CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 17, 2010
DRB Comments

ITEM # 9

PROJECT # 1002535 APPLICATION # 10-70083

RE: Lots 32-35, 37 & 38, Hubbell Heights Addition

What is the status of the site plan?

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1002535
09DRB-70303 VACATION OF PUBLIC EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION,** zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

At the October 21, 2009 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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 November 19, 2009 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, AICP, DRB Chair

Cc: G.P.S. LLC – Sarah Gibson – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development – Chris Chronis -1102 Washington NE – Albuquerque, NM 87110
Jerry Gallegos – 417 65th Street SW – Albuquerque, NM 87121
Robert M. Hall – 409 Bataan SW – Albuquerque, NM 87121
Paul Otero – 6600 Central – Albuquerque, NM 87121
Marilyn Maldonado
Scott Howell
File

COMPLETED 05/27/10 SH

DRB CASE ACTION LOG
(Preliminary/Final)

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

DRB Application No.: 10*DRB-70083* Project # *1002535*

Project Name: *Hubbel Heights Addition*

Agent: *GPS LLC* Phone No.:

Your request was approved on 05-26-10 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION:**
- ☐ **ABCWUA:**
- ☐ **CITY ENGINEER / AMAFCA:**
- ☐ **PARKS / CIP:**
- ☑ **PLANNING (Last to sign):** ~ need 3 sets of site plan

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

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

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG
(Preliminary/Final)

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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- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

7. **Project#-1002535**
10DRB-70083 MINOR - FINAL PLAT APPROVAL

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 35W OR LOT 37 & 38 TOGETHER, **HUBBEL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.545 acre(s). (K-10) *[Deferred from 3/17/10]* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 SETS OF THE SIGNED OFF SITE PLAN.**

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

8. **Project# 1008351**
10DRB-70140 SKETCH PLAT REVIEW AND COMMENT

JIAN ZHU request(s) the above action(s) for all or a portion of Lot(s) 11, **FOUR HILLS VILLAGE 14TH INSTALLMENT,** zoned R-1, located on 1205 HIDEAWAY LN SE BETWEEN WARM SANDS DR SE AND STAGECOACH DR SE containing approximately 1.2172 acre(s). (M-23)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for 5/19/10

Other Matters: None.

ADJOURNED: 9:30

6

6

6. Project# 1002800
10DRB-70077 EXT OF SIA FOR TEMP DEFR SDWK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **QUIVERA ESTATES Unit(s) 3,** zoned RD, located on MODESTO AVE NE BETWEEN GLENDALE AVE NE AND WYOMING BLVD NE containing approximately 13.9766 acre(s). (B-19) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. Project# 1004530
10DRB-70079 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING INC agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST (to be known as MARNA LYNN AVENUE TOWNHOMES Unit(s) 1,** zoned SU-1 FOR PDA INCL C-3, located on PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENP0RT ST NW containing approximately 1.7132 acre(s). (C-12) **A TWO YEAR EXTENSION FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

8. Project# 1007387
10DRB-70082 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for SAM'S CLUB request(s) the above action(s) for all or a portion of Tract(s) B-1, **COTTONWOOD CORNERS** zoned SU-1 FOR IP, located on 10600 COORS BLVD BYPASS NW BETWEEN ELLISON DR NW AND ALAMEDA BLVD NW containing approximately 13.56 acre(s). (A-13/14)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project#: 1002535
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5-26-10

10. Project# 1007951
09DRB-70277 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for SMITHS FOOD & DRUG request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 12, **MCDUFFIE PLACE Unit(s) 3,** zoned C-1, located on ON CONSTITUTION BETWEEN CARLISLE & CALLE DEL RANCHERO containing approximately 0.3883 acre(s). (J-16) *[Deferred from 8/26/09]* **THE FINAL PLAT WAS APPROVED.**

6. **Project# 1002800**
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2535

DXF Electronic Approval Form

DRB Project Case #: 1002535

Subdivision Name: HUBBELL HEIGHTS ADDN LOTS 35A 38A 38B & TRS 1-3

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 3/16/2010 Hard Copy Received: 3/16/2010

Coordinate System: Ground rotated to NMSP Grid

Approved

03-16-2010
Date

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

AGIS Use Only

Copied fc **2535** to agiscov on **3/16/2010** Contact person notified on **3/16/2010**

HEARING DATE 3-17-10 (P&F)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1002535
09DRB-70303 VACATION OF PUBLIC EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION,** zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

At the October 21, 2009 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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.

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Jack Cloud, AICP, DRB Chair

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Jerry Gallegos – 417 65th Street SW – Albuquerque, NM 87121
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Paul Otero – 6600 Central – Albuquerque, NM 87121
Marilyn Maldonado
Scott Howell
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002535 **AGENDA#** 2 **DATE:** 10/21/09

1. **Name:** Jerry Gallegos **Address:** 4176 5th SW **Zip:** 87121
2. **Name:** Robert M. Hall **Address:** 409 Bataan SW. **Zip:** 87121
3. **Name:** Paul Otero **Address:** 6600 Central **Zip:** 87121
4. **Name:** (TEOFILO) Teofilo Montoya **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1002535
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AMAFCA

No comment

COG

Coors Bd is a limited access Urban Principal Arterial. The access policy for the area in this proposal is provided "as currently designed" as of July 1986. Additional or modified access to Coors will need the assent of the Roadway Access Committee of the TCC.

Central Av has a functional classification of Urban Principal Arterial.

Coors Bd and Central Av are each designated as ITS Corridors in the Regional ITS Architecture. Please contact DMD-ITS at 291-6220 for implementation scope and schedule.

TRANSIT

Adjacent and nearby routes
Eastbound Route #66 and Route #766 pass the site on Central Av.

Adjacent bus stops
Nearest bus stop is located at the north east corner of the property on Central serving eastbound Route #66, Central Route.

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT

No comment

NEIGHBORHOOD COORDINATION

Letters sent to: **Alamosa NA (R), Los Volcanes NA (R), West Mesa NA (R), West Side Merchar Assoc. (R),** *(Skyview West NA - as of 10/8/09 – no longer on ONC "official" NA List – siw)*

APS No comment
POLICE DEPARTMENT See file for informational comments.
FIRE DEPARTMENT No comment
PNM ELECTRIC & GAS Not approved – PNM has existing facilities in this easement. The owner must make arrangements to have it relocated before vacation can occur.
COMCAST No comment
QWEST Concerning the subject case number(s), Qwest cannot vacate the public easement(s) as submitted as Qwest has buried cable within the easement. Prior to any final plat approval, we will need a copy for review. If specific information is required concerning the requested easement vacation, please contact Michele Ramirez at 245-6628.
ENVIRONMENTAL HEALTH No comment
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the vacation request
TRANSPORTATION DEVELOPMENT No objection to vacation request.
PARKS AND RECREATION No objection.
ABCWUA No objection to Vacation request.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation.

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

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 10/7/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1002535

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 10/8/09 *(to expedite fax comments forms to 768-2324 on/before date).*

_____ **VALLEY AREA COMMAND**
Yvette Garcia

_____ **NORTHWEST AREA COMMAND (Cottonwood Sub)**
Pete Gelabert

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

✓ **SOUTHWEST AREA COMMAND**
Bill Jackson

_____ **CRIME PREVENTION**
(FH and NE) Steve Sink

REVIEWED BY: Lupe Gallegos for Bill Jackson **PHONE:** 839-6443

DATE: 10/8/09

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1002535 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- ☐ **Traffic volume/***Explain:*
- ☐ **Traffic control devices/***Explain:*
- ☐ **Burglaries/***Explain*:
- ☐ **Speeding violations/***Explain*:

☐ **Speeding violations/*Explain*:**

☐ **Lighting issues/*Explain*:**

☐ **Maintenance of landscaping/*Explain*:**

☐ **Robbery/*Explain*:**

☐ **Assault/*Explain*:**

☐ **Shoplifting/*Explain*:**

☐ **Accidents in the parking lot/*Explain*:**

☐ **A higher probability of crimes during evening/weekend hours/*Explain*:**

☐ **Commercial burglary/*Explain*:**

☐ **Rape/*Explain*:**

☐ **Adequate security/*Explain*:**

☐ **Alarm security/*Explain*:**

☐ **Alarm response i.e. false alarms, etc/*Explain*:**

☐ **Transients/*Explain*:**

☐ **Need for neighborhood association/*Explain*:**

☒ **Other:** No further action is required at this time.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 21, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002535
09DRB-70303 VACATION OF PUBLIC EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION,** zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

Project# 1006520
09DRB-70304 VACATION OF PUBLIC RIGHT-OF-WAY

HOWIE TISCHLER agent(s) for HOPE IN THE DESERT EPISCOPAL CHURCH et.al. request(s) the referenced/ above action(s) for SIGNAL AVENUE NE between CARRINGTON DR NE and VENTURA AVE NE adjacent to Tracts B & C, **HOPE PLAZA SUBDIVISION** and Lot(s) 17 - 24, Block(s) 4, Tract 3, Unit 3, **NORTH ALBUQUERQUE ACRES.** (C-20)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 5, 2009.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 25, 2009

Project# 1002535
09DRB-70066 EXT OF MAJOR PRELIMINARY PLAT

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 38, & WEST OF LOT 37, **HUBBELL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11)

At the February 25, 2009 Development Review Board meeting, the one-year extension of the preliminary plat was approved with the condition that the plat is filed prior to March 6, 2009.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: APS LLC/ Sarah Gibson – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development, Chris Chronis – 1102 Washington NE – Albuquerque, NM 87110
Marilyn Maldonado
File

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002535 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

APPROVED X Via signed I.L.; DENIED ____; DEFERRED X FP. only; 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
924-3986

DATE: February 20, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

5. **Project# 1001946**
09DRB-70070 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNITED GROWTH LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **LOS ANGLELES CENTER** zoned M-1, located on PASEO DEL NORTE NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 16.5189 acre(s). (D-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE, WIDTH DIMENSION, AND 6 FT SIDEWALK AND TO PLANNING FOR FLOATING EASEMENT AND SOLAR NOTE.**

6. **Project# 1002535**
09DRB-70066 EXT OF MAJOR PRELIMINARY PLAT

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 38, & WEST OF LOT 37, **HUBBELL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE PLAT IS FILED PRIOR TO 3/6/09. PREVIOUS CONDITIONS OF FINAL PLAT STILL APPLY.**

7. **Project# 1007303**
09DRB-70069 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MICHAEL EAVES agent(s) for LA CASTILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 154C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO AND GRIEGOS NW containing approximately 0.705 acre(s). (F-14)**DEFERRED TO 3/4/09 AT THE AGENT'S REQUEST.**

8. **Project# 1003359**
09DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for FAIZEL KASSAM request(s) the above action(s) for all or a portion of Lot(s) 23-29, 8-10, 23-25, Block(s) 25 &26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B,** zoned SU-2, located on EAGLE ROCK BETWEEN SAN PEDRO AND LOUISIANA containing approximately 13.47 acre(s). (C-18) *[Deferred from 2/18/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**

9. **Project# 1004751**
09DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for MARK E SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 4, **PEREA ADDITION** zoned SU-2, located on 11TH ST NW BETWEEN MARQUETTE AVE NW AND ROMA AVE NW containing approximately 0.1629 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**

C

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
February 25, 2009
DRB Comments

ITEM # 6

PROJECT # 1002535 APPLICATION # 09-70066

RE: Lots 32 - 38, Hubble Heights Addition

While it is possible to extend Preliminary Plat approval, the Vacation action will expire March 6, 2009. If the plat is not filed by that date, then the vacation will be void and require a new application.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 20, 2008

Project# 1002535
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) *(Deferred from 1/30/08 & 2/6/08)*

At the February 20, 2008, 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. With the signing of the infrastructure list dated 2/20/08, the preliminary plat was approved. Condition of Final Plat will be an amendment to the site development plan, and notations on the plat for access to adjacent properties.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. 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 March 6th 2008 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, AICP, DRB Chair

Cc: Surveys Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development – 1102 Washington NE – Albuquerque, NM 87110
Marilyn Maldonado
Scott Howell

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002535 **AGENDA#** 3 **DATE:** 2/20/08

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 20, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

****

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

1. **Project# 1007081**
08DRB-70046 VACATION OF PUBLIC RIGHT-OF-WAY

PULLMAN INVESTMENTS LLC agent(s) for CRIS DiGREGORY request(s) the above action(s) for all or a portion of **WILLIS PL SW,** located on WILLIS PL SW EAST OF RIO GRANDE BLVD SW. (J-13) **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. PER ABCWUA, THE PLAT MUST RETAIN PUBLIC WATER AND SANITARY AND SEWER EASEMENTS OVER THE ENTIRE VACATED RIGHT-OF-WAY. PER TRANSPORTATION, ALL SITES MUST BE PLATTED CONCURRENTLY, AND IT WILL BE REQUIRED TO PLACE ACCESS EASEMENTS ON REPLAT.**

2. **Project# 1007083**
08DRB-70050 VACATION OF PUBLIC RIGHT-OF-WAY

JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION,** located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) **DEFERRED TO 2/27/08 FOR LEGAL OPINION.**

3. ~~Project#:1002535~~
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) *(Deferred from 1/30/08 & 2/6/08)* **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. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED2/20/08, THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT WILL BE AN AMENDMENT TO THE SITE DEVELOPMENT PLAN AND NOTATIONS ON PLAT FOR ACCESS TO ADJACENT PROPERTIES.**

4. **Project# 1003364**
08DRB-70049 VACATION OF PUBLIC EASEMENT

GARCIA/KRAEMER & ASSOC. agent(s) for PR INVESTMENTS LLC request(s) the above action(s) on a portion of Lot(s) 1-A-1A-1, Block 10, **TRACT 2 UNIT 3 North Albuquerque Acres,** zoned SU-2 MIXED USE, located on the SE corner of LOUISIANA NE AND HOLLY NE. (C-19) **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.**

08DRB-70069 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for PHIL LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3,** zoned SU-2/MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA BLVD NE AND WYOIMING BLVD NE containing approximately 1.0041 acre(s). (C-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR CURVE 'C1' BE INCREASED TO 30 FEET, AND TO ABCWUA FOR RELOCATION AND ACCEPTANCE OF WATERLINE.**

5. **Project# 1000081**
08DRB-70047 VACATION OF PUBLIC EASEMENT

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY request(s) the above action(s) on a portion of Tract(s) A & H, **COTTONWOOD CORNERS,** zoned SU-1 FOR IP USES, located on the north side of ELLISON DR NW BETWEEN COTTONWOOD DR NW AND ALAMEDA BLVD NW (A-14) **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. CONDITION PER ABCWUA IS THAT NEW MEXICO UTILITIES SHALL AKNOWLEDGE THE VACATION BY SIGNATURE ON THE PLAT.**

6. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

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

7. **Project# 1007018**
08DRB-70066 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for BRUCE PONDER/CONTACT BRENT TIANO request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) A & B, **CIRCLE K CORPORATION,** zoned C-1, located on WYOMING NE BETWEEN COMANCHE NE AND CANLELARIA NE containing approximately 0.58 acre(s). (G-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE AND TO RECORD.**

8. **Project# 1006200**
08DRB-70070 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 1&2, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 41.2085 acre(s). (Q-16) **RESCHEDULED TO 2/27/08 TO BE HEARD WITH VACATION REQUEST.**

9. **Project# 1003798**
08DRB-70068 MAJOR - FINAL PLAT APPROVAL

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN ADDITION,** zoned RT, located on PENNSYLVANIA SE BETWEEN SOUTHERN AVE SE AND TRUMBULL AVESE containing approximately 1.1 acre(s). (L-19) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION ON THE PLAT, AND TO PLANNING FOR AGIS DXF.**

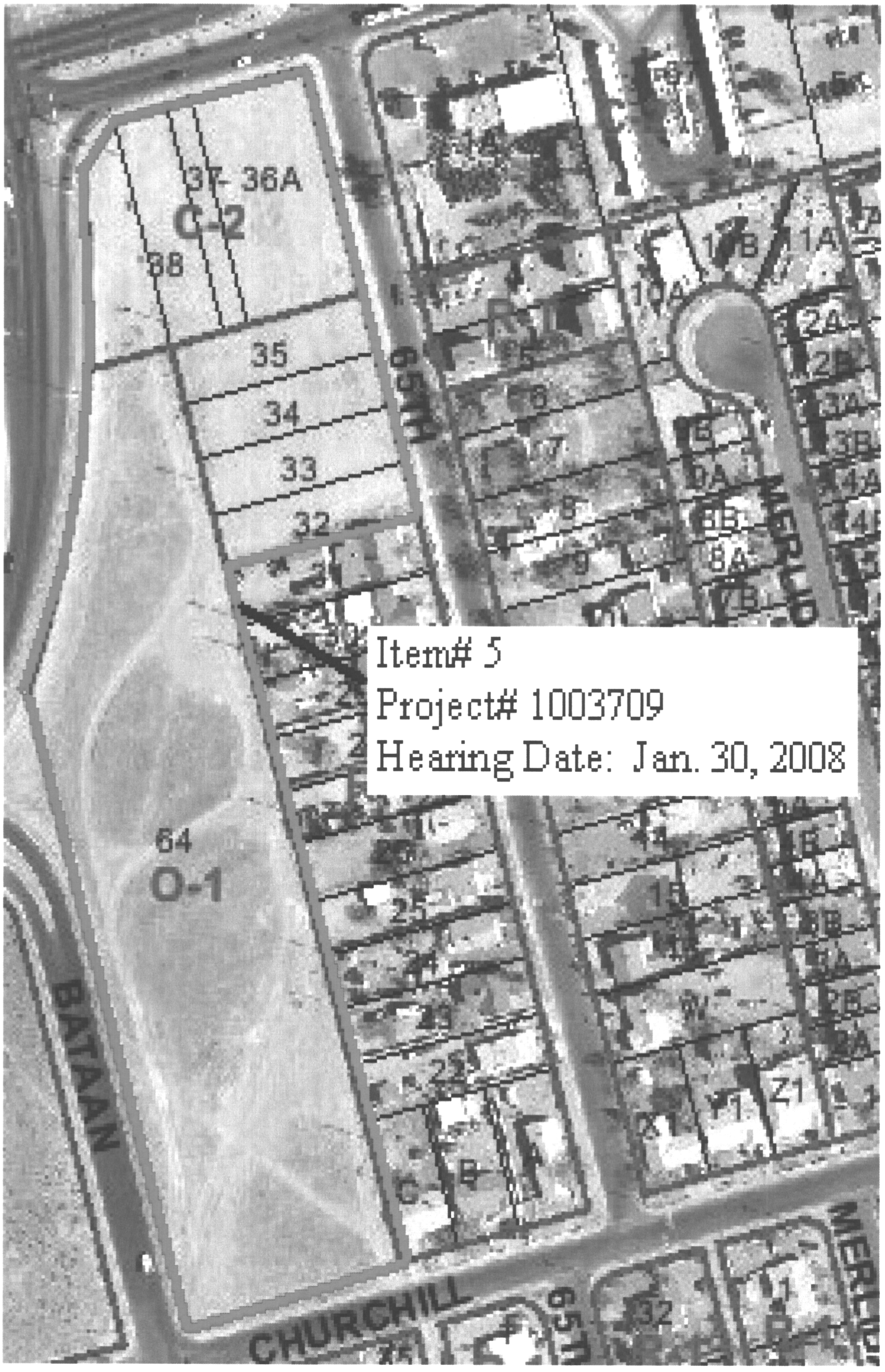
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

10. **Project# 1007112**
08DRB-70067 SKETCH PLAT REVIEW AND COMMENT

MARK S HALPER request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 9, **ROYAL HEIGHTS,** zoned R-3, located on CHELWOOD PARK BLVD BETWEEN LOMAS AND CONSTITUTION containing approximately .5172 acre(s). (J-22) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Other Matters: None

ADJOURNED: 10:00


3F- 36A
C-2
35
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32
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O-1
CHURCHILL
BATAAN
MERLIN
Item# 5
Project# 1003709
Hearing Date: Jan. 30, 2008

DRB CASE ACTION LOG ([redacted]FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01270 ([redacted]F)** Project # **1002535**

Project Name:**HUBBELL HEIGHTS ADDITION**

Agent: Surveys Southwest Phone No.: 998-0303

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

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1002535

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 6, 2008 9:00 AM
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

1.	**Project# 1003523** 08DRB-70011 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) 08DRB-70012 EXT OF SIA FOR TEMP DEFR SDWK CONST	RIO GRANDE ENGINEERING agent(s) for MONTERAY LAND GROUP II LLC request(s) the above action(s) for all or a portion of **PRIMA ENTRADA SUBDIVISION,** zoned SU-2/RLT, located on 98TH ST NW BETWEEN ENDEE RD NW AND I-40 containing approximately 14.35 acre(s). (J8 & 9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
2.	**Project# 1000551** 08DRB-70010 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM, NEW GIBSON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A2, **PARK SQUARE ADDITION,** zoned SU-3/PLANNED DEV-MOTEL, located on AMERICAS PARKWAY NE BETWEEN INDIAN SCHOOL RD NE AND LOUISIANA BLVD NE (J-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3.	**Project# 1006967** 07DRB-70422 VACATION OF PUBLIC RIGHT-OF-WAY	DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM request(s) the above action(s) for a portion of Modesto Ave NE adjacent to Lot(s) 8-10, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B,** located on the south side of MODESTO NE BETWEEN SAN PEDRO NE AND LOUISIANA NE (C-18) *(Deferred from 12/12/07)* **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. CONDITIONS ARE THAT PER ABCWUA, THE VACATED RIGHT-OF-WAY BE RETAINED AS PUBLIC WATER AND SANITARY SEWER EASEMENTS, AND THE ENTIRE VACATED RIGHT-OF-WAY BE PLATTED CONCURRENTLY. AS A CONDITION OF THE PLAT, THE CITY ENGINEER WILL REQUIRE A CONCEPTUAL GRADING AND DRAINAGE PLAN.**
4.	**Project# 1006953** 07DRB-70406 VACATION OF PUBLIC EASEMENT	LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07)* **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**
5.	~~**Project# 1003709**~~ 08DRB-70003 VACATION OF PUBLIC EASEMENT 08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) *(Deferred from 1/30/08)* **DEFERRED TO 2/20/08 AT THE AGENT'S REQUEST.**
6.	**Project# 1006539** 08DRB-70005 VACATION OF PUBLIC EASEMENT 08DRB-70007 VACATION OF PRIVATE EASEMENT	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMEN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) *(Deferred from 1/30/08)* **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST. PROJECT # 1006001 WILL BE COMBINED WITH PROJECT # 1006539 AND HEARD UNDER PROJECT # 1006001.**

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

7. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08)* **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST.**

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

8. **Project# 1004715**
08DRB-70051 MAJOR - FINAL PLAT APPROVAL

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 6&7 1A, **JUAN TABO HILLS UNIT 1** zoned R-D, located on JUAN TABO BLVD (M-21, M-22) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE, AND TO REMOVE LOT 21, BLOCK 1, AND TO TRANSPORTATION FOR COMMENTS. CONDITIONS OF FINAL PLAT ARE TO OBTAIN AMAFCA SIGNATURE, AND TO RESTORE FINAL PLAT TO MATCH PRELIMINARY PLAT.**

9. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) **DEFERRED TO 2/13/08 AT THE AGENT'S REQUEST. PROJECT # 1006001 WILL BE COMBINED WITH PROJECT # 1006539 AND HEARD UNDER PROJECT # 1006001.**

10. Approval of the Development Review Board Minutes for January 16, 2008

Other Matters: None

ADJOURNED: 9:35

#5

3709

DXF Electronic Approval Form

DRB Project Case #: 1003709

Subdivision Name: HUBBELL HEIGHTS ADDN LOTS 35A 38A & TRACTS 1 - 3

Surveyor: MITCHELL W REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 1/7/2008 Hard Copy Received: 1/7/2008

Coordinate System: Ground rotated to NMSP Grid

Approved

01·07·2008
Date

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

AGIS Use Only

Copied fc **3709** to agiscov on **1/7/2008** Contact person notified on **1/7/2008**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2008

Project# 1003709
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11)

AMAFCA
No comment.

COG
MRCOG staff has no comment on this proposal. For information purposes, Central Ave has a functional classification of urban principal arterial.

TRANSIT
No comments received.

ZONING ENFORCEMENT
No comments received.

NEIGHBORHOOD COORDINATION
Letters sent to: Alamosa NA (R), Los Volcanes NA (R), Westside Merchants Assoc. (R), West Mesa NA (R), Skyview West NA (R)

APS
Hubbel Heights Addn and Tract 64, Unit 6, Town of Atrisco, Lots, 32-35, W35' of lot 37, and 38, is located on 65th St SW between Central Ave SW and Coors Blvd SW. The owner of the above property requests a Vacation of Public Easement and Preliminary/Final Plat Approval for a development that will consist of retail shops, offices, and a restaurant with liquor license. The nearest school, Alamosa Elementary School exceeds 300 ft from the restaurant location. This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No comments received.

FIRE DEPARTMENT
No comments received.

PNM ELECTRIC & GAS
VACATION OF PUBLIC EASEMENT: **NOT APPROVED PNM has existing electric lines in this easement. Provisions will have to made for the removal/relocation of the line with PNM New Service Delivery Department**
MINOR-PRELIMINARY AND FINAL PLAT APPROVAL: **NOT APPROVED. PNM has existi electric lines in this easement. Provisions will have to made for the removal/relocation the line with PNM New Service Delivery Department**

COMCAST
No comments received.

QWEST
No comments received.

ENVIRONMENTAL HEALTH
No comments received.

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments.

CITY ENGINEER
The Hydrology section has no objection to the vacation request. An executed SIA w/ financial guarantees is required for Final Plat signoff.

TRANSPORTATION DEVELOPMENT
No objection to vacation request.
Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line for all adjacent streets.
Provide a street layout, including the proposed left turn bay, for 65th Street.
Provide calculations determining the required length of the turn bay.

PARKS AND RECREATION
Defer to affected agencies regarding the vacation request.
No objection to the plat.

ABCWUA
No objection to Vacaton request.
No objection to Preliminary Plat approval.

PLANNING DEPARTMENT
Planning has no objection to proposed vacation. Plat Note 12 may not be needed, as this is a non-residential subdivision.

IMPACT FEE ADMINISTRATOR
No comment on the proposed vacation of the public easement. Construction of new non-residential facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the Southwest Mesa for Drainage, Southwest Mesa for Roadways, and the Westside for Public Safety. The proposed Lot 38A is in a Metropolitan Redevelopment Area. Per ordinance O-04-159, Impact Fees will not be assessed on non-residential development only on this proposed lot along Central Avenue SW.

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

Cc: Surveys Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development/Chris Chronis – 1102 Washington NE – Albuquerque, NM 87110

Public Facilities Map with One-Mile Site Buffer

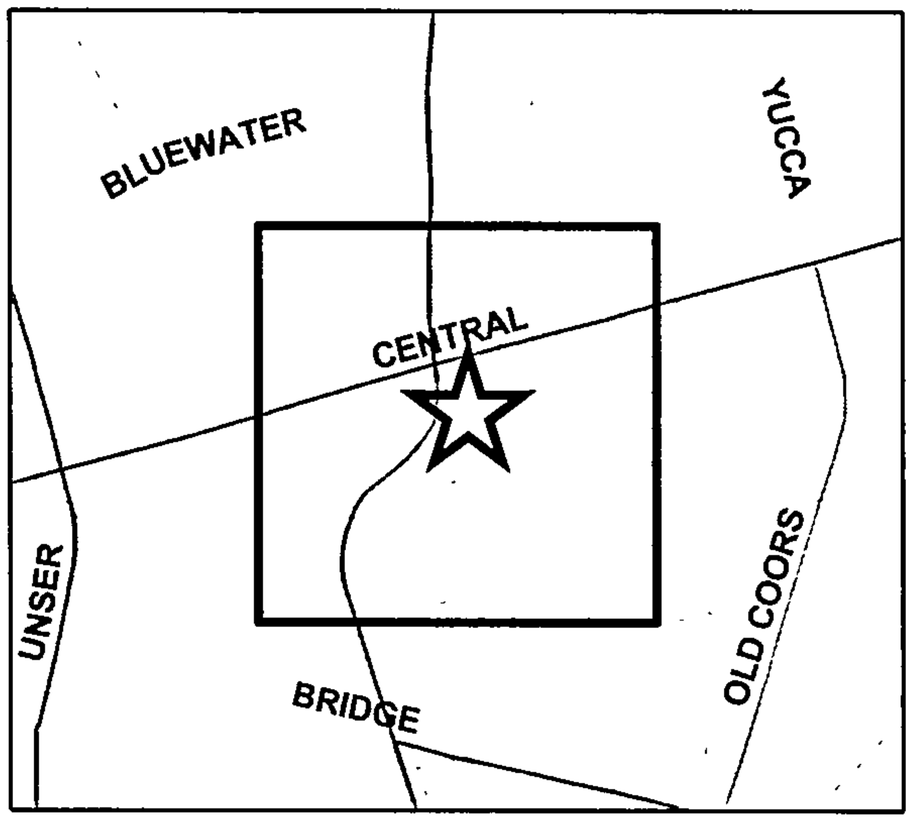
COMMUNITY CENTER
MULTI-SERVICE CENTER
SENIOR CENTER
LIBRARY
MUSEUM
FIRE
POLICE
SHERIFF
SOLID WASTE
APS Schools
ABQ Ride Routes
AGIS.Jurisdiction
Landfill Buffer (1000 feet)
Landfills designated by EHD
Developed County Park
Undeveloped County Park
Developed City Park
Undeveloped City Park

Project Number: 1003709

0 0.5 1 Miles

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

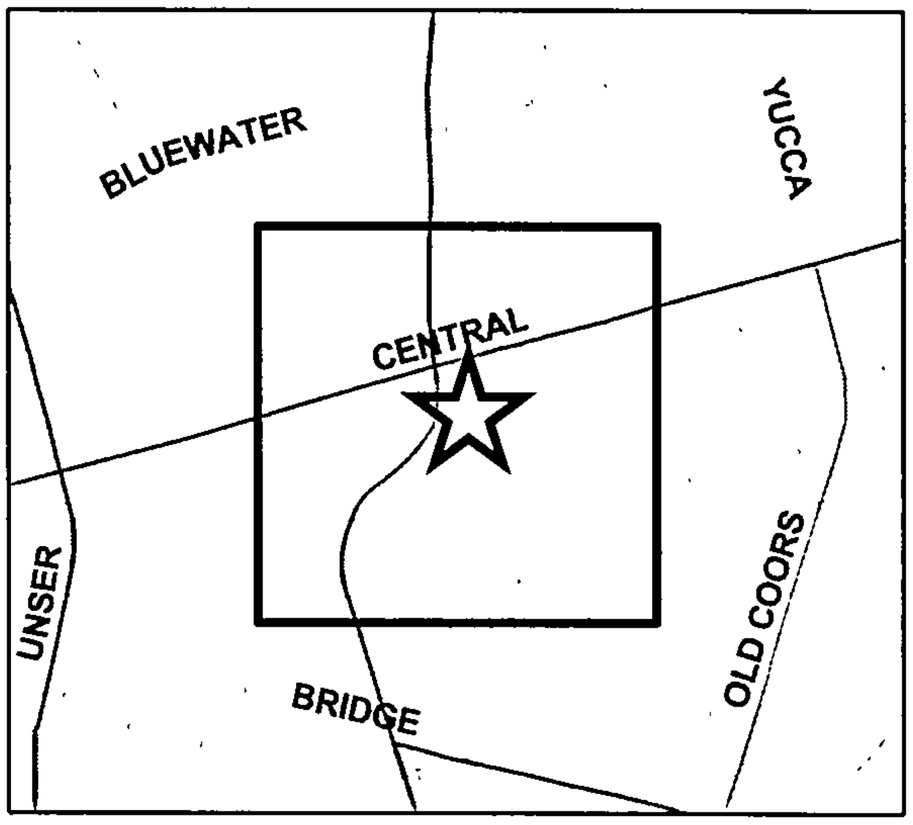
Project Number:
1003709
Hearing Date:
January 30, 2008
Zone Map Page:
K-11
Additional Case Numbers:
08DRB-70003
08DRB-70004

LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



1 inch equals 500 feet

Project Number:
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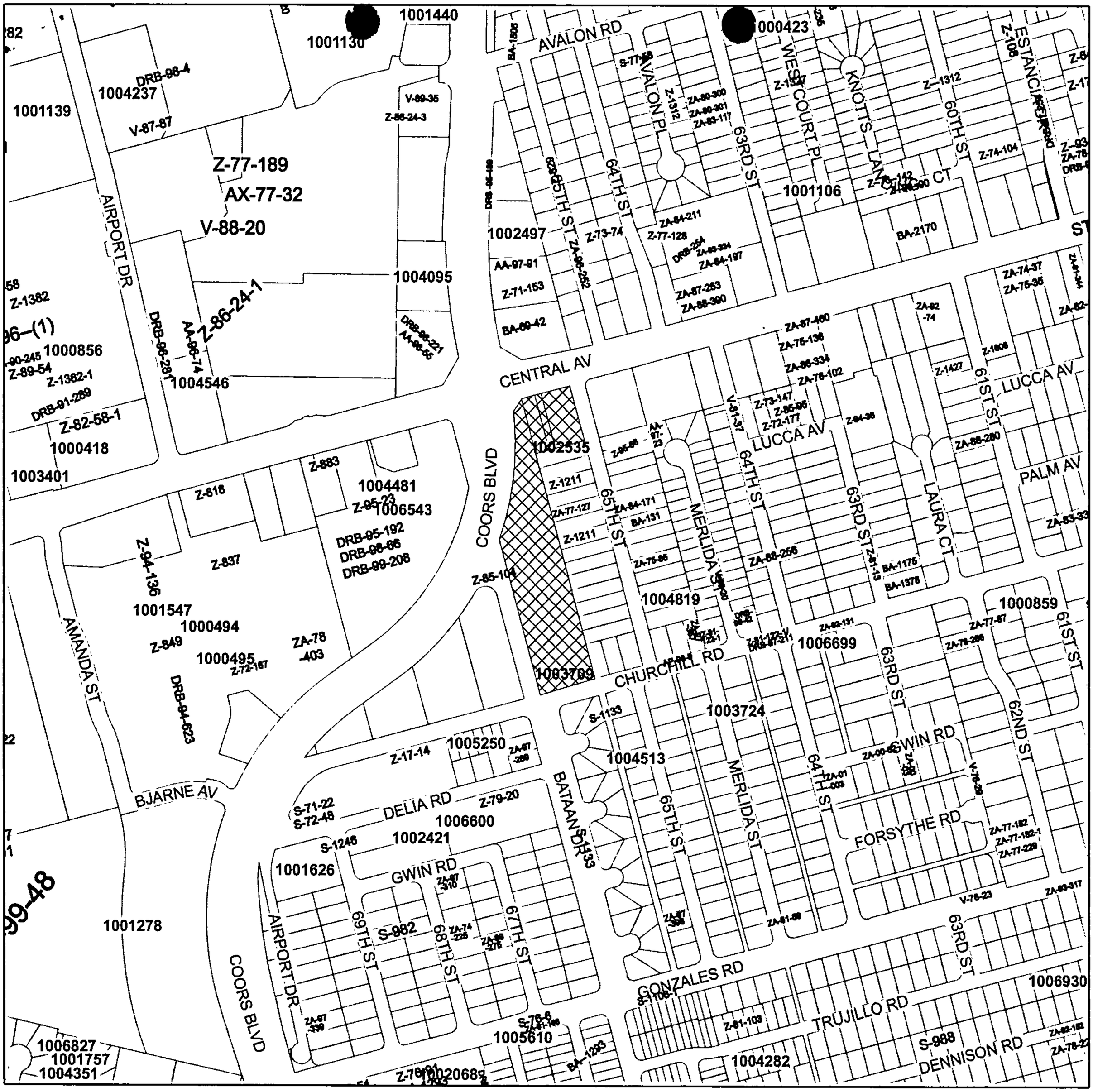
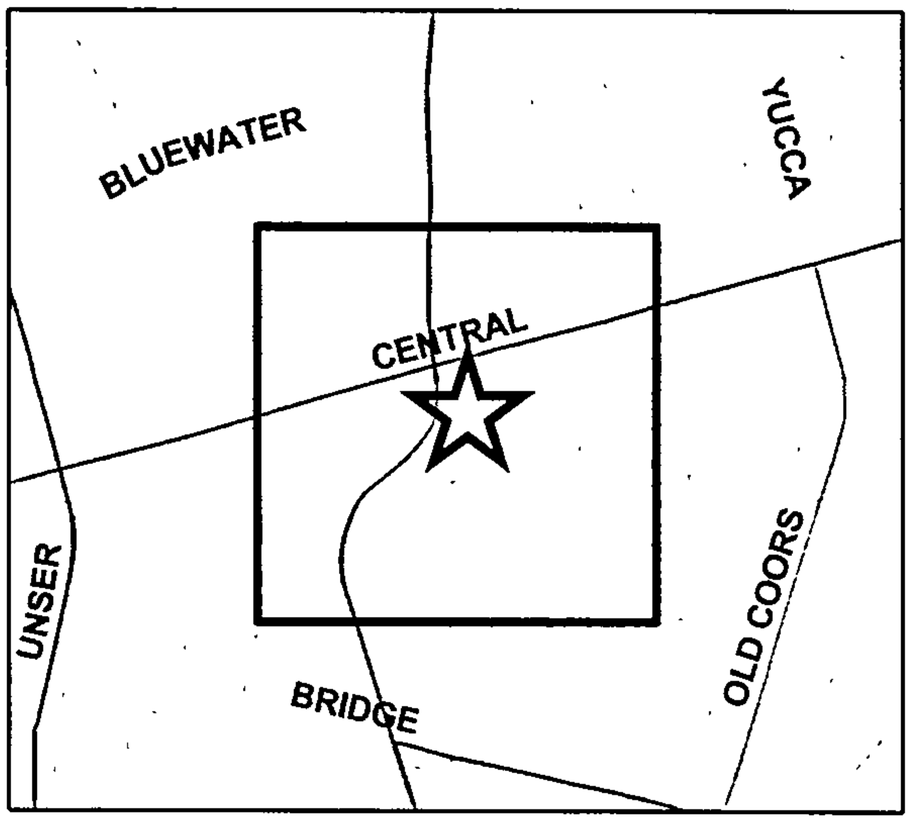




HISTORY MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1003709
Hearing Date:
January 30, 2008
Zone Map Page:
K-11
Additional Case Numbers:
08DRB-70003
08DRB-70004

#9

Completed 10/12-05

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

REVISED 9/28/05

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

DRB Application No.: **05DRB-01547 (SBP)** Project # **1003709**

Project Name: **TOWN OF ATRISCO GRANT, UNIT 6**

Agent: George Rainhart Architect Phone No.: 884.9110

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☑ PLANNING (Last to sign): George R. S.C. as per memo to Whom it may concern S.P.
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1003709

#9

Completed 10/19/05 CS

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01546 (SPS)** Project # **1003709**

Project Name: **TOWN OF ATRISCO GRANT UNIT 6**

Agent: George Rainhart Architect Phone No.: 884-9110

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

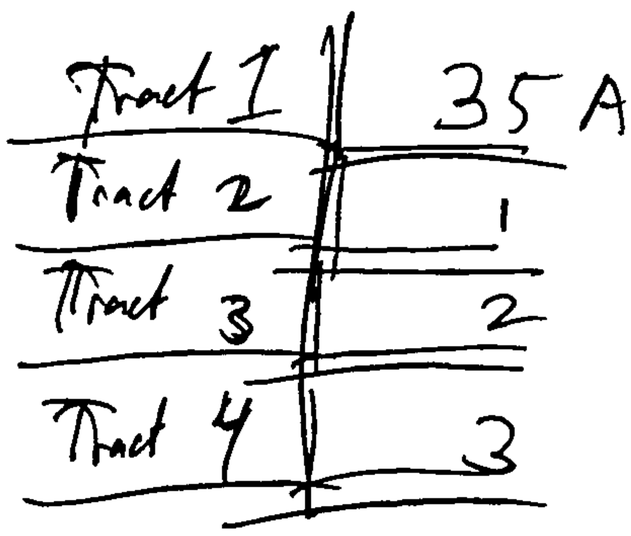
- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Copy of CC, Notice of Decision DFT Conditions Sketch Plat Stat. Ofc.
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1003709

38A Hubbell Heights



#9

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01546 (SPS)** Project # **1003709**

Project Name: **TOWN OF ATRISCO GRANT UNIT 6**

Agent: George Rainhart Architect Phone No.: 884-9110

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- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): Copy of C.C. Notice of Decision w/ Conditions Sheet Attached

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

Project Number 1003709

2 Blue Sheets

#17

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

REVISED 9/28/05

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

DRB Application No.: **05DRB-01547 (SBP)** Project # **1003709**

Project Name: **TOWN OF ATRISCO GRANT, UNIT 6**

Agent: George Rainhart Architect Phone No.: 884.9110

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☑ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

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  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ☒ **3 copies of the approved site plan. Include all pages.**
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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003709

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 12, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:57 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002201
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1003573** 05DRB-01379 Major-Amended Grading Plan Approval	RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s).[REF:04DRB01138, 04DRB01417,05DRB00481]*[Deferredfrom9/28/05 & 10/5/05]* (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**
3.	**Project # 1004428** 05DRB-01460 Major-Bulk Land Variance 05DRB-01461 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**
4.	**Project # 1004272** 05DRB-01447 Major-Vacation of Public Easements	ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION,** zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION,** zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. *[Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05]* (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 &*

9/21/05] (K-10) **THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. Project # 1000551
05DRB-01544 Minor-SiteDev Plan BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. Project # 1003709
05DRB-01546 Minor-SiteDev Plan Subd/EPC
05DRB-01547 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned O-1, located on COORS BLVD SW, between 65TH ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] **[Makita Hill, EPC Case Planner]** (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

10. Project # 1003530
05DRB-01552 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] **[Russell Brito for Elvira Lopez, EPC Case Planner]** (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

11. Project # 1003747
05DRB-01550 Minor-SiteDev Plan Subd/EPC
05DRB-01551 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05]* (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. Project # 1003983
05DRB-01482 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING)** zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. Project # 1000195
05DRB-01545 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. Project # 1004461
05DRB-01519 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO,** zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. Project # 1004468
05DRB-01553 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. Project # 1003591
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2,** zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL,** zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**
05DRB-01522 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] *[Deferred from 10/5/05 & 10/12/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] *[Final Plat Indef Deferred from 2/23/05 for SIA]* (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05]* (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. Project # 1003859
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855,02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA]* (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05 & 9/28/05 & 10/5/O5]* (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. Project # 1001235
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1004465
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES,** zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

#9

MEMORANDUM

To: Development Review Board
From: Makita Hill, Planner, Advance Planning Division MH
Date: Tuesday, March 2, 2004
Re: Comments on Project 1003709 05DRB-01546/01547

Project 1003709, a request for approval of a site development plan for subdivision and building permit, was reviewed by the Environmental Planning Commission at a public hearing on January 20, 2005. The EPC voted to approve this request with conditions as noted in the Official Notification of Decision. I have reviewed the revised site development plan for subdivision and building permit as submitted to the DRB, and the letter from agent Michael Safrany dated October 3, 2005, 2004 designed to address the EPC's conditions of approval.

All EPC conditions have been addressed in the submitted site development plan for subdivision and building permit, pending review from Transportation.

During the project's review at Council Services for an amendment to the West Side Strategic Plan, Councilor Eric Griego requested that additional pedestrian access points from Coors Boulevard be installed. The applicant has cooperated with this request, and I have meet with the applicant to review the site plan for additional access. The applicant has indicated an additional pedestrian access into the site near the intersection of Battaan Drive and Coors. This access is in fulfillment of the Councilor's request, and there are no further requirements for this site plan from Planning staff.

Should you have any questions on these or related matters, please let me know.

XC: Michael Safrany, agent

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002535 **AGENDA ITEM NO: 7 & 9**

SUBJECT:

Vacation
Final Plat
Preliminary Plat
Site Plan for Subdivision
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An executed SIA w/ financial guarantees is required for Final Plat approval
No adverse comments on Site Plans.

RESOLUTION:

APPROVED X vac; DENIED ____; DEFERRED X F.P. ind.F; 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: October 12, 2005

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

7. Project #1002535
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 & 9/21/05]* (K-10)

At the October 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 10/12/05 the preliminary plat was approved with the following condition of final plat:

Dedication on the exterior streets shall match the site plan and cross access shall be per the Environmental Planning Commission conditions.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

The vacation action was withdrawn at the agent's request on September 29, 2005.

If you wish to appeal this decision, you must do so by October 27, 2005, 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).

Sheran Matson, AICP, DRB Chair

Cc: Chronis Development Ltd., 1102 Washington NE, 87110
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002535 AGENDA#: 7 DATE: 10/12/05

1. Name: Steve Sw Address: Dan Graney Zip: _____
2. Name: Scott McGee Address: Isaacson & Ashman Zip: _____
3. Name: Mike Stefanik Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

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PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002535 **AGENDA ITEM NO: 7 & 9**

SUBJECT:

Vacation
Final Plat
Preliminary Plat
Site Plan for Subdivision
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An executed SIA w/ financial guarantees is required for Final Plat approval
No adverse comments on Site Plans.

RESOLUTION:

APPROVED X vac; DENIED ____; DEFERRED X F.P. ind.F; 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: October 12, 2005

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 31, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1002535 05DRB-01269 Major-Vacation of Public Easements 05DRB-01270 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] (K-10)
Project #1004289 05DRB-01246 Major-Vacation of Pub Right-of-Way	WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13)
Project #1004368 05DRB-01267 Major-SiteDev Plan BldPermit	JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16)
Project #1003366 05DRB-01272 Major-Vacation of Pub Right-of-Way 05DRB-01273 Major-Vacation of Public Easements	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 15, 2005.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE TRICENTENNIAL 1706-2006 NEW MEXICO

Planning Department

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ALBUQUERQUE NM 87121

87121+2470-33 C014

P O Box 1293 Albuquerque New Mexico 87103

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 21, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000511**
   05DRB-01342 Major-Vacation of Public Easements

   MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A-1 through A-3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS NE and FREEDOM WAY NE containing approximately 1 acre(s). [REF: DRB-94-851, 05-DRB-01101, 05-DRB01102] (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

05DRB-01102 Minor-Vacation of Private Easements (withdrawn)
05DRB-01101 Minor-Prelim&Final Plat Approval

MIKE MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **HERITAGE EAST, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on DE VARGAS LOOP NE, between VENTURA ST NE and GREENWOOD ST NE containing approximately 1 acre(s). [REF: DRB-94-551] *[Deferred from 7/27/05 & 8/24/05]* (D-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

2. Project # 1002478
05DRB-01344 Major-Vacation of Public Easements
05DRB-01343 Major-Preliminary Plat Approval

CDS INC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO ST NE, between JEFFERSON ST NE and EDITH BLVD NE containing approximately 23 acre(s). (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL APPEAR UNDER THE SUBDIVISION DATA ON THE FINAL PLAT. WILL JACS PLACE BE A PUBLIC OR PRIVATE ROAD?**

3. Project # 1004404
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

4. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] *[Deferred from 8/31/05 & 9/21/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/12/05.**

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

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

5. **Project # 1003926**
05DRB-01407 Minor-SiteDev Plan Subd/EPC

PATRICK JOSEPH HOFFMAN AND WILLIAM R. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) 15, **PEREA ADDITION,** zoned SU-1, located on LOMAS BLVD NW, between FRUIT NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05EPC-00200, 05EPC01100] **[Stephanie Shumsky, EPC Case Planner]** (J-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

6. **Project # 1000997**
05DRB-01408 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-14, **RIVERVIEW ACRES, UNIT 1,** zoned RA-1, located on CALLE FACIO NW, between RIVERSIDE DRAIN and GABALDON ROAD NW containing approximately 10 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1001945**
05DRB-01415 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN)** zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

8. **Project # 1003874**
05DRB-01412 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CURB, INC, request(s) the above action(s) for TRACTS 16-D,16-E, AND 16-F OF THE BULK LAND PLAT FOR TRACTS 16-A,16-B,16-C,16-D,16-E, AND 16-F, **EL RANCHO GRANDE, UNIT 16,** zoned R-D, located on GIBSON BLVD NW, between MESSINA DR SW and DELGADO DR SW containing approximately 51 acre(s).[REF:05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00342, 05DRB00894, 05DRB00126, 05DRB00199, 04DRB00717, 04DRB01892, 05AA00978] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EASEMENT LANGUAGE, AMAFCA SIGNATURE, DETACHED OPEN SPACE PAYMENT AND RECORDING OF PLAT.**

9. **Project # 1000029**
05DRB-01428 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE (JAMES LEWIS) request(s) the above action(s) for all or a portion of Tract(s) 2 & 15, **ARBOLERA DE VIDA, UNIT 2,** zoned S-M1, S-I, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 24 acre(s). [REF: 03DRB-01785,03DRB-01786,04DRB-01650, 04DRB-01651](H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PALNNING FOR AGIS DXF FILE AND RECORDING.**

10. **Project # 1003685**
05DRB-01421 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 81A and 82A, **WESTERN SHADOWS @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on JAMESTOWN RD NW, between CHANCE CT NW and SANDY DR NW containing approximately 1 acre(s). [REF: 04DRB01448] (B-8) **PRELIMNARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003687**
05DRB-01418 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 9, **WESTERN RIDGE, UNIT 2,** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 04DRB01512, 05DRB00697] (B-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1001568**
05DRB-01422 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35,** zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). (A-2) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: CROSS-LOT DRAINAGE EASEMENTS WILL BE NEEDED.**

13. **Project # 1004415**
05DRB-01420 Minor-Prelim&Final Plat Approval
05DRB-01419 Minor-Vacation of Private Easements

ROSS HOWARD COMPANY agent(s) for STEVE & EILEEN WHITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) 15-P1, **PALOMA DEL SOL SUBDIVISION,** zoned R-1 residential zone, located on AVENTURA CT NW, between MCMAHON BLVD NW and SAN TIMOTEO AVE NW containing approximately 1 acre(s). [REF: DRB-95-63, V-95-61, SV-95-25, S-95-15] *[Deferred from 9/21/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

14. **Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05 FOR SUBMITTAL OF VACATION OF PRIVATE EASEMENT) [Indef deferred from 9/7/05]* (E-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SKETCH SHOWING 10-FEET FROM CURB FACE TO PROPERTY LINES AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

05DRB-01416 Minor-Vacation of Private Easements

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP special use zone, located on OSUNA RD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] (E-15) **THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). *[Deferred from 9/21/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

16. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05 & 9/21/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/28/05.**

17. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2AI-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show]* (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/21/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. Project # 1004412
05DRB-01413 Minor-Sketch Plat or Plan

ABEL ARAGON request(s) the above action(s) for all or a portion of Tract(s) 361, 362 and 363, **RIO GRANDE HEIGHTS,** zoned R-2 residential zone, located on 55TH ST SW, between DOLORES ST SW and GONZALES SW containing approximately 1 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1004413
05DRB-01414 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for TURNER & MARGARET BRANCH request(s) the above action(s) for all or a portion of Lot(s) 43, **ALVARADO GARDENS, UNIT 2,** zoned RA-2, located on RIO GRANDE BLVD NW, between KESTREL CT NW and ORO VISTA RD NW containing approximately 2 acre(s). [REF: ZA-68-76, Z-80-37] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004414
05DRB-01417 Minor-Sketch Plat or Plan

PHILIP D SHEETS agent(s) for MEGA III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-8, and Gibson Tract A, **GIBSON SUBDIVISION,** zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 3 acre(s). [REF:05DRB00981,Project #1002123] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1004416
05DRB-01425 Minor-Sketch Plat or Plan

BRUCE C. LEVIN request(s) the above action(s) for all or a portion of Tract(s) H & I, **LA CUESTA SUBDIVISION,** zoned SU-1, located on ZIA RD NE, between PAISANO NE and ZENA LONA NE containing approximately 3 acre(s). (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for September 7, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR SEPTEMBER 7, 2005 WERE APPROVED.**

ADJOURNED: 11:15 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002535 AGENDA#: 4 DATE: 9.21.05

1. Name: Don Gurney Address: Sunnyside Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002535 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
No adverse comments on plat.

RESOLUTION:

10-12-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 21, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 31, 2005 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:53 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] *[Deferred from 8/31/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/21/05.**

2.	**Project #1004289** 05DRB-01246 Major-Vacation of Pub Right-of-Way	WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	05DRB-01073 Minor-Prelim&Final Plat Approval	WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). *(Was Indef. Deferred 7/13/05)* (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**
3.	**Project #1004368** 05DRB-01267 Major-SiteDev Plan BldPermit	JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK EASEMENT.**
4.	**Project #1003366** 05DRB-01272 Major-Vacation of Pub Right-of-Way 05DRB-01273 Major-Vacation of Public Easements	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS

ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12) **THE VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF PUBLIC EASEMENTS WERE APPROVED AS SHOWN ON EXHIBITS B-1, B-2 AND B-3 IN THE PLANNING FILE. CONDITIONS OF FINAL PLAT: A SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED AND REEVALUATE GOLF COURSE ROAD RIGHT-OF-WAY.**

5. **Project # 1004355**
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 8/24/05]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s).*[Deferred from 8/3/05 & 8/17/05 & 8/24/05]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/31/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/15/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ALL TERMS OF THE ANNEXATION AGREEMENT, INCLUDING APS, MUST BE MET. NEED TO REVISIT THE WIDTH OF THE DRAINAGE AND WATER AND SEWER EASEMENTS IN THE SOUTHEAST CORNER OF THE SUBDIVISION. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan Subd/EPC
05DRB01350 Minor-SiteDev Plan BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC) community commercial zone, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 9 acre(s). [REF: Z-85-119,04EPC01348, 04EPC01349, 04EPC01590] **[Carmen Marrone, EPC Case Planner]** (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8.	**Project # 1003991** 05DRB-01293 Minor-SiteDev Plan Subd/EPC 05DRB-01294 Minor-SiteDev Plan BldPermit/EPC	TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7,** zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] **[Russell Brito for Elvira Lopez, EPC Case Planner]** *[Deferred from 8/17/05 & 8/31/05]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**
9.	**Project # 1001946** 05DRB-01047 Minor-SiteDev Plan BldPermit	DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05]* (D-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN.**
	05DRB01348 Minor-SiteDev Plan Subd/EPC	DENISH & KLINE ASSOCIATES agent(s) for LOWE'S INC request(s) the above action(s) for all or a portion of Lot(s) 27R, 28R, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT A, Tract(s) A-1-A-1, A-1-B, A-1-C, A-1-D AND A-1-E-1, **LOS ANGELES CENTER ADDITION**, Lot(s) 5, 6, 7, 28 and 27, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT A, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and I-25 containing approximately 38 acre(s). [REF: ZHE-99-025, 04EPC01032] **[Makita Hill, EPC Case Planner]** (D-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, EPC CASE PLANNER INITIALS AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004100**
05DRB-01290 Minor-SiteDev Plan BldPermit/EPC

QUIK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDRENS LEARNING CENTER request(s) the above action(s) for all or a portion of Tract(s) F, **LA CUEVA VILLAGE - UNIT 1,** zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 05EPC00582] **[Carmen Marrone for Elvira Lopez, EPC Case Planner]** *(Deferred from 8/24/05)* (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

11. **Project # 1001946**
05DRB01347 Minor-Prelim & Final Plat Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE BLVD NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [Listed under Project #1004391 in error.] (D-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT FOR TRACT C AND CROSS-LOT DRAINAGE EASEMENT.**

12. **Project # 1000351**
05DRB-01303 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for BOB KITTS request(s) the above action(s) for all or a portion of Tract(s) 3, 7 & 8, **LANDS OF ZIA TRADING COMPANY,** zoned SU-1 FOR IP, located on OSUNA BLVD NE, between BNSF RR TRACKS and EDITH BLVD NE containing approximately 4 acre(s). [REF: Z-99-99, AX-99-10] *(Deferred from 8/24/05 & 8/31/05)* (E-15) **DEFERRED AT THE BOARD'S REQUEST TO 9/7/05.**

13. **Project # 1004177**
05DRB-01280 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] *(Was Indef. Deferred on 8/17/05)* (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

14. **Project # 1004390**
05DRB01346 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC. agent(s) for LOFLAND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 1A, D and 10 through 23, Block(s) 12 and 13, **FRANCISCAN ADDITION**, zoned M-2 heavy manufacturing zone, located on 1ST ST NW, between I-40 and MENUAL BLVD NW containing approximately 4 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for August 17, 2005. **THE DRB MINUTES FOR AUGUST 17, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:53 A.M.

Deferred to 9/21/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002535 AGENDA#: 1 DATE: 8/31/05

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002535 **AGENDA ITEM NO: 1**

SUBJECT:

Final Plat
Preliminary Plat
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
No objection to Vacation request.
No adverse comments on Preliminary Plat.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 9-21-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 31, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 31, 2005

Project #1002535
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] (K-10)

AMAFCA — No adverse comments.

COG — Central Blvd is identified as having on street Bike Lanes on the Long Range Bikeway System map.

Transit — No objection to the requests.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Alamosa NA (R), Skyview West NA (R), West Mesa NA (R) and Los Volcanes NA (R).

APS — No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Burglaries- residential 8 am to 5 pm, M-F, Auto: 10 pm to 6 am Mon-Sun, robbery, assault, shoplifting, a higher probability of crimes during evening -weekend hours, commercial burglary, rape, adequate security- properties need CPTED inspections and security, transients. Other: gang activity, cruisers, narcotics activity, prostitution and auto theft.

Fire Department	No adverse comments.
PNM Electric & Gas	The request is **not approved.** PNM has facilities within the proposed vacation area.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Defer the vacation request to affected Utilities. Where are Tracts 38-A & 35-A on the cross lot access agreement? Where are Tracts 4 & 5. What are the widths of the sidewalks surrounding the properties? Are the curb faces 10' or 13' from property line? Has a TIS been completed for the intended uses? Infrastructure may be required. Where do the tracts contemplate taking access from?

Parks & Recreation	Defer to the affected utilities.

Utilities Development

No objection to Vacation request. An Infrastructure List is required for Preliminary Plat approval, see Availability Letter dated November 23, 2004.

Planning Department

The C-2 & R-1 zoned portion of this property was submitted for replatting in 2003 by the same owners, different agent. The plat was internally routed. However, the plat was subsequently returned to the agent because the property in question had to be rezoned prior to replatting. Now O-1 property is added to the R-1 & C-2 property for a replat. If rezoning to make all this property one zone has occurred, AGIS has no record of it. Please provide proof that the rezoning has occurred. Otherwise, the replat cannot occur.

#1003709

EPC approved re-zoning, text amend. to WSP & SPS & SP BP. However, C.C. has not yet approved text. amend. Now scheduled for C.C. on 9/19/05. DRB can't proceed w/ approval until C.C. approval

Planning Department

In addition, this property lies within the boundaries of the West Route 66 Sector Plan Design Overlay Zone. On page 86 of the plan, is a requirement for a site development plan for building permit for each property within the Design Overlay Zone.

The City Subdivision Ordinance requires that the site plan approval by DRB occur either before the replat or at the same time.

Impact Fee Administrator

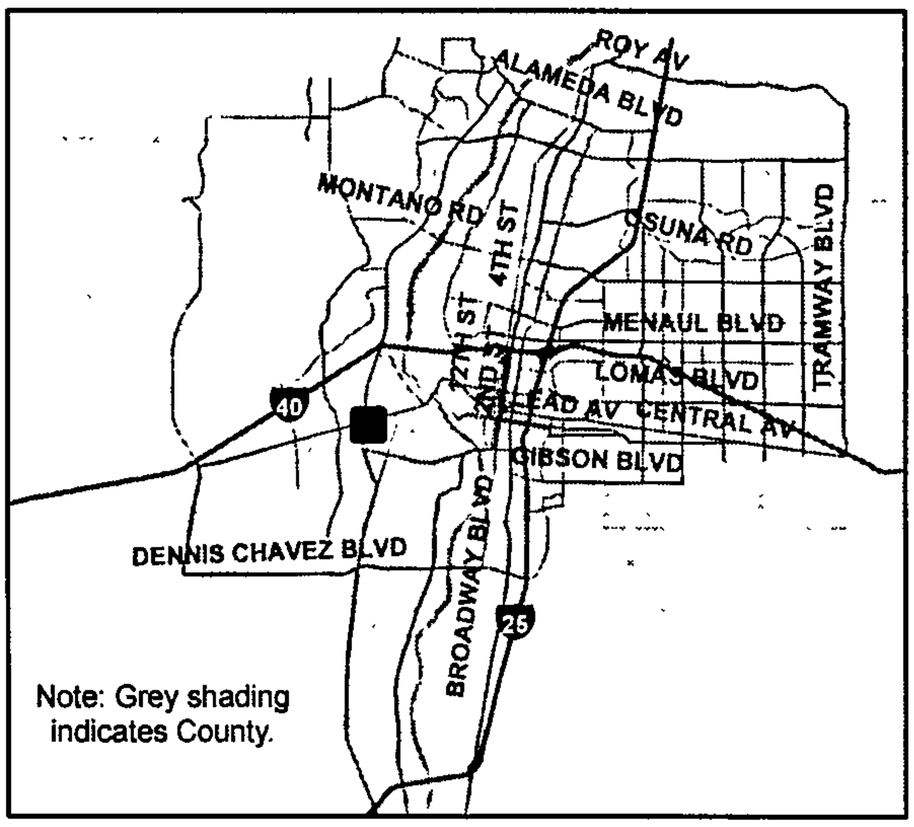
No comment on proposed vacation of public utility easement. Zoning issues addressing the split zoning within replatted lots must be addressed prior to the determination of fees. Impact Fees will be determined at the time of building permit submittal.

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

cc: Chronis Development Ltd., Attn: Chris Chronis, 1102 Washington St NE, 87110

Survey's Southwest Ltd., 333 Lomas Blvd NE, 81702

ZONING MAP



1 inch equals 424 feet

Project Number:
1002535
Hearing Date:
8/31/05
Zone Map Page:
K-10
Additional Case Numbers:
05DRB-01269
05DRB-01270

2535

DXF Electronic Approval Form

DRB Project Case #: 1002535

Subdivision Name: HUBBELL HEIGHTS LOTS 35A & 38A & TRACTS 1 2 & 3

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information:

DXF Received: 8/8/2005 Hard Copy Received: 8/8/2005

Coordinate System: NMSP Grid (NAD 27)

Barbara A. Romero — Approved

8-8-05 — Date

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

AGIS Use Only

Copied fc **2535** to agiscov on **8/8/2005** Contact person notified on **8/8/2005**

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 31, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1002535 05DRB-01269 Major-Vacation of Public Easements 05DRB-01270 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] (K-10)
Project #1004289 05DRB-01246 Major-Vacation of Pub Right-of-Way	WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13)
Project #1004368 05DRB-01267 Major-SiteDev Plan BldPermit	JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16)
Project #1003366 05DRB-01272 Major-Vacation of Pub Right-of-Way 05DRB-01273 Major-Vacation of Public Easements	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 15, 2005.

137

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 31, 2005
Zone Atlas Page: K-10-Z
Notification Radius: 100 Ft.

Project# 1002535
App# 05DRB-01269
App# 05DRB-01270

Cross Reference and Location:

Applicant: CHRONIS DEVELOPMENT LIMITED
ATTN: CHRIS CHRONIS
Address: 1102 WASHINGTON ST NE
ALBUQUERQUE NM 87110

Agent: SURVEY'S SOUTHWEST LTD
Address: 333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: AUGUST 12, 2005

Signature: KYLE TSETHLIKAI

101105700828620102 LEGAL: J LO TS 2 5 & 26 LAVALAND ADDN LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: IPIOTIS INVESTMENTS LLC
OWNER ADDR: 09556 PINE BOUGH PL VIENNA VA 22181

101005752228110205 LEGAL: TR E OF A REDIV PLAT TRS A B C D & E ATRISCO VILLA LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: GORDON TOM H & EMILY B
OWNER ADDR: 00100 COORS BL NW ALBUQUERQUE NM 87105

101005748227310106 LEGAL: TRAC T F HUBBELL PLAZA CONT 1.3490 AC M/L LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 05550 LBJ FREEWAY DALLAS TX 75240

101105702524032321 LEGAL: LOT 1-A PLAT OF LT 1A HUBBELL HEIGHTS BEING A REPL LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: DOUGHERTY ALTON D ETUX
OWNER ADDR: 02501 PUNTA DE VISTA NE ALBUQUERQUE NM 87112

101105700623432213 LEGAL: 36A REPL OF LT 36 & EAST POR LT 37 HUBBELL HEIGHTS LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: CHRONIS TASSO & ANNA &
OWNER ADDR: 01102 WASHINGTON ST NE ALBUQUERQUE NM 87110

101105700422032214 LEGAL: 32 3 2 TH RU 35 & W POR OF LT 37 & LT 38 HUBBELL HEI LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: CHRONIS TASSO & ANNA &
OWNER ADDR: 01102 WASHINGTON ST NE ALBUQUERQUE NM 87110

101005751620340801 LEGAL: TR 6 4 TO WN OF ATRISCO GRANT UNIT 6 EXC THE NW POR LAND USE:
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: HUBBELL/WILSON TRUST
OWNER ADDR: 05732 OSUNA RD NE ALBUQUERQUE NM 87109

101005747319540709 LEGAL: TRAC T 61 A1 PLAT OF TOWN OF ATRISCO GRANT UNIT 6 TR LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: ALBERTSON'S INC
OWNER ADDR: 00000 BOISE ID 83726

101105702724332323 LEGAL: 004 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: CASTILLO TED R &
OWNER ADDR: 00118 65TH ST SW ALBUQUERQUE NM 87121

101105702823732324 LEGAL: 005 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: CASTILLO TED R &
OWNER ADDR: 00118 65TH ST SW ALBUQUERQUE NM 87121

101105703023332325 LEGAL: 006 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: POSEN JOHN F
OWNER ADDR: 02521 CANDELARIA RD NW ALBUQUERQUE NM 87107

101105703122732326 LEGAL: 007 HUBB ELL HTS ADD & N1/2 L8 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: BOWMAN JERRY G
OWNER ADDR: 00128 65TH ST SW ALBUQUERQUE NM 87121

101105703222132327 LEGAL: HUBB ELL HTS ADD S1/2 L8 & N1/2 L9 LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: MARTINEZ DENNIS
OWNER ADDR: 00134 65TH ST SW ALBUQUERQUE NM 87121

101105701021632212 LEGAL: 031 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: BAILEY ELTON R & VIRGINIA H
OWNER ADDR: 00135 65TH ST SW ALBUQUERQUE NM 87121

101105703421432328 LEGAL: 010 S1/2 OF LOT 9 ALL OF LOT 10 HUBBELL HTS LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: NORTHCUTT LARRY G
OWNER ADDR: 00200 65TH ST SW ALBUQUERQUE NM 87121

101105701121232211 LEGAL: 030 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: ALVARADO LUCIO & BARBARA J &
OWNER ADDR: 00139 65TH ST SW ALBUQUERQUE NM 87121

101105703620832329 LEGAL: 011 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: MONTOYA EVARISTO ETUX
OWNER ADDR: 00000 ALBUQUERQUE NM 87184

101105701320632210 LEGAL: 029 HUBB ELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: RODRIGUEZ JOSE C
OWNER ADDR: 00201 65TH ST SW ALBUQUERQUE NM 87105

101105701420232209 LEGAL: 0028 HUB BELL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: SAENZ GERARDO & CAROLINA
OWNER ADDR: 00205 65TH ST SW ALBUQUERQUE NM 87105

101105701519732208 LEGAL: 027 HUBB EL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: LOZANO JUSTINO & APOLONIA
OWNER ADDR: 00209 65TH ST SW ALBUQUERQUE NM 87105

101105701719332207 LEGAL: 026 HUBB EL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: JARAMILLO CHARLIE & STEVE JARA
OWNER ADDR: 04109 CANTERA NW ALBUQUERQUE NM 87120

101105701818732206 LEGAL: 025 HUBB EL HTS ADD LAND USE:
PROPERTY ADDR: 00000 65TH
OWNER NAME: GALLEGOS CLIFFORD ETUX
OWNER ADDR: 00217 65TH ST SW ALBUQUERQUE NM 87105

101005750516741504 LEGAL: THE S PO R OF 63 TOWN OF ATRISCO GRANT UNIT 6 CO LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: HUBBELL/WILSON TRUST
OWNER ADDR: 05732 OSUNA RD NE ALBUQUERQUE NM 87109

101105701918332205 LEGAL: 024 HUBB EL HTS ADD
PROPERTY ADDR: 00000 65TH
OWNER NAME: FLORES RAMON & MARIE
OWNER ADDR: 00221 65TH LAND USE:
ST SW ALBUQUERQUE NM 87121

101105702017832204 LEGAL: 023 HUBB EL HTS ADD
PROPERTY ADDR: 00000 65TH
OWNER NAME: TORRES MARTHA R
OWNER ADDR: 00225 65TH LAND USE:
ST SW ALBUQUERQUE NM 87105

101105702217432203 LEGAL: 022 HUBB EL HTS ADD
PROPERTY ADDR: 00000 65TH
OWNER NAME: MARTINEZ AGUSTIN PAULINO
OWNER ADDR: 00229 65TH LAND USE:
ST SW ALBUQUERQUE NM 87121

101105702316432201 LEGAL: B RE PLAT OF LOTS 20 & 21 HUBBELL HTS
PROPERTY ADDR: 00000 CHURCHILL
OWNER NAME: PERALTA JOSEPH
OWNER ADDR: 09301 VOLCANO LAND USE:
RD NW ALBUQUERQUE NM 87121

101105701716332215 LEGAL: C RE PLAT OF LOTS 20 & 21 HUBBELL HTS
PROPERTY ADDR: 00000 CHURCHILL
OWNER NAME: OLGUIN CARLOS ETUX
OWNER ADDR: 06509 CHURCHILL LAND USE:
RD SW ALBUQUERQUE NM 87105

101105702714730918 LEGAL: 001 F CA RLOS REY SUB
PROPERTY ADDR: 00000 65TH
OWNER NAME: ~~CHASE MANHATTAN BANK TRUSTEE~~ Smoke Tony & Doris
OWNER ADDR: 00000 ~~3a / 6s45s5w PBQ NM 87121~~ ~~HATBORO PA 19040~~ LAND USE:

101105701614230919 LEGAL: 035 F CA RLOS REY ADDN
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: POHL COSME & MYRNA TRUSTEE
OWNER ADDR: 06715 HONEY LOCUST LAND USE:
AV NW ALBUQUERQUE NM 87121

101105700914330920 LEGAL: 036 F CA RLOS REY ADDN
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: LUJAN JOSE O & MARIA GUADALUP
OWNER ADDR: 00300 BATAAN LAND USE:
DR SW ALBUQUERQUE NM 87121

101105702914030917 LEGAL: 002 F CA RLOS REY SUBD
PROPERTY ADDR: 00000 65TH
OWNER NAME: LUCERO PAT KELLY
OWNER ADDR: 20056 56TH LAND USE:
ST NW ALBUQUERQUE NM 87105

101005751214141408 LEGAL: 1 BL K T- 1 CARLOS REY SUBD CONT 6600 SF M/L
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: ESPINO GERARDO
OWNER ADDR: 00301 BATAAN LAND USE:
DR SW ALBUQUERQUE NM 87121

101105701913530921 LEGAL: 034 F CA RLOS REY SUB
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: AGUILAR CESAR A
OWNER ADDR: 00306 BATAAN LAND USE:
RD SW ALBUQUERQUE NM 87121

101005750613541409 LEGAL: C BL K T- 1 PLAT OF LTS A-D BLK T-1 CARLOS REY SUBD
PROPERTY ADDR: 00000 N/A
OWNER NAME: SAUNDERS HELEN E
OWNER ADDR: 00708 CAMINO DEL BOSQUE LAND USE:
NW ALBUQUERQUE NM 87114

101005751313641407 LEGAL: 2 BL K T- 1 CARLOS REY SUBD CONT 6600 SF M/L
PROPERTY ADDR: 00000 BATAAN
OWNER NAME: CERECERES CESAR
OWNER ADDR: 00305 BATAAN LAND USE:
DR SW ALBUQUERQUE NM 87121

"Attachment A"

Sarah, Surveys Southwest, LTD
333 Lomas Blvd., NE / 87102 998-0303 / fax – 998-0306
Zone Map: K-11
Date: August 2, 2005

ALAMOSA N.A. (ALM) "R"
***Jeanette Baca**
901 Field SW/87121 836-3281 (h)
Klarissa Pena
6013 Sunset Gardens SW/87121 839-0372 (h) 831-5406 (w)
Website: www.ana-nm.org

SKYVIEW WEST N.A. (SVW) "R"
***Tony Chavez**
305 Claire Ln. SW/87121 831-5824 (h)
201 Claire Ln. SW/87121 831-5556 (h) BEATRICE PURCELLA

LOS VOLCANES N.A. (LVC) "R"
***M. Max Garcia**
6619 Honeylocust Ave. NW/87121 833-0969 (h)
David Edwards
637 Honeylocust Pl. NW/87121 833-5909 (h)

WEST MESA N.A. (WTM) "R"
***Louis Tafoya**
6411 Avalon Rd. NW/87105 836-3189 (h)
Bennie W. Matlock
837 Loma Hermosa Dr. NW/87105 836-1106 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

WEST MESA NEIGHBORHOOD ASSOCIATION
BENNIE W. MATLOCK
837 LOMA HERMOSA DRIVE NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Bennie W. Matlock:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the West Mesa Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

7004 0550 0000 8428 8436

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

For delivery information visit our website at www.usps.com®

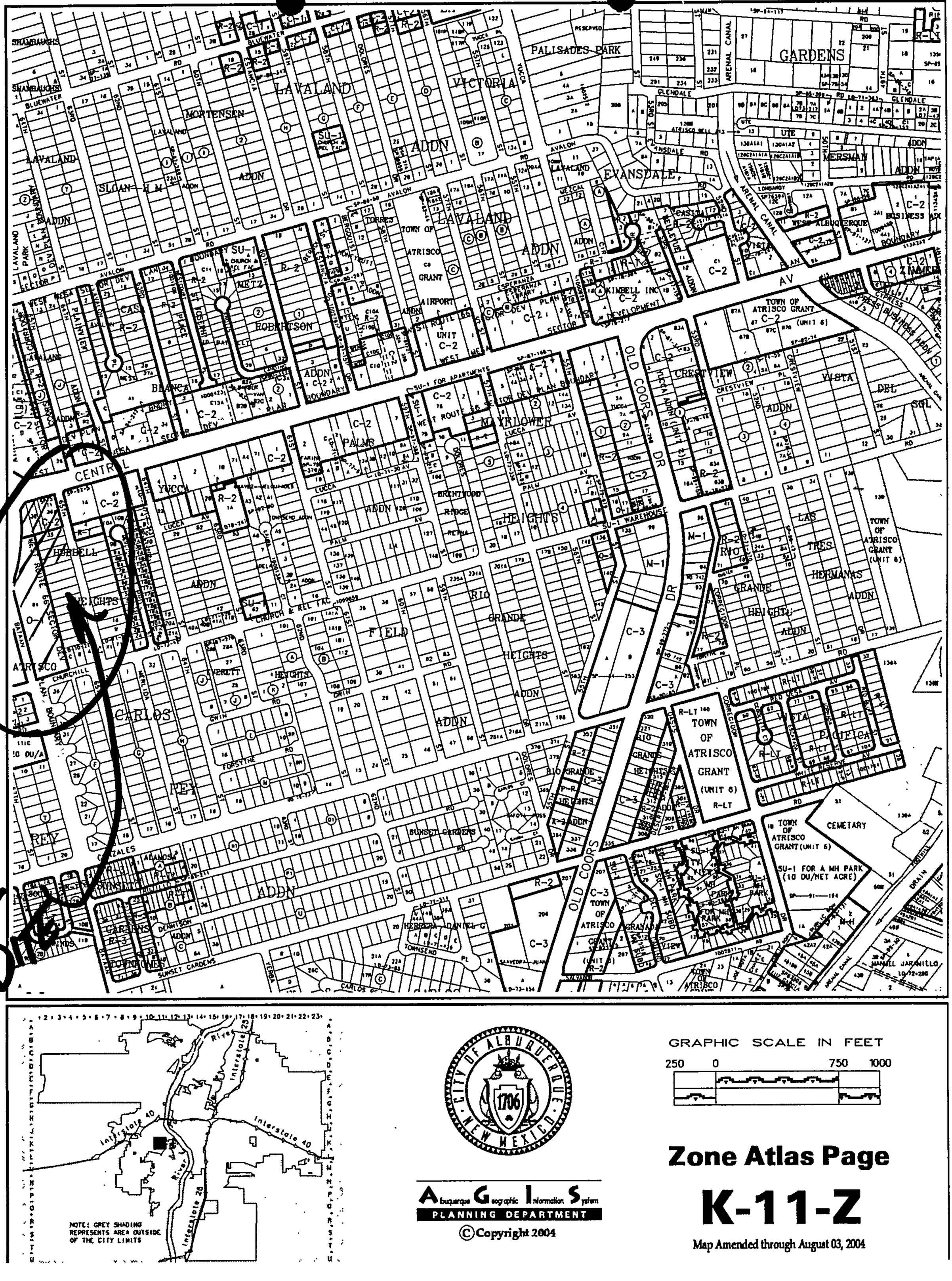
OFFICIAL USE

Postage	$ 1.83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

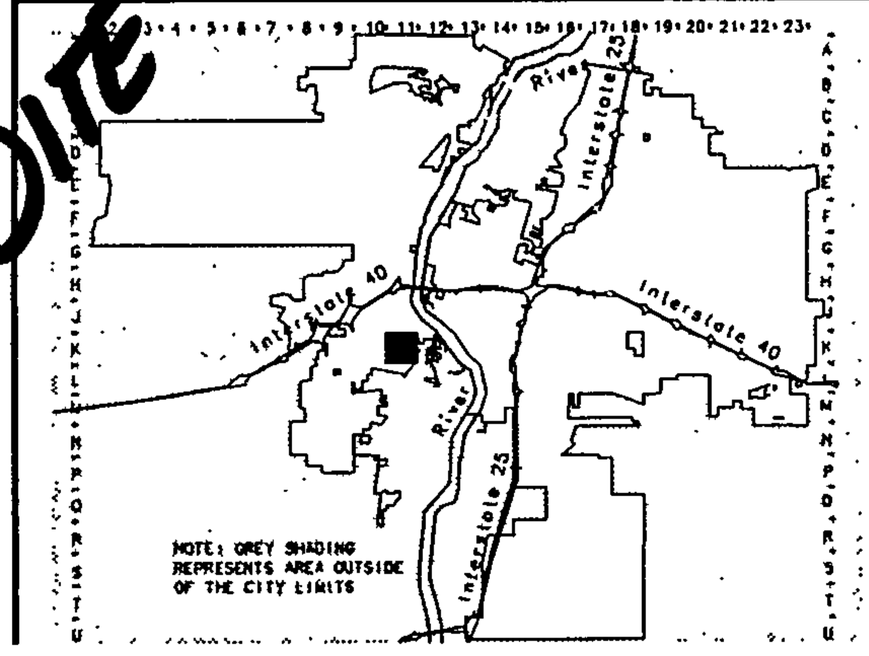
Postmark Here: 8/4/05

Sent To: BENNIE W. MATLOCK
Street, Apt. No.; or PO Box No.: 837 LOMA HERMOSA DR. NW
City, State, ZIP+4: ALBQ. N. MEX 87105

PS Form 3800, June 2002 — See Reverse for Instructions


LAVALAND
MORTENSEN
ADDN
SLOAN-H M
VICTORIA
PALISADES PARK
GARDENS
EVANSDALE
MERSMAN
TOWN OF ATRISCO GRANT
ROBERTSON
METZ
CASA BLANCA
PALMS
MAYFLOWER
HEIGHTS
RIO GRANDE
VISTA DEL SOL
HUBBELL
CARLOS REY
SUNSET GARDENS
CEMETARY
TOWN OF ATRISCO GRANT (UNIT 6)
SU-1 FOR A MH PARK (10 DU/NET ACRE)
SU-1 WAREHOUSE
SU-1 FOR APARTMENTS
SU-1 CHURCH & REL FAC
OLD COORS DR
ARENAL CANAL
AVALON
GLENDALE
CRESTVIEW
LUCCA
PALM
TOWNSEND
ATRISCO
CHURCHILL
FORSYTHE
EVERITT
DENNISON
SUNSET
ESPERANZA
KIMBELL INC
DEVELOPMENT
ESPERANZA LIBRARY
BUSINESS ADDN
ZIMMER
CYPRESS
CRESTVIEW
LAS TRES HERMANAS
GRANDE HEIGHTS
ADDN
PARK
MH
DRAIN
CANAL
C-1
C-2
R-2
R-T
R-LT
M-1
C-3
SU-1
O-1
R-3
R-4
SECTOR DEV PLAN
BOUNDARY
ROUTE 66
Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF ALBUQUERQUE NEW MEXICO 1706
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
K-11-Z
Map Amended through August 03, 2004

Site



A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through August 03, 2004

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 15, 2005

TO: **See Attached Distribution List of "Recognized" Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately six (6) acre(s): Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for Retail Shops, Restaurants and Office Space.**

Proposed by: **Surveys Southwest, Ltd. at 998-0303**
Agent for: **Chronis Development Limited**

For property located: **On or near 65th Street SW between Central Avenue SW and Churchill Road SW.**

The case number(s) assigned is: **05DRB- 01269 and 01270, Project # 1002535.**

City Planning accepted application for this request on **August 5, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 31, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DISTRIBUTION LIST:

Jeanette Baca and Klarissa Pena, Alamosa Neighborhood Association
Tony Chavez and Beatrice Purcella, Skyview West Neighborhood Association
M. Max Garcia and David Edwards, Los Volcanes Neighborhood Association
Louis Tafoya and Bennie W. Matlock, West Mesa Neighborhood Association

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 31, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1002535 05DRB-01269 Major-Vacation of Public Easements 05DRB-01270 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF: 1003709, Z-1211] (K-10)
Project #1004289 05DRB-01246 Major-Vacation of Pub Right-of-Way	WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **JOHN BARON BURG PARK ADDITION,** zoned SR, located on 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 05DRB-01073] (H-13)
Project #1004368 05DRB-01267 Major-SiteDev Plan BldPermit	JAMES COOKE agent(s) for RAIN FACTORY LLC request(s) the above action(s) for all or a portion of Tract(s) 4A-2, **NORTH RENAISSANCE CENTER**, zoned SU-1 FOR IP USES, located on CULTURE DR NE, between MONTANO RD NE and RENAISSANCE BLVD NE containing approximately 2 acre(s). [REF: PROJ. #1001118] (F-16)
Project #1003366 05DRB-01272 Major-Vacation of Pub Right-of-Way 05DRB-01273 Major-Vacation of Public Easements	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 15, 2005.

CITY OF ALBUQUERQUE

Planning Department

DRB

FOE

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NORTHCUTT LARRY G
200 65TH ST SW
ALBUQUERQUE NM 87121

87121+2357-00 C009

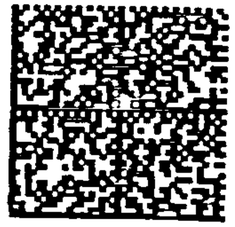
P O Box 1293 Albuquerque New Mexico 87103

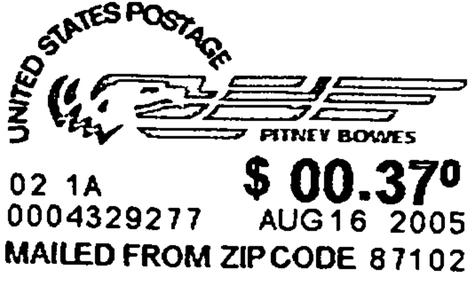
87103/9998

CITY OF ALBUQUERQUE

Planning Department

D R B





101105/02/14/30918

SANCHEZ TONY & DORIS
301 65TH ST. SW
ALBUQUERQUE NM 87121

B7121+2466-01 C003

P O Box 1293 Albuquerque New Mexico 87103

87103/1293

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST **ORIGINAL**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 2.6.2008
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 2-20-08
Date Preliminary Plat Expires: 2-20-09
DRB Project No.: 1002535
DRB Application No.: 08DRB-70004

HUBBELL HEIGHTS SHOPS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 35-A, 38-A, 38-B AND TRACTS 1-3 HUBBELL HEIGHTS ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER	BATAAN DRIVE SW	COORS SW	CHURCHILL	1	1	1
							1	1	1
		8"	WATERLINE FIRE HYDRANTS (3) PUBLIC/PRIVATE	BATAAN DRIVE SW	CENTRAL	CHURCHILL	1	1	1
							1	1	1
		12'	LEFT TURN BAY	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		STD.	CURB/GUTTER	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		6'	SIDEWALK	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
							1	1	1
							1	1	1

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CITY OF ALBUQUERQUE

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Project #1004368
05DRB-01267 Major-SiteDev Plan BldPermit

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Project #1003366
05DRB-01272 Major-Vacation of Pub Right-of-Way
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ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, **TOWN OF ALAMEDA GRANT,** zoned SU-1 FOR PRD, located on GOLF COURSE ROAD NW, between IRVING NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498. Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89, 04DRB-00596, 04DRB-00912, 04DRB01242] (B-12)

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 15, 2005.

Current DRC
Project Number:_____

FIGURE 12

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(Rev. 9-20-05)

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HUBBELL HEIGHTS SHOPS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 35-A, 38-A, 38-B AND TRACTS 1-3 HUBBELL HEIGHTS ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER	BATAAN DRIVE SW	COORS SW	CHURCHILL	1	1	1
							1	1	1
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		6'	SIDEWALK	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
							1	1	1
							1	1	1

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DAN GRANEY
NAME (print)

SURVEYS SOUTHWEST LTD
FIRM

Dan Graney 2.06.08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

2/20/08
DRB CHAIR - date

2/20/08
~~TRANSPORTATION~~ DEVELOPMENT - date

2/20/08
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/20/08
CITY ENGINEER - date

Christina Sandoval 2/20/08
PARKS & RECREATION - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

December 10, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent:
Applicant:
Legal Description: Hubbell Heights Addition
Acreage:
Zone Atlas Page: K-11

CERTIFICATE OF NO EFFECT: Yes X No

CERTIFICATE OF APPROVAL: Yes ____ No ____

SUPPORTING DOCUMENTATION:
Interviews with site owner; consultation with City Preservation Planner (see attached e-mail)
NOTE: Approximate dates for the Hubbell Motel are 1948 to 1984. Owner has made arrangements to donate site sign to a non-profit organization.

SITE VISIT: November 27, 2007. Buildings have been demolished and the site has been entirely cleared of any debris for a number of years. Photos taken of the site sign "HUBBELL MOTEL"

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(2)—extensive previous land disturbance).***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	SUBDIVISION
		___ Major Subdivision action
Prelim/Final		___✓___ Minor Subdivision action
	V	___ Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
	P	___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
	L	**STORM DRAINAGE**
	D	___ Storm Drainage Cost Allocation Plan

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): G.P.S. LLC PHONE: 417.4855

ADDRESS: 333 LOMAS BLVD NE FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:

APPLICANT: Chronis Development, Chris Chronis PHONE: 977-2103

ADDRESS: 1102 WASHINGTON NE FAX:

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: Owner List all owners: N/A

DESCRIPTION OF REQUEST: Combine ONE(1) TRACT & SEVEN(7) LOTS INTO Three(3) TRACTS AND Three(3) Lots, incorporate Vacated 5' P.U.E. (Proj# 1002535), DEDICATE ADDITIONAL R-O-W & Grant all Easements AS SHOWN.

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. LOTS 32, 33, 34, 35, W 35' OF LOT 37 & 38, TOGETHER Block: Unit:

Subdiv/Addn/TBKA: W LOT 36-A, HUBBELL HEIGHTS ADD & TRACT U4, UNIT L, TOWN OF ATRISCO GRANT

Existing Zoning: O-1 & C-2 Proposed zoning: N/A

Zone Atlas page(s): K-10-Z UPC Code: 101105700422032214, 101105700623432213, 101005751620340801 MRGCD Map No N/A

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj# 1002535, 1003709, 05DRB-01269, 05DRB-01270, 08DRB-70003, 08DRB-70004, 09DRB-70060, 09DRB-70303

CASE INFORMATION:

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

No. of existing lots: 7 LOTS 1 TRACT & No. of proposed lots: 3 TRACTS & 3 LOTS Total area of site (acres): 5.5450 AC.

LOCATION OF PROPERTY BY STREETS: On or Near: 105th Street SW

Between: CENTRAL AVE SW and COORS BLVD SW

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

SIGNATURE Sarah Gibson DATE 3.09.10

(Print) SARAH GIBSON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
10DRB - - 70063	P3F		$ 365.00
	CMF		$ 20.00
			$
			$
			$
			Total 385.00
			$ [redacted]

Hearing date March 17, 2010

3-9-10
Planner signature / date

Project # 1002535

FORM S(3): SUBDIVISION [redacted] R.B. MEETING (UNADVERTISED [redacted] R 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
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A 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.

VACANT

☐ **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.

SARAH GIBSON
Sarah Gibson 3.09.10
Applicant name (print)
Applicant signature / date

ALBUQUERQUE ★ NEW MEXICO

Form revised **October 2007**

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

Application case numbers
10DRB - _____ - 70083
_____ - _____ - _____
_____ - _____ - _____

3-9-10
Planner signature / date

Project # 1002535

G.P.S. LLC

333 Lomas Blvd, NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

March 8, 2010

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002535 / LOTS 35-A, 38-A, 38-B AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Board Members:

The purpose of the above referenced replat is to combine One (1) existing tract and Seven (7) lots into Three (3) new tracts and Three (3) new lots, dedicate additional public street right-of-way, incorporate vacated P.U.E. and grant all easements.

The vacation action to vacate an existing 5' P.U.E was approved October 21, 2009 (Project #1002535 / 09DRB-70303). The property owner has relocated the utilities and granted a 5' P.U.E as shown on the replat.

At the February 25, 2009 DRB hearing the above referenced property was approved for a one-year extension (Project #1002535, 09DRB –70066). The one-year extension has since expired.

To incorporate the vacated property, G.P.S. LLC agents for Chronis Development is requesting Preliminary/ Final plat approval. The owner has an agreement with the City of Albuquerque to construct the public improvements approved on the infrastructure list (Project #1002535, 06DRB-70004). The financial guarantee amount was paid on July 7, 2009 by the property owner.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

FIGURE 13

AGREEMENT TO CONSTRUCT PUBLIC IMPROVEMENTS BY CITY CONTRACT

THIS AGREEMENT is made this _____ day of _____, 20___, by and between the City of Albuquerque, New Mexico ("City"), whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico, 87103, and Chronis Development, Ltd. Partnership [type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited partnership, whose address is 5925 Central Ave. NW, ABQ, NM 87105, and whose telephone number is 977-2103, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer owns certain lands within the City known as: [describe]

Lot 35-A & Tracts 1, 2, & 3, Hubbell Heights Addition

("Developer's Property"). The Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in Developer's Property to the present owner] Chronis Development, Ltd. Partnership ("Owner").

Developer's Property will benefit from the construction of certain improvements detailed below, which will be located on public right-of-way, and the City is willing to construct those improvements with the participation of the Developer.

THEREFORE, the City and the Developer agree:

2. Improvements. The City agrees to install and complete the following public improvements, identified as Project No. 773282: water and sewer with related paving (the "Improvements") as provided in this Agreement.

3. Developer's Estimated Cost. The Developer's share has been determined to be One hundred and sixty thousand dollars ($160,000) ("Developer's Estimated Cost"), as detailed in the attached City-approved estimate attached hereto as Exhibit A. The Developers Estimated Cost includes inspection fees, testing lab fees, surveying fees, and engineering fees. Payment will be submitted with this Agreement.

4. Financial Guarantee. Developer agrees that the City's obligation to complete construction of the Improvements is contingent on Developer providing a financial guarantee ("Financial Guarantee") in the form of a subdivision improvements bond

or irrevocable letter of credit in the amount of the City's cost of the Improvements currently estimated to be $84,000. The Financial Guarantee shall be submitted to the City with the execution of this Agreement by the Developer.

5. Building Permits and Certificates of Occupancy. Developer agrees to develop the Property in the following manner:

a) Developer shall procure building permits from the City's Building and Development Services Division, and complete construction of two (2) pad sites within one (1) year of the final execution of this Agreement;

b) Developer shall procure building permits from the City's Building and Development Services Division, and complete construction of two (2) additional pad sites within two (2) years of the final execution of this Agreement; and

c) Developer shall procure a certificate of occupancy of all four (4) pad sites within two (2) years of the final execution of this Agreement.

d) In the event Developer has not completed the building pads and procured certificates of occupancy within the time periods specified, the City shall have the right to call on the Financial Guarantee to complete the Improvements or for the reimbursement of the cost of the Improvements.

e) The City shall execute a release of the Financial Guarantee promptly upon Developer timely procuring certificates of occupancy for all four (4) pad sites.

f) Upon the final execution of this Agreement, the City shall authorize its on-call contractor to start construction of the Improvements and diligently complete construction within twelve (12) months.

6. Accounting and Adjustment. After the Improvements are completed, the City shall render an accounting to the Developer, and the following adjustment will be made between the Developer and the City.

If the Developer's Estimated Cost is less than the actual cost of the Developer's share of construction of the Improvements, the Developer will pay the difference to the City promptly and without additional demand by the City.

If the Developer's Estimated Cost is more than the actual cost of the Developer's share of construction of the Improvements, the City will pay the difference to the Developer promptly and without additional demand by the Developer by City check.

7. Payment. All payments will be made only in the following form: cash, certified check, cashier's check or other form of payment approved by the City in advance of execution of this Agreement.

Mar 05 10 12:15p Chronis (505)256-3998 p.3

8. Change Orders. All change orders which are made to the Improvements and the amount by which the change order changes the obligation of the Developer must be established in writing, signed by the City and the Developer, and the Developer must pay the City any resulting amount due before the change order work is begun.

9. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage pre-paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

10. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Agreement. Changes to this Agreement are not binding unless made in writing and signed by both parties.

12. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

13. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

14. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

15. Authority to Execute: If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of the Developer's authority to execute this Agreement.

DEVELOPER: Chronis Development, Ltd. Partnership

By: _____

Printed Name: Chris Chronis

Title: Member

Dated: 6/19/09

CITY OF ALBUQUERQUE:

By: _____

Department of Municipal Development

Dated: _____

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)

) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 19th day of June, 2009 by [name of person:] Chris Chronis, [title or capacity, for instance, "President" or "Owner":] Member of [Subdivider:] Chronis Development, Ltd. Partnership.

(SEAL)

Ruth T. Lozano
Notary Public

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/2011

My Commission Expires:
4/22/2011

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this ____ day of _____, 20__ by _____, Department of Municipal Development of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

_____
Notary Public

My Commission Expires:

_____

Mar 05 10 12:16p Chronis (505)256-3998 p.5

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 21, 2009

Project# 1002535
09DRB-70303 VACATION OF PUBLIC EASEMENT

G. P. S. LLC agent(s) for CHRONIS DEVELOPMENT request(s) the referenced/ above action(s) for a 5 foot Public Utility Easement on a portion of Lot(s) 32-35 and Lot 38, **HUBBELL HEIGHTS ADDITION,** zoned SU-1/ 0-1 & C-1, located on the west side of 65TH ST SW and south of CENTRAL AVE SW containing approximately 5.556 acre(s). (K-10, K-11)

At the October 21, 2009 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.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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 November 19, 2009 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, AICP, DRB Chair

Cc: G.P.S. LLC – Sarah Gibson – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development – Chris Chronis -1102 Washington NE – Albuquerque, NM 87110
Jerry Gallegos – 417 65th Street SW – Albuquerque, NM 87121
Robert M. Hall – 409 Bataan SW – Albuquerque, NM 87121
Paul Otero – 6600 Central – Albuquerque, NM 87121
Marilyn Maldonado
Scott Howell
File

WELLS FARGO

TRADE SERVICES DIVISION - STANDBY LETTER OF CREDIT UNIT
One Front Street, 21st Floor, San Francisco, California 94111
Phone: (800) 798-2815 Option 1; Fax: 415-296-8905; E-Mail: sftrade@wellsfargo.com

Irrevocable Letter of Credit No. NZS642679

June 23, 2009

Beneficiary:
City of Albuquerque
One Civic Plaza
Albuquerque, NM 87103

RE: Letter of Credit for Chronis Development Limited Partnership
City of Albuquerque Project No.: 773282
Project Name: Hubbell Heights Shops

Dear Chief Administrative Officer:

This Letter of Credit is to advise the City of Albuquerque ("City") that, at the request of Chronis Development Limited Partnership; Wells Fargo Bank, N.A., San Francisco, California has established an irrevocable Letter of Credit in the sum of Eighty Four Thousand U.S. Dollars (US$84,000.00) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires Chronis Development Limited Partnership ("Subdivider") to provide for the installation of the improvements which must be constructed at Hubbell Heights Shops, Project No. 773282 ("Project").

The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The development is identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc._____, at pages _____to _____, as amended ("Agreement").

A draft or drafts for any amount up to, but not in excess of Eighty Four Thousand U.S. Dollars (US$84,000.00) is available by payment at sight at Wells Fargo Bank, N.A., One Front Street, 21st Floor, San Francisco, CA 94111 ***if presented on or after May 1, 2011, and on or before July 1, 2011.***

When presented for payment, the draft(s) is/are to be accompanied by the City's notarized certificate stating:

"1) Chronis Development Limited Partnership has failed to comply with the terms of the Agreement; and

2) The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3) The amount of the draft(s) does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft will be duly honored upon presentation to the drawee ***if presented on or after May 1, 2011 and on or before July 1, 2011.***

Mar 04 10 01:10p Chronis (505)256-3998 p.1

The draft(s) drawn under this credit must contain the clause: **"Drawn under Letter of Credit No. NZS642679 of Wells Fargo Bank, N.A., San Francisco, CA dated June 23, 2009."** and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable **until the earliest to occur of:**

1.) Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2.) City notification of Chronis Development Limited Partnership failure to comply with the terms of the Agreement, and payment by certified check from Wells Fargo Bank, N.A., San Francisco, to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3.) Expiration of the date July 1, 2011; or

4.) Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate **at 5:00 p.m., San Francisco time, July 1, 2011.**

This Letter of Credit is subject to the Uniform Customs and practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

Wells Fargo Bank, N.A.

By: _____

Name:

Title: AUREA C. BALENBIN
ASSISTANT VICE PRESIDENT

Mar 04 10 01:11p Chronis (505)256-3998 p.2

TREASURER'S REPORT OF DEPOSITS

Remitter: Chronis Development **Wells Fargo** **Check No. 05014602237**	**Project Name:** Hubbell Heights **CPN: 773282**
Comments: Procedure "C"	**Account: 233100** **Activity: 7000110** **Amount: $160,000.00**

Total Amount: $160,000.00
Verified By: Marilyn Maldonado
Phone Number: 924-3997
Deposit Date: July 7, 2009

DUPLICATE
City Of Albuquerque
Treasury Division

7/7/2009 12:10PM LOC: ANNX
RECEIPT# 00117434 WS# 007 TRANS# 0032
Account 233100 Fund 0110
Activity 7000110 TRSLJS
Trans Amt $160,000.00
J24 Misc $160,000.00
CK $160,000.00
CHANGE $0.00

MAR 04 '10 01:11p Chronis (505)256-3998 p.3

50 25 0 50 100 200

10

SCALE: 1" = 100'
PROJECT NO. 0310PB31
DRAWN BY PGB
ZONE ATLAS: K-10-Z
HUB.CR5

CENTRAL AVENUE
120' PUBLICLY DEDICATED RIGHT-OF-WAY

FND #4 REBAR W/CAP LS14269

S74°54'00"W 185.00'

FND 1" PIPE

S15°06'00"E 200.00'

65TH STREET SW
50' PUBLICLY DEDICATED RIGHT-OF-WAY

N34°34'20"E 56.54'

12.8'

15.4'

8.5'

11.9'

POR. LOT 37

LOT 38

LOT 36-A

AREA A
1.0927 ACRES

L=1634.39'

R=1032.93'

80.68'

13.5'

266.64'

8.4'

S74°54'00"W

LOT 35

125.00'

13.4'

AREA B
0.8319 ACRES

LOT 34

8.4'

LOT 33

316.29'

400.00'

45.00'

13.2'

S74°54'00"W

LOT 32

8.5'

JAMES M. HUBBELL
W.D. FILED 6/10/1955
BK. D-317, PG. 609

S74°54'00"W 185.00'

LOT 31

COORS BOULEVARD SW
156' PUBLICLY DEDICATED RIGHT-OF-WAY

L=158.34'

R=1032.93'

14.7'

LOT 30

S15°06'00"E

LOT 29

20.4'

LOT 28

AREA C
3.6205 ACRES

LOT 27

FD. 1" PIPE

64.3'

LOT 26

(637.0D')
637.61'

HUBBELL HEIGHTS
VOL. C1, FOL. 11
14-46

LOT 25

LOT 24

S15°06'00"E

9.2'

575.34'

LOT 23

LOT 22

BATAAN DRIVE SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

LOT 21

LOT 20

9.2'

(210.00')
209.86'

FND #4 REBAR
W/CAP LS1967

S74°54'00"W

12.0'

SET "+" ON SW

12.5'

CHURCHILL ROAD SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

EXHIBIT

SYMBOLS LEGEND

Ⓢ = SEWER MANHOLE

Ⓣ = TELEPHONE MANHOLE

= FIRE HYDRANT

65TH STREET S.W.

BICYCLE PATH

WESTBOUND TRAFFIC LANES

TRAFFIC ISLAND

CENTRAL AVENUE
120' RIGHT-OF-WAY

TRAFFIC ISLAND

EASTBOUND TRAFFIC LANES

Ⓣ

DRIVEWAY

SIDEWALK

DRIVEWAY

Ⓢ

Ⓢ

65TH STREET S.W.
50' RIGHT-OF-WAY

50 30 10 0 50

20 25

SCALE: 1" = 50'
PROJECT NO. 0802PB06
DRAWN BY PBERRY
ZONE ATLAS: K-10-Z
HUB.CR5

TRACT 36-A
HUBBELL HEIGHTS ADDN.

NORTH

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

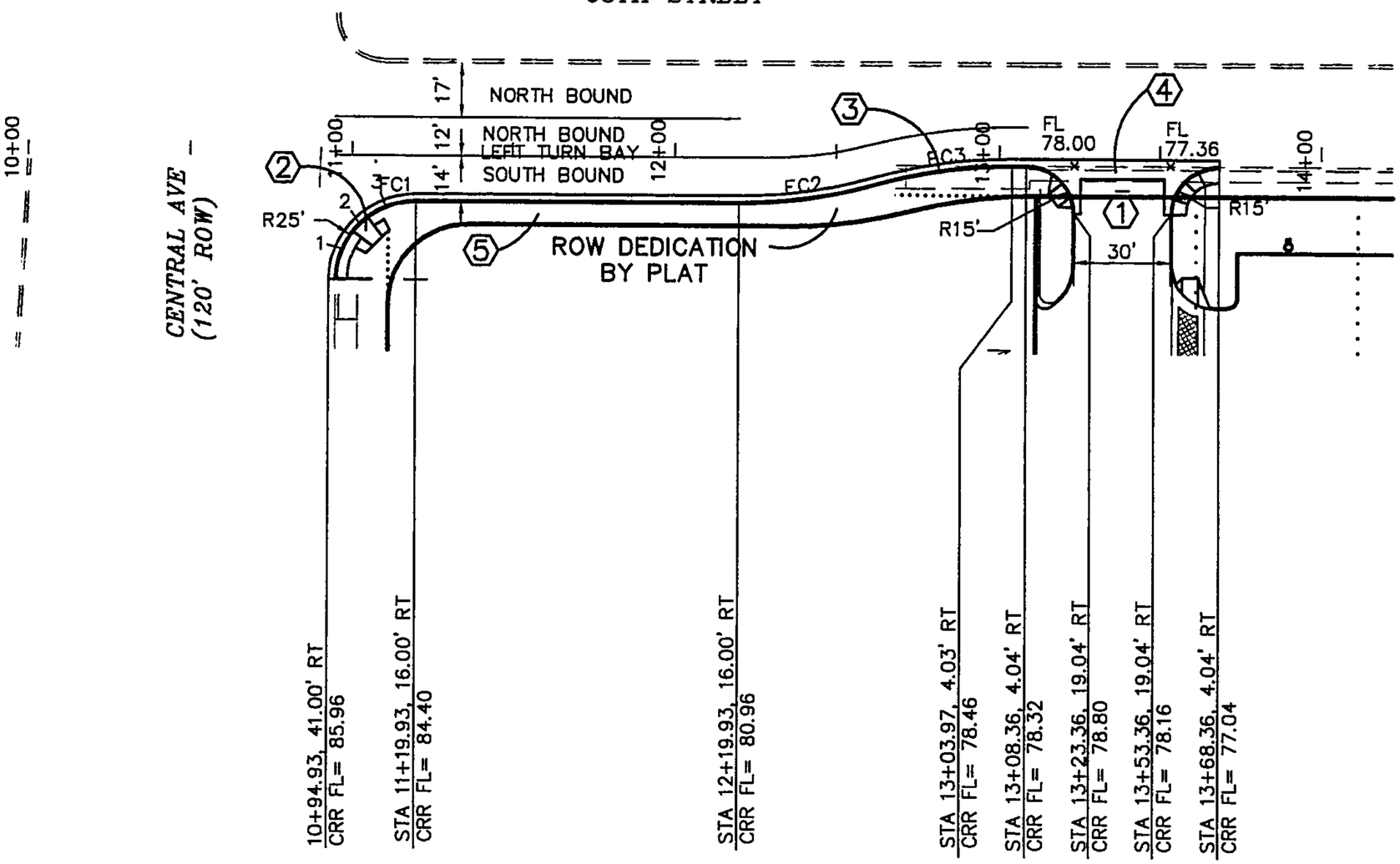
Hubbell Heights Addn.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	39.35	90°11'15"
FC2	150.00	42.51	16°14'13"
FC3	152.66	47.06	17°39'40"

	TC	FL
1	86.15	85.49
2	--	85.02
3	85.37	84.71

	TC	FL
1	78.92	78.26
2	--	78.20
3	78.98	78.48

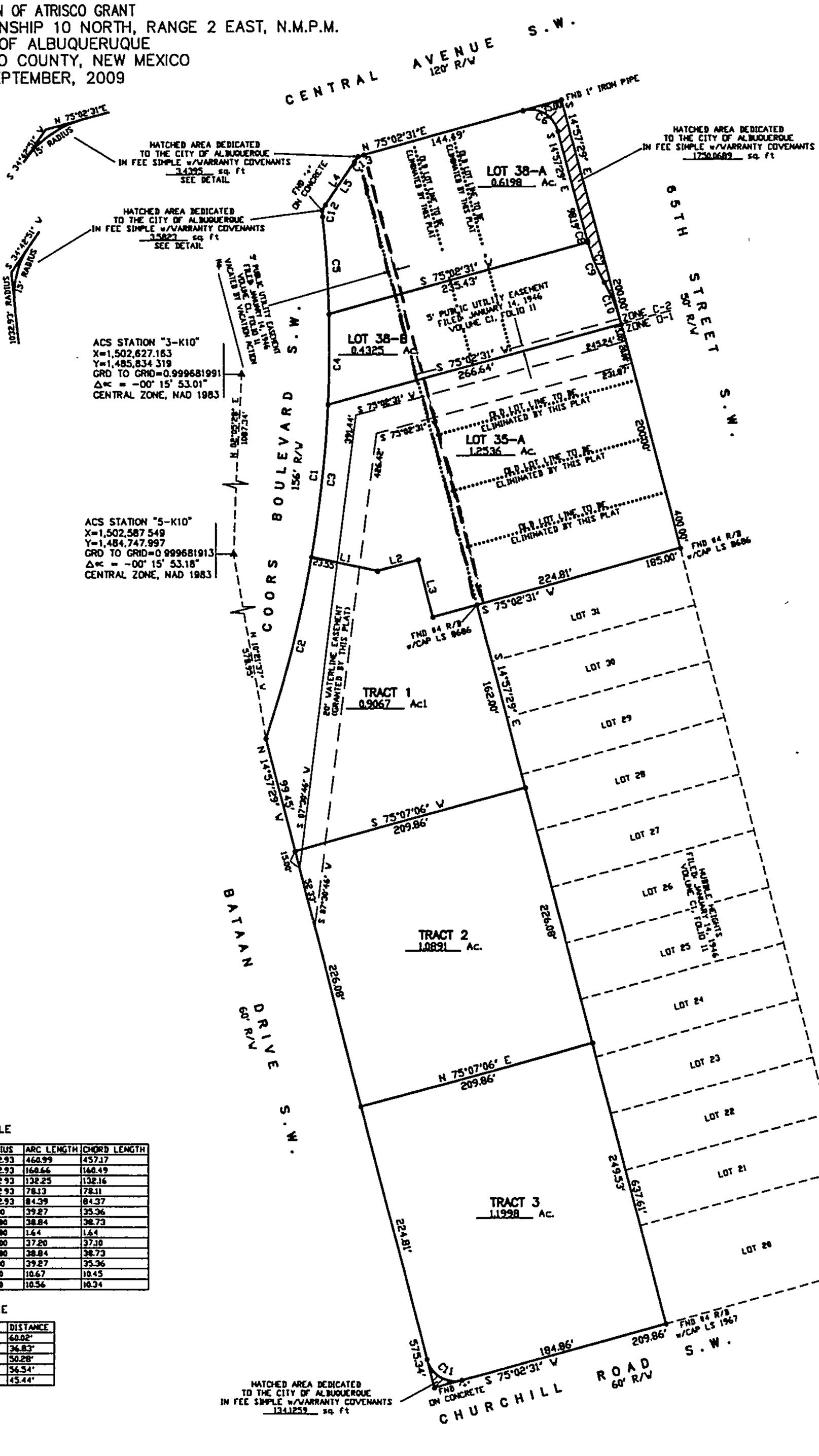
	TC	FL
1	78.34	77.84
2	--	77.56
3	77.97	77.30

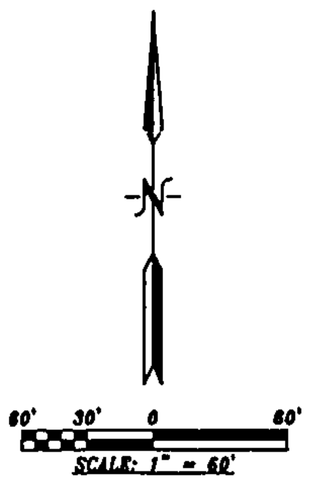


PLAT OF

LOTS 35-A, 38-A, 38-B AND TRACTS 1, 2 AND 3
HUBBELL HEIGHTS ADDITION

WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERUQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009





CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	25°34'14"	N 06°26'03" E	1032.93	460.99	457.17
C2	08°54'41"	N 14°45'56" E	1032.93	160.66	160.49
C3	07°20'10"	N 06°38'24" E	1032.93	132.25	132.16
C4	04°20'02"	N 00°48'18" E	1032.93	78.13	78.11
C5	04°40'52"	N 03°42'09" W	1032.93	84.39	84.37
C6	90°00'00"	N 59°57'29" W	25.00	39.27	35.36
C7	14°50'09"	S 22°22'28" E	150.00	38.84	38.73
C8	00°37'36"	S 15°16'12" E	150.00	1.64	1.64
C9	14°12'33"	S 22°41'16" E	150.00	37.20	37.10
C10	14°50'09"	N 22°22'33" W	150.00	38.84	38.73
C11	90°00'00"	S 59°57'29" E	25.00	39.27	35.36
C12	40°45'26"	S 14°20'08" W	15.00	10.67	10.45
C13	40°19'40"	S 54°52'41" W	15.00	10.56	10.34

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 78°26'55" E	60.02'
L2	N 75°07'06" E	36.83'
L3	S 14°52'54" E	50.28'
L4	N 34°42'31" E	56.54'
L5	N 34°42'31" E	45.44'

RED9-0292.DWG (JULY, 2009)

Created by Neevia docuPrinter trial version

29°

Proj # 1002535

No. of Lots: _____

Nearest Major Streets: COORS & CENTRAL.

FIGURE 12
SUBDIVISION IMPROVEMENTS AGREEMENT
PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12 day of April, 2010, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and CHRONIS DEVELOPMENT LP ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], LP, whose address is 1102 WASHINGTON NE. and whose telephone number is 977-2103, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:]
~~LOTS 35-A AND TRACTS 1-2 HUBBELL HEIGHTS ADDITION~~ (SEE EXHIBIT B), recorded on JAN 14 th 1946 in the records of the Bernalillo County Clerk at Book VOL C-1, pages 11 through 11 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:]
CHRONIS DEVELOPMENT, LP. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 35-A & 38-A TRACTS 1,2,3 HUBBELL HEIGHTS ADDITION (SEE EXHIBIT B) describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the MAY 1ST, 2011, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 773292.

Doc# 2010031037
04/13/2010 10:46 AM Page: 1 of 11
AGRE R:$29.00 M. Toulouse Oliver, Bernalillo County

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and Figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements, or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25 % of Actual Construction Cost
Excavation Permit Fees, Sidewalk Ordinance Fees, and Street Restoration Fees as required by City (Figure 7)	Approved Estimate

Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by HARRIS SURVEYING CO., and construction surveying of the private Improvements shall be performed by HARRIS SURVEY CO. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by ISAACSON & ARFMAN, P.A. and inspection of the private Improvements shall be performed by ISAACSON & ARFMAN, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by GE-TEST, Inc., and field testing of the private Improvements shall be performed by GE-TEST, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefore.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guarantees:

Type of Financial Guaranty: LETTER OF CREDIT NZ5642679
Amount: $ 84,000.00
Name of Financial Institution or Surety providing Guaranty:
WELLS FARGO
Date City first able to call Guaranty: MAY 1ST 2011
[Construction Completion Deadline]: MAY 1ST 2011 20 11.
If Guaranty other than a Bond, last day City able to call Guaranty is:
July 1ST, 20 11.
Additional information:

Type of Financial Guaranty: CASHIERS CHECK CK#050146022237
Amount: $ 160,000.00
Name of Financial Institution or Surety providing Guaranty:

Date City first able to call Guaranty: MAY 1ST 2011
[Construction Completion Deadline]: MAY 1ST 2011 20 11.
If Guaranty other than a Bond, last day City able to call Guaranty is:
July 1ST, 2011.
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of, or the failure to give, directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which

has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: CHRONIS DEVELOPMENT LP

By [Signature]: _____
Name [Print]: CHRISTOPHER CHRONIS
Title: OWNER GP
Dated: 4/8/10

CITY OF ALBUQUERQUE

By: _____
Richard Dourte, City Engineer
Dated: 4-12-10

4/12/10

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 8th day of April, 20 10, by [name of person:] Christopher Chronis, [title or capacity, for instance, "President" or "Owner":] General Partner of [Subdivider:] Chronis Development, LP.

(SEAL)

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/2011

Ruth T. Lozano
Notary Public

My Commission Expires:
4/22/2011

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12th day of April, 2010, by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Linda C. Evans
Notary Public

My Commission Expires:
10-07-12

LINDA C. EVANS
NOTARY
PUBLIC
STATE OF NEW MEXICO

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST **ORIGINAL**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 2.6.2008
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 2-20-08
Date Preliminary Plat Expires: 2-20-09
DRB Project No.: 1002535
DRB Application No.: 08DRB-70004

HUBBELL HEIGHTS SHOPS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 35-A & 38-A AND TRACTS 1-3 HUBBELL HEIGHTS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

B-1

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
773252		8"	SANITARY SEWER	BATAAN DRIVE SW	COORS SW - CHURCHILL		1	1	1
							1	1	1
		8"	WATERLINE FIRE HYDRANTS (3) PUBLIC/PRIVATE	BATAAN DRIVE SW	CENTRAL - CHURCHILL		1	1	1
							1	1	1
		12'	LEFT TURN BAY	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		STD.	CURB/GUTTER	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		6'	SIDEWALK	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
							1	1	1
							1	1	1

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

DAN GRANEY
NAME (print)

SURVEYS SOUTHWEST LTD
FIRM

Dan Graney 2.06.08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

2/20/08
DRB CHAIR - date

Christina Sandoval 2/20/08
PARKS & RECREATION - date

2/20/08
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

2/20/08
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 2/20/08
CITY ENGINEER - date

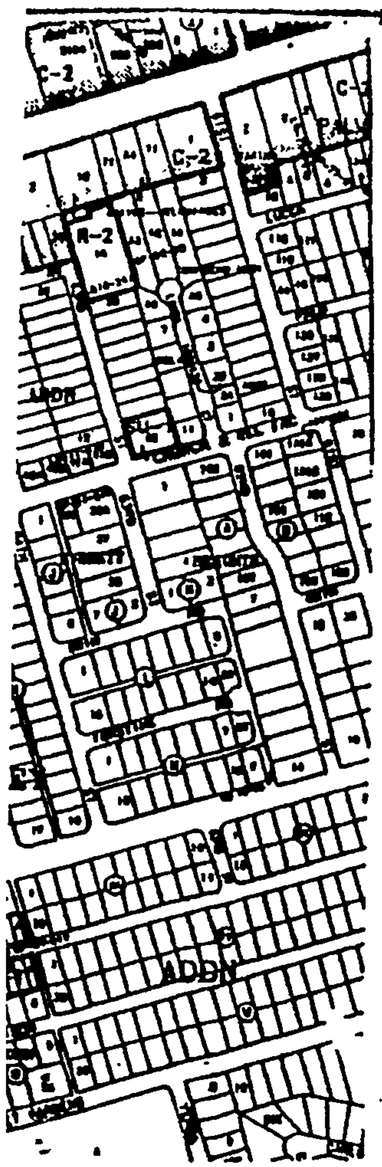
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

EXHIBIT B



N.T.S.

ZONE ATLAS:
K-10-Z

LEGAL DESCRIPTION

A certain tract of land being and comprised of Lots numbered Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-eight (38) and the westerly Thirty-five feet (W. 35') of Lot Thirty-seven (37) in Hubbell Heights Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1946 in Volume C1, folio 11;

TOGETHER WITH Lot numbered Thirty-six-A (36-A) in Hubbell Heights Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1975 in Volume B10, folio 71;

TOGETHER WITH Tract Sixty-four (64) In Unit No. 6 on Sheet No. 2 of plat showing a Portion of Tracts Allotted from the Town of Atrisco Grant filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944; LESS AND EXCEPTING therefrom that portion of Tract 64 condemned by the City of Albuquerque for right-of-way for the North/South Coors Connection in District Court Case No. CV85-07248, judgement filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1988 in Book Misc. 594A, page 960 as Document No. 8819003, records of Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract being the Northeast corner of said Lot 36-A, being a point of intersection of the South right-of-way of Central Avenue and the West right-of-way of 65th Street SW; thence from said point of beginning running along said West right-of-way of 65th Street SW S 14° 57' 29" E, 400.00 feet; thence leaving said right-of-way S 75° 02' 31" W, 185.00 feet; thence S 14° 57' 29" E, 637.61 feet to the Southeast corner of said tract, being a point on the North right-of-way of Churchill Road SW; thence running along said North right-of-way S 75° 02' 31" W, 209.86 feet to the Southwest corner of said tract, being a point of intersection with the East right-of-way of Bataan Drive SW; thence running along said East right-of-way N 14° 57' 29" W, 575.34 feet to a point of intersection with the East right-of-way of Coors Boulevard SW; thence running along said East right-of-way along a curve to the left having a central angle of 25° 34' 14", with a radius of 1032.93 feet, a distance of 460.99 feet (chord bearing N 06° 26' 03" E, 457.17 feet to the Northwest corner of said tract; thence N 34° 42' 51" E, 56.54 feet to a point on the South right-of-way of Central Avenue; thence running along said South right-of-way N 75° 02' 31" E, 185.00 feet to the point of beginning and containing 5.5550 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE

Gmail by Google

Sarah Gibson <sargib@gmail.com>

Project No. 1002535

1 message

Zamora, David M. <dmzamora@cabq.gov> **Tue, Mar 16, 2010 at 10:48 AM**
To: sargib@gmail.com

The .dxf file for Project No. 1002535 (Hubbell Hts) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
505.924.3929 phone
505.924.3812 fax
www.cabq.gov/planning/agis/
dmzamora@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S

___ Major Subdivision action
✓ Minor Subdivision action
✓ Vacation OF 5' P.U.E.
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE — D

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (**Phase I, II, III**)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

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:

Professional/Agent (if any): G.P.S. LLC, SARAH GIBSON PHONE: 417.4855
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0305
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

APPLICANT: CHRONIS DEVELOPMENT, CHRIS CHRONIS PHONE: 977.2103
ADDRESS: 1102 WASHINGTON NE FAX:
CITY: ALBQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: VACATE AN EXISTING 5' PUBLIC UTILITY 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. LOTS 32, 33, 34, 35, W35 OF LOT 37 & 38 Block: N/A Unit: N/A
Subdiv/Addn/TBKA: TOGETHER W/ LOT 36-A, HUBBELL HEIGHTS ADD & TR. 64, UNIT 6, TOWN OF ATRISCO GRANT
Existing Zoning: O-1 & C-2 Proposed zoning: N/A
Zone Atlas page(s): K-10-Z UPC Code: 101105700422032214, 101105700623432213, 101051651620340801 MRGCD Map No N/A

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-1211
Proj# 1002535, 1003709, 05DRB-01269, 05DRB-01270, 08DRB-70003, 08DRB-70004, 09DRB-70066

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of existing lots: 8 No. of proposed lots: 10 Total area of site (acres): 5.5450 AC
LOCATION OF PROPERTY BY STREETS: On or Near: 65TH STREET SW
Between: CENTRAL AVE SW and COORS BLVD SW

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

SIGNATURE Sarah Gibson DATE 9.25.09
(Print) SARAH GIBSON Applicant: ☐ Agent: ☒

Form revised 4/07

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
09DRB - 70303
- - -
- - -
- - -
- - -

Hearing date 10/21/09

Action	S.F.	Fees
VPE	✓	$ 45.00
ADV	___	$ 75.00
CME	___	$ 20.00
___	___	$ ___
___	___	$ ___
		Total $ 140.00

Sandy Handley 09/25/09
Planner signature / date

Project # 1002535

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.

Sarah Gibson
Applicant name (print)

Sarah Gibson 9.25.09
Applicant signature / date

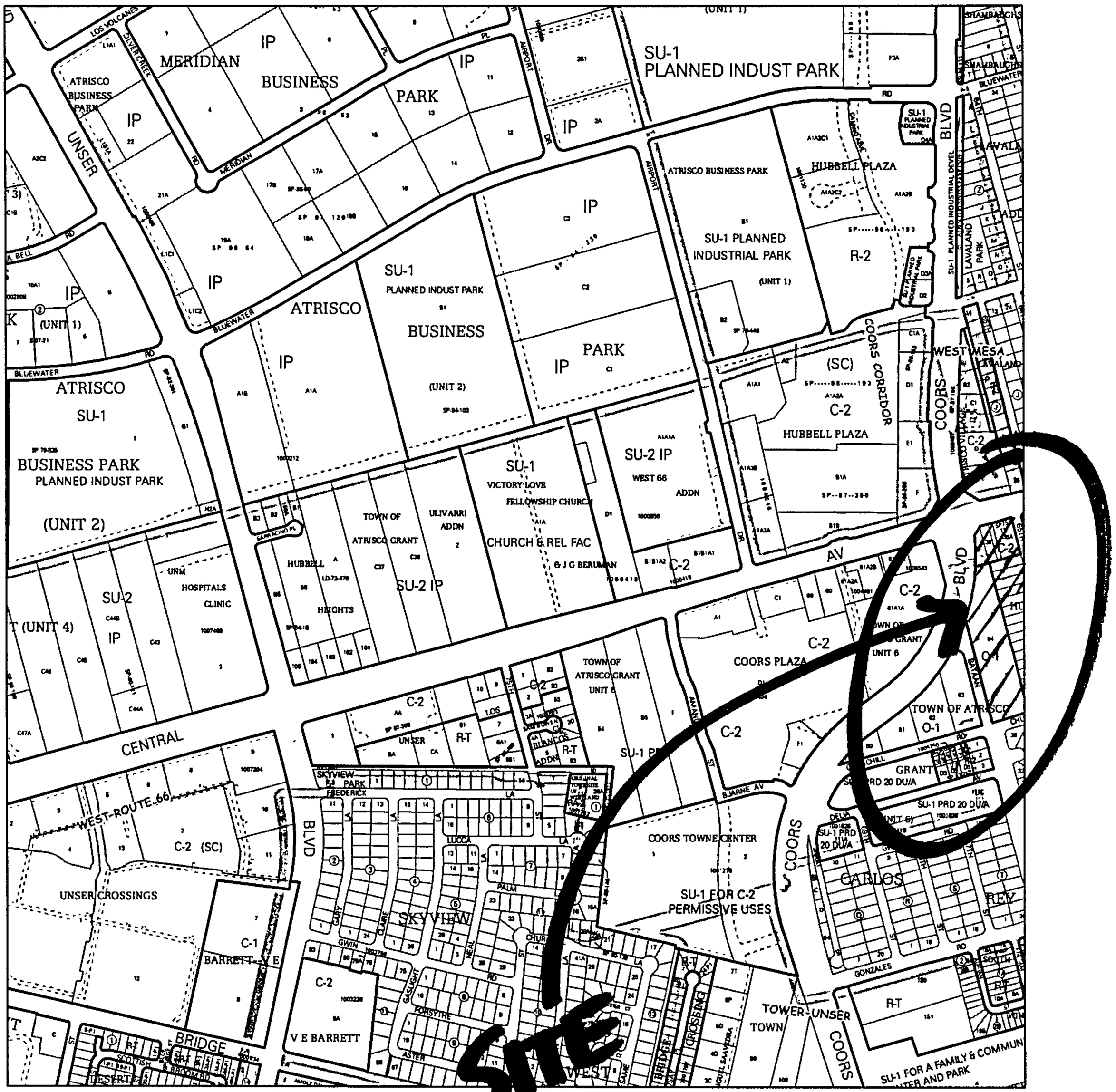
Form revised 4/07

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

Application case numbers
09DRB - 70303
- -
- -

Sandy Handley 09/25/09
Planner signature / date

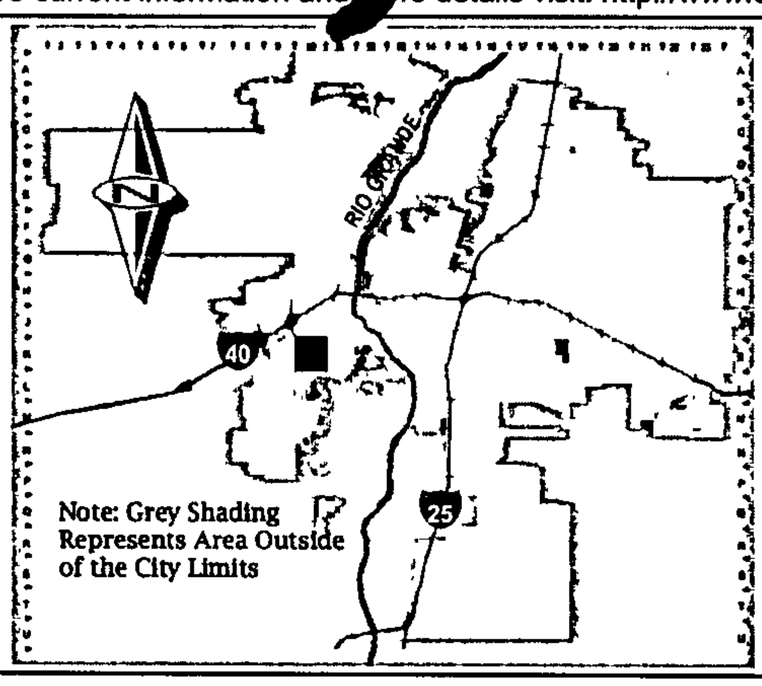
Project # 1002535



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

K-10-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 417-4855 * Fax 998-0305

September 24, 2009

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: VACATION ACTION – VACATE AN EXISTING 5' PUBLIC UTILITY EASEMENT – HUBBELL HEIGHTS ADDITION

Dear Board Members:

At the DRB hearing of February 25, 2009, (09DRB-70066 / Project #1002535) the above referenced property was approved for a one-year preliminary plat extension. The vacation action that was tied to the plat has since expired.

To facilitate preliminary / final plat approval, G.P.S. LLC agents for Chronis Development, is resubmitting a request to vacate an existing 5' public utility easement within the above referenced property. The property owner will relocate existing utilities within the easement.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 22, 2009

Sarah Gibson
G.P.S., LLC
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0305

Dear Sarah:

Thank you for your inquiry of **September 22, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 32,33,34,35, W 35' OF LOT 37,38, TOGETHER W/LOT 36-A, HUBBELL HEIGHTS ADDITION AND TRACAT 64, UNIT 6, TOWN OF ATRISCO GRANT, LOCATED ON 65TH STREET SW BETWEEN CENTRAL AVENUE SW AND COORS BOULEVARD SW ZONE** map **K-10.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALAMOSA N.A. (ALM) "R"
Jeanette Baca
901 Field SW/87121 836-3281 (h)
Jerry Gallegos
417 65th St. SW/87121 836-0668 (h)

LOS VOLCANES N.A. (LVC) "R"
M. Max Garcia
6619 Honeylocust Ave. NW/87121 833-0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW/87121 836-4419 (h)

SKYVIEW WEST N.A. (SVW) "R"
Bea Purcella
201 Claire Ln. SW/87121 831-5556 (h)
Sharon Birner
200 Gary Ln. SW/87121 836-7096 (h)

WEST MESA N.A. (WTM) "R"
Michael Quintana
301 63rd St. NW/87105 839-4250 (h)
Louis Tafoya
6411 Avalon Rd. NW/87105 836-3189 (h)

WEST SIDE MERCHANTS ASSOC. (WSM) "R"
Larry Nelson
929 Old Coors SW/87105 836-3330 (w)
Humberto Perez
701B Old Coors SW/87105 489-2104 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **09/22/09** Entered: **2:55 p.m.** ONC Rep. Initials: **SW**

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102

September 24, 2009

ALAMOSA NEIGHBORHOOD ASSOCIATION
JEANETTE BACA
901 FIELD SW
ALBUQUERQUE, NM 87121

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here: 9.25.09

7009 0960 0000 2624 3323

Sent To: JEANETTE Baca
Street, Apt. No.; or PO Box No.: 901 FIELD SW
City, State, ZIP+4: ALBQ. N.MEX 87121

PS Form 3800, August 2006 — See Reverse for Instructions

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Jeanette Baca:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

Upon approval of the vacation action, a plat submittal to facilitate final plat approval will be submitted to DRB for approval to combine one (1) existing tract and seven (7) lots into three (3) new tracts and three (3) new lots. A copy of the action is enclosed. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102*

September 24, 2009

ALAMOSA NEIGHBORHOOD ASSOCIATION
Jerry Gallegos
901 FIELD SW
ALBUQUERQUE, NM 87121

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Total Postage & Fees	$ 5.54

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Sent To: JERRY GALLEGOS
Street, Apt. No.; or PO Box No.: 417 65th St. SW
City, State, ZIP+4: ALBQ. N. MEX 87121

PS Form 3800, August 2006 — See Reverse for Instructions

7009 0960 0000 2624 3330

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Jerry Gallegos:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5′ public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 8710

September 24, 2009

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
M. MAX GARCIA
6619 HONEYLOCUST AVE., NW
ALBUQUERQUE, NM 87121

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Total Postage & Fees	$ 5.54

Postmark Here: 9.25.09

7009 0960 0000 2624 3347

Sent To: M. Max Garcia
Street, Apt. No., or PO Box No.: 6619 Honeylocust Ave NW
City, State, ZIP+4: Albq. N. Mex. 87121

PS Form 3800, August 2006 — See Reverse for Instructions

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear M. Max Garcia:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102

September 24, 2009

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
BEN SANDOVAL
6516 HONEYLOCUST AVE., NW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Ben Sandoval:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

7009 0960 0000 2624 3354

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here: 9.25.09

Sent To: BEN SANDOVAL
Street, Apt. No.; or PO Box No.: 6516 HONEYLOCUST AVE NW
City, State, ZIP+4: ALBQ. N. MEX. 87121

PS Form 3800, August 2006 — See Reverse for Instructions

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102

September 24, 2009

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
BEA PURCELLA
201 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Bea Purcella:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

7009 0960 0000 2624 3647

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Sent To Bea Purcella
Street, Apt. No.; or PO Box No. 201 Claire Ln. SW
City, State, ZIP+4 Albq. N. Mex 87121

PS Form 3800, August 2006 See Reverse for Instructions

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102

September 24, 2009

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
SHARON BIRNER
200 GARY LANE SW
ALBUQUERQUE, NM 87121

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Sent To: Sharon Birner
Street, Apt. No.; or PO Box No.: 200 Gary Ln SW
City, State, ZIP+4: Albq, NM 87121

PS Form 3800, August 2006 — See Reverse for Instructions

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Sharon Birner:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 8710

September 24, 2009

WEST MESA NEIGHBORHOOD ASSOCIATION
LOUIS TAFOYA
6411 AVALON ROAD NW
ALBUQUERQUE, NM 87105

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Postmark Here: 9.25.09

Sent To: Louis Tafoya
Street, Apt. No.; or PO Box No.: 6411 Avalon Rd NW
City, State, ZIP+4: ALBQ, N.M. EX 87105

7009 0960 0000 2624 3392

PS Form 3800, August 2006 — See Reverse for Instructions

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Louis Tafoya:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102

September 24, 2009

WEST MESA NEIGHBORHOOD ASSOCIATION
MICHAEL QUINTANA
301 63RD STREET NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Michael Quintana:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

7009 0960 0000 2624 3385

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 9.25.09

Sent To Michael Quintana
Street, Apt. No.; or PO Box No. 301 63rd St. NW
City, State, ZIP+4 ALBQ. N.M. NEX 87105

PS Form 3800, August 2006 See Reverse for Instructions

G.P.S. LLC

333 Lomas Blvd., NE * Albuquerque, New Mexico 8710

September 24, 2009

WEST SIDE MERCHANTS ASSOCIATION
LARRY NELSON
929 OLD COORS SW
ALBUQUERQUE, NM 87105

7009 0960 0000 2624 3408

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.54

Postmark Here 9.25.09

Sent To Larry Nelson
Street, Apt. No.; or PO Box No. 929 Old Coors SW
City, State, ZIP+4 Albq. N. Mex 87105

PS Form 3800, August 2006 See Reverse for Instructions

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Larry Nelson:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

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The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

G.P.S. LL

333 Lomas Blvd., NE * Albuquerque, New Mexico 871

September 24, 2009

WEST SIDE MERCHANTS ASSOCIATION
HUMBERTO PEREZ
701-B OLD COORS SW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A, 38-A, 38-B & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Humberto Perez:

This letter is a notice to you of continuing action on the Hubbell Heights Addition.

G.P.S. LLC is submitting the above referenced property for a vacation action to vacate an existing 5' public utility easement to DRB for approval. The prior vacation action expired February 20, 2008.

Upon approval of the vacation action, a plat submittal to facilitate final plat approval will be submitted to DRB for approval to combine one (1) existing tract and seven (7) lots into three (3) new tracts and three (3) new lots. A copy of the action is enclosed. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is October 21, 2009.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

Sarah Gibson

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from OCTOBER 6, 2009 To OCTOBER 21, 2009

5. REMOVAL

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

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

Sarah Gibson — (Applicant or Agent)

9.25.09 — (Date)

I issued 2 signs for this application, 09/25/09 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002535

Rev. 1/11/05

PLAT OF
LOTS 35-A & 38-A & TRACTS 1, 2 & 3
HUBBELL HEIGHTS ADDITION
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2

STATION 3-K10
X = 362,381.29
Y = 1,485,771.51
GROUND TO GRID = 0.9996782
DELTA ALPHA = -00°15'51.8"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION 5-K10
X = 362,341.63
Y = 1,484,685.30
GROUND TO GRID = 0.99987811
DELTA ALPHA = -00°15'52"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

CENTRAL AVENUE
120' PUBLICLY DEDICATED RIGHT-OF-WAY

LEGAL DESCRIPTION
POINT OF BEGINNING
FND 1" PIPE

3,44 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

FND #4 REBAR W/CAP LS14288

(N74°54'00"E)
N75°02'31"E 185.00'
144.48'

1758.37 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

N34°42'51"E 56.54'

FND "+" ON SW

3,88 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

N00°05'28"E 1087.34'

Lot 38

Por. Lot 37

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

Lot 38-A

LOT 38-A
1.0927 ACRES GROSS
1.0525 ACRES NET

S14°57'29"E 198.19'

(S15°06'00"E)
S14°57'29"E

50' PUBLICLY DEDICATED RIGHT-OF-WAY
65TH STREET SW

C4

5' UTILITY EASEMENT VACATED BY THIS PLAT

5' UTILITY EASEMENT (Ch. 71)

ZONE C1 ZONE C2

N78°02'31"E 266.64'

5' UTILITY EASEMENT (C1, 11)

Lot 35

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

400.00'

200.00'

Lot 34

LOT 35-A
1.2536 ACRES GROSS
1.2536 ACRES NET

Lot 33

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

Lot 32

FND #4 REBAR W/CAP LS9666

S75°02'31"W 185.00'

FND #4 REBAR W/CAP LS9666 (S74°54'00"W)

LOT 31

LOT 30

200.00'

LOT 29

LOT 28

LOT 27

FD 1-1/4" AP
HUBBELL HEIGHTS
VOL C1, FOL 11

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

C1

C3

C2

COORS BOULEVARD SW
156' PUBLICLY DEDICATED RIGHT-OF-WAY

N00°21'37"W 575.85'

60.02'
N78°28'55"W

S75°07'06"W
38.83'

N14°52'54"W
50.00'

S75°07'06"W 30.81'

S75°02'31"W

99.45'

S75°07'06"W
208.86'

N14°57'29"W
(N15°06'00"W)
228.05'

S75°07'06"W
208.86'

575.34'

224.81'

TRACT 1
0.9067 ACRES GROSS
0.9067 ACRES NET

Por. Tract 64

TRACT 2
1.0891 ACRES GROSS
1.0891 ACRES NET

TRACT 3
1.2028 ACRES GROSS
1.1998 ACRES NET

(S15°06'00"E)
S14°57'29"E
228.05'

(637.00')
637.61'

249.53'

182.00'

BATAAN DRIVE SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

134.13 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

FND "+" ON SW

184.86'

209.86'
(210.00')

S75°02'31"W
(S74°54'00"W)

FND #4 REBAR W/CAP LS10967

CHURCHILL ROAD SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

40 20 10 0 10 20 40 80
SCALE: 1" = 60'
PROJECT NO. 0507PB02
DRAWN BY PGB
ZONE ATLAS: K-10-Z
HUB.CR5

NORTH

MONUMENT LEGEND

- ◆ – FOUND CONTROL STATION AS NOTED
- ■ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1032.93'	460.99'	25°34'14"	N08°26'03"E	457.17'
C2	1032.93'	160.68'	8°54'41"	N14°45'50"E	160.49'
C3	1032.93'	132.25'	7°20'10"	N06°38'24"E	132.16'
C4	1032.93'	168.08'	9°19'23"	N01°41'22"W	167.89'
C5	1032.93'	5.56'	0°18'29"	N06°11'46"W	5.56'
C6	15.00'	10.87'	40°45'28"	S14°20'08"W	10.45'
C7	15.00'	10.56'	40°19'40"	N54°32'41"E	10.34'
C8	25.00'	39.27'	90°00'00"	N59°57'29"W	35.36'
C9	25.00'	39.27'	90°00'00"	S59°57'29"E	35.36'
C10	150.00'	38.84'	14°50'08"	S22°22'33"E	38.73'
C11	150.00'	38.84'	14°50'08"	S22°22'33"E	38.73'

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 22

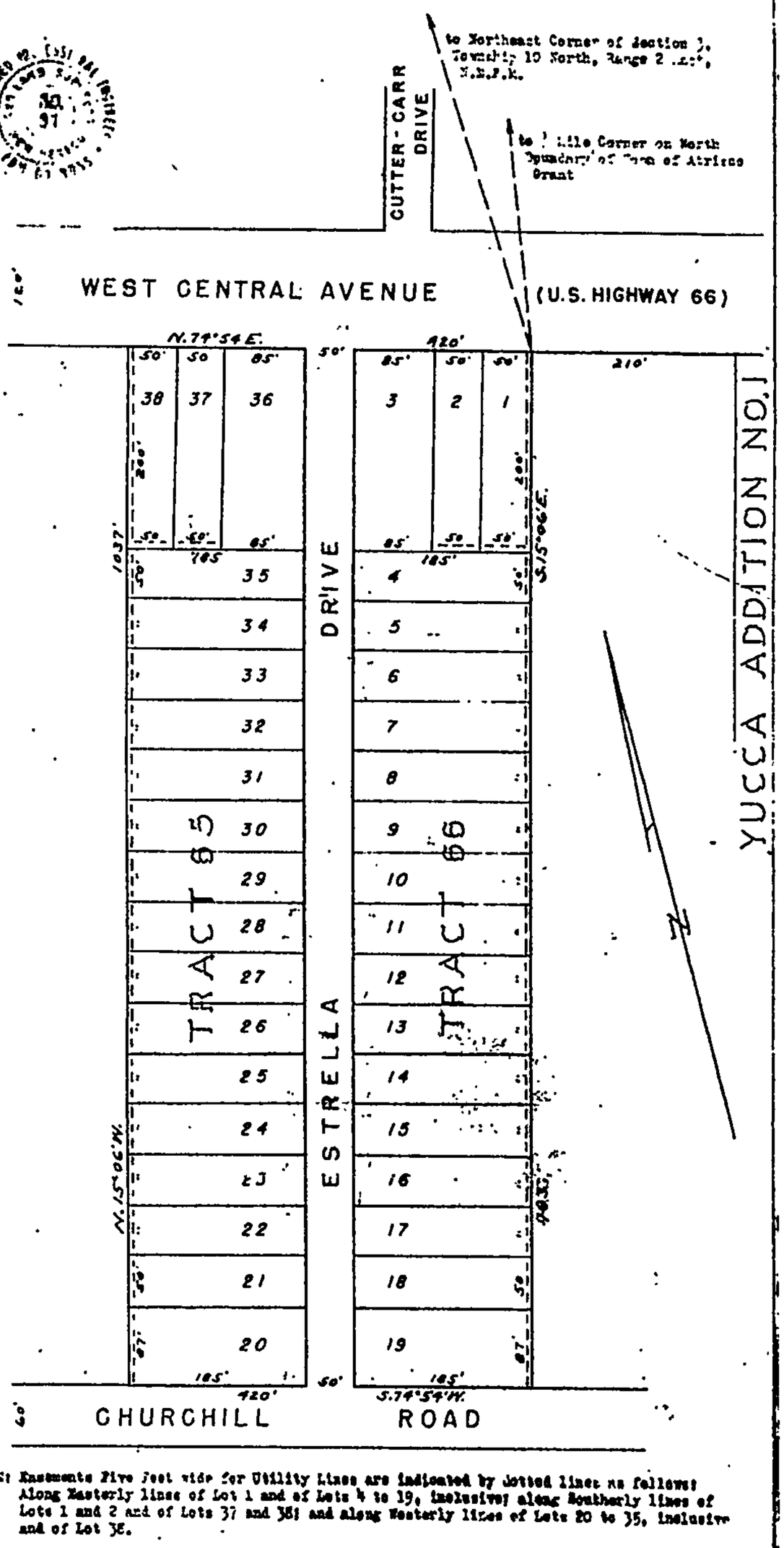
HUBBELL HEIGHTS

LOTS 1 TO 38 INCLUSIVE

ALBUQUERQUE, NEW MEXICO

Scale: 1 inch = 100 feet

SURVEY and PLAT by ROSS - BEYER ENGINEERING OFFICE
DECEMBER 22, 1945 - JANUARY 7, 1946 JAJ - ER



NOTE: Easements Five feet wide for Utility Lines are indicated by dotted lines as follows: Along Easterly lines of Lot 1 and of Lots 4 to 19, inclusive; along Southerly lines of Lots 1 and 2 and of Lots 37 and 38; and along Westerly lines of Lots 20 to 35, inclusive and of Lot 38.

The foregoing subdivision of that certain tract of land situate in School District No.28, Bernalillo County, New Mexico, within the Town of Atrisco Grant, being the property designated as TRACTS 65 and 66 in UNIT NO.6 on Sheet No.2 of PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT filed in the office of the County Clerk of Bernalillo County, New Mexico, on the Fifth day of December, 1945, and described by survey as follows: Beginning at the Northeast corner, which is the Northeast corner of said Tract 66, a point on the Southerly line of West Central Avenue (U.S.Highway 66), 210 feet S.74°54'E. along said line from the Northwest corner of Yucca Addition No.1, from which beginning point the 1/4 Mile Corner on the North Boundary of the Town of Atrisco Grant bears N.9°35'33"E., 18,631.35 feet distant and the Northeast Corner of Section 3, Township 10 North, Range 2 East, N.M.P.M., bears N.2°32'25"W., 17,875.33 feet distant; Running from said beginning point S.15°06'E. along the Easterly line of said Tract 66, 1037 feet to the Southeast corner; thence S.74°54'W. along the Northerly line of Churchill Road, 420 feet to the Southwest corner, which is the Southwest corner of said Tract 65; thence N.15°06'W. along the Westerly line of said Tract 65, 1037 feet to the Northwest corner; thence N.74°54'E. along the Southerly line of West Central Avenue (U.S.Highway 66), 420 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 38, inclusive, of HUBBELL HEIGHTS, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

Philip Hubbell / Lucy S. Hubbell
Owners and Proprietors of Lots 1 to 19, inclusive (Tract 65)

James M. Hubbell / Lula B. Hubbell
Owners and Proprietors of Lots 20 to 38, inclusive (Tract 66)

State of New Mexico,)
County of Bernalillo,) ss.

On this 6th. day of January, 1946, before me, a Notary Public in and for said County, personally appeared PHILIP HUBBELL and LUCY HUBBELL his wife and JAMES M.HUBBELL and LULA B.HUBBELL his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
In Witness Thereof I have hereunto set my hand and seal, the day and date last above written.

Walter Hubbell Notary Public

My commission expires August 31, 1946

I, Edmund Ross, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Plat of HUBBELL HEIGHTS upon which this certificate appears, and approved the same, this 6th. day of January, 1946.

Edmund Ross County Surveyor

I, Ray Cleghorn, County Clerk of Bernalillo County, New Mexico, hereby certify that the Plat of HUBBELL HEIGHTS upon which this certificate appears was approved and accepted for filing by the Board of County Commissioners of said County at its regular meeting held on the 7th. day of January, 1946.

Ray Cleghorn County Clerk.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/17/2009 Issued By: E08375

Permit Number: **2009 070 066** **Category Code 910**

Application Number: 09DRB-70066, Ext Of Major Preliminary Plat

Address:

Location Description: 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW

Project Number: 1002535

Applicant
Chronis Development
Chris Chronis
1102 Washington Ne
Albuquerque NM 87110
877-2103

Agent / Contact
Gps Llc
Sarah Gibson
333 Lomas Blvd Ne
Albuquerque NM 87102
417-4855

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
TOTAL:		**$70.00**

City Of Albuquerque
Treasury Division

2/17/2009 10:21AM LOC: ANNX
WS# 007 TRANS# 0003
RECEIPT# 00110764-00110764
PERMIT# 2009070066 TRSLJB
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $20.00
CK $50.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S

- ✓ Major Subdivision action
- ✓ Minor Subdivision action — 1 YR. EXTENSION OF PRELIM / FINAL PLAT
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE — L D

- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z A

- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): A.P.S. LLC / SARAH GIBSON PHONE: 417.4855
ADDRESS: 333 LOMAS BLVD NE FAX:
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

APPLICANT: CHRONIS DEVELOPMENT, CHRIS CHRONIS PHONE: 977.2103
ADDRESS: 1102 WASHINGTON NE FAX:
CITY: ALBQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNER List all owners: N/A

DESCRIPTION OF REQUEST: REQUESTING 1 YEAR EXTENSION OF PRELIMINARY / FINAL PLAT

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. LOTS 32, 33, 34, 35, 38 W35' OF LOT 37 Block: N/A Unit: N/A
Subdiv/Addn/TBKA: TOGETHER W/ LOT 36-A HUBBELL HEIGHTS ADD & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT
Existing Zoning: ~~SU-1 FOR C-2 & RESTAURANT~~ Proposed zoning: N/A
O-1 & C-2
Zone Atlas page(s): K-11-Z UPC Code: 1-011-057-004-220-32214 / 1-011-057-006-234-32213 / 1-010-057-516-203-40801 MRGCD Map No. N/A

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-1211, PROJ # 1002535, 1003709, 05DRB-01269, 05DRB-01270, 08DRB-70003, 08DRB-70004

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 8 No. of **proposed** lots: 5 Total area of site (acres): 5.5550 AC
LOCATION OF PROPERTY BY STREETS: On or Near: 65TH STREET SW
Between: CENTRAL AVE SW and COORS BLVD SW

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

SIGNATURE Sarah Gibson DATE 2-05-09
(Print) SARAH GIBSON Applicant: ☐ Agent: ☒

Form revised 4/07

FOR OFFICIAL USE ONLY

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

Application case numbers: 09DRB-700606

Action	S.F.	Fees
EPP	___	$ 50.00
CMF	___	$ 20.00
	___	$
	___	$
	___	$
		Total $ 70.00

Hearing date February 25, 2009

2-12-09
Planner signature / date

Project # 1002535

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~~ MINOR 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 PRELIMNARY/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
___ 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.

SARAH GIBSON
Applicant name (print)

Sarah Gibson 2.05.09
Applicant signature / date

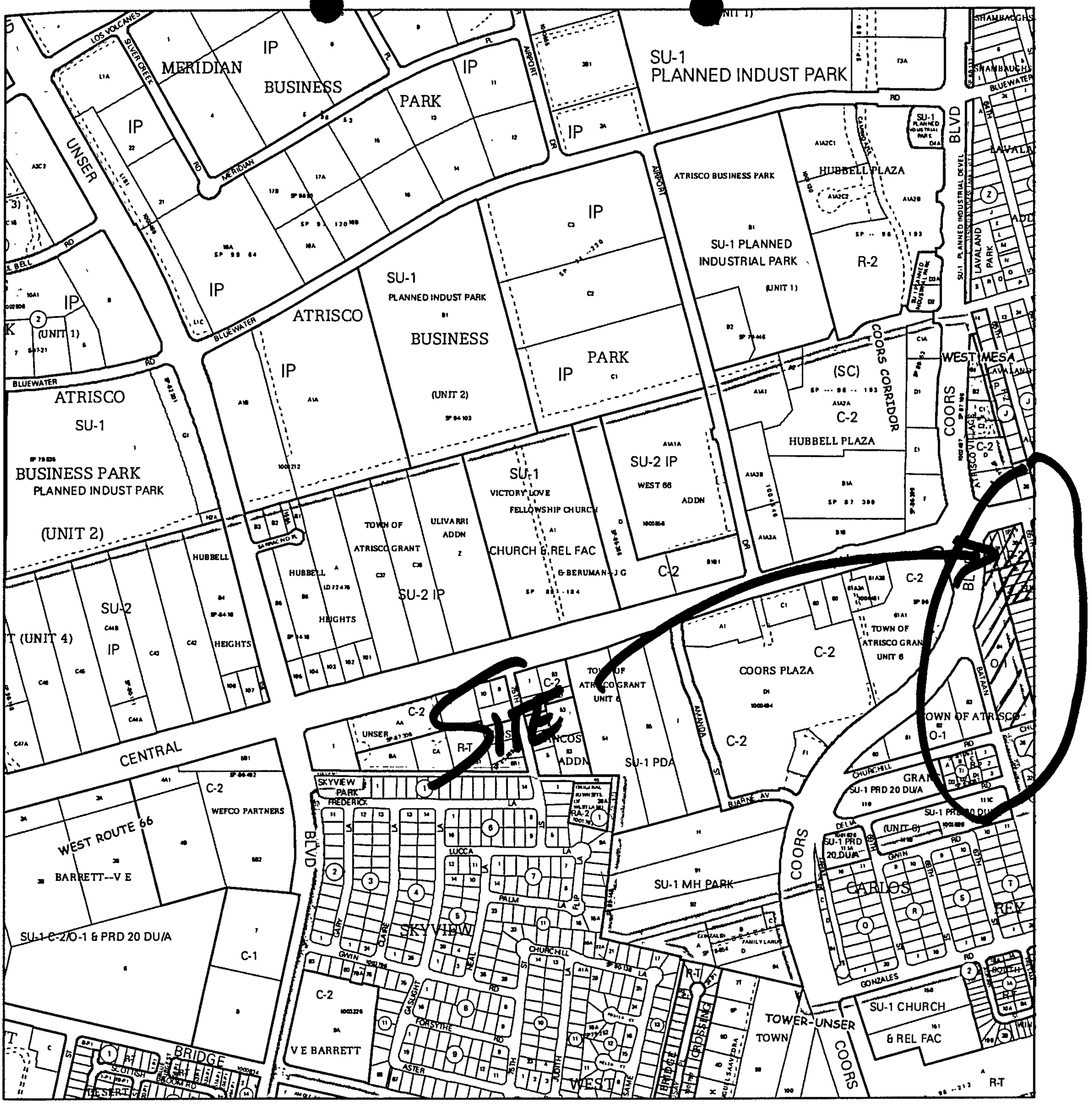
Form revised **October 2007**

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

Application case numbers
09DRB - ____ - 70066
____ - ____ - ____
____ - ____ - ____

2.17.09
Planner signature / date

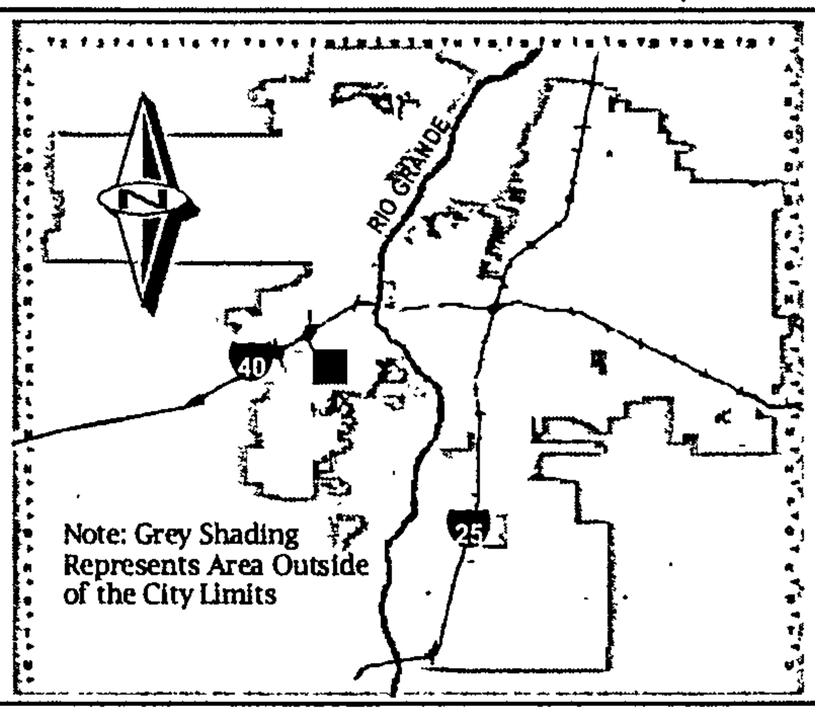
Project # 1007535



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

K-10-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

G.P.S. LLC

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * (505) 998-0303 * Fax (505) 998-0305*

February 16, 2009

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1003709 – LOTS 35-A & 38-A AND TRACTS 1, 2, & 3,
HUBBELL HEIGHTS ADDITION

Dear Board Members:

G.P.S. LLC agent for Chronis Development request a One (1) year extension for preliminary / final plat approval for the above referenced property so that the owner may complete the SIA process and address the comments from the utility companies.

If you have any questions please feel free to contact me.

Sincerely,

Sarah Gibson

N.T.S.

ZONE ATLAS:
K-10-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.

2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K10 AND 3-K10, AS SHOWN HEREON.

3. DISTANCES ARE GROUND DISTANCES.

4 PLAT SHOWS ALL EASEMENTS OF RECORD.

5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE PLAT OF HUBBELL HEIGHTS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 14, 1946 IN VOLUME C1, FOLIO 11.

6 GROSS AREA 5.5550 ACRES

7. NUMBER OF EXISTING TRACTS/LOTS 1 TRACT/ 7 LOTS

8. NUMBER OF TRACTS/LOTS CREATED 3 TRACTS/2 LOTS

9. PROPERTY IS ZONED C-2 AND O-1.

10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS-LOT ACCESS, DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS 1, 2 AND 3 AND LOTS 30 31, 35-A AND 38-A. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

11. NO PROPERTY WITHIN THE AREA OF THIS PLAT ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC# _____
PROPERTY OWNER OF RECORD
_____
BERNALILLO COUNTY TREASURERS OFFICE.
_____

LEGAL DESCRIPTION

A certain tract of land being and comprised of Lots numbered Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-eight (38) and the westerly Thirty-five feet (W 35') of Lot Thirty-seven (37) in Hubbell Heights Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1946 in Volume C1 folio 11,

TOGETHER WITH Lot numbered Thirty-six-A (36-A) in Hubbell Heights Addition as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1975 in Volume B10, folio 71,

TOGETHER WITH Tract Sixty-four (64) in Unit No. 6 on Sheet No. 2 of plat showing a Portion of Tracts Allotted from the Town of Atrisco Grant filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944, LESS AND EXCEPTING therefrom that portion of Tract 64 condemned by the City of Albuquerque for right-of-way for the North/South Coors Connection in District Court Case No. CV85-07248, judgement filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1988 in Book Misc. 594A, page 960 as Document No 8819003, records of Bernalillo County, New Mexico, and being more particularly described as follows

BEGINNING at the Northeast corner of said tract being the Northeast corner of said Lot 36-A, being a point of intersection of the South right-of-way of Central Avenue and the West right-of-way of 65th Street SW, thence from said point of beginning running along said West right-of-way of 65th Street SW S 14° 57' 29" E, 400.00 feet; thence leaving said right-of-way S 75° 02' 31" W, 185.00 feet; thence S 14° 57' 29" E, 637.61 feet to the Southeast corner of said tract, being a point on the North right-of-way of Churchill Road SW thence running along said North right-of-way S 75° 02' 31" W, 209.86 feet to the Southwest corner of said tract, being a point of intersection with the East right-of-way of Bataan Drive SW; thence running along said East right-of-way N 14° 57' 29" W, 575.34 feet to a point of intersection with the East right-of-way of Coors Boulevard SW; thence running along said East right-of-way along a curve to the left having a central angle of 25° 34' 14", with a radius of 1032.93 feet, a distance of 460.99 feet (chord bearing N 05° 26' 03" E, 457 17 feet to the Northwest corner of said tract; thence N 34° 42' 51" E, 56.54 feet to a point on the South right-of-way of Central Avenue, thence running along said South right-of-way N 75° 02' 31" E, 185 00 feet to the point of beginning and containing 5.5550 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE_____DATE.
OWNER(S) PRINT NAME.
ADDRESS _____TRACT.
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007.
BY:

MY COMMISSION EXPIRES
_____ _____
NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES 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 WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this
day of _____, 2007.

_____ My commission expires. _____
Notary Public

PLAT OF
LOTS 35-A & 38-A & TRACTS 1, 2 & 3
HUBBELL HEIGHTS ADDITION
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE (1) EXISTING TRACT AND SEVEN (7) EXISTING LOTS INTO TWO (2) NEW LOTS AND THREE (3) NEW TRACTS OF LAND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN AND TO VACATE A UTILITY EASEMENT AS SHOWN

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

_____
CITY SURVEYOR DATE

_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

_____
PARKS & RECREATION DEPARTMENT DATE

_____
A.B.C.W.U.A. DATE

_____
A.M.A.F.C.A. DATE

_____
CITY ENGINEER DATE

_____
DRB CHAIRPERSON PLANNING DEPARTMENT DATE

_____
REAL PROPERTY DIVISION DATE

_____
ENVIRONMENTAL HEALTH DEPARTMENT DATE

UTILITY APPROVALS

_____
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE

_____
QWEST TELECOMMUNICATIONS DATE

_____
COMCAST CABLE DATE

SURVEYORS CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico do hereby certify that the plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

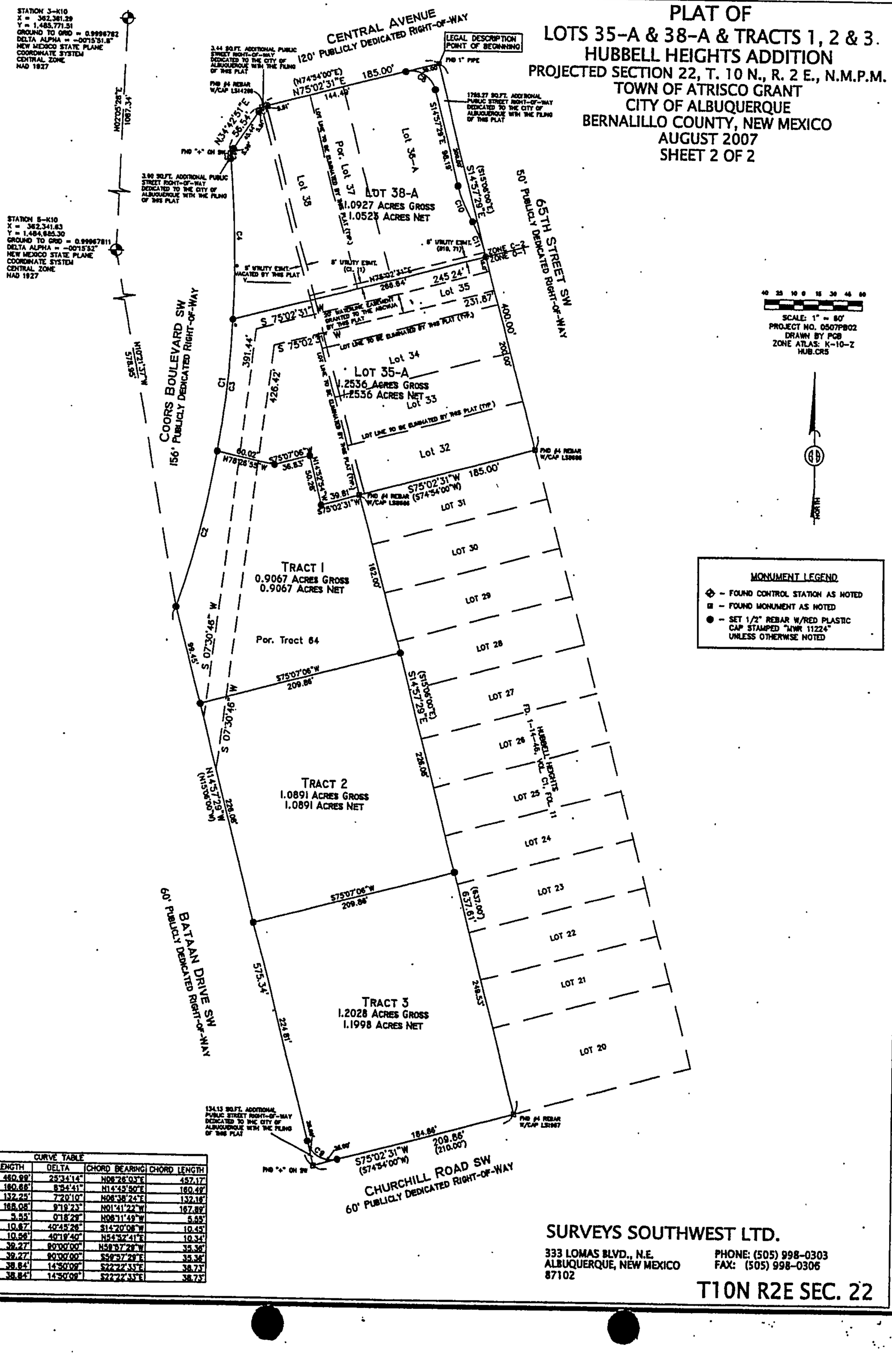
_____
Mitchell W. Reynolds
New Mexico Professional Surveyor, 8686 Date

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

PROJECT NO. 0507P802

T10N R2E SEC. 22

PLAT OF
LOTS 35-A & 38-A & TRACTS 1, 2 & 3.
HUBBELL HEIGHTS ADDITION
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2



40 20 10 0 15 30 45 60
SCALE: 1" = 80'
PROJECT NO. 0507PB02
DRAWN BY PGB
ZONE ATLAS: K-10-Z
HUB.CR5

NORTH

MONUMENT LEGEND

- ◈ – FOUND CONTROL STATION AS NOTED
- ⊠ – FOUND MONUMENT AS NOTED
- ● – SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1032.93'	460.99'	25°34'14"	N06°26'03"E	457.17'
C2	1032.93'	160.66'	8°54'41"	N14°45'50"E	160.49'
C3	1032.93'	132.25'	7°20'10"	N06°38'24"E	132.16'
C4	1032.93'	168.08'	9°19'23"	N01°41'22"W	167.89'
C5	1032.93'	5.55'	0°18'29"	N08°11'49"W	5.55'
C6	15.00'	10.67'	40°45'26"	S14°20'08"W	10.45'
C7	15.00'	10.56'	40°19'40"	N54°32'41"E	10.34'
C8	25.00'	39.27'	90°00'00"	N59°57'29"W	35.36'
C9	25.00'	39.27'	90°00'00"	S59°57'29"E	35.36'
C10	150.00'	38.84'	14°50'09"	S22°22'33"E	38.73'
C11	150.00'	38.84'	14°50'09"	S22°22'33"E	38.73'

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 22

Temporary Internet Files\Content.Outlook\MT9F7X0K\0507PB02.dwg, 6/2/2008 1:19:32 PM

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST **ORIGINAL**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 2-6-2008
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 2-20-08
Date Preliminary Plat Expires: 2-20-09
DRB Project No.: 1002535
DRB Application No.: 08DRB-70004

HUBBELL HEIGHTS SHOPS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 35-A & 38-A AND TRACTS 1-3 HUBBELL HEIGHTS ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SANITARY SEWER	BATAAN DRIVE SW	COORS SW	CHURCHILL	1	1	1
							1	1	1
		8"	WATERLINE FIRE HYDRANTS (3) PUBLIC/PRIVATE	BATAAN DRIVE SW	CENTRAL	CHURCHILL	1	1	1
							1	1	1
		12'	LEFT TURN BAY	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		STD.	CURB/GUTTER	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
		6'	SIDEWALK	65th STREET W. R/W	CENTRAL	175' SOUTH	1	1	1
							1	1	1
							1	1	1

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER

DAN GRANEY
NAME (print)

SURVEYS SOUTHWEST LTD
FIRM

Dan Graney 2.06.08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

2/20/08
DRB CHAIR - date

2/20/08
TRANSPORTATION DEVELOPMENT - date

2/20/08
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/20/08
CITY ENGINEER - date

Christina Sandoval 2/20/08
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 20, 2008

Project# 1002535
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) *(Deferred from 1/30/08 & 2/6/08)*

At the February 20, 2008, 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. With the signing of the infrastructure list dated 2/20/08, the preliminary plat was approved. Condition of Final Plat will be an amendment to the site development plan, and notations on the plat for access to adjacent properties.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office

2. 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 March 6th 2008 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, AICP, DRB Chair

Cc: Surveys Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102
Cc: Chronis Development – 1102 Washington NE – Albuquerque, NM 87110
Marilyn Maldonado
Scott Howell

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70003 Project # 1002535

Project Name:TOGETHER W/LOT 36A HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6 TOWN OF ATRISCO GRANT

Agent: SURVEYS SOUTHWEST Phone No.: 998-0303

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Created On:

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70003 Project # 1002535

Project Name:TOGETHER W/LOT 36A HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6 TOWN OF ATRISCO GRANT

Agent: SURVEYS SOUTHWEST Phone No.: 998-0303

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Created On:

#5

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70004 Project # 1003709

Project Name: HUBBEL HEIGHTS ADDN

Agent: SURVEY'S SOUTHWEST LTD Phone No.: 998-0303

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Created For: 1/30/08

City of Albuquerque
www.cabq.gov

Return

Project Summary

Click an Application Number link to retrieve a detailed Application Details Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Application Type is RED, the application has been withdrawn.

Application Number	Application Type	Completed Activity	Completion Disposition	Date
Project Nbr: 1003709 Project Name: TOWN OF ATRISCO GRANT UNIT 6, LT 64				
Project Description: EPC SITE PLAN APPROVAL				
04EPC - 01546	BUILDING PERMIT	NO MORE ACTION	COMPLETED	03/23/2005
04EPC - 01785	SMALL MAP AMENDMENT	NO MORE ACTION	COMPLETED	03/23/2005
04EPC - 01545	SUBDIVISION	NO MORE ACTION	COMPLETED	03/23/2005
04EPC - 01547	ZONE MAP AMENDMENT	NO MORE ACTION	COMPLETED	03/23/2005
05DRB - 01547	SITEDEV PLAN BLDPERMIT/EPC	NO MORE ACTION	COMPLETED	10/13/2005
05DRB - 01546	SITEDEV PLAN SUBD/EPC	NO MORE ACTION	COMPLETED	10/13/2005

You may export the complete report to a PDF or XML file, or Excel spreadsheet, using one of the icons in the upper right corner.

As of 2.12.09

City of Albuquerque
www.cabq.gov

Return

Project Summary

Click an Application Number link to retrieve a detailed Application Details Report. Click a Completion Disposition link to obtain a detailed Project Status Report. If Application Type is RED, the application has been withdrawn.

Application Number	Application Type	Completed Activity	Completion Disposition	Date
Project Nbr: 1002535 Project Name: HUBBELL HEIGHTS, LOTS 32-38				
Project Description: PRELIMINARY & FINAL PLAT, INTERNAL RT.				
03DRB - 00412	PRELIMINARY PLAT APPROVAL	NO MORE ACTION	COMPLETED	06/04/2003
05DRB - 01269	VACATION OF PUBLIC EASEMENTS	DRB HEARING DECISION	WITHDRAWN	09/29/2005
05DRB - 01270	PRELIM&FINAL PLAT APPROVAL	DRB HEARING DECISION	DEFERRED	10/13/2005

You may export the complete report to a PDF or XML file, or Excel spreadsheet, using one of the icons in the upper right corner.

As of 2-12-09

CITY of ALBUQUERQUE
SIXTEENTH COUNCIL

COUNCIL BILL NO. F/S R-05-272 ENACTMENT NO. R-2005-136

SPONSORED BY: ERIC GRIEGO

RESOLUTION

AMENDING THE WEST SIDE STRATEGIC PLAN; DESIGNATION OF A NEW NEIGHBORHOOD ACTIVITY CENTER IN THE WEST CENTRAL COMMUNITY AREA FOR LOTS 32-35, HUBBLE HEIGHTS SUBDIVISION, TRACT 64, TOWN OF ATRISCO GRANT UNIT NO. 6, THE SOUTHERN PORTIONS OF TRACTS 59, 60, 61, 62, AND 63, TOWN OF ATRISCO GRANT UNIT NO. 6, THE EAST PORTION OF THE WEST 366.08 FEET OF THE NORTH 182.40 FEET OF TRACT 110, TOWN OF ATRISCO GRANT UNIT NO. 6, THE WESTERLY 366.08 FEET OF THE EASTERLY 678.08 FEET OF THE NORTHERLY 182 FEET OF TRACT 110 TOWN OF ATRISCO GRANT UNIT NO. 6, TRACTS A, B, C, BLOCK T-1, PLAT OF LOTS A-D BLOCK T-1 CARLOS REY SUBDIVISION, TRACTS D-1, D-2, D-3 OF REPLAT OF LOT D BLOCK T-1 CARLOS REY SUBDIVISION, TRACTS 1, 2, 3 BLOCK T-1 CARLOS REY SUBDIVISION, TRACT 111-A PLAT OF TRACT 111-A TOWN OF ATRISCO GRANT UNIT NO. 6, TRACT 111-B BULK LAND PLAT OF TRACTS 111-B AND 111-C TOWN OF ATRISCO GRANT UNIT NO. 6, TRACT 111-C BULK LAND PLAT OF TRACTS 111-B AND 111-C TOWN OF ATRISCO GRANT UNIT NO. 6.

WHEREAS, the City of Albuquerque adopted the *West Side Strategic Plan* in March 1997, through Enactment Number 35-1997; and

WHEREAS, the Council has the authority to not only adopt but amend such an area plan; and

WHEREAS, the Plan established policies for growth and development of Albuquerque's West Side; and

WHEREAS, the Plan designates Community and Neighborhood Activity Centers within its Community Areas; and

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

WHEREAS, on January 20, 2005, the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended approval to the City Council of an amendment to the *West Side Strategic Plan* to create a new Neighborhood Activity Center within the West Central Community Area on Lots 32-35, Hubbell Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit No. 6 (Project #1003709 04EPC-01785); and

WHEREAS, through further review of the proposed Neighborhood Activity Center site, staff has determined that a larger area designation would insure a greater diversity of commercial, office, and residential uses, as envisioned for Activity Centers in the *West Side Strategic Plan,* that are currently not available in the zoning approved by the Environmental Planning Commission for Lots 32-35, Hubbell Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit No. 6; and

WHEREAS, the *West Side Strategic Plan* is a broad-based, Rank II Plan which contains regulatory policies for a large geographical area; and

WHEREAS, the modifications to the *West Side Strategic Plan* are minor, in conformance with the Plan and are part of a more detailed planning process; and

WHEREAS, the Environmental Planning Commission found the Area Plan amendment was consistent with applicable *Comprehensive Plan* and *West Route 66 Sector Development Plan* policies.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. WEST SIDE STRATEGIC PLAN AMENDED. The West Side Strategic Plan is amended to establish the Central/Coors Neighborhood Activity Center within the West Central Community Area of the West Side Strategic Plan as shown on the attached "EXHIBIT A" map.

Section 2. FINDINGS ACCEPTED. The following Findings for the Area Plan amendment are adopted by the City Council:

A. This is a request for a map amendment to the West Side Strategic Plan for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose

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of this request is to create a new Neighborhood Center designation at the subject site, which is located in the WSSP's West Central Community Area.

B. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

C. This request is submitted in conjunction with a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) that facilitates a request for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1, and Restaurant with Full-Service Liquor for On-Premise Consumption. This request is also being submitted in conjunction with a request for approval of a site development plan for subdivision and for building permit.

D. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

E. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plans for subdivision and building permit indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building

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heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

F. Currently, the only neighborhood center in the West Central Area is located at the intersection of Central and Atrisco Drive. There is currently no neighborhood or community center within the western portion of the West Central Community Area. The proposed Neighborhood Center at this location will provide a greater balance of neighborhood-based services for the West Central Community Area.

G. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

H. Staff recommends modification of the proposed Neighborhood Activity Center to increase the site of the Center area to include the following: THE SOUTHERN PORTIONS OF TRACTS 59, 60, 61, 62, AND 63, TOWN OF ATRISCO GRANT UNIT NO. 6, THE EAST PORTION OF THE WEST 366.08 FEET OF THE NORTH 182.40 FEET OF TRACT 110, TOWN OF ATRISCO GRANT UNIT NO. 6, THE WESTERLY 366.08 FEET OF THE EASTERLY 678.08 FEET OF THE NORTHERLY 182 FEET OF TRACT 110 TOWN OF ATRISCO GRANT UNIT NO. 6, TRACTS A, B, C, BLOCK T-1, PLAT OF LOTS A-D BLOCK T-1 CARLOS REY SUBDIVISION, TRACTS D-1, D-2, D-3 OF REPLAT OF LOT D BLOCK T-1 CARLOS REY SUBDIVISION, TRACTS 1, 2, 3 BLOCK T-1 CARLOS REY SUBDIVISION, TRACT 111-A PLAT OF TRACT 111-A TOWN OF ATRISCO GRANT UNIT NO. 6, TRACT 111-B BULK LAND PLAT OF TRACTS 111-B AND 111-C TOWN OF ATRISCO GRANT UNIT NO. 6, TRACT 111-C BULK LAND PLAT OF TRACTS 111-B AND 111-C TOWN OF ATRISCO GRANT UNIT NO. 6.

Section 3. CONDITIONS OF APPROVAL. The Environmental Planning Commission, in recommending approval to the City Council of the amendment to the West Side Strategic Plan, adopted Conditions of Approval that require City Council approval of the Plan amendment prior to City issuance of a

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Certificate of Zoning for the subject site, and prior to final sign-off on the EPC-approved site development plan for subdivision and site development plan for building permit by the Development Review Board.

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this Resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution. The Council hereby declares that it would have passed this Resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

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X:\SHARE\Legislation\Sixteen\R-272fsfin.doc

PASSED AND ADOPTED THIS 29th DAY OF August, 2005
BY A VOTE OF: 7 FOR 0 AGAINST.

Excused: Cummins, Mayer

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 12th DAY OF September, 2005

Bill No. F/S R-05-272

Martin J. Chavez, Mayor

City of Albuquerque

ATTEST:

City Clerk

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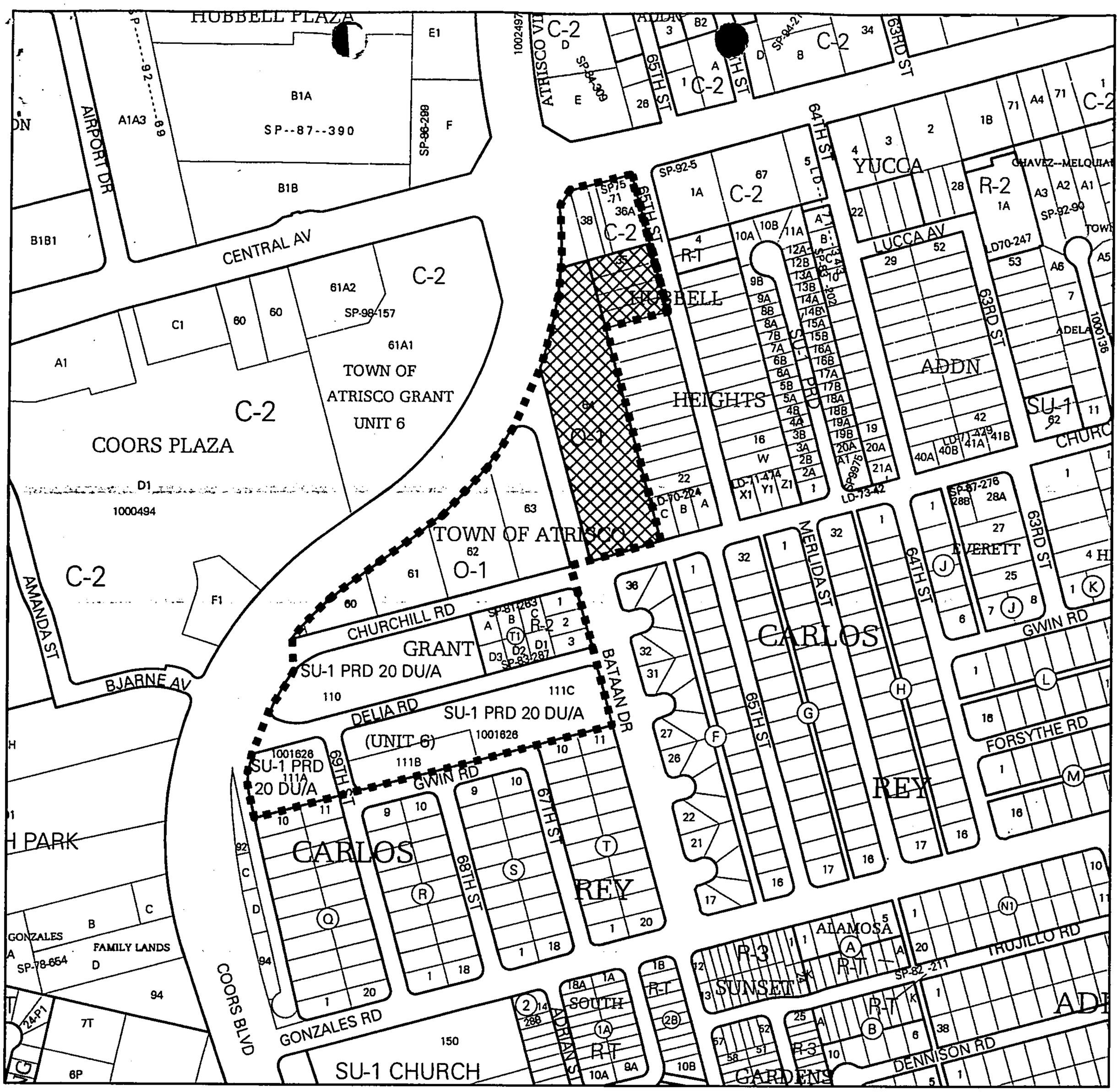
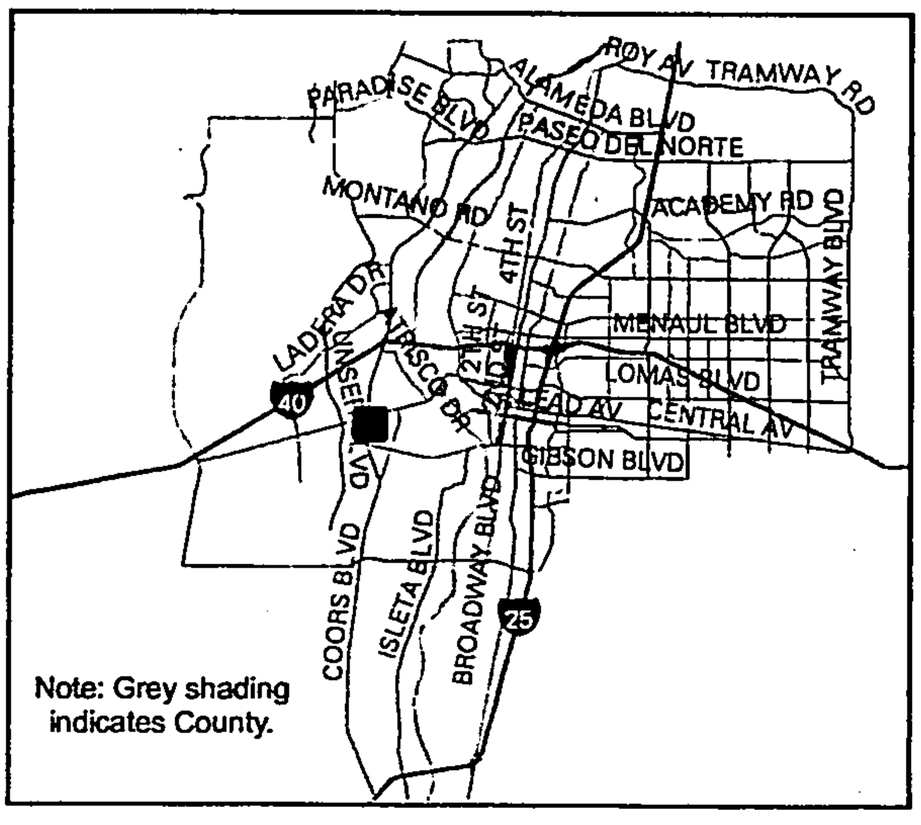




Proposed Central/Coors Neighborhood Activity Center

Project Number:
1003709 04EPC - 01785
Council Bill:
R-05-272

1 inch equals 400 feet

Albuquerque Geographic Information System

DAC Enterprises, Inc.

Zoning & Land Use Services

December 6, 2004

Mr. Makita Hill
Planner
Planning Department
City of Albuquerque
Albuquerque, New Mexico

RE: Deferral – Lots 32-35 & Lot 64, Town of Atrisco Grant Unit 6

VIA FACSIMILE: 924-3339

Dear Mr. Hill:

This letter will serve as a request for an additional 30-day deferral for the above referenced property. The case is currently scheduled to be heard on December 16,2004. We are requesting this deferral in order clarify our sign posting and certified letters sent to affected neighborhood associations. Apparently, the letters did not specifically address the issue of a restaurant with full service liquor as part of our request. The letters will be re-sent and, if necessary, the sign will be re-posted.

If you have any questions or need anything further, please let me know.

Thank you for you continued assistance in this matter.

Sincerely,

Doug Crandall
Principal
DAC Enterprises, Inc.

P.O. Box 16658 • Albuquerque, NM 87191 • Phone: 505-294-5243

Memorandum

12 December 2004

To: City of Albuquerque Environmental Planning Commission

Re: Project # 1003709

This is to register opposition to some aspects of the proposed Current Land Use Matters Project ~~currently scheduled for Public Hearing on 16 Dec. 2004~~.

1. We object to the proposed change of Hubbell Heights lots # 32, 33, 34, & 35 from R-1 to C-1.

In accordance with the Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector development Plan and the Coors Corridor Plan regulations and guidelines outlined by Doug Crandall of DAC Enterprises, one goal is to bring new housing to this neighborhood, yet, the proposal would abolish four vacant R-1 lots.

We propose a zoning change that would permit two single family dwellings on each lot, similar to those recently built on lots 4 & 5 across 65th street to the east of these vacant residential lots.

We further propose that the retail shops and parking as shown in the siteplan (Tract 1) be moved to the area of existing O-1 (proposed to change to C-2) uses, bordering Coors Blvd., Bataan Drive, and Churchill Road.

2. We also object to the proposed site plan for retail use and restaurant with full service liquor (Tracts 2, 3, & 4), which immediately adjoins the western property lines of Hubbell Heights lots 20-35.

While we embrace the concept of pedestrian and bicycle friendly neighborhood centers and the concept of appropriate landscaping (trees and shrubs) used as buffer zones between the parking areas and the residential areas, we also need to have motor vehicle access to the western ends of our properties. When we purchased the affected the residential properties, we understood that there was an easement or alley for access to the western sides of those properties. In order to not park on 65th Street, most of us use our back yards to park motorhomes or other recreational vehicles, vehicles

used in our businesses, and second passenger vehicles. As proposed, this site plan completely blocks access to our residences from the west.

We propose that the plan be revised to include a bonafide alley from Churchill Road northward to the northern boundary of R-1 Hubbell Heights lot #35.

2. We further object to the proposed location of the restaurant with full service liquor.

We propose that the restaurant with full service liquor and its parking be located in the existing C-2 use areas of Hubbell Heights lots 36A. 37, & 38.

_____ Lot # 31

_____ Lot # 30

_____ Lot # 29

_____ Lot # 28

_____ Lot # 27

_____ Lot # 26

_____ Lot # 25

_____ Lot # 24

_____ Lot # 23

_____ Lot # 22

_____ Lot # 21

_____ Lot # 20

_____ 128 65th St. SW 87121

cc City of Albuquerque
Planning Department

ALBUQUERQUE
Making History

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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003709**
04EPC-01545 EPC Site Development Plan-Subdivision
04EPC-01546 EPC Site Development Plan-Building Permit
04EPC 01547 EPC Sector Plan Amendment
04EPC 01785 EPC Sector Plan Amendment

Tasso, Anna, & Christopher Chronis
1102 Washington NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned 0-1, and Lots 32-35, Hubbell Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor for on-premise consumption, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01545, a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to facilitate consolidation of the five existing lots into four Tracts, and development of the site into a neighborhood center that contains retail/office buildings and a restaurant.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

	S	Z	
SUBDIVISION			**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
✓ Minor Subdivision action PRELIM / FINAL			___ County Submittal
✓ Vacation PUBLIC UTILITY EASEMENT	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan (**Phase I, II, III**)
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)			___ Street Name Change (Local & Collector)
___ IP Master Development Plan	L	A	**APPEAL / PROTEST of...**
___ Cert. of Appropriateness (LUCC)	D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE			
___ 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.

APPLICANT INFORMATION:

Professional/Agent (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303

ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306

CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

APPLICANT CHRONIS DEVELOPMENT, CHRIS CHRONIS PHONE: 977-2103

ADDRESS: 1102 WASHINGTON NE FAX:

CITY: ALBQ STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: RECONFIGURE ONE EXISTING TRACT & SEVEN EXISTING LOTS INTO TWO NEW LOTS & THREE TRACTS, DEDICATE ADDITIONAL PUBLIC STREET R-O-W & VACATE A UTILITY 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. LOTS 32, 33, 34, 35, 38, W35' OF LOT 37 Block: N/A Unit: N/A

Subdiv/Addn/TBKA: TOGETHER W/ LOT 36-A, HUBBELL HEIGHTS ADD & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT

Existing Zoning: SU-1 for O-1 + C-1 and Restaurant / Liquor Proposed zoning: N/A

Zone Atlas page(s): K-11-Z UPC Code: 1-011-057-004-220-32214 MRGCD Map No N/A
1-011-057-006-234-32213
1-010-057-516-203-40801

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-1211
PROJ # 1002535, 1003709, 05DRB-01269, 05DRB-01270

CASE INFORMATION:

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

No. of **existing** lots: 8 No. of **proposed** lots: 5 Total area of site (acres): 5.5550 AC.

LOCATION OF PROPERTY BY STREETS: On or Near: 65TH STREET SW

Between: CENTRAL AVE SW and COORS BLVD SW

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

SIGNATURE Dan Graney DATE 1-03-08

(Print) Dan Graney Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

☐	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑	All checklists are complete	05DRB - ____ - 70003	VPC	___	$ 45.00
☒	All fees have been collected	05DRB - ____ - 70004	PBF	___	$ 495.00
☒	All case #s are assigned	____ - ____ - ____	ADV	___	$ 75.00
☐	AGIS copy has been sent	____ - ____ - ____	CME	___	$ 20.00
☒	Case history #s are listed	____ - ____ - ____	____	___	$ ____
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	Hearing date January 30 2008			$ 635.00
☐	F.H.D.P. fee rebate				

Kathleen 1/4/08
Planner signature / date

Project # 1003709

FORM S(3): SUBDIVISION - D[redacted]B. MEETING (UNADVERTISED) [redacted] 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
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
VACANT 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
N/A 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.

Dan Graney
Applicant name (print)

Dan Graney 1.03.08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70004
_____-_____-_____
_____-_____-_____

Planner signature / date 1/4/08

Project # 1003709

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)** 5' UTILITY EASEMENT

☐ **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.

Dan Graney
Applicant name (print)

Dan Graney 1-03-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB-_____-70003
_____-_____-_____
_____-_____-_____

_____, 1/4/08
Planner signature / date

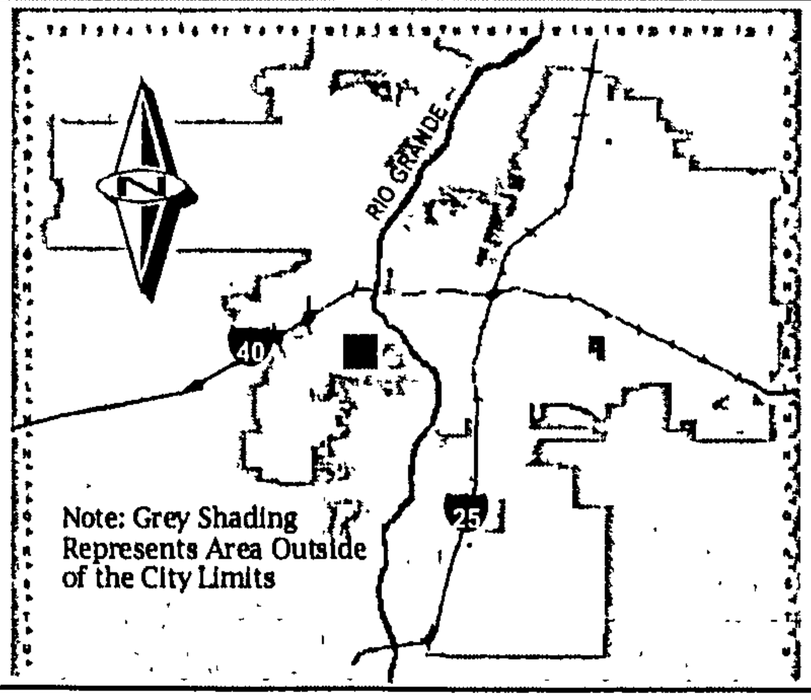
Project # 1003709

SITE

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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

K-11-Z

Selected Symbols

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

0 750 1,500 Feet

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

December 10, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):
Case Number(s):
Agent:
Applicant:
Legal Description: Hubbell Heights Addition
Acreage:
Zone Atlas Page: K-11

CERTIFICATE OF NO EFFECT: Yes X No

CERTIFICATE OF APPROVAL: Yes ____ No _____

SUPPORTING DOCUMENTATION:
Interviews with site owner; consultation with City Preservation Planner (see attached e-mail)
NOTE: Approximate dates for the Hubbell Motel are 1948 to 1984. Owner has made arrangements to donate site sign to a non-profit organization.

SITE VISIT: November 27, 2007. Buildings have been demolished and the site has been entirely cleared of any debris for a number of years. Photos taken of the site sign "HUBBELL MOTEL"

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 4B(2)—extensive previous land disturbance).***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 21, 2007

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Board Members:

The purpose of the above referenced property is to reconfigure lot lines to create new lots for development as retail shops, offices and restaurant.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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

City of Albuquerque

Date: January 2, 2008

TO CONTACT NAME: Sarah
COMPANY/AGENCY: Surveys Southwest LTD.
ADDRESS/ZIP: 333 Lomas Blvd NE 8710
PHONE/FAX #: 998-0303 / 998-0306

Thank you for your inquiry of January 2, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 32, 33, 34, 35, 38, W35 of Lot 37, 36A Hobbell Heights Addi. & Tract 24, Unit 6 Town of Atrisco Grant.
zone map page(s) K-11.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Alamosa 'R'
Neighborhood or Homeowner Association
Contacts: Jeanette Baca
901 Field SW 87121
836-3281 (h)
Miguel Maestas
6013 Sunset Gardens SW 87121
831-5406 (w)

Westside Merchants Assoc. 'R'
Neighborhood or Homeowner Association
Contacts: Van Barber
5201 Central NW 87105
350-2515 (c)
Miguel Maestas
6013 Sunset Gardens SW 87121
831-5406 (w)

See reverse side for additional Neighborhood and/or Homeowner Associations
YES {X} NO { }

Information:

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

Sincerely,

Adriana LaCarmona
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses *(i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").*
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal *(i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").*
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent *(if any)*. In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood and/or Homeowner Associations *(if there are associations)*. A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* *

(Below this line for ONC use only)

Date of Inquiry: Jan. 2, 2008 Time Entered: 1:55PM ONC Rep. Initials: DC

Additional Neighborhood or Homeowner Association Information

West Mesa "R"
Neighborhood or Homeowner Association
Contacts: Louis Tafoya
6411 Avalon Rd. NW 87105
836.3189 (h)
Bennie W. Matlock
837 Loma Hermosa Dr NW 87105
836.1106 (h)

Skyview West "R"
Neighborhood or Homeowner Association
Contacts: Tony Chavez
305 Claire Ln. SW 87121
831.5824 (h)
Beatrice Purcella
201 Claire Ln. SW 87121
831.5556 (h)

Neighborhood or Homeowner Association
Contacts: Los Volcanes "R"
Max Garcia
6619 Honey locust Ave. NW 87121
833.0969 (h)
Ben Sandoval
6516 Honeylocust Ave. NW 87121
836.4719 (h)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

ALAMOSA NEIGHBORHOOD ASSOCIATION
JEANETTE BACA
901 FIELD SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Jeanette Baca:

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact r

Sincerely,

Dan Graney
President

7004 1350 0000 0767 0033

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Return Reciept Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.21

Postmark 01/03/08

Sent To: JEANETTE BACA
Street, Apt. No.; or PO Box No.: 901 FIELD SW
City, State, ZIP+4: ALBQ. N.MEX 87121

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

ALAMOSA NEIGHBORHOOD ASSOCIATION
MIGUEL MAESTAS
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Miguel Maestas:

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

2004 1350 0000 0767 0026

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Postmark 01/03/08

Sent To MIGUEL MAESTAS
Street, Apt. No.; or PO Box No. 6013 SUNSET GARDENS SW
City, State, ZIP+4 ALBQ. N. MEX 87121

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

WESTSIDE MERCHANTS ASSOCIATION
VAN BARBER
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Van Barber:

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact r

Sincerely,

Dan Graney
President

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.21

Postmark 01/03/08

Sent To: VAN BARBER
Street, Apt. No.; or PO Box No.: 5201 CENTRAL NW
City, State, ZIP+4: ALBQ. N. MEX 87105

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 3, 2008

WEST MESA NEIGHBORHOOD ASSOCIATION
LOUIS TAFOYA
6411 AVALON ROAD NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Louis Tafoya :

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is January 30, 2008.

If you have any questions please feel free to contact r

Sincerely,

Dan Graney
Dan Graney
President

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Total Postage & Fees	$ 5.21

Postmark 01/03/08

Sent To LOUIS TAFOYA
Street, Apt. No.; or PO Box No. 6411 AVALON RD NW
City, State, ZIP+4 ALBQ, N. MEX 87105

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

WEST MESA NEIGHBORHOOD ASSOCIATION
BENNIE W. MATLOCK
837 LOMA HERMOSA DRIVE NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Bennie W. Matlock :

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

7004 1350 0000 0764 7514

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Total Postage & Fees	$ 5.21

Postmark Here: 01/03/08

Sent To: BENNIE W. MATLOCK
Street, Apt. No., or PO Box No.: 837 LOMA HERMOSA DR NW
City, State, ZIP+4: ALBQ. N. MEX 87105

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 3, 2008

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
TONY CHAVEZ
305 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Tony Chavez:

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is January 30, 2008.

If you have any questions please feel free to contact r

Sincerely,

Dan Graney

Dan Graney
President

7004 1350 0000 0767 0019

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Sent To TONY CHAVEZ
Street, Apt. No.; or PO Box No. 305 CLAIRE LN. SW
City, State, ZIP+4 ALBQ. N. MEX 87121

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
BEATRICE PURCELLA
201 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Beatrice Purcella:

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact i

Sincerely,

Dan Graney
Dan Graney
President

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Total Postage & Fees	$ 5.21

01/03/08

Sent To BEATRICE PURCELLA
Street, Apt. No.; or PO Box No. 201 CLAIRE LN. SW
City, State, ZIP+4 ALBQ. N. MEX 87121

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

January 3, 2008

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
MAX M. GARCIA
6619 HONEYLOCUST AVE., NW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Max M. Garcia :

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact m

Sincerely,

Dan Graney
Dan Graney
President

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Total Postage & Fees	$ 5.21

Postmark 01/03/08

Sent To MAX M. GARCIA
Street, Apt. No.; or PO Box No. 6619 HONEYLOCUST AVE NW
City, State, ZIP+4 ALBQ. N. MEX 87121

PS Form 3800, June 2002 See Reverse for Instructions

Surveys Southwest, Ltd

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

JANUARY 3, 2008

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
BEN SANDOVAL
6516 HONEYLOCUST AVE., NW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A & TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Ben Sandoval :

This letter is a notice to you of action being taken on the Hubbell Heights Addition, located on Central Avenue SW.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate an existing 5' utility easement and a preliminary / final plat to reconfigure one existing tract and seven existing lots into two new lots and three new tracts to DRB for approval. A copy of the proposed action is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is JANUARY 30, 2008.

If you have any questions please feel free to contact

Sincerely,

Dan Graney
President

7004 1350 0000 0744 7538

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.21

Postmark Here: 01/03/08

Sent To: BEN SANDOVAL
Street, Apt. No.; or PO Box No.: 6516 HONEYLOCUST AVE NW
City, State, ZIP+4: ALBUQ. NM 87121

PS Form 3800, June 2002 — See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JAN. 15, 2008 To JAN. 30, 2009

5. REMOVAL

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

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

Sarah Donato — (Applicant or Agent)

1/04/08 — (Date)

I issued 2 signs for this application, 01/04/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1003709

Rev. 1/11/05

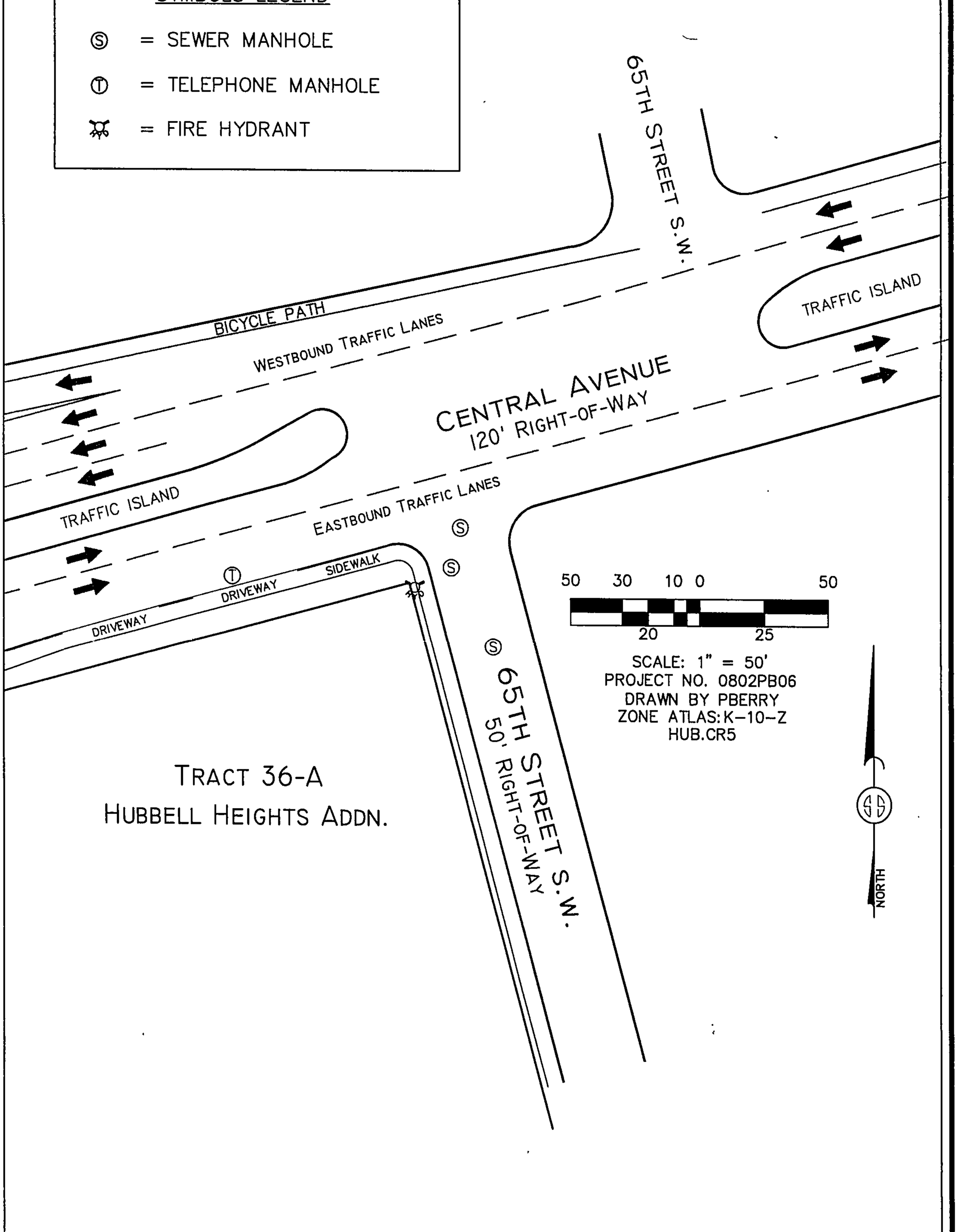
EXHIBIT

SYMBOLS LEGEND

Ⓢ = SEWER MANHOLE

Ⓣ = TELEPHONE MANHOLE

= FIRE HYDRANT



TRACT 36-A
HUBBELL HEIGHTS ADDN.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

Hubbell Heights Addn.

EXHIBIT

SYMBOLS LEGEND

Ⓢ = SEWER MANHOLE

Ⓣ = TELEPHONE MANHOLE

= FIRE HYDRANT

65TH STREET S.W.

BICYCLE PATH

WESTBOUND TRAFFIC LANES

TRAFFIC ISLAND

CENTRAL AVENUE
120' RIGHT-OF-WAY

TRAFFIC ISLAND

EASTBOUND TRAFFIC LANES

Ⓣ

DRIVEWAY

SIDEWALK

DRIVEWAY

Ⓢ

Ⓢ

Ⓢ

65TH STREET S.W.
50' RIGHT-OF-WAY

50 30 10 0 50

20 25

SCALE: 1" = 50'
PROJECT NO. 0802PB06
DRAWN BY PBERRY
ZONE ATLAS: K-10-Z
HUB.CR5

NORTH

TRACT 36-A
HUBBELL HEIGHTS ADDN.

CITY OF ALBUQUERQUE

October 14, 2005

ALBUQUERQUE
Making History

Tasso, Anna & Christopher Chronis
1102 Washington
Albuquerque, NM 87110

NOTICE OF AMENDMENT TO THE WEST SIDE STRATEGIC PLAN

West Side Strategic Plan	Date Of Final Action: **September 13, 2005**
Council Bill: **R-05-272**	Enactment # **R-2005-136**
File: **04EPC-01785**	Project # **1003709**

The City Council approved an amendment to *West Side Strategic Plan* to create a new Neighborhood Activity Center within the West Central Community Area on Lots 32-35, Hubbell Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit No. 6. (See attached resolution)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the area plan amendment is secured. Approval of this case does not constitute approval of plans for building permit. Site development plans for building permit should be submitted to the Planning Department for review and approval.

Sincerely,

for Richard Dineen
Planning Director

cc: George Rainhart Architect, 2325 San Pedro NE, Abq., NM 87110
Klarissa Pena, Alamosa N.A., 6013 Sunset Gardens SW, Abq., NM 87121
Jeanette Baca, Alamosa N.A., 901 Field SW, Abq., NM 87121
Tony Chavez, Skyview West N.A., 305 Claire Ln SW, Abq., NM 87121
Beatrice Purcella, Skyview West N.A., 201 Claire Ln SW, Abq., NM 87121
Christopher Prien, Los Volcanes, N.A., 622 Honeylocust Pl NW, Abq., NM 87121
Dave Edwards, Los Volcanes N.A., 637 Honeylocust Pl NW, Abq., NM 87121
Louis Tafoya, West Mesa N.A., 6411 Avalon Rd NW, Abq., NM 87105
Bennie Matlock, West Mesa N.A., 837 Loma Hermosa Dr NW, Abq., NM 87105
Elton & Virginia H. Bailey, 135 65th St SW, Abq., NM 87121
Jose C. Rodriguez, 201 65th St SW, Abq., NM 87121
EPC File

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		___	Major Subdivision action
		___	Minor Subdivision action
		___	Vacation
	V	___	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
	P	X	for Subdivision Purposes
		X	for Building Permit
		___	IP Master Development Plan
		___	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
		___	Storm Drainage Cost Allocation Plan
		ZONING & PLANNING	
		___	Annexation
		___	County Submittal
		___	EPC Submittal
		___	Zone Map Amendment (Establish or Change Zoning)
		___	Sector Plan (Phase I, II, III)
		___	Amendment to Sector, Area, Facility or Comprehensive Plan
		___	Text Amendment (Zoning Code/Sub Regs)
		___	Street Name Change (Local & Collector)
L	A	**APPEAL / PROTEST of...**	
D		___	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Tasso, Anna & Christopher Chronis PHONE: 836-2660

ADDRESS: 1102 Washington NE FAX:

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:

Proprietary interest in site: OWNER List **all** owners:

AGENT (if any): George Rainhart Architect & Assoc. PHONE: 884-9110

ADDRESS: 2325 San Pedro NE Suite 2-B FAX: 837-9877

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL:

DESCRIPTION OF REQUEST: EPC - Siteplan for Subdivision, Siteplan for building permit Zoning change

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. 64 Block: 0000 Unit:

Subdiv. / Addn. Town of Atrisco Grant Unit 6

Current Zoning: O-1 Proposed zoning: C2

Zone Atlas page(s): K-11-Z No. of **existing** lots: 2 No. of **proposed** lots: 4

Total area of site (acres): 4.4 Density if applicable: dwellings per gross acre: dwellings per net acre:

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

UPC No. 101005751620340801 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. SW & Central Ave.

Between: 65th St. SW and Bataan Dr. SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Prj., App., DRB-, AX_,Z_, V_, S_, etc.): 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC-01785

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

SIGNATURE Anna Chronis DATE 10-5-04

(Print) ANNA CHRONIS X Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB - -01546	SPS	P(3)	$ 0
05DRB - -01547	SBP	P(3)	$ 0
- -	CMF	___	$ 20.00
- -		___	$
- -		___	$
			Total $ 20.00

Hearing date 10/12/05

Andrew Garcia 10/4/05 Project # 1003709

Planner signature / date

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

Michael Sabatini
Applicant name (print)

Applicant signature / date 10-3-05

Form revised JUNE 2005

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

Application case numbers
05DRB - ____ - 01546
05DRB - ____ - 01547
____ - ____ - ____

Andrew Garcia . 10/4/05
Planner signature / date

Project # 1003709

October 3rd, 2005

City of Albuquerque
Attn: Planning Department
600 2nd Street, NW
Albuquerque, NM 87103

To Whom It May Concern:

We herewith wish to inform you that we will be submitting a DRB application for Wednesday, October 12th, 2005. The proposed project is located at the SE corner of Coors Blvd. and Central Ave. SW on Tract 64, zone map #K-11-Z. This site lies between Bataan Dr. and 65th Street SW.
The submittal will include a Site Plan for Building Permit, a Site Plan for Subdivision, and a request for Zoning change from O-1 to "S-1 for O-1 and C-1 uses and restaurants with full service liquor". The City Council has approved the re-zoning.
The project consists of creating office, restaurant and retail space using materials and methods consistent with the commercial development around the Coors and Central area.
We have included a set in our submittal package containing the site plan, and elevations showing precise materials and colors designed for this project.
If you have any questions or comments concerning this project, please call me at 884-9110 x108, and I will be happy to clarify any questions.

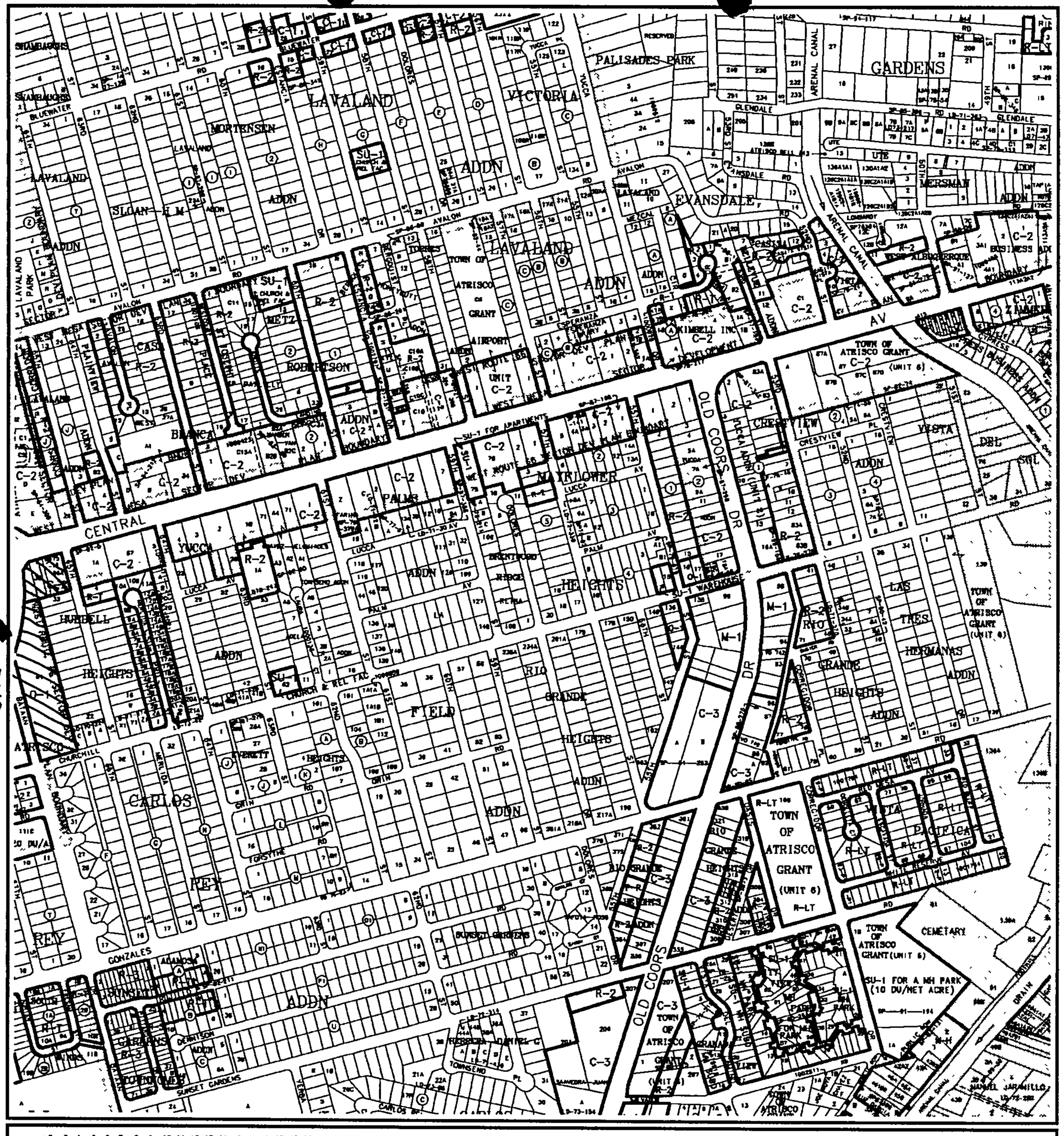
Sincerely,

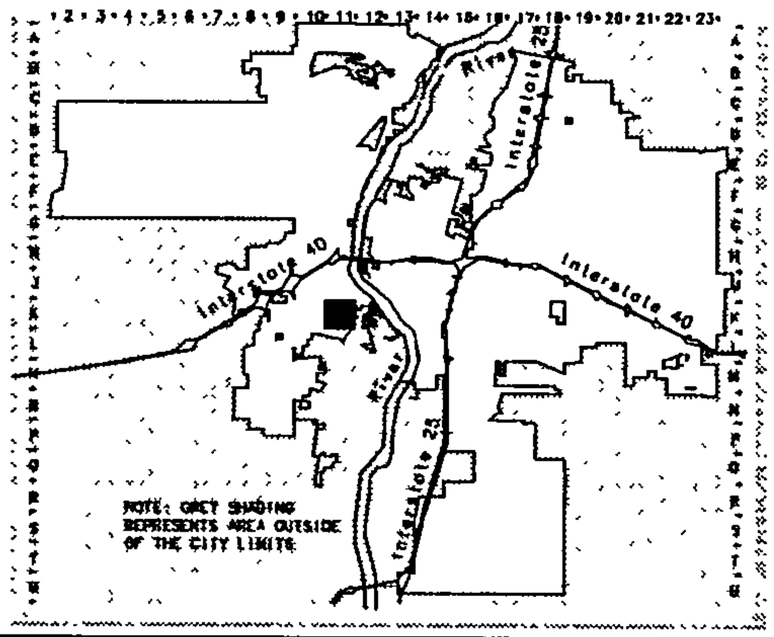
George Rainhart Architects and Associates

Michael Safrany
Project Manager

MS/pk

File: 0418





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

K-11-Z

Map Amended through September 01, 2004

Conditions

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after the DRB final sign-off, may result in forfeiture of the approvals.

2. Conditions of approval for the proposed Site Development Plan for Subdivision from the City Engineer, Municipal Development, Public Works, Water Authority, and NMDOT shall include:

    a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right- of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right- of- way or public easements shall be to City standards. Those standards will include but are not limited to sidewalks (std. dwg.2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    b. Traffic Impact Study (TIS) is required and has been submitted.
    c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
    d. Driveways to be located per TIS.
    e. Provide cross access agreement or shared driveway between Tract 1 and C-2 zoned property adjacent to site.
    f. Until corner C-2 zoned property is developed, provide 24' to 30' drive aisle (temporary curbing may be used) between Tract 1 and adjacent property.
    g. Provide truck circulation patterns for site.
    h. Site plan shall comply and be designed per DPM Standards.

3. The applicant shall provide a wall, minimum 10 Ft. in height, along the Southeastern boundary of Tract 1 and along the southern boundaries of Tracts 2,3, and 4, as required in Section 14-16-3-10-E(4), Landscaping Regulations, City Zoning Code. The wall shall be constructed of textured CMU block and shall match colors used in proposed buildings as required by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p.82).

Action Taken: A 10 Ft. high textured cmu wall has been called out on the site plan for subdivision, with additional elevation drawings on the A2.3 sheet calling out materials and design.

4. The applicant shall provide screening for the parking area of the site adjacent to Coors Blvd. and Bataan Dr, minimum 30 inches but not to exceed 36 inches in height, comprised of a wall, earth berm, or evergreen landscaping, or a combination of the three (Section 14-16-3-1-E (4), Off- Street Parking, City Zoning Code). If the applicant chooses to install screen walls in these areas, the walls shall be built of the same textured and colored CMU block to be built along southern and eastern areas of the site for design consistency.

   Action Taken: The retaining walls along Coors Blvd. and Bataan Dr. will include an additional 30" wall height above grade. Where there is no retaining wall, a 30" high wall will be constructed as noted on the Site Plan for Building Permit. Additional elevation drawings can be found on A2.3, calling out materials and design.

5. The applicant shall provide an additional pedestrian walkway that connects the sidewalk along Coors Blvd. to the northern most parking island adjacent to Coors, and then connect to the proposed retail shop building in Tract 1. This supports Table 11, Policy a, Corridor Policies, Comprehensive Plan, which requires pedestrian connections from development to transit stops and between adjacent developments (Section D, Community Resource Management, Subsection 4, Transportation and Transit, p.11-82).

   Action Taken: A pedestrian Stair has been added on the NW corner of Tract 1 on the Site Plan for Building Permit, with a 10' pedestrian path connecting the pad on Tract 1.

6. The applicant shall provide a landscape setback along Coors Blvd, minimum 12 ft. in depth, as required for arterial streets by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 83). As the site plan proposes a setback for the sidewalk along Coors, the landscape setback shall be placed between the curb and the sidewalk.

   Action Taken: The sidewalk along Coors has been set back, on the Site Plan for Building Permit, creating a 12' landscaping buffer between the sidewalk and Coors Blvd.

7. The applicant shall provide information on the site plan as to what materials and colors comprise the proposed free- standing signs on 65th Street, Coors Blvd. and Bataan Drive.

   Action Taken: The colors and materials of the free- standing signs have been called out on the Site Plan for Building Permit.

8. The applicant must clarify compliance with C-2 zone standards for building-mounted signs, or indicate whether the applied standard is more restrictive than C-2 zone standards. The WR66SDP Design Overlay Zone establishes standard C-2 zone standards for building- mounted signs (WR66SDP, Section V, Design Overlay Zone, p. 85).

   Action Taken: On the Site Plan for Building Permit, under Project Data #9, the calculations for all building mounted signage has been included.

9. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to final sign- off of the site development plan for subdivision by the Development Review Board.

10. The applicant shall provide rear yard vehicular access to existing R-1 zone Properties that abut the subject site.

    Action Taken: The two property owners that have requested rear access, Lot 30 and Lot 31, have been allowed 12' wide access into the abutting properties, as drawn on the Site Plan for Building Permit.

#0439

836 Sai

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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003709**
04EPC-01545 EPC Site Development Plan-Subdivision
04EPC-01546 EPC Site Development Plan-Building Permit
04EPC 01547 EPC Sector Plan Amendment
04EPC 01785 EPC Sector Plan Amendment

Tasso, Anna, & Christopher Chronis
1102 Washington NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned 0-1, and Lots 32-35, Hubbell Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor for on-premise consumption, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01545, a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to facilitate consolidation of the five existing lots into four Tracts, and development of the site into a neighborhood center that contains retail/office buildings and a restaurant.

received
01-26-05

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for a map amendment to the West Route 66 Sector Development Plan, a map amendment to the West Side Strategic Plan, and a request for approval of a site development plan for building permit.

4. The proposed site development plan for subdivision meets the minimum informational standards for this type of site plan as established in Section 14-16-1-5, Definitions, of the City Zoning Code.

5. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

6. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plan for subdivision indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

7. The request is consistent with the WR66SDP. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request is consistent with the intent of the WR66SDP regarding the subject site. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

8. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

9. Modifications are needed to bring the site development plan for subdivision into full compliance with applicable City standards.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions of approval for the proposed Site Development Plan for Subdivision from the City Engineer, Municipal Development, Public Works, Water Authority, and NMDOT shall include:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. Traffic Impact Study (TIS) is required and has been submitted.
   c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
   d. Driveways to be located per TIS.
   e. Provide cross access agreement or shared driveway between Tract 1 and C-2 zoned property adjacent to site.
   f. Until corner C-2 zoned property is developed, provide 24' to 30' drive aisle (temporary curbing may be used) between Tract 1 and adjacent property.
   g. Provide truck circulation patterns for site.
   h. Site plan shall comply and be designed per DPM Standards.

3. The applicant shall provide a wall, minimum 10 feet in height, along the southeastern boundary of Tract 1 and along the southern boundaries of Tracts 2, 3, and 4, as required in Section 14-16-3-10-E(4), Landscaping Regulations, City Zoning Code. The wall shall be constructed of textured CMU block and shall match colors used in proposed buildings as required by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 82).

4. The applicant shall provide screening for the parking area of the site adjacent to Coors Boulevard and Bataan Drive, minimum 30 inches but not to exceed 36 inches in height, comprised of a wall, earth berm, or evergreen landscaping, or a combination of the three (Section 14-16-3-1-E(4), Off-Street Parking, City Zoning Code). If the applicant chooses to install screen walls in these areas, the walls shall be built of the same textured and colored CMU block to be built along southern and eastern areas of the site for design consistency.

5. The applicant shall provide an additional pedestrian walkway that connects the sidewalk along Coors Boulevard to the northern most parking island adjacent to Coors, and then connect to the proposed retail shop building in Tract 1. This supports Table 11, Policy a, Corridor Policies, Comprehensive Plan, which requires pedestrian connections from development to transit stops and between adjacent developments (Section D, Community Resource Management, Subsection 4, Transportation and Transit, p. II-82).

6. The applicant shall provide a landscape setback along Coors Boulevard, minimum 12 feet in depth, as required for arterial streets by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 83). As the site plan proposes a setback for the sidewalk along Coors, the landscape setback shall be placed between the curb and the sidewalk.

7. The applicant shall provide information on the site plan as to what materials and colors comprise the proposed free-standing signs on 65th Street, Coors Boulevard, and Bataan Drive.

8. The applicant must clarify compliance with C-2 zone standards for building-mounted signs, or indicate whether the applied standard is more restrictive than C-2 zone standards. The WR66SDP Design Overlay Zone establishes standard C-2 zone standards for building-mounted signs (WR66SDP, Section V, Design Overlay Zone, p. 85).

9. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to final sign-off of the site development plan for subdivision by the Development Review Board.

10. The applicant shall provide rear yard vehicular access to existing R-1 zone properties that abut the subject site.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01546, of a site development plan for building permit for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to facilitate development of the site into a neighborhood center that contains retail/office buildings and a restaurant.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for approval of a site development plan for subdivision, a map amendment to the West Route 66 Sector Development Plan, and a map amendment to the West Side Strategic Plan.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plan for subdivision indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

6. The request is consistent with the WR66SDP. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request is consistent with the intent of the WR66SDP regarding the subject site. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

8. Modifications are needed to bring the site development plan for building permit into full compliance with applicable City standards.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions of approval for the proposed Site Development Plan for Building Permit from the City Engineer, Municipal Development, Public Works, Water Authority, and NMDOT shall include:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. Traffic Impact Study (TIS) is required and has been submitted.
   c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
   d. Driveways to be located per TIS.
   e. Provide cross access agreement or shared driveway between Tract 1 and C-2 zoned property adjacent to site.
   f. Until corner C-2 zoned property is developed, provide 24' to 30' drive aisle (temporary curbing may be used) between Tract 1 and adjacent property.
   g. Provide truck circulation patterns for site.
   h. Site plan shall comply and be designed per DPM Standards.

3. The applicant shall provide a wall, minimum 10 feet in height, along the southeastern boundary of Tract 1 and along the southern boundaries of Tracts 2, 3, and 4, as required in Section 14-16-3-10-E(4), Landscaping Regulations, City Zoning Code. The wall shall be constructed of textured CMU block and shall match colors used in proposed buildings as required by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 82).

4. The applicant shall provide screening for the parking area of the site adjacent to Coors Boulevard and Bataan Drive, minimum 30 inches but not to exceed 36 inches in height, comprised of a wall, earth berm, or evergreen landscaping, or a combination of the three (Section 14-16-3-1-E(4), Off-Street Parking, City Zoning Code). If the applicant chooses to install screen walls in these areas, the walls shall be built of the same textured and colored CMU block to be built along southern and eastern areas of the site for design consistency.

5. The applicant shall provide an additional pedestrian walkway that connects the sidewalk along Coors Boulevard to the northern most parking island adjacent to Coors, and then connect to the proposed retail shop building in Tract 1. This supports Table 11, Policy a, Corridor Policies, Comprehensive Plan, which requires pedestrian connections from development to transit stops and between adjacent developments (Section D, Community Resource Management, Subsection 4, Transportation and Transit, p. II-82).

6. The applicant shall provide a landscape setback along Coors Boulevard, minimum 12 feet in depth, as required for arterial streets by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 83). As the site plan proposes a setback for the sidewalk along Coors, the landscape setback shall be placed between the curb and the sidewalk.

7. The applicant shall provide information on the site plan as to what materials and colors comprise the proposed free-standing signs on 65th Street, Coors Boulevard, and Bataan Drive.

8. The applicant must clarify compliance with C-2 zone standards for building-mounted signs, or indicate whether the applied standard is more restrictive than C-2 zone standards. The WR66SDP Design Overlay Zone establishes standard C-2 zone standards for building-mounted signs (WR66SDP, Section V, Design Overlay Zone, p. 85).

9. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to final sign-off of the site development plan for building permit by the Development Review Board.

10. The applicant shall provide rear yard vehicular access to existing R-1 zone properties that abut the subject site.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01547, a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1 and Restaurant with Full-Service Liquor for On-Premise Consumption, for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1 and Restaurant with Full-Service Liquor for On-Premise Consumption, for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for a map amendment to the West Side Strategic Plan, and a request for approval of a site development plan for subdivision and for building permit.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request constitutes an appropriate amendment to the WR66SDP at this location. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

6. The request is consistent with the policies of R-270-1980. The request is consistent with the general welfare of the city (Section 1A), stabilizes the area with land uses that will serve the area neighborhood (Section 1B), is consistent with policies in the Comprehensive Plan, WR66SDP, and the WSSP (Section 1C), and is therefore more advantageous to the community as expressed in these plans (Section 1D). There are no major capital expenditures planned in conjunction with this request (Section 1F), the cost of land or other economic considerations have not been made by the City in this analysis (Section 1G), nor does the City consider the subject site's location on a major street (Coors Boulevard) in and of itself a justification for consideration of commercial zoning (Section 1H). The request is not a spot zone or a strip zone as there is similar commercial zoning in the area. Approval of this request will implement policies in the Comprehensive and WSSP, and is consistent with the intent of the WR66SDP (Section 1I).

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

CONDITIONS:

1. The site shall be replatted to create lot lines that correspond to zoning line boundaries.

2. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to issuance of a Certificate of Zoning for the subject site

---

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-04EPC-01785, a request for a map amendment to the West Side Strategic Plan for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings:

FINDINGS:

1. This is a request for a map amendment to the West Side Strategic Plan for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to create a new Neighborhood Center designation at the subject site, which is located in the WSSP's West Central Community Area.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is submitted in conjunction with a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) that facilitates a request for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1, and Restaurant with Full-Service Liquor for On-Premise Consumption. This request is also being submitted in conjunction with a request for approval of a site development plan for subdivision and for building permit.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plans for subdivision and building permit indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

6. Currently, the only neighborhood center in the West Central Area is located at the intersection of Central and Atrisco Drive. There is currently no neighborhood or community center within the western portion of the West Central Community Area. The proposed Neighborhood Center at this location will provide a greater balance of neighborhood-based services for the West Central Community Area.

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 4, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/MH/ac

cc: George Rainhart Arch. & Assoc., 2325 San Pedro NE, Albuq. NM 87110
Klarissa Pena, Alamosa NA, 6013 Sunset Gardens SW, Albuq. NM 87121
Jeanette Baca, Alamosa NA, 901 Field SW, Albuq. NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuq. NM 87121
Beatrice Purcella, Skyview West NA, 201 Claire Ln. SW, Albuq. NM 87121
Christopher Prien, Los Volcanes NA, 622 Honeylocust Pl. NW, Albuq. NM 87121
Dave Edwards, Los Vlocanes NA, 637 Honeylocust Pl. NW, Albuq. NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuq. NM 87105
Bennie Matlock, West Mesa NA, 837 Loma Hermosa Dr. NW, Albuq. NM 87105
Elton & Virginia H. Bailey, 135 65th St. SW, Albuq. NM 87121
Jose C. Rodriguez, 201 65th St. SW, Albuq. NM 87121

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER _____ REFERRAL # _____

SITE ADDRESS Coors @ Batman Dr. S.W.

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3

INSTATANEOUS FLOW REQUIRED 2700 GPM

SQUARE FOOTAGE – LARGEST BUILDING 10000 ±

TYPE CONSTRUCTION V-B

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☑ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 9

DATE: 10-3-05

FIRE DEPARTMENT INSPECTOR: R. C. [signature]

RECEIVED BY: [signature] TELEPHONE: 884-9110 x108

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE – INDIVIDUAL YELLOW - FILE

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

PAID RECEIPT

APPLICANT NAME Tasso, Anna & Christopher Chronis

AGENT George Rainhart Architects & Assoc

ADDRESS 2325 San Pedro NE Suite 2-B.

PROJECT & APP # 1003709 / 05DRB-01546, 01547

PROJECT NAME Hubbel Heights Shops.

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

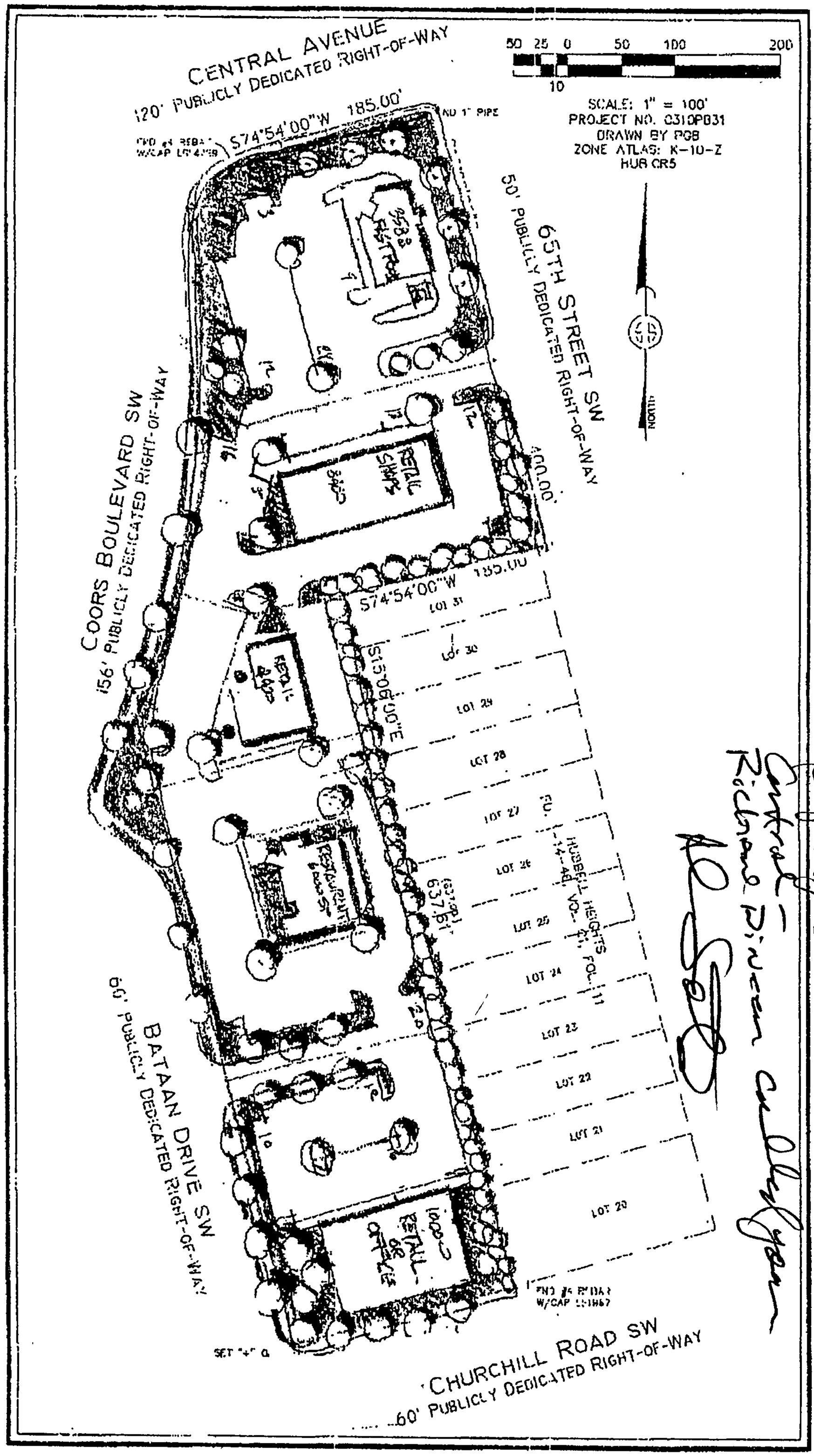
$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

10/4/2005 9:22AM LOC: ANNX
RECEIPT# 00030402 WS# 007 TRANS# 0002
Account 441032 Fund 0110
Activity 3424000 TRSRAL
Trans Amt $20.00
J24 Misc
$20.00
MC $20.00
CHANGE $0.00
Thank You



Richard Tasso Chairman
This is Property @ 6574
Central -
Richard Dineen Owner
AO Sign

Current DRC
Project Number:

ORIGINAL

FIGURE 12

Claire

Date Submitted: October 12, 2005
Date Site Plan Approved: 10/12/05
Date Preliminary Plat Approved: 10/12/05
Date Preliminary Plat Expires: 10/12/06
DRB Project No.: 1002535
DRB Application No.: 05DRB-01270

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

HUBBELL HEIGHTS SHOPS
PROPOSED NAME OF PLAT

LOTS 35-A & 38-A AND TRACTS 1-3, HUBBELL HEIGHTS ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	Sanitary Sewer	Bataan Dr. SW	Coors Blvd.	Churchill Rd.	/	/	/
		8"	Waterline	Bataan Dr. SW	Central Ave.	Churchill Rd.	/	/	/
			SMM Fire Hydrants (3 each) Public / Private				/	/	/
							/	/	/
			SMM ~~LT b~~ 12' Left Turn Bay including 65th Street curb, gutter, and sidewalk (6')		Central Ave.	~~175'~~ 150' SMM ~~200'~~ ± south	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1

2

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
Scott M. McGee, PE NAME (print)	10/12/05 DRB CHAIR - date
Isaacson & Arfman, P.A. FIRM	10-12-05 TRANSPORTATION DEVELOPMENT - date
Scott M McGee SIGNATURE - date 10/5/05 Revised 10/12/05	10/12/05 UTILITY DEVELOPMENT - date
	Bradley L. Bingham 10/12/05 CITY ENGINEER - date
	Christina Sandoval 10/12/05 PARKS & ~~GENERAL~~ RECREATION - date
	AMAFCA - date
	- date
	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

#7

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 29, 2005

CLAIRE SENOVA
DRB SECRETARY
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002535 / HUBBELL HEIGHTS ADDITION

Dear Claire:

Per the request of our clients, George Reinhart Architects & Assoc, we are withdrawing the vacation portion on the request scheduled to be heard October 12, 2005 for the above referenced property. The plat will remain on the schedule.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

Sandy Handley 09/29/05

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

PAID RECEIPT

APPLICANT NAME _____

AGENT GEORGE REIN HEART

ADDRESS _____

PROJECT & APP # 1002535 / 05DRB-01269, 05DRB-01270

PROJECT NAME CHRONIS DEVELOPMENT

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

Security enhanced document. See back for details.

GEORGE R. RAINHART
ARCHITECT & ASSOCIATES, P.C.
2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE, NM 87110
PH. 505-884-9110

2748

95-78/1070
893

PAY TO THE ORDER OF City of Albuquerque

DATE 10-10-05

$ 110.00

one hundred ten dollars

DUPLICATE

City Of Albuquerque DOLLARS

Treasury Division

Compass Bank
Albuquerque, New Mexico

FOR DRB deferral

10/10/2005 2:50PM LOC: ANNX
RECEIPT# 0018026 WS# 006 TRANS# 0013
Daily Report 110
Activity 4983000 TRSEUH
Total: $110.00

CK $110.00
CHANGE $0.00

Thank You

⑈002748⑈ ⑆107000783⑆ 00125779847⑈

©Clarke American BA
SAFETY

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 29, 2005

CLAIRE SENOVA
DRB SECRETARY
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002535 / HUBBELL HEIGHTS ADDITION

Dear Claire:

Per the request of our clients, George Reinhart Architects & Assoc, we are withdrawing the vacation portion on the request scheduled to be heard October 12, 2005 for the above referenced property. The plat will remain on the schedule.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 29, 2005

CLAIRE SENOVA
DRB SECRETARY
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1002535 / HUBBELL HEIGHTS ADDITION

Dear Claire:

Surveys Southwest, LTD is requesting a deferral for the above referenced property to the September 21, 2005 DRB hearing to allow for the EPC hearing.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3911
CONNECTION TEL	9p9980306
SUBADDRESS	
CONNECTION ID	
ST. TIME	08/10 13:33
USAGE T	01'07
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Dan / Sarah

FAX NUMBER: 998-0306 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 8/10/05

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

PROJECT NO: 1002535 **APPLICATION NO:** 05-01219

****

Call if you have questions.

#1002535

EPC approved rezoning & SP & amendment to Westside Strategic Plan designating property as new neighborhood activity center.

However sector plan amendment scheduled for CC hearing on 9/19/05. Approval needed before replat.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation PUBLIC UTILITY EASEMENT **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: CHRONIS DEVELOPMENT LIMITED, CHRIS CHRONIS PHONE: 977-2103
ADDRESS: 1102 WASHINGTON AVE FAX:
CITY: ALBQ STATE NM ZIP 87110 E-MAIL:
Proprietary interest in site: OWNER List all owners: ANNA & TASSO CHRONIS
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: RECONFIGURE ONE EXISTING TRACT & SEVEN EXISTING LOTS INTO TWO NEW LOTS & THREE NEW TRACTS, DEDICATE ADDITIONAL PUBLIC R-O-W & VACATE A UTILITY EASEMENT

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

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

Lot or Tract No. LOTS 32, 33, 34, 35, 38, W 35' OF LOT 37 Block: N/A Unit: N/A
Subdiv. / Addn. TOGETHER W/ LOT 36-A, HUBBELL HEIGHTS ADD & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT
Current Zoning: C-2 & O-1 & R-1 Proposed zoning:
Zone Atlas page(s): K-10-Z No. of **existing** lots: 8 No. of **proposed** lots: 5
Total area of site (acres): 5.5550 Density if applicable: dwellings per gross acre: / dwellings per net acre: /
Within city limits? ✓ Yes. No ___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1-011-057-004-220-32214, 1-011-057-006-234-32213 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: 65TH STREET SW
Between: CENTRAL AVE SW and COORS BLVD SW

1-010-057-516-203-40801

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
PROJ # 1002535, PROJ # 1003709, Z-1211

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

SIGNATURE Dan Graney DATE 8.02.05
(Print) Dan Graney ___ Applicant ✓ Agent

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

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01269	VPE	V	$ 45.00
- -		CMF	$ 20.00
- -		ADV	$ 75.00
05DRB - - 01270	P&F	S(3)	$ 495.00
- -			$
			Total $ 635.00

Hearing date 08/31/05

Vin Sims 8/5/05
Planner signature / date

Project # 1002535

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☑ **VACATION OF PUBLIC EASEMENT** 5' UTILITY EASEMENT

√ √ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
√ √ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
√ √ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
√ √ Letter briefly describing, explaining, and justifying the request
√ √ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
√ √ Sign Posting Agreement
√ √ Fee (see schedule)
√ √ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

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

Dan Graney
Dan Graney
Applicant name (print)

8.02.05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - ____ - 01269
____ - ____ - ____
____ - ____ - ____

Kim Sims 8/5/05
Planner signature / date

Project # 1002535

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

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

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

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

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

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

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

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

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

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
VACANT ✓ 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
N/A ✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A ✓ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

Dan Graney
Applicant name (print)

Dan Graney 8.02.05
Applicant signature / date

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

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

Application case numbers
05DRB - ____ - 01270
____ - ____ - ____
____ - ____ - ____

8/5/05 Kristin Sis
Planner signature / date

Project # 1002535

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 2, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 35-A & 38-A AND TRACTS 1, 2 & 3, HUBBELL HEIGHTS ADDITION

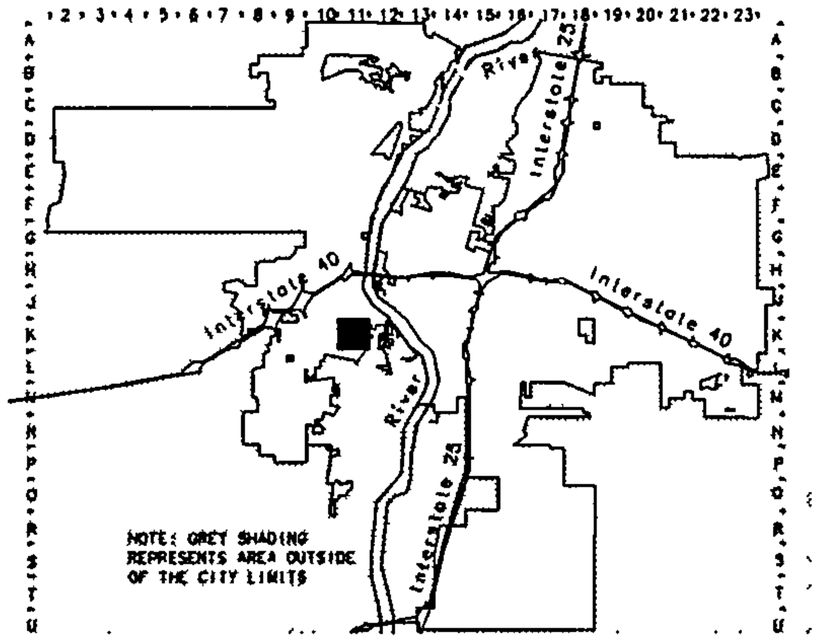
Dear Board Members:

The purpose of the above referenced replat is to propose Five (5) new tracts, four (4) of which are being designed for retail shops, restaurant, office space and an existing 5' public utility easement is being vacated by this plat.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



A buquerque G eographic I nformation S ystem
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GRAPHIC SCALE IN FEET

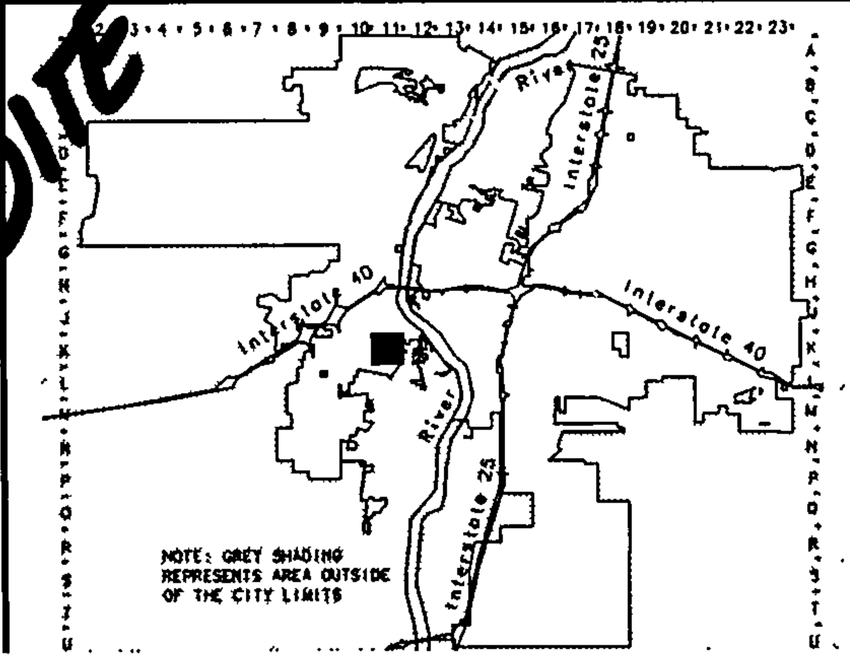
250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through August 03, 2004

Site



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PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through August 03, 2004

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 2, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOTS 35-A & 38-A AND TRACTS 1, 2 & 3, HUBBELL HEIGHTS ADDITION

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The purpose of the above referenced replat is to propose Five (5) new tracts, four (4) of which are being designed for retail shops, restaurant, office space and an existing 5' public utility easement is being vacated by this plat.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

ALBUQUERQUE
Making History

City of Albuquerque

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

August 2, 2005

Sarah
Surveys Southwest, LTD
333 Lomas Blvd., NE/ 87102
Phone: 998-0303 / Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of **August 2, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 32, 33, 34, 35, 38, W35'. LOT 37, 36-A, HUBBELL HEIGHTS ADDITION AND TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT** zone map **K-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

"Attachment A"

Sarah, Surveys Southwest, LTD
333 Lomas Blvd., NE / 87102 998-0303 / fax – 998-0306
Zone Map: K-11
Date: August 2, 2005

ALAMOSA N.A. (ALM) "R"
***Jeanette Baca**
901 Field SW/87121 836-3281 (h)
Klarissa Pena
6013 Sunset Gardens SW/87121 839-0372 (h) 831-5406 (w)
Website: www.ana-nm.org

SKYVIEW WEST N.A. (SVW) "R"
***Tony Chavez**
305 Claire Ln. SW/87121 831-5824 (h)
201 Claire Ln. SW/87121 831-5556 (h) BEATRICE PURCELLA

LOS VOLCANES N.A. (LVC) "R"
***M. Max Garcia**
6619 Honeylocust Ave. NW/87121 833-0969 (h)
David Edwards
637 Honeylocust Pl. NW/87121 833-5909 (h)

WEST MESA N.A. (WTM) "R"
***Louis Tafoya**
6411 Avalon Rd. NW/87105 836-3189 (h)
Bennie W. Matlock
837 Loma Hermosa Dr. NW/87105 836-1106 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

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

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

WEST MESA NEIGHBORHOOD ASSOCIATION
BENNIE W. MATLOCK
837 LOMA HERMOSA DRIVE NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Bennie W. Matlock:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the West Mesa Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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Total Postage & Fees	$ 4.88

Postmark Here: 8/4/05

Sent To: BENNIE W. MATLOCK
Street, Apt. No.; or PO Box No.: 837 LOMA HERMOSA DR. NW
City, State, ZIP+4: ALBQ. N. MEX 87105

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

WEST MESA NEIGHBORHOOD ASSOCIATION
LOUIS TAFOYA
6411 AVALON ROAD NW
ALBUQUERQUE, NM 87105

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Louis Tafoya:

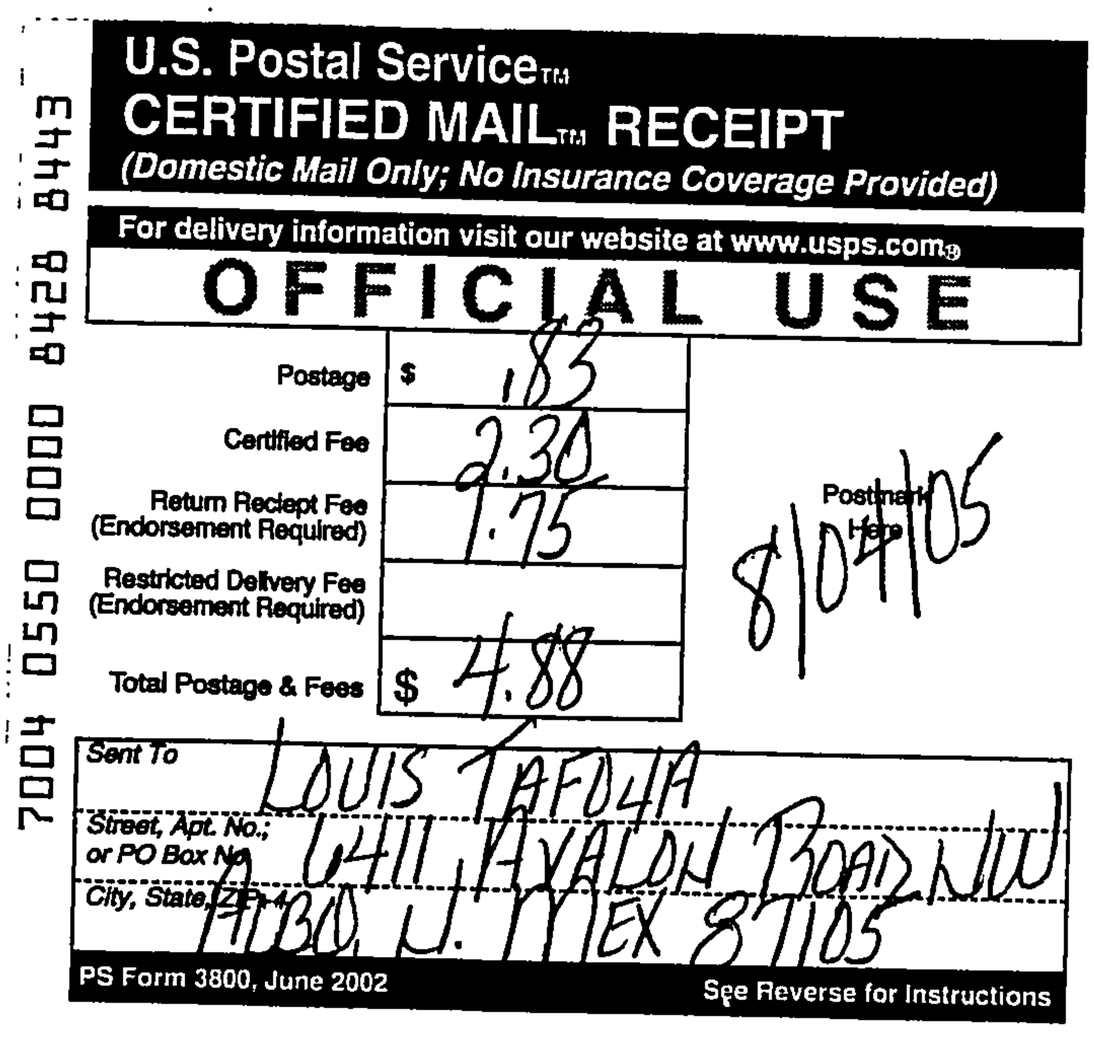
Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the West Mesa Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
DAVID EDWARDS
637 HONEYLOCUST PLACE NW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear David Edwards:

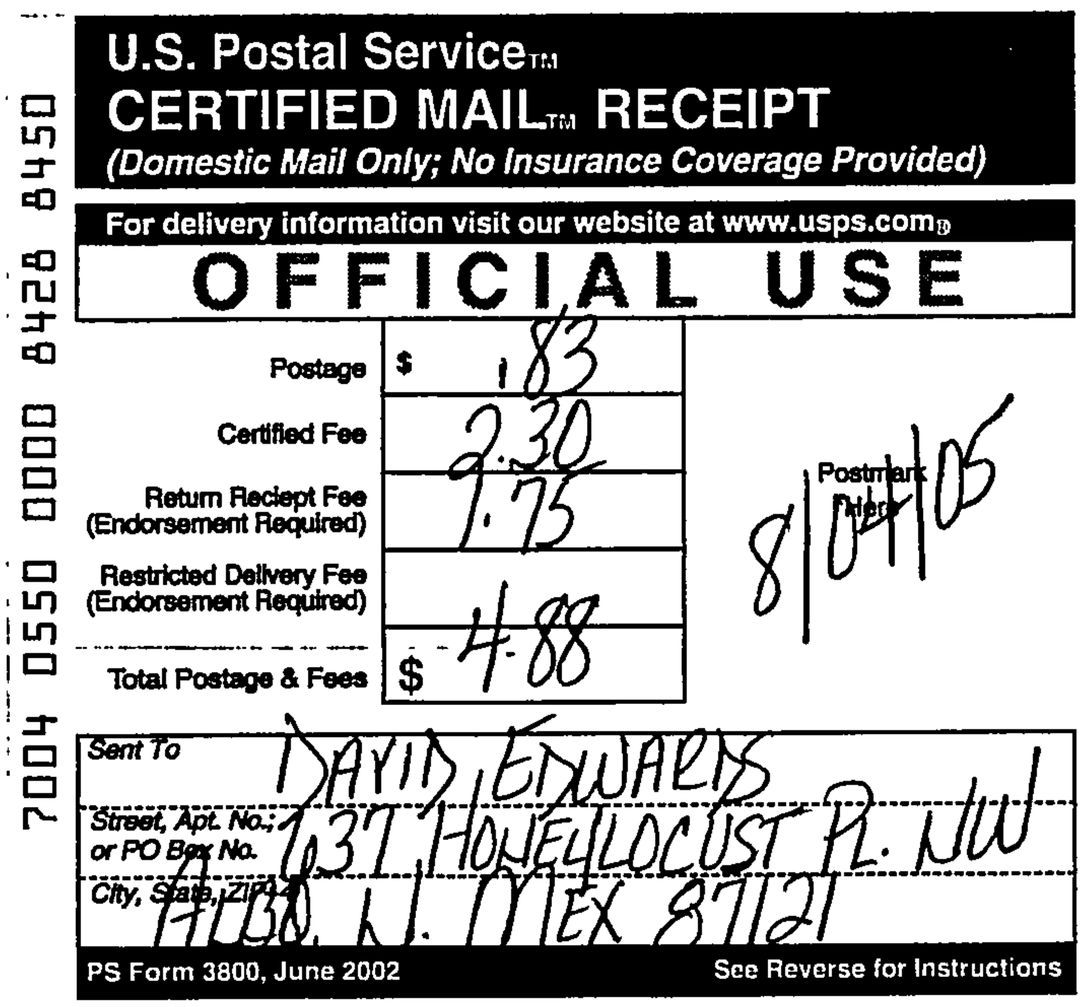
Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Los Volcanes Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

LOS VOLCANES NEIGHBORHOOD ASSOCIATION
M. MAX GARCIA
6619 HONEYLOCUST AVENUE NW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear M. Max Garcia:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Los Volcanes Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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Total Postage & Fees	$ 4.88

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Sent To: M. MAX GARCIA
Street, Apt. No.; or PO Box No.: 6619 HONEYLOCUST AVE NW
City, State, ZIP+4: ALBQ. N. MEX 87121

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
BEATRICE PURCELLA
201 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear BEATRICE PURCELLA:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Skyview West Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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Total Postage & Fees	$ 4.88

Postmark Here: 8/04/05

Sent To: BEATRICE PURCELLA
Street, Apt. No.; or PO Box No: 201 CLAIRE LANE SW
City, State, ZIP+4: ALBQ. N.M. EX 87121

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

SKYVIEW WEST NEIGHBORHOOD ASSOCIATION
TONY CHAVEZ
305 CLAIRE LANE SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Tony Chavez:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Skyview West Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

Postmark Here: 8/04/05

Sent To: TONY CHAVEZ
Street, Apt. No.; or PO Box No.: 305 CLAIRE LN. SW
City, State, ZIP+4: ALBQ. N. MEX 87121

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

ALAMOSA NEIGHBORHOOD ASSOCIATION
KLARISSA PENA
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Klarissa Pena:

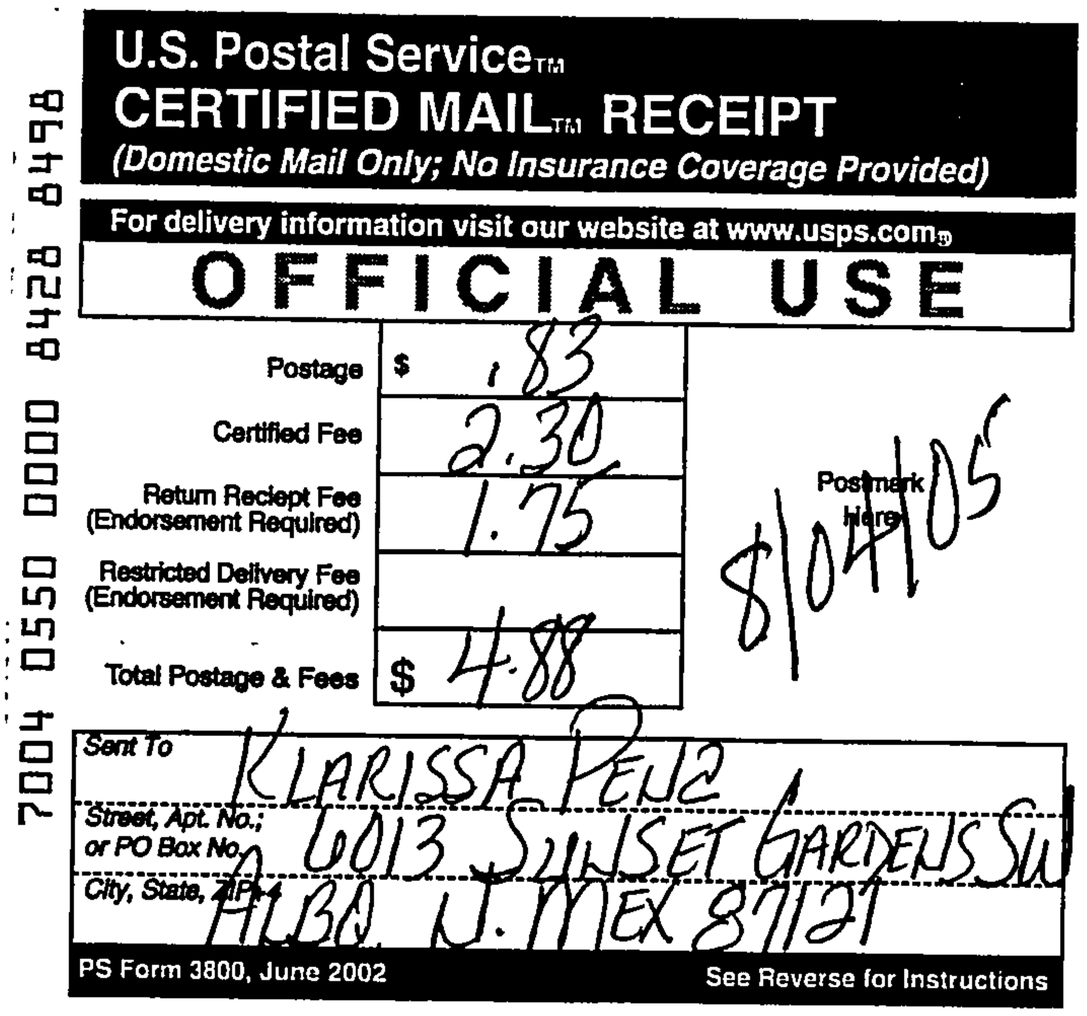
Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Alamosa Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

August 4, 2005

ALAMOSA NEIGHBORHOOD ASSOCIATION
JEANETTE BACA
901 FIELD SW
ALBUQUERQUE, NM 87121

REF: LOTS 35-A & 38-A AND TRACTS 1, 2, & 3, HUBBELL HEIGHTS ADDITION

Dear Jeanette Baca:

Enclosed please find a copy of the above referenced property. This is a proposed subdivision within the Alamosa Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property for a final plat submittal and vacation of an existing 5' utility easement to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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Postmark Here: 8/04/05

Sent To: JEANETTE BACA
Street, Apt. No.; or PO Box No.: 901 FIELD SW
City, State, ZIP+4: ALBQ. N.MEX 87121

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Chronis Development Limited.

AGENT Surveys Southwest

ADDRESS 333 Lomas

PROJECT & APP # 1002535 / 01269, 01270

PROJECT NAME Hubbell Heights

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 540.00 441006/4983000 **DRB Actions**

$ 5 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 635 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division
8/5/2005 9:16AM LOC: ANNX
RECEIPT# 00047289 WS# 007 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $635.00
J24 Misc $20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
8/5/2005 9:16AM LOC: ANNX
RECEIPT# 00047290 WS# 007 TRANS# 0010
Account 44100 Fund 0110
Activity 49830 TRSLJS
Trans Amt $635.00
J24 Misc $540.00
Thank You

Counter receipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division
8/5/2005 9:17AM LOC: ANNX
RECEIPT# 00047291 WS# 007 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $635.00
J24 Misc $75.00
CK $515.00
CK $120.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from AUGUST 16, 2005 To AUGUST 31, 2005

5. REMOVAL

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

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

Sarah Amato — (Applicant or Agent)

8/05/05 — (Date)

I issued 2 signs for this application, 08/05/05 (Date)

Kim Sims (Staff Member)

DRB PROJECT NUMBER: 1002535

Rev. 1/11/05

#7 + #9

Site plan + plat do not match
i.e. what each parcel is
called

S. P.	Plat.
Tract 1	Lot 25-A
Tract 2	Tract 1
Tract 3	Tract 2
Tract 4	Tract 3

They must match before
DRB approval

0439

ALBUQUERQUE
Making History

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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION
1002635

FILE: **Project # 1003709**
04EPC-01545 EPC Site Development Plan-Subdivision
04EPC-01546 EPC Site Development Plan-Building Permit
04EPC 01547 EPC Sector Plan Amendment
04EPC 01785 EPC Sector Plan Amendment

Tasso, Anna, & Christopher Chronis
1102 Washington NE
Albuq. NM 87110

0439
7
3 1 05
Initials: GAC

LEGAL DESCRIPTION: for all or a portion of Tracts 64, **TOWN OF ATRISCO GRANT UNIT 6**, zoned O-1, and Lots 32-35, Hubbell Heights Subdivision, Zoned R-1, a zone map amendment to SU-1 for O-1 C-1 and Restaurant with Full Service Liquor for on-premise consumption, located on COORS BLVD SW, between 65TH ST SW and CENTRAL AVE SW, containing approximately 5 acres. (K-11) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01545, a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to facilitate consolidation of the five existing lots into four Tracts, and development of the site into a neighborhood center that contains retail/office buildings and a restaurant.

received
01-26-05

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for a map amendment to the West Route 66 Sector Development Plan, a map amendment to the West Side Strategic Plan, and a request for approval of a site development plan for building permit.

4. The proposed site development plan for subdivision meets the minimum informational standards for this type of site plan as established in Section 14-16-1-5, Definitions, of the City Zoning Code.

5. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

6. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plan for subdivision indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

7. The request is consistent with the WR66SDP. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request is consistent with the intent of the WR66SDP regarding the subject site. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

8. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

9. Modifications are needed to bring the site development plan for subdivision into full compliance with applicable City standards.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions of approval for the proposed Site Development Plan for Subdivision from the City Engineer, Municipal Development, Public Works, Water Authority, and NMDOT shall include:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. Traffic Impact Study (TIS) is required and has been submitted.
   c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
   d. Driveways to be located per TIS.
   e. Provide cross access agreement or shared driveway between Tract 1 and C-2 zoned property adjacent to site.
   f. Until corner C-2 zoned property is developed, provide 24' to 30' drive aisle (temporary curbing may be used) between Tract 1 and adjacent property.
   g. Provide truck circulation patterns for site.
   h. Site plan shall comply and be designed per DPM Standards.

3. The applicant shall provide a wall, minimum 10 feet in height, along the southeastern boundary of Tract 1 and along the southern boundaries of Tracts 2, 3, and 4, as required in Section 14-16-3-10-E(4), Landscaping Regulations, City Zoning Code. The wall shall be constructed of textured CMU block and shall match colors used in proposed buildings as required by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 82).

4. The applicant shall provide screening for the parking area of the site adjacent to Coors Boulevard and Bataan Drive, minimum 30 inches but not to exceed 36 inches in height, comprised of a wall, earth berm, or evergreen landscaping, or a combination of the three (Section 14-16-3-1-E(4), Off-Street Parking, City Zoning Code). If the applicant chooses to install screen walls in these areas, the walls shall be built of the same textured and colored CMU block to be built along southern and eastern areas of the site for design consistency.

5. The applicant shall provide an additional pedestrian walkway that connects the sidewalk along Coors Boulevard to the northern most parking island adjacent to Coors, and then connect to the proposed retail shop building in Tract 1. This supports Table 11, Policy a, Corridor Policies, Comprehensive Plan, which requires pedestrian connections from development to transit stops and between adjacent developments (Section D, Community Resource Management, Subsection 4, Transportation and Transit, p. II-82).

6. The applicant shall provide a landscape setback along Coors Boulevard, minimum 12 feet in depth, as required for arterial streets by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p 83). As the site plan proposes a setback for the sidewalk along Coors, the landscape setback shall be placed between the curb and the sidewalk.

7. The applicant shall provide information on the site plan as to what materials and colors comprise the proposed free-standing signs on 65th Street, Coors Boulevard, and Bataan Drive.

8. The applicant must clarify compliance with C-2 zone standards for building-mounted signs, or indicate whether the applied standard is more restrictive than C-2 zone standards. The WR66SDP Design Overlay Zone establishes standard C-2 zone standards for building-mounted signs (WR66SDP, Section V, Design Overlay Zone, p. 85).

9. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to final sign-off of the site development plan for subdivision by the Development Review Board.

10. The applicant shall provide rear yard vehicular access to existing R-1 zone properties that abut the subject site.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01546, of a site development plan for building permit for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to facilitate development of the site into a neighborhood center that contains retail/office buildings and a restaurant.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for approval of a site development plan for subdivision, a map amendment to the West Route 66 Sector Development Plan, and a map amendment to the West Side Strategic Plan.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plan for subdivision indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

6. The request is consistent with the WR66SDP. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request is consistent with the intent of the WR66SDP regarding the subject site. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

8. Modifications are needed to bring the site development plan for building permit into full compliance with applicable City standards.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions of approval for the proposed Site Development Plan for Building Permit from the City Engineer, Municipal Development, Public Works, Water Authority, and NMDOT shall include:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. Traffic Impact Study (TIS) is required and has been submitted.
   c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS).
   d. Driveways to be located per TIS.
   e. Provide cross access agreement or shared driveway between Tract 1 and C-2 zoned property adjacent to site.
   f. Until corner C-2 zoned property is developed, provide 24' to 30' drive aisle (temporary curbing may be used) between Tract 1 and adjacent property.
   g. Provide truck circulation patterns for site.
   h. Site plan shall comply and be designed per DPM Standards.

3. The applicant shall provide a wall, minimum 10 feet in height, along the southeastern boundary of Tract 1 and along the southern boundaries of Tracts 2, 3, and 4, as required in Section 14-16-3-10-E(4), Landscaping Regulations, City Zoning Code. The wall shall be constructed of textured CMU block and shall match colors used in proposed buildings as required by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 82).

4. The applicant shall provide screening for the parking area of the site adjacent to Coors Boulevard and Bataan Drive, minimum 30 inches but not to exceed 36 inches in height, comprised of a wall, earth berm, or evergreen landscaping, or a combination of the three (Section 14-16-3-1-E(4), Off-Street Parking, City Zoning Code). If the applicant chooses to install screen walls in these areas, the walls shall be built of the same textured and colored CMU block to be built along southern and eastern areas of the site for design consistency.

5. The applicant shall provide an additional pedestrian walkway that connects the sidewalk along Coors Boulevard to the northern most parking island adjacent to Coors, and then connect to the proposed retail shop building in Tract 1. This supports Table 11, Policy a, Corridor Policies, Comprehensive Plan, which requires pedestrian connections from development to transit stops and between adjacent developments (Section D, Community Resource Management, Subsection 4, Transportation and Transit, p. II-82).

6. The applicant shall provide a landscape setback along Coors Boulevard, minimum 12 feet in depth, as required for arterial streets by the WR66SDP Design Overlay Zone (WR66SDP, Section V, Design Overlay Zone, p. 83). As the site plan proposes a setback for the sidewalk along Coors, the landscape setback shall be placed between the curb and the sidewalk.

7. The applicant shall provide information on the site plan as to what materials and colors comprise the proposed free-standing signs on 65th Street, Coors Boulevard, and Bataan Drive.

8. The applicant must clarify compliance with C-2 zone standards for building-mounted signs, or indicate whether the applied standard is more restrictive than C-2 zone standards. The WR66SDP Design Overlay Zone establishes standard C-2 zone standards for building-mounted signs (WR66SDP, Section V, Design Overlay Zone, p. 85).

9. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to final sign-off of the site development plan for building permit by the Development Review Board.

10. The applicant shall provide rear yard vehicular access to existing R-1 zone properties that abut the subject site.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-01547, a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1 and Restaurant with Full-Service Liquor for On-Premise Consumption, for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1 and Restaurant with Full-Service Liquor for On-Premise Consumption, for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is being submitted in conjunction with a request for a map amendment to the West Side Strategic Plan, and a request for approval of a site development plan for subdivision and for building permit.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The WR66SDP's justification for the original O-1 zoning focuses on creating a business environment that would benefit the adjacent neighborhood while attracting businesses that would not draw significant levels of traffic, based on concerns from area residents at the time the WR66SDP was being developed. As the request is consistent with the above stated Established Urban policies of the Comprehensive Plan regarding potential impacts on residential areas, the request constitutes an appropriate amendment to the WR66SDP at this location. The development of the subject site will also contribute to creating a positive image for West Central Avenue as envisioned in the WR66SDP.

6. The request is consistent with the policies of R-270-1980. The request is consistent with the general welfare of the city (Section 1A), stabilizes the area with land uses that will serve the area neighborhood (Section 1B), is consistent with policies in the Comprehensive Plan, WR66SDP, and the WSSP (Section 1C), and is therefore more advantageous to the community as expressed in these plans (Section 1D). There are no major capital expenditures planned in conjunction with this request (Section 1F), the cost of land or other economic considerations have not been made by the City in this analysis (Section 1G), nor does the City consider the subject site's location on a major street (Coors Boulevard) in and of itself a justification for consideration of commercial zoning (Section 1H). The request is not a spot zone or a strip zone as there is similar commercial zoning in the area. Approval of this request will implement policies in the Comprehensive and WSSP, and is consistent with the intent of the WR66SDP (Section 1I).

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

CONDITIONS:

1. The site shall be replatted to create lot lines that correspond to zoning line boundaries.

2. City Council approval of the proposed amendment to the West Side Strategic Plan is required prior to issuance of a Certificate of Zoning for the subject site.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1003709/04EPC-04EPC-01785, a request for a map amendment to the West Side Strategic Plan for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW, based on the following Findings:

FINDINGS:

1. This is a request for a map amendment to the West Side Strategic Plan for Lots 32-35, Hubble Heights Subdivision, and Tract 64, Town of Atrisco Grant Unit 6, located on Coors Boulevard SW and Central Avenue SW between 64th Street SW and Bataan Drive SW. The purpose of this request is to create a new Neighborhood Center designation at the subject site, which is located in the WSSP's West Central Community Area.

2. This request was deferred for 60 days to allow the applicant to apply for an amendment to the West Side Strategic Plan, and to re-notify area neighborhoods regarding the proposed allowance for full-service liquor for on-premise consumption in their zoning request.

3. This request is submitted in conjunction with a request for a map amendment to the West Route 66 Sector Development Plan (WR66SDP) that facilitates a request for a zone map amendment from R-1 and O-1 to SU-1 for O-1, C-1, and Restaurant with Full-Service Liquor for On-Premise Consumption. This request is also being submitted in conjunction with a request for approval of a site development plan for subdivision and for building permit.

4. The request is consistent with the Established Urban policies of the Comprehensive Plan. The request will respect the existing adjoining residential uses (Policy d), utilizes vacant land that is contiguous to existing city road and infrastructure (Policy e), will complement the existing neighborhood with commercial and office uses on a neighborhood scale (Policy i), minimizes harmful effects of traffic on the residential area (Policy k), and lends to the overall redevelopment of this residential area (Policy o). The subject site is proposed as a neighborhood center amendment to the West Side Strategic Plan (WSSP), thus the request is also consistent with Policy j regarding the location of new commercial development in neighborhood-oriented centers.

5. The request is consistent with WSSP Policy 1.3 that discourages strip commercial developments outside of designated neighborhood and commercial centers. The request is also consistent with WSSP Policy 1.9 in that the proposed site development plans for subdivision and building permit indicate continuous pedestrian circulation among all the proposed buildings with neighborhood-scaled maximum building heights of 26 feet, and provides for pedestrian and bicycle access to the site from 65th Street and the adjoining neighborhood.

6. Currently, the only neighborhood center in the West Central Area is located at the intersection of Central and Atrisco Drive. There is currently no neighborhood or community center within the western portion of the West Central Community Area. The proposed Neighborhood Center at this location will provide a greater balance of neighborhood-based services for the West Central Community Area.

7. The Alamosa Neighborhood Association has voiced concerns through phone contacts with staff regarding the proposed Full-Service Liquor for On-Premise Consumption element of the zoning request, as well as the potential for the development of a liquor service on the abutting C-2 zoned parcel at the corner of Coors and Central.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 4, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/MH/ac

cc: George Rainhart Arch. & Assoc., 2325 San Pedro NE, Albuq. NM 87110
Klarissa Pena, Alamosa NA., 6013 Sunset Gardens SW, Albuq. NM 87121
Jeanette Baca, Alamosa NA, 901 Field SW, Albuq. NM 87121
Tony Chavez, Skyview West NA, 305 Claire Ln. SW, Albuq. NM 87121
Beatrice Purcella, Skyview West NA, 201 Claire Ln. SW, Albuq. NM 87121
Christopher Prien, Los Volcanes NA, 622 Honeylocust Pl. NW, Albuq. NM 87121
Dave Edwards, Los Vlocanes NA, 637 Honeylocust Pl. NW, Albuq. NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuq. NM 87105
Bennie Matlock, West Mesa NA, 837 Loma Hermosa Dr. NW, Albuq. NM 87105
Elton & Virginia H. Bailey, 135 65th St. SW, Albuq. NM 87121
Jose C. Rodriguez, 201 65th St. SW, Albuq. NM 87121

LOTS 35-A &
HUBBELL
PROJECTED SECTIOI
TOWN (
CITY (
BERNALILLC

CENTRAL AVENUE
120' PUBLICLY DEDICATED RIGHT-OF-WAY

LEGAL DESCRIPTION
POINT OF BEGINNING

FND 1" PIPE

3.44 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

FND #4 REBAR W/CAP LS14269

(N74°54'00"E)
N75°02'31"E 185.00'

154.49'

5.91'

N34°42'51"E 56.54'

FND "+" ON SW

3.80 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

25.00' C9

134.13 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

Lot 38

Por. Lot 37

Lot 36-A

LOT 38-A
1.0927 ACRES GROSS
1.0895 ACRES NET

175.00'

(S15°06'00"E)
S14°57'29"E

50' PUBLICLY DEDICATED RIGHT-OF-WAY
65TH STREET SW

C4

8' UTILITY ESMT. (B10, 71)

ZONE C-2
ZONE O-1

8' UTILITY ESMT. VACATED BY THIS PLAT

N75°02'31"E 266.84'

8' UTILITY ESMT. (C1, 11)

Lot 35

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

400.00'

200.00'

Lot 34

LOT 35-A
1.2536 ACRES GROSS
1.2536 ACRES NET

Lot 33

LOT LINE TO BE ELIMINATED BY THIS PLAT (TYP.)

Lot 32

FND #4 REBAR W/CAP LS9686

C1
C3

COORS BOULEVARD SW
156' PUBLICLY DEDICATED RIGHT-OF-WAY

60.02'
N78°28'55"W

S75°07'06"W 36.83'

N14°52'54"W 50.26'

39.81'

S75°02'31"W

FND #4 REBAR W/CAP LS9686

(S74°54'00"W)

S75°02'31"W 185.00'

LOT 31

C2

TRACT 1
0.9067 ACRES GROSS
0.9067 ACRES NET

Por. Tract 64

LOT 30

LOT 29

LOT 28

LOT 27

162.00'

98.45'

S75°07'06"W
209.86'

(S15°06'00"E)
S14°57'29"E

FD. 1-14-46. VOL C1, FOL 11
HUBBELL HEIGHTS

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

N14°57'29"W
(N15°06'00"W)
226.06'

TRACT 2
1.0891 ACRES GROSS
1.0891 ACRES NET

226.06'

S75°07'06"W
209.86'

(637.00')
637.61'

BATAAN DRIVE SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

575.34'

224.61'

TRACT 3
1.2028 ACRES GROSS
1.1998 ACRES NET

249.53'

STATION 5-K10
X = 362,341.83
Y = 1,484,685.30
GROUND TO GRID = 0.99987811
DELTA ALPHA = -00°15'52"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

N29°43'22"E 1672.23'

S46°35'34"W 1284.57'

0 = 0.99987893
= -00°15'58"
TATE PLANE
YSTEM

134.13 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

FND "+" ON SW

25.00' C8

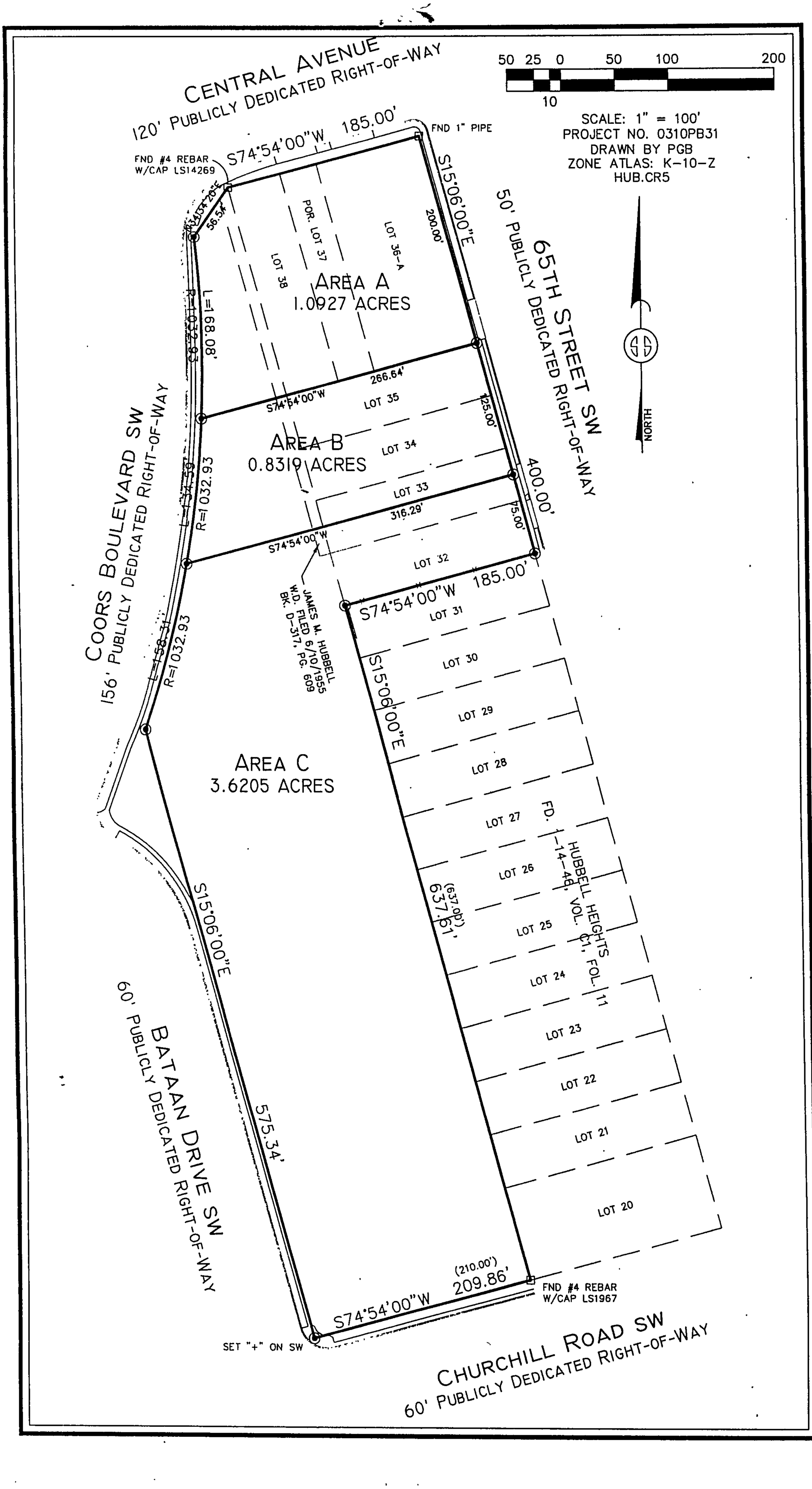
S75°02'31"W 184.86'
(S74°54'00"W) 209.86'
(210.00')

FND #4 REBAR W/CAP LS14867

CHURCHILL ROAD SW
' PUBLICLY DEDICATED RIGHT-OF-WAY

CURVE TABLE				
RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
1032.93'	460.99'	25°34'14"	N05°26'03"E	457.17'
1032.93'	160.66'	8°54'41"	N14°45'50"E	160.49'
[illegible]	[illegible]	[illegible]	[illegible]	132.18'

VACATION
EXHIBIT B
Date 8/3/05
31


CENTRAL AVENUE
120' PUBLICLY DEDICATED RIGHT-OF-WAY
50 25 0 50 100 200
10
SCALE: 1" = 100'
PROJECT NO. 0310PB31
DRAWN BY PGB
ZONE ATLAS: K-10-Z
HUB.CR5
FND #4 REBAR W/CAP LS14269
S74°54'00"W 185.00'
FND 1" PIPE
S15°06'00"E
200.00'
50' PUBLICLY DEDICATED RIGHT-OF-WAY
65TH STREET SW
NORTH
N34°34'20"E
56.54'
POR. LOT 37
LOT 36-A
LOT 38
AREA A
1.0927 ACRES
L=168.08'
R=1032.93'
266.64'
S74°54'00"W
LOT 35
125.00'
AREA B
0.8319 ACRES
LOT 34
LOT 33
316.29'
75.00'
400.00'
S74°54'00"W
LOT 32
LOT 31
185.00'
S74°54'00"W
JAMES M. HUBBELL
W.D. FILED 6/10/1955
BK. D-317, PG. 609
S15°06'00"E
LOT 30
LOT 29
LOT 28
LOT 27
FD. 1" PIPE
HUBBELL HEIGHTS
VOL. C1, FOL. 11
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
(637.0b')
637.61'
COORS BOULEVARD SW
156' PUBLICLY DEDICATED RIGHT-OF-WAY
L=158.31'
R=1032.93'
AREA C
3.6205 ACRES
S15°06'00"E
575.34'
BATAAN DRIVE SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY
(210.00')
209.86'
S74°54'00"W
FND #4 REBAR
W/CAP LS1967
SET "+" ON SW
CHURCHILL ROAD SW
60' PUBLICLY DEDICATED RIGHT-OF-WAY

complete.. see note

APPLICATION NO. 03DRB-00412	PROJECT NO. 1002535
PROJECT NAME Hubbell Heights Tr. 32-38	
APPLICANT / AGENT WAYJOHN SURVEYING INC	PHONE NO. 255-2052
ZONE ATLAS PAGE K-10 & 11	DATE SUBMITTED 3-13-03

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 8/02)

Project Number 1002535

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____
Administrative Amendments (AA's)	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	
~~Minor Plat /~~ ~~Major Final Plat~~ Int. Rtng.	F: 3-17-03 D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____
Vacation-Private Easement	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____	F:_____ D:_____ F:_____ D:_____ A:_____		F:_____ D:_____ F:_____ D:_____ A:_____

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days

**Pulled by Agent (P)

3/17/03 - Complete re-zoning needed prior to re-platting. Agent called. Sam 3/18/03 Picked up.. BA.

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: 3/17/03 Same	**First Review** Date Returned:	Developer Days:
Date Released: 3-18-03		
Print Name: Pete Smith		
Signed: Pete Smith		

	Second Review	
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

	Third Review	
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

	Fourth Review	
Called Applicant:	Date Returned:	Developer Days:
Date Released:		
Print Name:		
Signed:		

done 3.17.03 CS. Ron Bohannan Minor

APPLICATION NO. 03 DRB-00412	PROJECT NO. 1002535
PROJECT NAME Hubbell Heights, Tr. 32-38	
EPC APPLICATION NO.	
APPLICANT / AGENT WAYJOHN SURVEYING INC.	PHONE NO. 255-2052
ZONE ATLAS PAGE K-10 Z11	rec'd 3-13-03

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 Sm	DATE 3/19/03	DATE
PLANS APPROVED	DATE	DATE
COMMENTS: Zone change needed before re-platting can occur.		

(Return form with plat / site plan)

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: TASSO, ANNA & CHRISTOPHER CHRONIS PHONE: 610.0593
ADDRESS: 1102 WASHINGTON ST NE FAX:
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: WAYJONSURVC AOL.COM
DESCRIPTION OF REQUEST: MINOR SUBDIVISION PLAT INTERNAL ROUTING - COMBINE SEVEN LOTS INTO TWO LOTS

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: 32, 33, 34, 35, 36-A, 37, 38 Block: Unit:
Subdiv. / Addn. HUBBELL HEIGHTS
Current Zoning: C-2, R-1 Proposed zoning: ~~SAME~~ R1 to C-2
Zone Atlas page(s): K-10, 11 No. of **existing** lots: 7 No. of **proposed** lots: 2
Total area of site (acres): 1.6958 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? _✓_ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 1.011.057.004.220.32214, 1.011.057.006.234.32213 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: 65th STREET SW
Between: WEST CENTRAL AVENUE SW and CHURCHILL 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.): SP.75.71

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

SIGNATURE [signature] DATE 3/10/03
(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
03DRB - 00412	P&F	S(3)	$ 285.00
- -			$
- -			$
- -			$
- -			$
			Total $ 285.00

Hearing date N/A

[signature] 3/13/03
Planner signature / date

Project # 1002535

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

☐ **SKETCH PLAT REVIEW AND COMMENT**

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

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

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

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) $285.00
✓ 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)

Applicant signature / date 3/10/03

Form revised September 2001

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

Application case numbers
03DRB - _____ - 00412
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 3/13/03

Project # 1002535

WAYJOHN SURVEYING INC

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

March 10, 2003

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

RE: Replat of Lots 32, 33, 34, 35, 36A, 37 and 38, Hubbell Heights

To Whom It May Concern:

I am submitting a minor subdivision plat for internal routing. My clients, the Chronises, desire to replat Lots 32, 33, 34, 35, 36A, 37 and 38, Hubbell Heights into Lots 33-A and 36-A-1. The parcels are currently zoned C-2 and R-1. It is my understanding that a rezone of Lots 34 and 35 from R-1 to C-2 is underway. These parcels are currently vacant.

Thank you for your consideration. Feel free to contact me if you have any questions regarding this matter.

Regards,

Thomas D. Johnston, PS

enc.

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 TASSO, ANNA, & CHRIS C HRONIS

AGENT WAY JOHN SURVEYING, INC.

ADDRESS 330 LOUISIANA BLVD. NE

PROJECT NO. 1002535

APPLICATION NO. 03DRB - 00412

$ 285.00 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 285.00 **Total amount due**

10425

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

95-32-1070

DATE 3/13/03

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 285.00

TWO HUNDRED EIGHTY FIVE AND NO/100 DOLLARS

Bank of America.

ACH R/T 107000327

FOR HUBBELL H/TS SUBMITAL

DUPLICATE MP

City Of Albuquerque
Treasury Division

⑈010425⑈ ⑆107000327⑆ 000123386377⑈

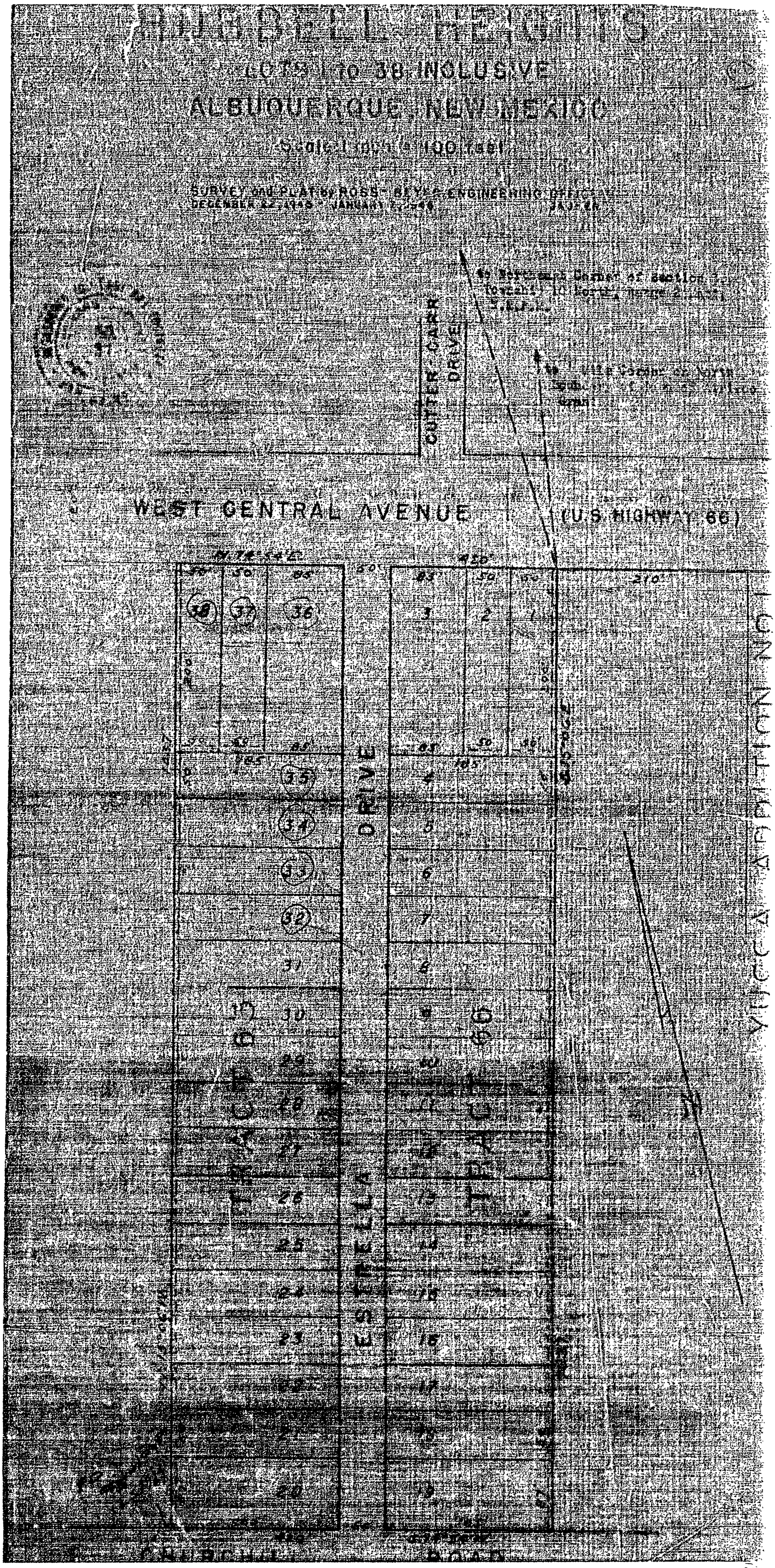
03/13/2003 3:29PM LOC: ANNX
RECEIPT# 00004642 WS# 006 TRANS# 0029
Account 441006 Fund 0110
Activity 4983000 TRSKDM
Trans Amt $285.00
J24 Misc : $285.00
CK $285.00
CHANGE 10/28/02 $0.00

Thank You

State of New Mexico }
County of Bernalillo } ss. 85502

This instrument was filed for record on
JAN 14 1946
At 1:4 o'clock a.m. Recorded in Vol.
of Records of said County, folio
S/ Mary Cleghorn Clerk & Recorder
Deputy

I, Ramona Montoya, County Clerk of Bernalillo Cou
New Mexico, do hereby certify that the map on w
this certificate appears is a true copy, made u
my direction and under the provisions of Chapter
of New Mexico Session Laws 1939, of a map filed
record on the 14th day of January 19
County Clerk, Bernalillo County, New M


LOTS 1 TO 38 INCLUSIVE
ALBUQUERQUE, NEW MEXICO
Scale 1 inch = 100 feet
SURVEY and PLAT by ROSS - BEYER ENGINEERING OFFICE
WEST CENTRAL AVENUE
(U.S. HIGHWAY 66)
CUTTER CARR DRIVE
ESTRELLA DRIVE
ROAD
38
37
36
35
34
33
32
31
30
29
28
27
26
25
24
23
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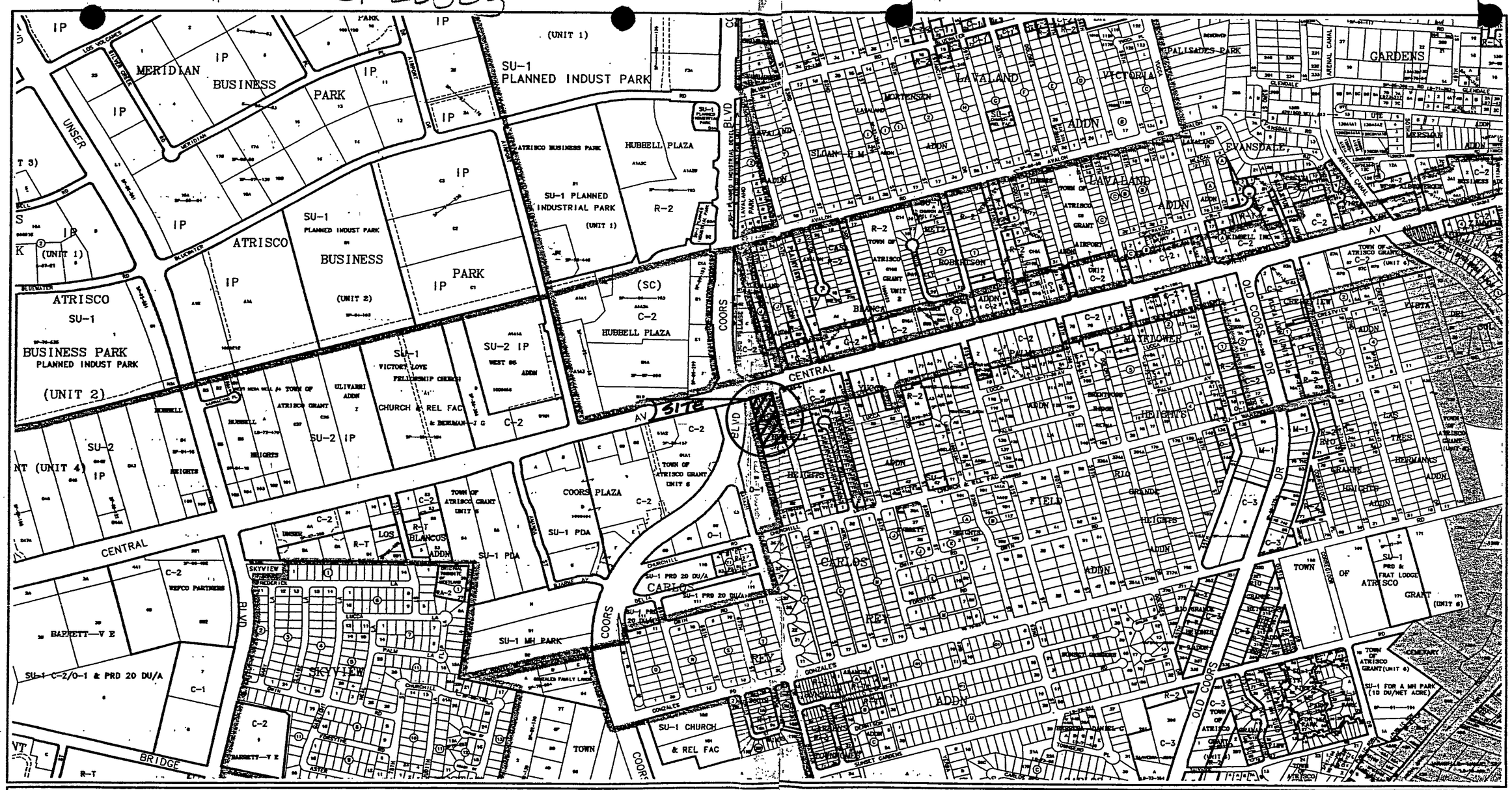
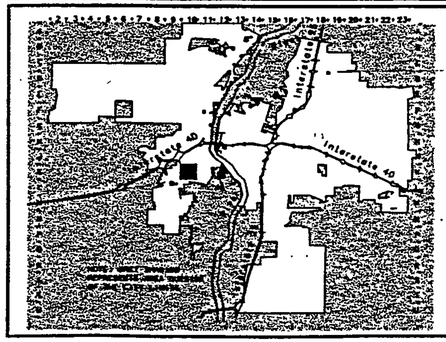
SP 20302





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2001

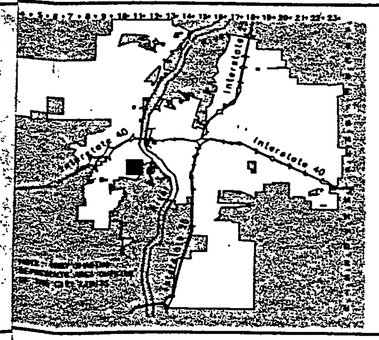
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-10-Z

Map Amended through July 18, 2001



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-11-Z

Map Amended through July 18, 2001