4 OF VISTA DEL HORTE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005

TIE INFORMATION
Tie from SE Cor to
ACS Monument "NAA-B"
S $0^{\circ}00'24''$ W, 3357.36'

ACS Monument "NAA-B"
Y=1,513,713.15
X=393,902.61
Q=0,99957012
 $\Delta\alpha=-00^{\circ}12'15''$, Central Zone
Elevation = 5075.6
NAD 1927/TRIG SLD 1929

Found #5 Rebar
No Cap

490.84' S $0^{\circ}01'50''$ E
(491.07' S $0^{\circ}00'24''$ W)

EXISTING SIDEWALK

AMAFCA NORTH DIVERSION CHANNEL (300' R/W)

- BASIS OF BEARINGS -

Found AMAFCA Right-of-way, Brass Cap
In Concrete

ACS Monument "NAA-B"
Y=1,518,711.30
X=394,134.18
Q=0,99967037
 $\Delta\alpha=-00^{\circ}12'15''$, Central Zone
Elevation = 5089.370
NAD 1927/SLD1929

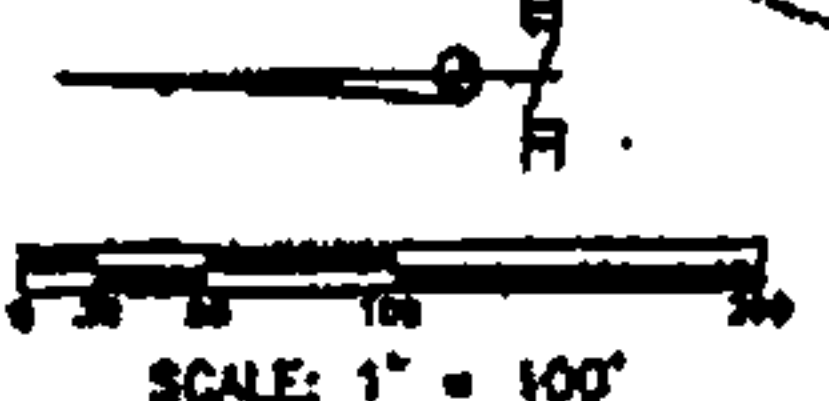
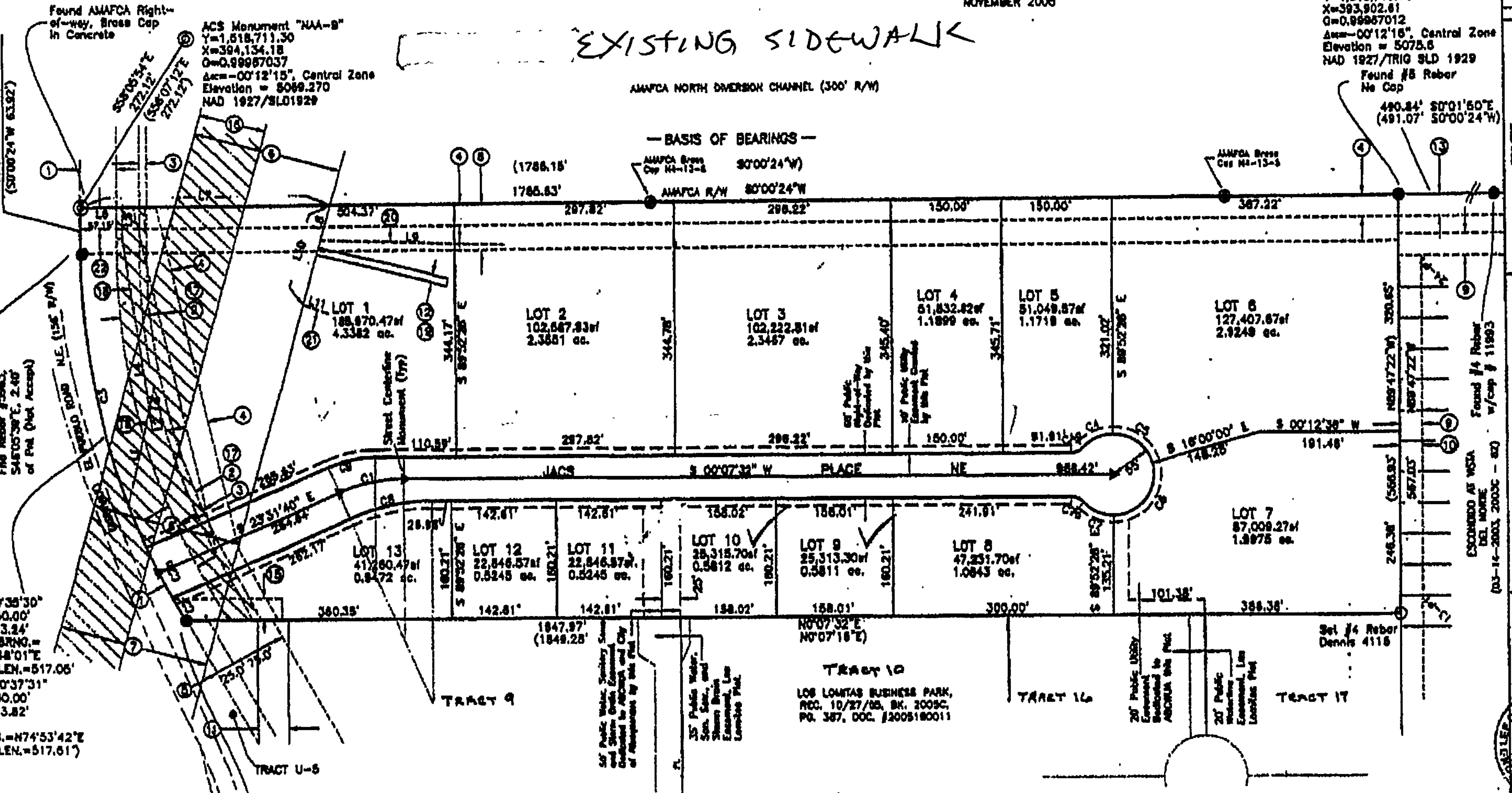
N89 $59'44''$ E 64.86'
(S $0^{\circ}00'24''$ W 63.92')

Cap. Impasse
Found Rebar #5063,
S45 $05'36''$ E, 2.46'
of Post (Not Accept)

30 $^{\circ}35'30''$
880.00'
523.34'
BRNG =
4 $^{\circ}48'01''$ E
LEN. = 517.05'

NG. = N74 $^{\circ}53'42''$ E
LEN. = 517.61'

Found #5 Rebar w/Alum
Cap, legible



LINE	BRNG	DISTANCE
L1	S $7^{\circ}28'37''$ E	134.73'
L2	S $81^{\circ}45'11''$ W	36.65'
L3	S $7^{\circ}28'37''$ E	30.00'
L4	S $81^{\circ}45'11''$ W	233.85'
L5	S $89^{\circ}34'33''$ E	41.89'
L6	S $00^{\circ}00'24''$ E	84.24'
L7	S $00^{\circ}00'24''$ E	333.88'
L8	S $74^{\circ}33'00''$ E	49.99'
L9	S $01^{\circ}35'47''$ W	251.74'
L10	S $74^{\circ}33'00''$ E	148.02'
L11	S $18^{\circ}57'22''$ W	35.78'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	27 $^{\circ}36'12''$	230.00	89.42	S $11^{\circ}41'04''$ E	85.18	I & ROAD
C2	20 $^{\circ}28''$	890.00	36.48	N $80^{\circ}34'15''$ E	38.48	I & P. Line
C2a	4 $^{\circ}28'28''$	106.00	78.10	S $83^{\circ}21'43''$ E	78.08	I & P. Line
C3	24 $^{\circ}00'35''$	853.00	410.84	N $78^{\circ}08'28''$ E	407.87	I & P. Line
C4	4 $^{\circ}34'03''$	65.00	44.75	S $37^{\circ}03'29''$ E	43.48	
C4a	4 $^{\circ}34'03''$	25.00	20.31	S $37^{\circ}03'29''$ E	18.78	
C5	7 $^{\circ}32'28''$	55.00	70.91	S $37^{\circ}03'46''$ E	68.10	
C6	10 $^{\circ}07'31''$	55.00	101.87	N $52^{\circ}58'14''$ W	87.32	
C7	4 $^{\circ}34'03''$	65.00	44.75	N $37^{\circ}24'33''$ E	43.48	
C7a	4 $^{\circ}34'03''$	25.00	20.32	N $37^{\circ}24'33''$ E	19.78	
C8	23 $^{\circ}24'10''$	277.22	114.44	S $11^{\circ}42'05''$ W	113.63	
C8	23 $^{\circ}24'08''$	162.77	67.70	S $11^{\circ}42'04''$ E	66.72	

PROJECT
BLUE SKY
BUSINESS PARK

DEWIS ENGINEERING COMPANY
P.O. Box 508, (505) 242-9990
Edgewood, New Mexico 88405 (505) 242-9990



RAYMOND G. DENNIS
REGISTERED PROFESSIONAL ENGINEER
NO. 9407
STATE OF NEW MEXICO

(REAL)

SHEET
2 OF 2

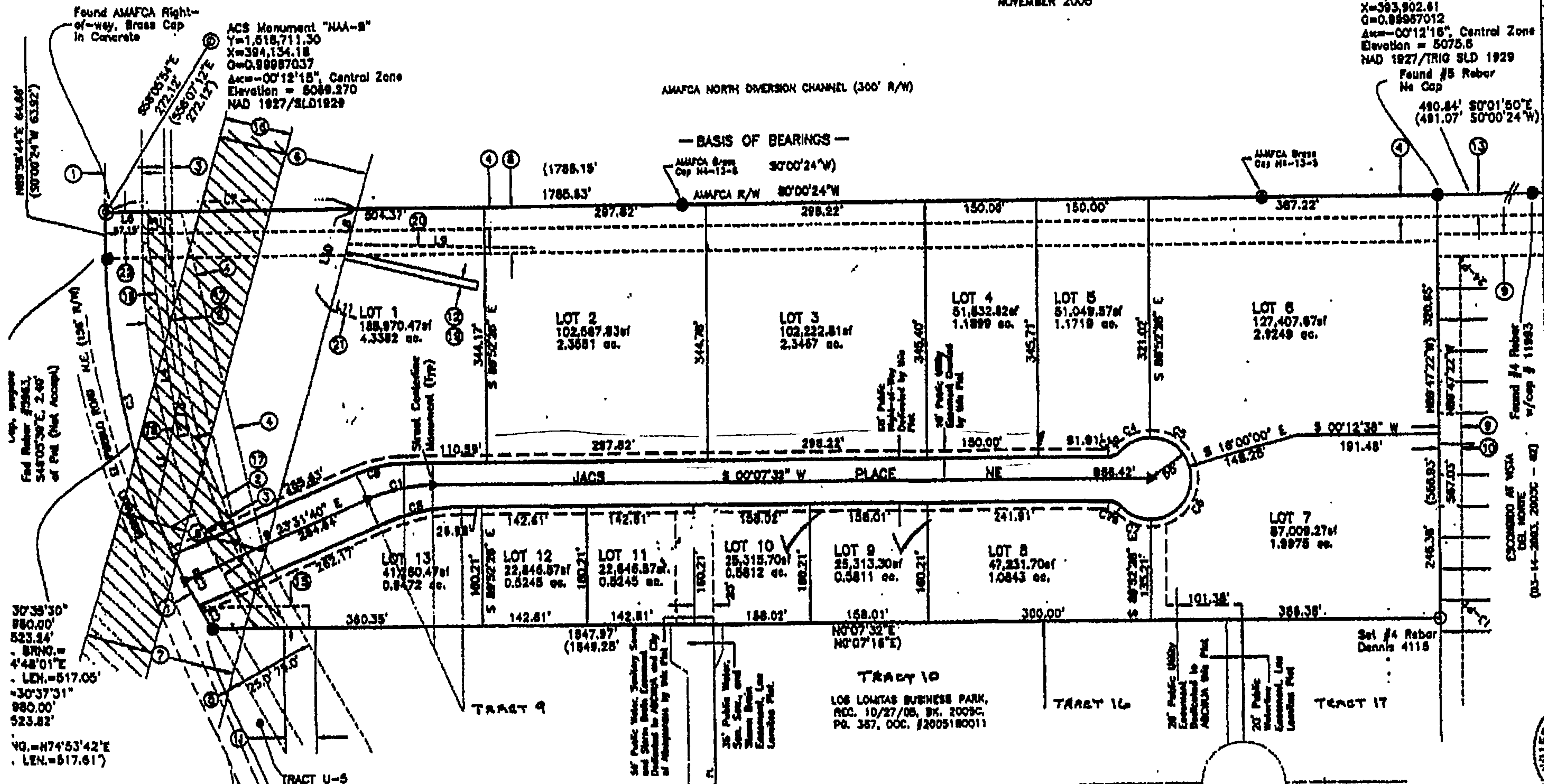
BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL NORTE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2006

Existing sidewalk

TIE INFORMATION
 Tie from SE Cor to
 ACS Monument "NAA-B"
 S0°00'24"W, 3357.36'

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=393,902.81
 G=0.89987012
 Azim=-00°12'18", Central Zone
 Elevation = 5075.6
 NAD 1927/TRIG SLD 1929
 Found #5 Rebar
 No Cap

DATE	11/16/06
BY	DL
CHECKED BY	DL
DATE	11/16/06
BY	DL
CHECKED BY	DL
DATE	11/16/06
BY	DL
CHECKED BY	DL



30°33'30"
 980.00'
 523.84'
 BRNG = 4°48'01"E
 LEN = 517.05'
 30°37'31"
 980.00'
 523.82'
 NG = H74°53'42"E
 LEN = 517.61'

BLUE SKY BUSINESS PARK

DEBENS ENGINEERING COMPANY
 10000 1st St. NE, Albuquerque, NM 87111
 Edgewood, New Mexico (505) 242-2800



Dennis Lee O'Neil

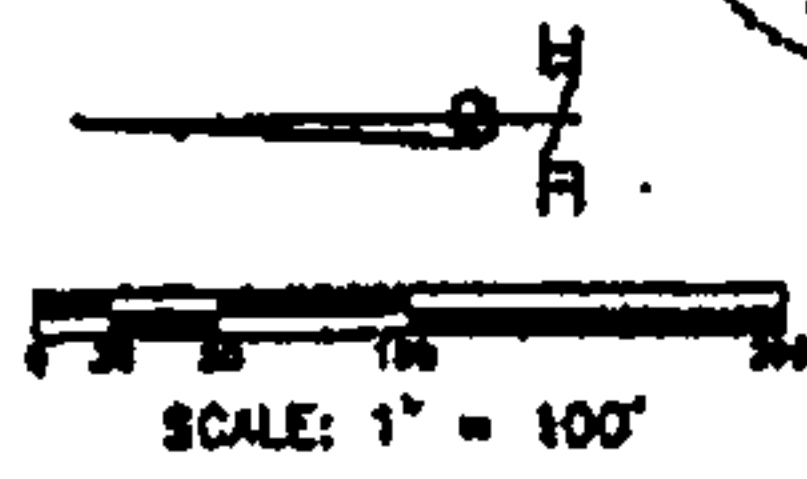
(SEAL)

LINE TABLE (FT)

LINE	BRNG	DISTANCE
L1	87°28'37"E	154.73'
L2	81°19'11"W	34.60'
L3	57°45'37"E	30.00'
L4	81°25'11"E	33.48'
L5	89°34'33"E	41.89'
L6	80°00'24"E	44.24'
L7	80°00'24"E	33.88'
L8	57°45'37"E	43.88'
L9	60°18'47"W	251.74'
L10	57°45'37"E	148.02'
L11	81°25'11"W	35.78'

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	22°32'12"	230.00	80.42	81°42'04"E	85.18	16 ROAD
C2	207°58"	850.00	38.48	89°35'18"E	38.48	16 P. Line
C3	178°58"	850.00	78.19	83°11'43"E	78.04	16 P. Line
C4	21°00'38"	850.00	410.44	87°08'28"E	407.67	16 P. Line
C5	48°34'03"	65.00	44.70	82°08'28"E	43.48	
C6	48°34'03"	25.00	20.31	82°08'30"E	19.78	
C7	72°52'28"	55.00	70.91	87°03'48"W	68.10	
C8	189°07'31"	65.00	101.87	82°58'14"W	67.92	
C9	48°34'03"	55.00	44.70	82°08'33"E	43.48	
C10	48°34'03"	25.00	20.31	82°08'33"E	19.78	
C11	23°24'10"	377.22	114.44	81°42'05"W	113.63	
C12	23°24'08"	162.77	67.70	81°42'04"E	66.72	

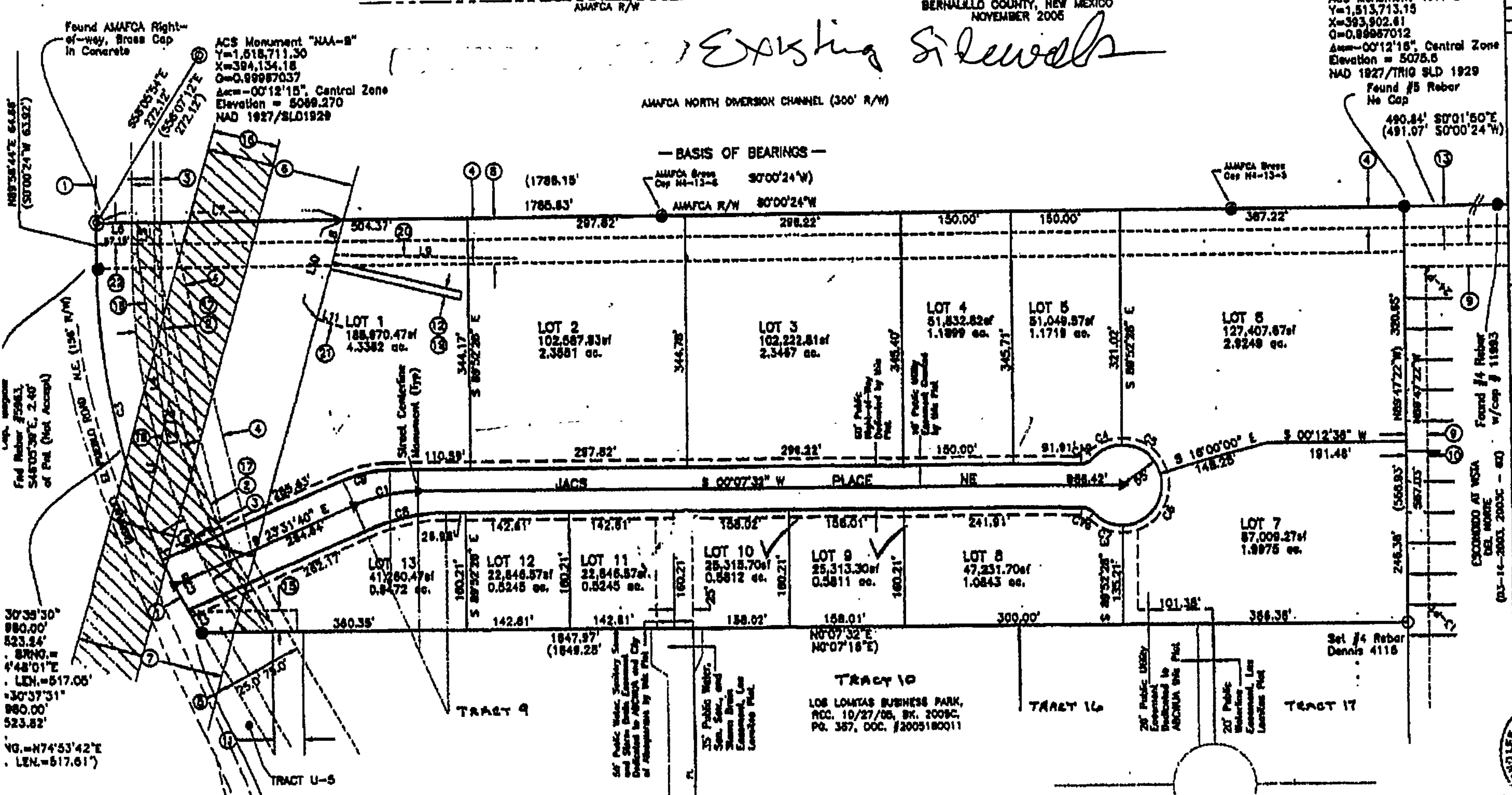


BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL NORTE
 ELENA CALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005

TIE INFORMATION
 Tie from SE Cor to
 ACS Monument "NAA-B"
 S0'00'24"W, 3357.36'

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=393,902.61
 Q=0.89987012
 Δ=00'12'18", Central Zone
 Elevation = 5075.6
 NAD 1927/TRIG SLD 1929
 Found #5 Rebar
 No Cap

Existing Sirewells



LINE TABLE (FT)

LINE	B'ING	DISTANCE
L1	S77°28'37"E	134.75'
L2	S81°49'11"W	36.00'
L3	S77°28'37"E	36.00'
L4	S81°49'11"E	233.48'
L5	S89°34'33"E	41.89'
L6	N00°00'24"E	88.44'
L7	N00°00'24"E	333.88'
L8	S74°33'00"E	49.89'
L9	S01°34'47"W	251.74'
L10	S74°33'00"E	148.82'
L11	S10°17'32"W	35.78'

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	23°38'12"	220.00	80.83	S11°49'04"E	80.18	LE ROAD
C2	2°07'58"	880.00	36.48	N82°34'18"E	36.48	H.P. Line
C3	4°26'58"	880.00	78.10	N83°11'43"E	78.08	H.P. Line
C4	21°00'35"	880.00	410.88	N78°08'28"E	407.87	H.P. Line
C5	4°34'03"	88.00	44.70	S23°58'28"E	43.48	
C6	4°34'03"	25.00	20.31	S23°58'50"E	18.78	
C7	7°32'28"	55.00	70.91	S37°03'48"W	68.10	
C8	10°07'31"	55.00	101.87	N52°58'14"W	82.92	
C9	4°34'03"	55.00	44.70	N23°24'33"E	43.48	
C10	4°34'03"	25.00	20.32	N23°24'33"E	18.78	
C11	23°24'08"	277.22	114.46	N11°42'05"W	113.63	
C12	23°24'08"	182.77	87.30	S11°42'04"E	86.27	

VISION
 DRAWN: JCL, SR
 CHECKED: BLD
 DATE: 08/31/05
 BY: MS/21/05
 REV: 11/03/05
 REV
 DATE

PROJECT
BLUE SKY BUSINESS PARK

DESIGN ENGINEERING COMPANY
 PO Box 508, 68 Cochise Street
 Edgewood, New Mexico 87020 (505) 281-2800

RECORDED AT VISTA DEL NORTE (03-16-2005, 2005C - 62)

SCALE: 1" = 100'

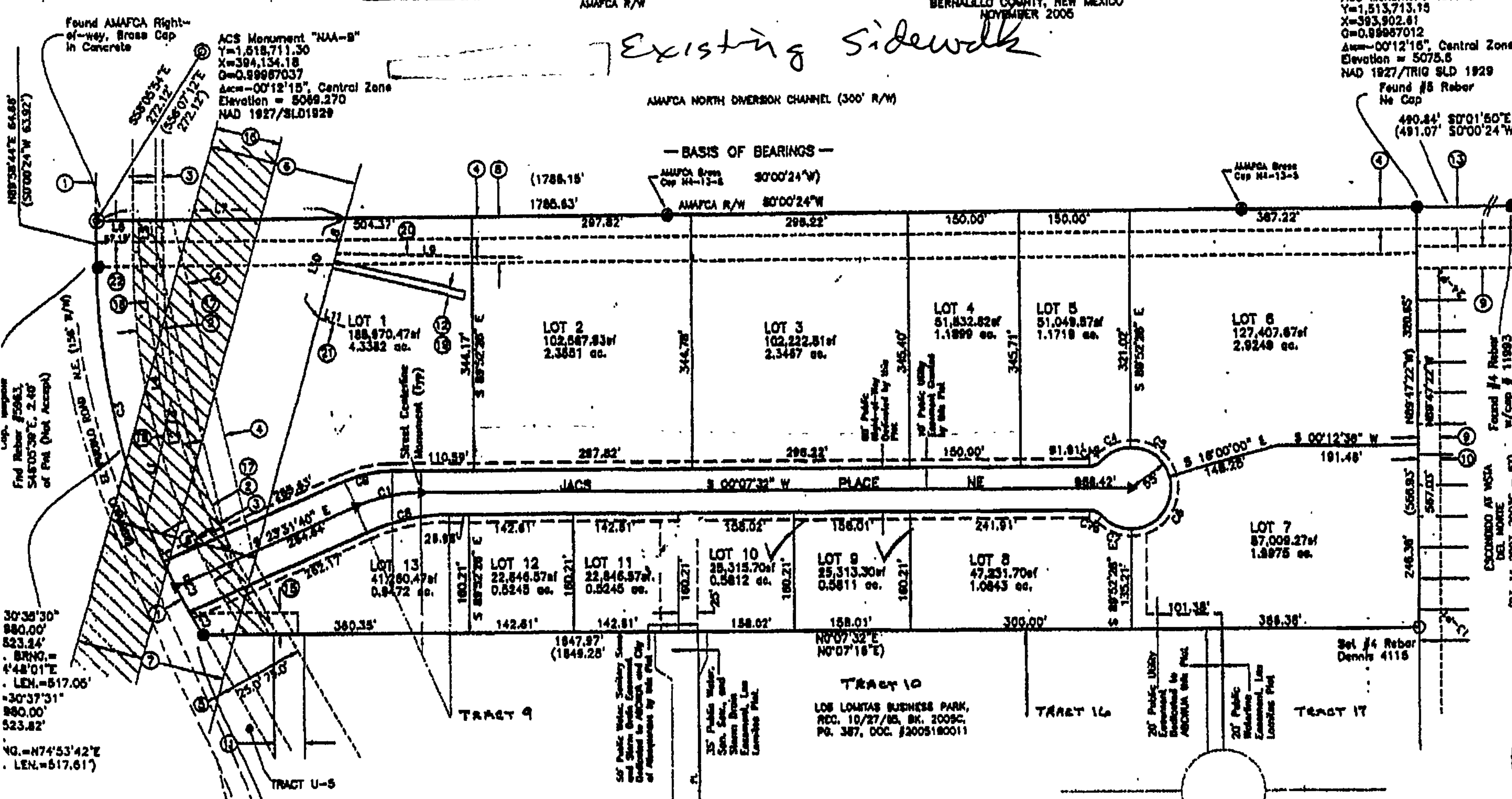
2 OF 2

BLUE SKY BUSINESS PARK
 BEING TRACT T-4 OF VISTA DEL NORTE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22 TOWNSHIP 11 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005

TIE INFORMATION
 Tie from SE Cor to
 ACS Monument "NAA-B"
 S0°00'24"W, 3357.36'

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=393,902.61
 Q=0.99887012
 Azm=00°12'15", Central Zone
 Elevation = 5075.5
 NAD 1927/TRIG SLD 1929

Existing Sidewalk



Found AMAFCA Right-of-way, Brass Cap in Concrete

ACS Monument "NAA-B"
 Y=1,513,713.15
 X=393,902.61
 Q=0.99887012
 Azm=00°12'15", Central Zone
 Elevation = 5075.5
 NAD 1927/TRIG SLD 1929

Found #8 Rebar No Cap
 490.84' S0°01'50"E
 (491.07' S0°00'24"W)

— BASIS OF BEARINGS —

AMAFCA Brass Cap N4-13-3 S0°00'24"W
 AMAFCA R/W S0°00'24"W

Cap. Impreg. Find Rebar #5061, S45°05'30"E, 2.40' of Pile (Not Accptd)

30°35'30" 880.00'
 523.24'
 BRNG. = 4°48'01"E
 LEN. = 517.05'
 = 30°37'31"
 880.00'
 523.82'
 NG. = N74°53'42"E
 LEN. = 517.61'

DATE: 11/2/05
 DRAWN BY: J. G. GARDNER
 CHECKED BY: J. G. GARDNER
 PROJECT: BLUE SKY BUSINESS PARK

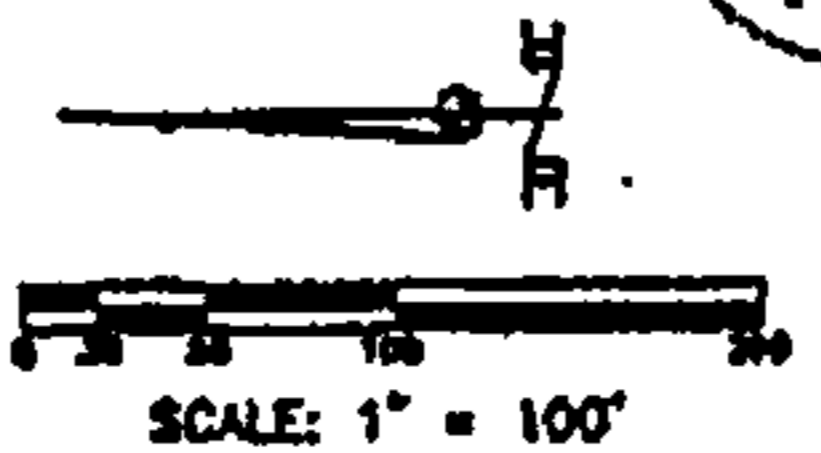
PROJECT: BLUE SKY BUSINESS PARK

DENNIS ENGINEERING COMPANY
 10000 N. MESA BLVD. SUITE 100
 EDWARDS, NEW MEXICO 87037 (505) 281-2880

ENCUMBERED AT VISTA DEL NORTE (03-14-2003, 2005C - 62)

RENEWABLE RESOURCE
 NEW MEXICO
 LAND SURVEYORS
 J. G. GARDNER
 11/2/05

Found #5 Rebar w/alum. Cap, Negligible



LINE TABLE (FT)

LINE	BRNG	DISTANCE
L1	S72°33'37"E	158.73'
L2	S81°45'11"W	36.00'
L3	S72°33'37"E	50.00'
L4	S87°25'11"E	333.48'
L5	S89°34'33"E	41.89'
L6	N09°00'24"E	68.84'
L7	N09°00'24"E	333.88'
L8	S74°33'00"E	49.88'
L9	S01°34'47"W	251.74'
L10	S74°33'00"E	140.62'
L11	S18°37'32"W	35.78'

CURVE TABLE (FT)

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	REMARKS
C1	27°34'12"	220.00	60.82	S11°42'04"E	65.18	1/2 ROAD
C2	207°58"	100.00	35.48	N69°34'15"E	38.48	1/2 P. Use
C2a	4°28'58"	100.00	78.10	N69°11'43"E	78.08	1/2 P. Use
C3	27°00'35"	100.00	410.48	N78°09'28"E	407.67	1/2 P. Use
C4	48°34'03"	64.00	44.70	S27°08'29"E	43.48	
C4a	48°34'03"	64.00	30.31	S27°08'30"E	19.78	
C5	73°32'28"	50.00	70.91	S37°03'48"W	48.10	
C6	106°07'31"	65.00	101.87	N52°56'14"W	87.92	
C7	48°34'03"	64.00	44.70	N27°24'33"E	43.48	
C7a	48°34'03"	64.00	20.32	N27°24'33"E	19.78	
C8	27°24'10"	277.22	114.44	N11°42'05"W	113.63	
C9	27°24'08"	182.77	87.30	S11°42'04"E	86.77	

(REAL)