#2

complete 5/30/07

DRB CASE ACTION LOG (PREL. & FINAL)

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.: **07DRB-00556 (P & F)** Project # **1002642**

Project Name: **TOWER WEST**

Agent: Precision Surveys Inc Phone No.: 856-5700

Project Number 1002642

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/07/07 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): 15 day appeal

☐ **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.**

2

DRB CASE ACTION LOG (PREL. & FINAL)

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.: **07DRB-00556 (P & F)** Project # **1002642**

Project Name: **TOWER WEST**

Agent: Precision Surveys Inc Phone No.: 856-5700

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/07/07 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): 15 day appeal

☐ **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.**

Project Number 1002642

#2

2642

DXF Electronic Approval Form

DRB Project Case #: 1002642

Subdivision Name: TOWER WEST TRACT B1A1 & B1A2

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 5/8/2007 Hard Copy Received: 5/8/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

5-9-2007
Date

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

AGIS Use Only

Copied fc **2642** to agiscov on **5/9/2007** Contact person notified on **5/9/2007**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

2. Project # 1002642
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

At the May 9, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. 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.

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

The preliminary and final plat was approved with final sign off delegated to Transportation Development for street cross sections at 98th St and Tower Rd, cross access easements and to Planning for the 15-day appeal period.

If you wish to appeal this decision, you must do so by May 24, 2007, 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.)

Sheran Matson, AICP, DRB Chair

Cc: Avalon Tower LLC, 320 Osuna NE, Ste G3, 87107
Precision Surveys Inc, 8500-A Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002642 **AGENDA#** 2 **DATE:** 05/09/07

1. **Name:** JEFF WOOTEN **Address:** 5017 Sanbusco Dr **Zip:** 87144 ENGINEER
2. **Name:** Lisa Parish **Address:** 8500 Jefferson **Zip:** 87113
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:** _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002642 **AGENDA ITEM NO: 2**

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.
An approved grading and drainage plan dated 4-27-07 is on file for Preliminary Plat approval.
A cross lot drainage easement is required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: vac

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(L-09/D040 Related to DRB# 1004997?)

DATE: MAY 9, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

Project # 1002642
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

AMAFCA — No adverse comments.

COG — Tower Rd is designated a minor arterial on the Long Range Roadway System Map with an established right-of-way of 100 feet. Tower Rd is also designated as having on-street bicycle lanes on the Long Range Bikeways Map.

98th St is designated a principal arterial with an established right of way of 156 feet. 98th St is also designated as having on-street bicycle lanes on the Long Range Bikeways Map.

Coordination with DMD is recommended to insure vacation consistent with these policies of the MTB.

Transit

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letters sent to Westgate Heights NA (R).

APS — Avalon Tower LLC will be purchasing Tract B-1-A-1, **Tower West** (Tower Rd and 98th St SW), potentially for retail development. APS is unable to comment on the impacts of this development until the property owners have determined the final uses of these parcels.

Police Department — No crime prevention or CPTED comments at this time.

Fire Department — No adverse comments.

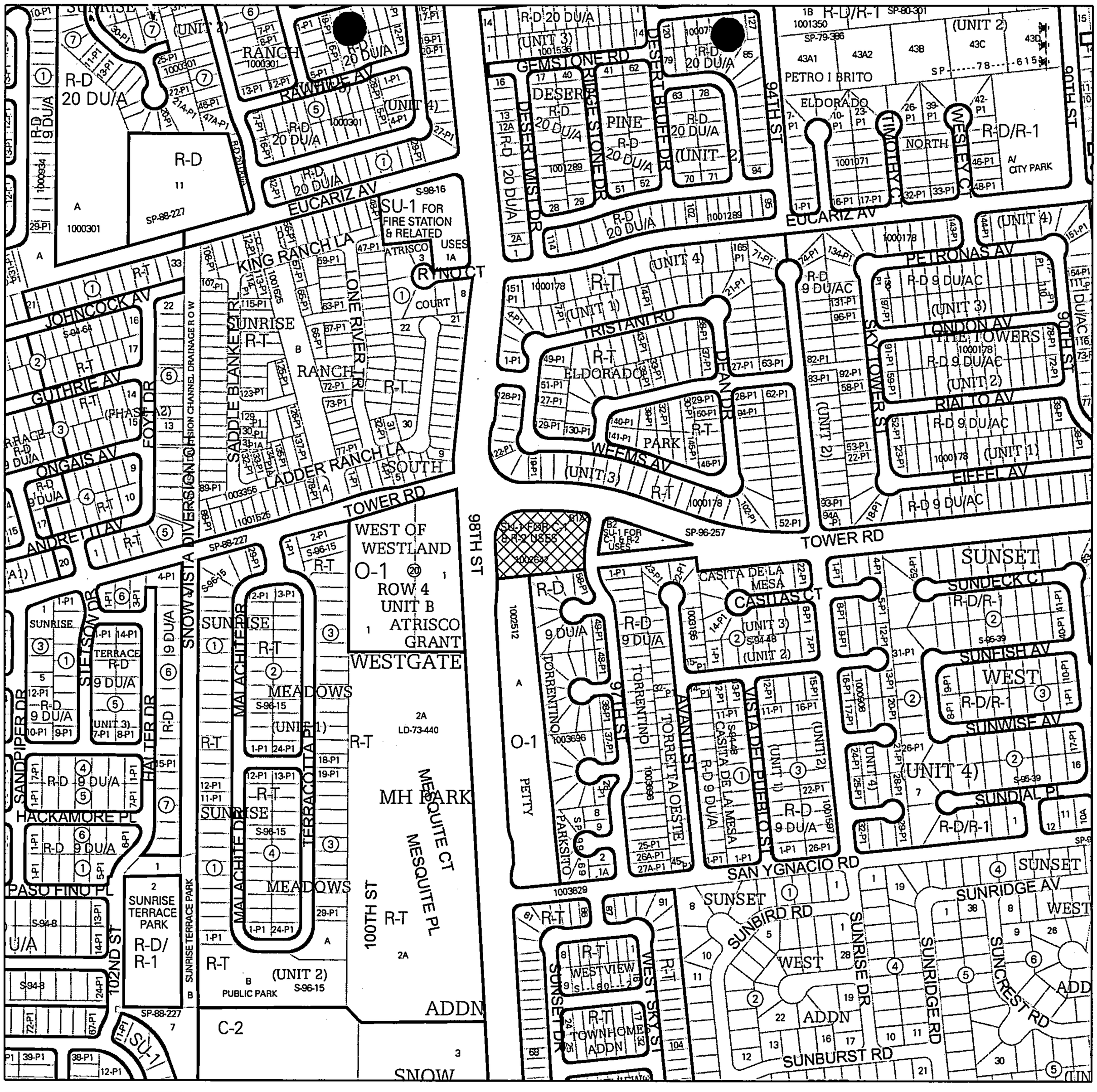
PNM Electric & Gas — Approved.

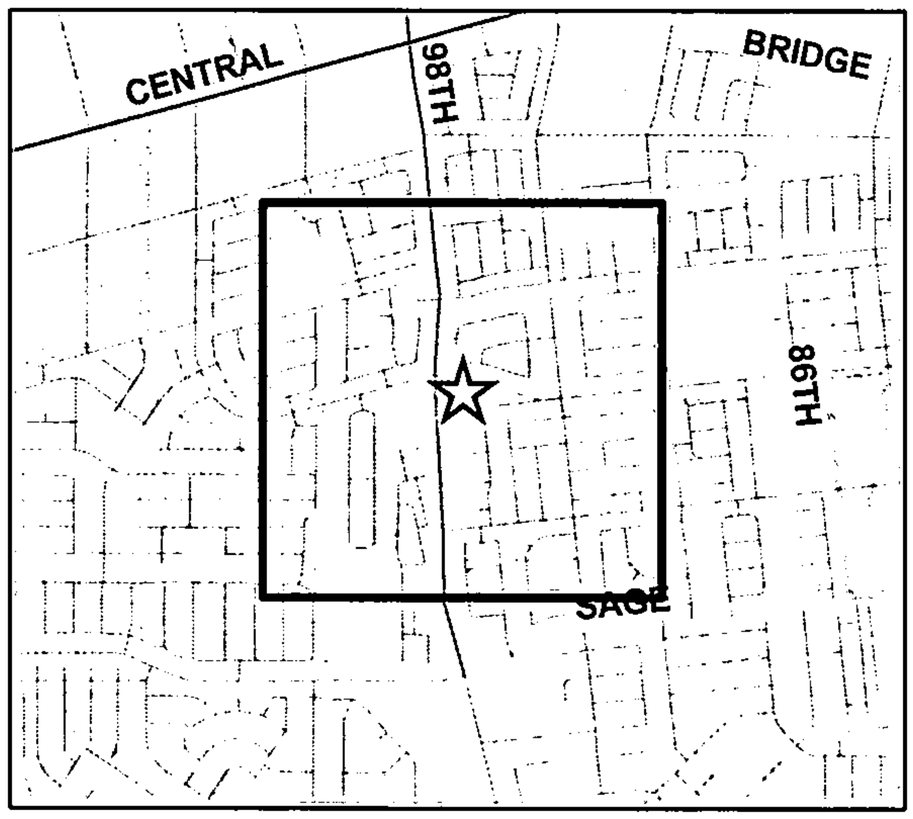
Comcast — No comments received.

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 to Utilities and Hydrology.
Parks & Recreation	No objection.
Utilities Development	No objection to Vacation request.
Planning Department	No objection to the request.
Impact Fee Administrator	No comment on the proposed vacation of utility easements.

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

Cc: Avalon Tower LLC, 320 Osuna NE, Ste G3, 87107
Precision Surveys Inc, 8500-A Jefferson NE, 87113





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002642
Hearing Date:
5/9/2007
Zone Map Page:
L-9
Additional Case Numbers:
07DRB-00503

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, May 9, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002591 07DRB-00464 Major-Two Year SIA	TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)
Project # 1002642 07DRB-00503 Major-Vacation of Public Easements	PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)
Project # 1004361 07DRB-00493 Major-Vacation of Pub Right-of-Way	DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)
Project # 1005354 07DRB-00499 Major-Vacation of Public Easements 07DRB-00500 Minor-Vacation of Private Easements	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, APRIL 23, 2007.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May ~~8~~ 9, 2007
Z one Atlas Page: L-9
Notification Radius: 100 Ft.

Project# 1002642
App#07DRB-00503

Cross Reference and Location: TOWER RD SW BETWEEN 97TH ST SW AND 98TH ST SW

Applicant: AVALON TOWER LLC
320 OSUNA NE STE G3
ALBUQUERQUE, NM 87107

Agent: LISA PARISH
PRECISION SURVEYS INC.
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: APRIL 20, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
X 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 & 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: Avalon Tower LLC PHONE: 338-2284
ADDRESS: 320 Osuna N.E. Suite G3 FAX: 338-0200
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: a vacation of Existing City of Albuquerque Retained Easements for any utilities within Vacated Tower Road S.W.

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

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

Lot or Tract No. Tract B-1-A / TBKA Tracts B-1-A-1 & B-1-A-2 Block: N/A Unit: N/A
Subdiv. / Addn. Tower West / Tower West
Current Zoning: SU-1 For C-2 & R-1 Uses Proposed zoning: SU-1 for C-2 + R-1 Uses
Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): 1.6723 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905615718030805 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road S.W.
Between: 97th Street S.W. and 98th Street S.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002642

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

SIGNATURE [signature] DATE 4-12-07
(Print) Lisa Parish ___ Applicant X 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
☑ 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
07 DRB - - 00503	VPE	V	$ 600.00
- -			$
- -	AVD		$ 75.00
- -			$
- -	CMP		$ 20.00
			Total $ 695.00

Hearing date 5-9-07

[signature] 4-13-07
Planner signature / date

Project # 1002642

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **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. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Lisa Parish
Applicant name (print)

Lisa Parish 4-12-07
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
07DRB - - 00503
- -
- -

Josh Mallery 4-13-07
Planner signature / date

Project # 1002642

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100905612718732340	MONTOYA MATTHEW & SANCHEZ JESSICA J	9724 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 121- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1441 AC
2	100905615718030805	98TH TOWER JACK LLC	21731 VENTURA BLVD SUITE 180	WOODLAND HILLS	CA	91364	V	A1A	TR B-1-A PLAT OF TRACT B-1- A TOWER WEST BEING A REPLAT OF TRACT B -1 TOWER WEST CONT 1.6721 AC
3	100905614118532337	CASTILLO DORA	9712 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 118- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1180 AC
4	100905614518532336	ROBLES FELIPE V	9708 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 117- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC
5	100905613718532338	HEPNER JOHN G & ANTONINA INA	9716 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 119- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1075 AC
6	100905615111730806	D & K SELF-STORAGE LLC	4119 LANCELEAF CT NW	ALBUQUERQUE	NM	87114	C	A1A	TR A PLAT OF TRACT A LANDS OF PETTY CONT 3.8404 AC
7	100905615918432333	PACHECO EDMUNDO L & OLIVIA A	9628 WEEMS SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 114- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC
8	100905607116330308	SANTANGELO JOSEPH & ANNA TRUSTEES SANTANGELO RVT	12409 CORONADO NE	ALBUQUERQUE	NM	87122	V	A1A	TR IN THE W/2 SW/4 SEC 28 T10N R3E EXC NLY & ELY POR OUT TO R/W SAD PROJ 98TH ST WIDENING CONT 3.5502 AC M/L OR 154,647 SF M/L
9	100905616418432332	LEON JUAN C	9624 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 113- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC
10	100905615119030503	VALENCIA & BERNALILLO PTNS LTD	10433 MONTGOMERY PKWY NE	ALBUQUERQUE	NM	87111 3831	V	A1A	TR B-2 PLAT OF TRS A-1, B-1 & B- 2 PARCELS 4-3AM, 4-3B, 4-4 & 7- 2 TOWN WEST CONT 0.5388 AC M/L OR 23,470 SF M/L
11	100905613715830845	BERJIS NOUSHIN & BEHNAM MALEKKHOSRAVI	1024 MUIRLANDS VISTA WAY	LA JOLLA	CA	92037	R	A1A	LT 57- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1090 AC
12	100905614515730846	JD HOME BUILDER CORPORATION	PO BOX 90925	ALBUQUERQUE	NM	87199	R	A1A	LT 58- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1481 AC
13	100905615116030427	JD HOME BUILDER CORPORATION	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 1- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1562 AC
14	100905616918232331	ESTRADA HIGINIO	9620 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 112- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC

15	100905615018532335	GONZALES PETE A & GILBERT GRAJEDA	9704 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 116- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC
16	100905613218532339	PERALTA SAMUEL G & ELIZABETH A	9720 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 120- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1166 AC
17	100905615518532334	BURNS THEODORE T JR & DAWN R CALLADO BURNS	9700 WEEMS AVE SW	ALBUQUERQUE	NM	87121	R	A1A	LOT 115- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 AC
18	100905615215830426	GUTIERREZ STEVE C & PATRICIA M	604 97TH ST SW	ALBUQUERQUE	NM	87121	V	A1A	LT 2- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1334 AC
19	100905613015430843	TOLEDO LUCY GREY	9715 TOSCALI CT SW	ALBUQUERQUE	NM	87121	V	A1A	LT 55- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1494 AC
20	100905607513230307	SANTANGELO JOSEPH AND ANNA TRUSTEES OF SANTANGELO RVT	12409 CORNADO NE	ALBUQUERQUE	NM	87122	V	A1A	POR OF LAND IN W1/2 SW1/4 SEC 28 T10N R2E ATRISCO GRT CONT 1 .54 ACRES
21	100905613115830844	HENDERSON TAMERA	9709 TOSCALI CT SW	ALBUQUERQUE	NM	87121	V	A1A	LT 56- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1759 AC
22	100905613114830842	JD HOME BUILDER CORPORATION	PO BOX 90925	ALBUQUERQUE	NM	87199	V	A1A	LT 54- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1183 AC
23	100905615215530425	PONCE LUIS	608 97TH ST SW	ALBUQUERQUE	NM	87114	V	A1A	LT 3- P1 PLAT OF TORRENTINO SUBDIVISION CONT .1135 AC

Or Current Resident
98TH TOWER JACK LLC
21731 VENTURA BLVD SUITE 180
WOODLAND HILLS, CA 91364

Or Current Resident
BERJIS NOUSHIN & BEHNAM MALEKKHOSRAVI
1024 MUIRLANDS VISTA WAY
LA JOLLA, CA 92037

Or Current Resident
BURNS THEODORE T JR & DAWN R CALLADO BURNS
9700 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
CASTILLO DORA
9712 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
D & K SELF-STORAGE LLC
4119 LANCELEAF CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
ESTRADA HIGINIO
9620 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
GONZALES PETE A & GILBERT GRAJEDA
9704 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
GUTIERREZ STEVE C & PATRICIA M
604 97TH ST SW
ALBUQUERQUE, NM 87121

Or Current Resident
HENDERSON TAMERA
9709 TOSCALI CT SW
ALBUQUERQUE, NM 87121

Or Current Resident
HEPNER JOHN G & ANTONINA INA
9716 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
JD HOME BUILDER CORPORATION
PO BOX 90925
ALBUQUERQUE, NM 87199

Or Current Resident
LEON JUAN C
9624 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
MONTOYA MATTHEW & SANCHEZ JESSICA J
9724 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
PACHECO EDMUNDO L & OLIVIA A
9628 WEEMS SW
ALBUQUERQUE, NM 87121

Or Current Resident
PERALTA SAMUEL G & ELIZABETH A
9720 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
PONCE LUIS
608 97TH ST SW
ALBUQUERQUE, NM 87114

Or Current Resident
ROBLES FELIPE V
9708 WEEMS AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
SANTANGELO JOSEPH & ANNA TRUSTEES SANTANGELO RVT
12409 CORONADO NE
ALBUQUERQUE, NM 87122

Or Current Resident
TOLEDO LUCY GREY
9715 TOSCALI CT SW
ALBUQUERQUE, NM 87121

Or Current Resident
VALENCIA & BERNALILLO PTNS LTD
10433 MONTGOMERY PKWY NE
ALBUQUERQUE, NM 87111 3831

Project# 1002642
AVALON TOWER LLC
320 OSUNA NE STE 63
ALBUQUERQUE, NM 87107

Project# 1002642
LISA PARISH
PRECISION SURVEYS INC.
8500-A JEFFERSON NE
ALBUQUERQUE, NM 87113

Project# 1002642
MATTHEW ARCHULETA
Westgate Heights N.A.
1628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

Project# 1002642
LIBBY MCINTOSH
Westgate Heights N.A.
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

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.

Date: April 12, 07

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys Inc.
ADDRESS/ZIP: 8500 A Jefferson NE 87113
PHONE/FAX #: 856-5700 - Fax-856-7900

Thank you for your inquiry of 4-12-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-1-A-Tower West located on Tower Rd. SW Between 97th St. SW and 98th St. SW
zone map page(s) L-9.

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

Westgate Heights NA
Neighborhood Association
Contacts: Matthew Archuleta
1628 Summerfield SW 87121
836-7251 (h)
Libby McIntosh
1316 Adrianes Ct SW
87121-831-5189 (h)

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – 924-3913** – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] -OR- Other [ ]** _____

(specify)

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys Inc.

ADDRESS: 8500-A Jefferson NE, Albuquerque, New Mexico

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: ( )

FAX: (505) 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Tract B-1-A, Tower West

(LEGAL DESCRIPTION)

LOCATED ON Tower Road SW

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN 97th Street S.W. AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

98th Street S.W.

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

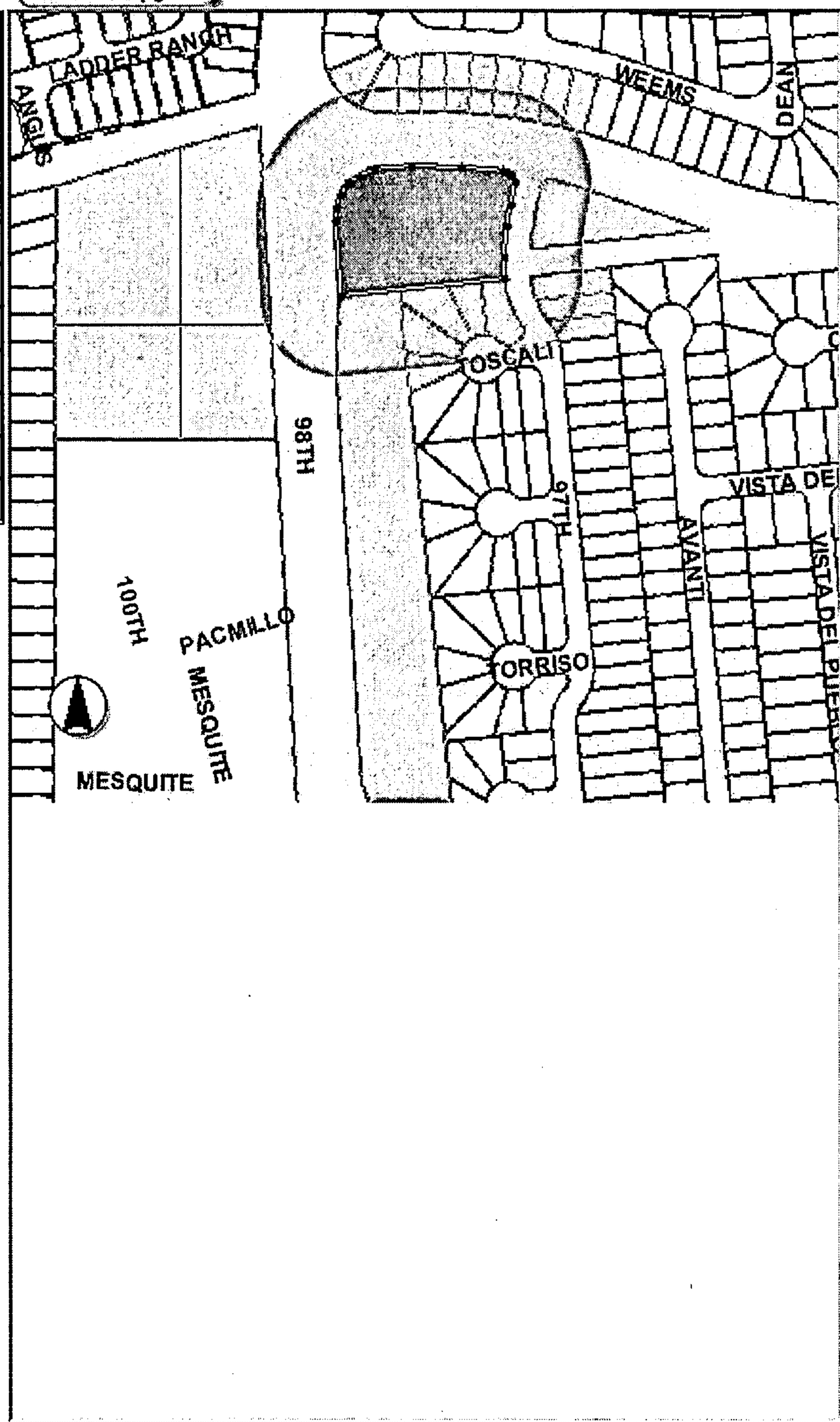
THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (L 9).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

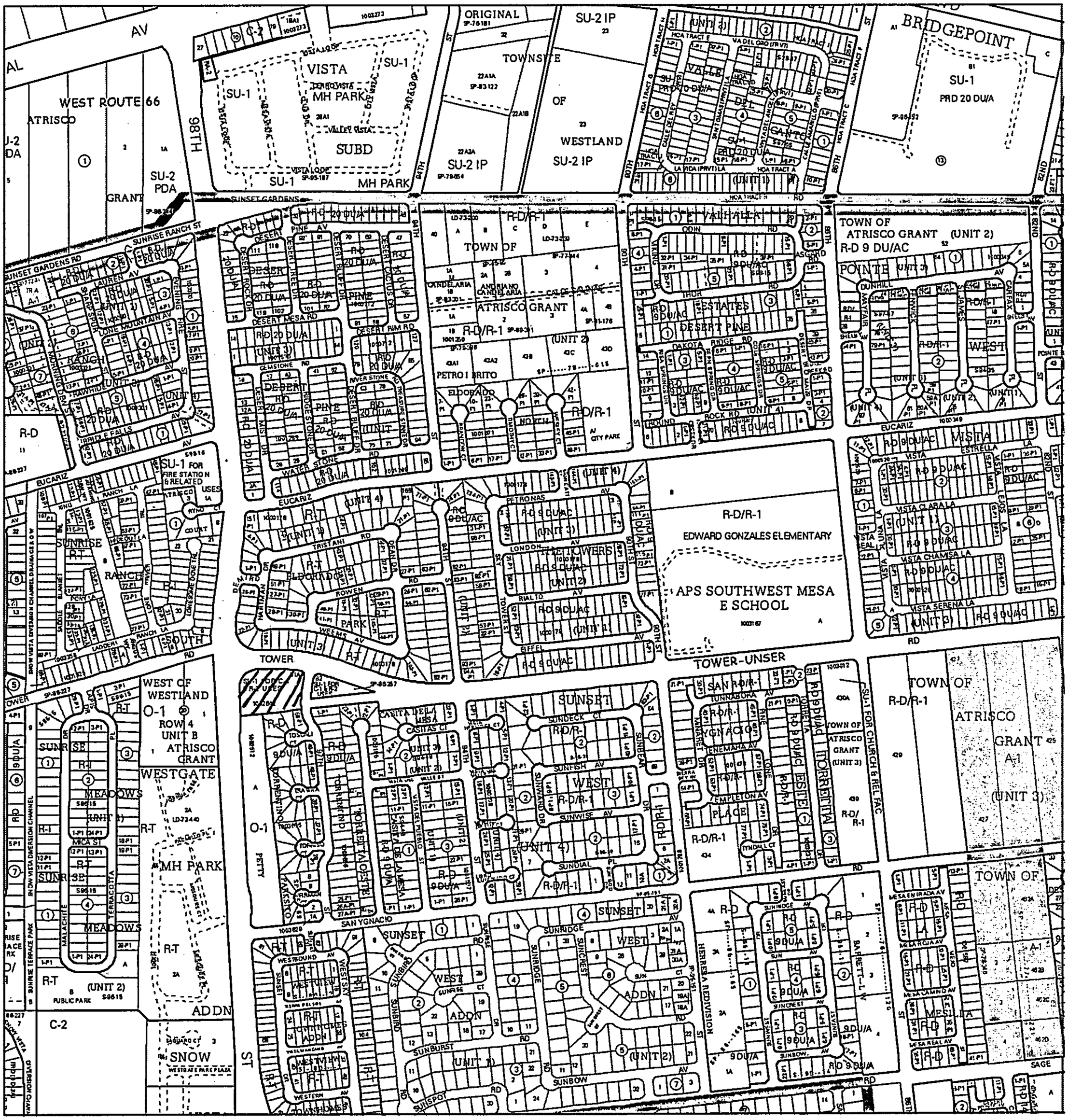
Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER
1	100905612718732340	MONTOYA MATTHEW & SANCHEZ JESSICA J
2	100905615718030805	98TH TOWER JACK LLC
3	100905614119632227	CASTILLO DORA

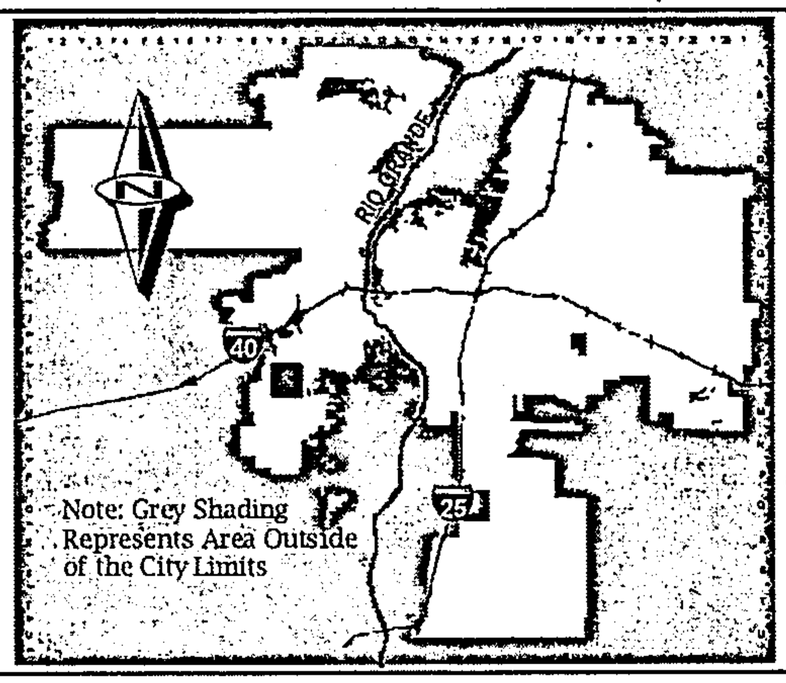
Pan SEARCH REFRESH HELP INDEX PAGE CONTACT



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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

L-09-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

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 12, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR MAJOR VACATION OF PUBLIC EASEMENT TRACT B-1-A, TOWER WEST LOCATED ON TOWER ROAD SW. BETWEEN 97TH STREET SW AND 98TH STREET SW. ZONE ATLAS PAGE L-9

Dear Ms Matson,

On behalf of our client, Avalon Tower LLC we are requesting a vacation of the existing City of Albuquerque retained easements for any utilities within vacated Tower Road. This property is located on Tower Road SW between 97TH Street SW and 98TH Street SW.

We submitted this vacation of easements because there are no utility facilities within this easement.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 23, 2007

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Major Vacation of Public Easements for utility facilities within this easement.***

Proposed by: **Precision Surveys, Inc. at 505-856-5700**
Agent for: **Avalon Tower, LLC**

For property located: **On or near Tower Road SW between 97th Street SW and 98th Street SW.**

The case number(s) assigned is: **07DRB-00503, Project#1002642.**

City Planning accepted application for this request on April 13, 2007.

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, May 9, 2007** in the **Planning Hearing Room, Room 160, 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

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9-11-03 JM

DRB CASE ACTION LOG

REVISED 3/20/2003

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

Project Number 1002642

DRB Application No.: **03-01343 (P&F)**	Project # **1002642**
Project Name: **TOWER WEST SUBDIVISION**	EPC Application No.:
Agent: Wilson & Company	Phone No.: 348-4132 Cris Melva 3506468

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/28/03 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ UTILITIES:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ CITY ENGINEER / AMAFCA:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PARKS / CIP:
  - ☐
  - ☐
  - ☐
  - ☐
- ☐ PLANNING (Last to sign): Real Property Signature + DXF file
  - ☒ **Planning must record this plat. Please submit the following items:**
    - -The original plat and a mylar copy for the County Clerk.
    - -Tax certificate from the County Treasurer.
    - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
    - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **Copy of final plat AND a DXF File for AGIS is required.**
  - ☒ **Copy of recorded plat for Planning.**

9/9/03 – FILE AGIS X Copy JM
– Agent for P-O Cmt Form Received
9/11/03 Agent p-v Mark Vs Chr Released. JM

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2642

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002642 Subdivision Name TOWER WEST B/A

Surveyor Christopher Croshaw Company Wilson & Co.

Contact person Chris Medina Phone # _____ email cmedina@wilsonco.com

Neal Weinberg — 8/27/03

Approved *Not Approved Date

✓ DXF RECEIVED 8/26/03 DATE
✓ HARD-COPY RECEIVED 8/27/03 DATE
✓ DISCLOSURE STATEMENT

NAD27 ground dist rotated to grid

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

File Format and naming

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

Coordinate System

4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

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

Comments:

AGIS Use Only: Copied cov ✓ to agiscov on 8/27 Client Notified via email 8/27/03

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 27, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:20 A.M.

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

1. **Project # 1001276**
03DRB-01287 Major-Two Year SIA

DEAN & TRICIA ABBOTT request(s) the above action(s) for all or a portion of Lot(s) A-1, Block(s) B, **ALBUQUERQUE WEST,** zoned SU-1 special use zone/ PDA / C-3, located on PARADISE BLVD NW, between GOLF COURSE RD NW and EAGLE RANCH RD NW containing approximately 1 acre(s). [REF: 01DRB-01062, 01EPC-00744, Z-83-89] (C-12) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1001043**
03DRB-01288 Major-Bulk Land Variance
03DRB-01289 Major-Vacation of Public Easements
03DRB-01290 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE,** zoned R-1, located on MCMAHON BLVD NW and BANDELIER DR NW, between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s). [REF: 01DRB-01200 / 01DRB-01201, 01DRB-01202, 01DRB-01037 / 01DRB-00153] (A-12) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01377 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for MCMAHON EQUITIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B, 36, 2A, DD and 5A, **STONEBRIDGE POINTE** zoned SU-1 for R-2, O-1, & C-1 Uses, located on MCMAHON BLVD NW between DOVER ST NW and STONEBRIDGE DR NW containing approximately 21 acre(s).[REF: 03DRB-01288, 01289 and 01290](A-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CONFIRM THAT THE PLAT IS CONSISTENT WITH THE TRANSPORTATION PLANNING AGREEMENT AS AMENDED AND PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002050**
03DRB-01059 Major – Preliminary Plat Approval
03DRB-01060 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA, agent(s) for MEL FAMIE LLC, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LAS MARCADAS SUBDIVISION,** zoned R-LT, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] [*Deferred from 7/30/03 & 8/13/03*] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/21/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT OR WORK ORDER: THE GRADING PLAN SHALL BE REVISED TO BETTER REFLECT TRANSPORTATION'S COMMENTS ON SENECA DRIVE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002856**
03DRB-01194 Major-Preliminary Plat Approval
03DRB-01195 Major-Vacation of Public Easements
03DRB-01196 Major-Vacation of Public Easements
03DRB-01197 Minor-Sidewalk Waiver
03DRB-01198 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) C-F, Tract(s) 1 & 11-14, ARROWOOD RANCH DEVELOPMENT, **THE MEADOWS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 107 acre(s). [REF: SD-78-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF CROCUS AND SAFFRON. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002857**
03DRB-01200 Major-Preliminary Plat Approval
03DRB-01201 Major-Vacation of Public Easements
03DRB-01202 Major-Vacation of Public Easements
03DRB-01203 Major-Vacation of Public Easements
03DRB-01204 Minor-Sidewalk Waiver
03DRB-01205 Minor-Temp Defer SWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A - B ARROWOOD RANCH DEVELOPMENT, **THE HIGHLANDS @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 62 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: THE AGENT WILL BE REQUIRED TO PROVIDE A CUL-DE-SAC AT THE EASTERN TERMINUS OF RIO LARGO. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002858**
03DRB-01206 Major-Preliminary Plat Approval
03DRB-01209 Major-Vacation of Public Easements
03DRB-01207 Minor-Temp Defer SDWK
03DRB-01208 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G-1, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS, UNITS 1, 2 AND 3,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between DENNIS CHAVEZ BLVD SW and UNSER BLVD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] *[Deferred from 8/13/03]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT APPROVAL: 56-FEET OF RIGHT-OF-WAY SHALL BE PROVIDED ADJACENT TO THE PARK WHERE A 36-FOOT STREET IS CONSTRUCTED OR ADEQUATE PUBLIC SIDEWALK EASEMENTS SHALL BE PROVIDED WITHIN TRACT F. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project #1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat Approval

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) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03 and 8/27/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan BldPermit

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) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03]*(C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03, 8/20/03 and 8/27/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

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

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

9. **Project # 1000080**
03DRB-01352 Minor-SiteDev Plan BldPermit/EPC

RHOMBUS P.A., INC. agent(s) for ALBUQUERQUE NORTH CONGREGATION OF JEHOVAH'S WITNESSES, request(s) the above action(s) for all or a portion of Lot(s) 15-A-1, **NEW HARWOOD ADDITION,** zoned SU-1 special use zone, for Church & Related Fac., located on SAN CLEMENTE DR NE, between 4TH ST NW and HARWOOD LATERAL containing approximately 1 acre(s). [REF: 02EPC-01473] **[CYNTHIA BORREGO, EPC CASE PLANNER]** (G-14) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001335**
03DRB-01305 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for SANTONIO PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5A, AND 6A, Block(s) 2, **SANDIA RESEARCH PARK,** zoned SU-1 for IP, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: 03EPC-00920, Z-86-64-2] **[MAKITA HILL, EPC CASE PLANNER]** (M-21) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CALL OUT PEDESTRIAN SIDEWALK IN PARKING LOT, EXISTING WATER SERVICE SIZE AND THAT REQUIRED FOR BUILDING, REMOVAL OF SOUTHEAST EXISTING METER BOX AND SHUT OFF OF CORP. STOP AT WATER MAIN AND TRANSPORTATION DEVELOPMENT TO VERIFY OFFSITE MITIGATION REQUIREMENTS AND 50-FOOT OFFSET OF DRIVE PADS.**

03DRB-01380 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HEEL INC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5 and 6, **SANDIA RESEARCH PARK,** zoned SU-1 IP uses, located on DEVELOPMENT RD SE, between BRITT SE and EUBANK SE containing approximately 4 acre(s). [REF: Z-86-64-2, 03EPC-00920] (M-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002786**
03DRB-01075 Minor-SiteDev Plan BldPermit

JIM MILLER - MILLER & ASSOCIATES, agent(s) for FIDELITY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 1-3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned IP industrial park zone, located on SAN MATEO BLVD NE, between SAN DIEGO AVE NE and BEVERLY HILLS AVE NE containing approximately 3 acre(s). [REF: 01ZHE-01832] *[Deferred from 7/9/03, 8/6/03 and 8/27/03]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/10/03.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

12. **Project # 1002384**
03DRB-01369 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE (to be known as **RANCHO ENCANTADO DEL SUR**), zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 02DRB-01879] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION,** and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (J-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat Approval

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION,** zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730]*[Deferred from 8/20/03]* (L-9) **DELEGATED OFF THE AGENDA 8/26/03.**

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

15. **Project # 1000057**
03DRB-01365 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for BRADBURY & STAMM PASEO LTD request(s) the above action(s) for all or a portion of Tract(s) F1, LANDS OF **SPRINGER CORPORATION,** zoned SU-2 for M-1, located on PASEO DEL NORTE NE, between WASHINGTON ST NE and EDITH BLVD NE containing approximately 7 acre(s). [REF: AX-77-29, DRB-96-433, 00DRB-00313, 99DRB-00056] (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for August 13, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 11:20 A.M.

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002642 **AGENDA ITEM NO: 14**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION: delegated off agenda

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 27, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

August 26, 2003

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

Re: Request Minor Subdivision Preliminary/Final Plat Approval
Replat of Tract B-1 Tower West

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, Public Works Department makes a submittal for internal routing for final plat approval of Tract B-1-A Towers West a Minor Subdivision. The purpose of this plat is to incorporate the north ½ of the vacated Tower Road in to Tract B-1 of Towers West Subdivision. The related DRB numbers for this case are as follows: Proj. # 1002642 and App. # 03DRB-00730.

Currently this case was deferred for one week at the August 20, 2003 meeting. The deferral was due to an issue brought to the DRB's attention regarding a 20ft strip of the vacated Tower Road not being replatted. This strip was a portion of the south half of Tower Rd. However upon further research the said 20ft strip has been replatted and incorporated in to Tract A Lands of Petty filed in BK. 2003C, PG 226, on July 07, 2003. Ms. Matson was notified about the issue and directed me to submit the final plat with a copy of the filed plat of Tract A Lands of Petty to the Planning Department through internal routing for the DRB to review and approval.

Attached for your review is a copy of the filed plat that incorporates the southerly half of the vacated Tower Road. If you have any questions concerning this project, please contact me at (505) 348-4035.

WILSON & COMPANY

Christopher A Medina

Christopher A. Medina, PLS
Project Surveyor
Wilson & Company, Inc
cmedina@wilsonco.com

cam
Enclosures
File: X3614083

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

Delegated

DRB CASE NO/PROJECT NO: 1002642 **AGENDA ITEM NO: 14**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 27, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 20, 2003 Comments

ITEM # 13

PROJECT # 1002642 **APPLICATION # 03DRB-01343**

RE: Tower West Subdivision, Tract B-1

No objection.

Planning must record this plat as it includes the vacation of public right of way. Real Property must sign this plat because of the vacation.

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 20, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:20 P.M.

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

1. **Project # 1000269**
03DRB-01269 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER,** zoned SU-1 for C-2 use, located on MERCANTILE AVE NE, between CULTURE NE and I-25 FRONTAGE RD NE containing approximately 1 acre(s). [REF: 01DRB-00922, 01DRB-00922, 01DRB-00922] (F-16) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO APRIL 11, 2004.**

2. **Project # 1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

3. **Project # 1001926**
03DRB-01224 Major-Vacation of Pub Right-of-Way
03DRB-01225 Major-Preliminary Plat Approval

BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT - AIRPORT UNIT,** zoned R-2, located on GLEN RIO RD NW, between 72nd ST NW and 78th ST NW containing approximately 5 acre(s). [REF: 02DRB-00568 (VROW), 02DRB-00673 (SK)] (J-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/14/03 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1001946**
03DRB-01271 Major-Vacation of Pub Right-of-Way

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between 1-25 FRONTAGE ROAD AND SAN FRANCISCO DR NE containing approximately 32 acre(s). [REF: 02DRB-00732, 02DRB-01008] (D-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION.**

5. **Project # 1002503**
03DRB-01268 Major-Preliminary Plat Approval

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Unit(s) 24 Block(s) 1-5 and Unit(s) 5, Partial Block(s) 1-12 and 14, VOLCANO CLIFFS SUBDIVISION (to be known **UNSER CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). [REF: 03DRB-00295 SK, 03DRB-00337 & 340 VRW& VPE, 03DRB-00341 & 42 VPE] *[Deferred from 8/20/03]* (D-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/3/03.**

6. **Project # 1001984**
03DRB-01244 Major-Vacation of Public Easements
03DRB-01245 Major-Vacation of Public Easements
03DRB-01246 Major-Vacation of Public Easements
03DRB-01247 Major-Vacation of Public Easements
03DRB-01248 Major-Vacation of Public Easements
03DRB-01249 Major-Vacation of Public Easements
03DRB-01243 Minor-Sketch Plat or Plan

03DRB-01344 Minor-SiteDev Plan Subd/EPC
03DRB-01345 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for RICH FORD, request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION *AND* LANDS OF ROBERT L JOHNSTON *AND* NMSHTD AIRSPACE PARCEL B-13-5,** zoned C-2 & P, located on LOMAS BLVD NE, between WYOMING BLVD NE and I-40 NE containing approximately 18 acre(s). [REF: 02DRB-01963, 02DRB-01964, 02EPC-00826, 02EPC-00827, 02EPC-00828] (J-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH 2 ADDITIONAL CONDITIONS. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

BPLW ARCHITECTS & ENGINEERS, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION** and Tract(s) A, **LANDS OF ROBERT L. JOHNSTON,** zoned C-2 community commercial zone, P (SC), located on LOMAS BLVD NE, EAST OF WYOMING BLVD NE and SOUTH OF I-40 FREEWAY NE containing approximately 18 acre(s). [REF: 02EPC-00826 & 27 SDP, S/D& B/P, 02EPC-00828 ZMA] **[JUANITA VIGIL, EPC CASE PLANNER]** (J-20) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECT UTILITY PLAN, VERIFY PIPE SIZES AND DOMESTIC METER LOCATION.**
AND SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECT UTILITY PLAN, VERIFY PIPE SIZES AND DOMESTIC METER LOCATION.

7. **Project # 1002525**
03DRB-01263 Major-Preliminary Plat Approval
03DRB-01264 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for DESERT RIDGE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 19, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **VINEYARD COURT ESTATES**) zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 14 acre(s). [REF: 03DRB-00367-70, 02EPC-01353 & 54](G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/23/03 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1001306**
03DRB-01179 Major-Preliminary Plat Approval
03DRB-01182 Minor-Temp Defer SDWK

SURV-TEK agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A and 1-B-1-F, **SEVILLE, UNIT 7,** zoned R-LT, located on KAYENTA BLVD NW, between RIO SEGURA NW and PARSONS BLVD NW containing approximately 17 acre(s). [*Deferred from 8/13/03 and 8/20/03*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

9. **Project # 1002821**
03DRB-01189 Major-Preliminary Plat Approval
03DRB-01191 Major-Vacation of Pub Easements
03DRB-01192 Minor-Temp Defer SDWK

RAY HENSLEY agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 14, 15, & 16, Block(s) 14, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, (to be known as **TALEA COURT SUBDIVISION**) zoned R-D, located on CORONADO NE, between EUBANK NE and HOLBROOK NE containing approximately 3 acre(s). [REF: SD-89-1, AX-92-114, Z-89-114] [*Deferred from 8/13/03*] (D-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/20/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/14/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: THE FIRE DEPARTMENT MUST CONCUR WITH THE DIMENSIONS FOR THE CUL-DE-SAC. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002804**
03DRB-01145 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for MENAUL DEVELOPMENT THREE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-C & 4, **UNCLE DOC ADDITION,** zoned C-2 community commercial zone, located on MENAUL BLVD NE, between SNOW HEIGHTS CR NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: Project #1001081] [Deferred from 8/6/03] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS

11. **Project # 1000178**
03DRB-01327 Minor-Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for TEN WEST, LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1A2, **THE TOWERS SUBDIVISION, UNITS 3 & 4,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 90TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 12 acre(s). [REF: V-97-30, DRB-97-13, DRB-97-202, V-97-74, 03DRB-00363 PPE, 03DRB-00364 TSD](L-9) **THE FINAL PLAT WAS APPROVED FOR UNITS 3 AND 4 WITH FINAL SIGN OFF FOR UNIT 3 DELEGATED TO CITY ENGINEER FOR HOME OWNER'S ASSOCIATION SIGNATURE AND LANGUAGE ON MAINTENANCE AND DEDICATION ON TRACT A.**

12. **Project # 1002882**
03DRB-01341 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for LINCOLN STORAGE, request(s) the above action(s) for all or a portion of Unplatted portion NE 1/4 - Section 30 - T10N - R4E, NMPM, **LANDS OF LINCOLN STORAGE, TRACTS 1 & 2,** zoned C-3, located on WYOMING BLVD NE, between TRUMBULL AVE SE and SAN JOAQUIN AVE SE, containing approximately 2 acre(s). (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002642**
03DRB-01343 Minor-Prelim&Final Plat Approval

WILSON & COMPANY, INC. agent(s) for CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, request(s) the above action(s) for all or a portion of Tract(s) B-1, **TOWER WEST SUBDIVISION,** zoned SU-1 special use zone, for C-1 & R-2 uses, located on the south side of TOWER RD SW, between 98th ST SW and 97th ST SW containing approximately 2 acre(s). [REF: 03DRB-00730]*[Deferred from 8/20/03]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/27/03.**

14. **Project # 1002637**
03DRB-00712 Minor-Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for EDDY GALLINGER request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE, between LOCUST AVE SE and ELM ST SE containing approximately 1 acre(s). [REF: BA-76-36, LUC-93-24, LUCC-99-24][Was indefinitely deferred on 6-4-2003] (K-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, **LANDS OF CORRIZ**, SYMPHONY SUBDIVISION, zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03] [Final Plat was indefinitely deferred 3/5/03] (H-13) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1001275**
03DRB-01342 Minor-Sketch Plat or Plan

WILSON & CO., INC. agent(s) for LOWE'S HOME CENTERS, INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 7, **LOWE'S SUBDIVISION,** zoned SU-1 special use zone, C-2 USES, IP & R-3, and located west of COORS BLVD NW, between ALAMEDA BLVD NW and OLD AIRPORT AVE NW containing approximately 18 acre(s). [REF: 01DRB-01426, 27 & 28, 01DRB001456 SK, 02DRB-00160] (A-14/B-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1002876**
03DRB-01331 Minor-Sketch Plat or Plan

PATRICK S. & PIA HERRING request(s) the above action(s) for all or a portion of Lot(s) 34-A, Block(s) 26, **MESA VERDE ADDITION,** zoned R-3 residential zone, located on WISCONSIN ST NE, between COPPER AVE NE and MARQUETTE AVE NE containing approximately 1 acre(s). [REF: ZA-88-139, SP-88-149] (K-19) **APPLICANT/AGENT MUST CALL TO GET BACK ON THE AGENDA. THE ABOVE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**

18. Approval of the Development Review Board Minutes for August 6, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED: 12:20 P.M.

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002642 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments on plat.

RESOLUTION: 8/27/03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 20, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ____ Major Subdivision action
- X 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 & 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: Avalon Towers LLC PHONE: 338-2284
ADDRESS: 320 Osuna NE Suite G3 FAX: 338-0200
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: -
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE. FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Replat Existing one ~~plat~~ tract into Two new Tracts. To Grant Easement + to Vacate Existing City of Albuquerque Retained Easement.

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

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

Lot or Tract No. Tract B-1-A / TBKA Tracts B-1-A-1 + B-1-A-2 Block: N/A Unit: N/A
Subdiv. / Addn. Tower West / Tower West
Current Zoning: SU-1 for C-2 + R-2 Uses Proposed zoning: ~~SU-1 for C-2 + R-1 Uses~~
Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): 1.6723 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 100905615718030805 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road S.W.
Between: 97th Street SW and 98th Street S.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002642

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

SIGNATURE [signature] DATE 4-28-07
(Print) Lisa Parish ___ Applicant X 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
- ☑ 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
07DRB - - 00556	P+F	33	$ 285.00
- -			$
- -	CMF		$ 20.00
- -			$
- -			$
			Total $ 305.00

Hearing date 5-9-07

[signature] 5-1-07
Planner signature / date

Project # 1002642

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.
see note 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.

Lisa Parish — Applicant name (print)

Lisa Parish — 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
07DRB - ____ - 00556
____ - ____ - ____
____ - ____ - ____

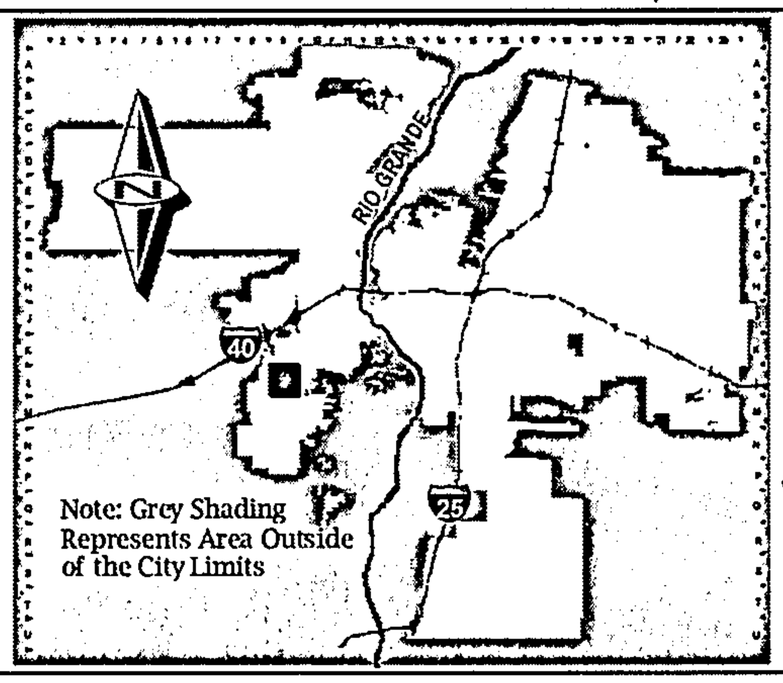
5-1-07 — Planner signature / date

Project # 1002642

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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

L-09-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

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 30, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR MINOR PRELIMINARY/FINAL PLAT TRACT B-1-A, TOWER WEST LOCATED ON TOWER ROAD SW. BETWEEN 97TH STREET SW AND 98TH STREET SW. ZONE ATLAS PAGE L-9

Dear Ms Matson,

On behalf of our client, Avalon Tower LLC we are requesting a Minor Subdivision Action for Preliminary/Final Plat for the above described property. This property is located on Tower Road SW between 97TH Street SW and 98TH Street SW.

We submit this plat to subdivide property from one lot to two lots to grant easement and to incorporate vacated city retained easement.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

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

PAID RECEIPT

APPLICANT NAME Avalon Tower

AGENT Precision Surveys Inc

ADDRESS 8500-A Jefferson N.E

PROJECT & APP # 1002642 / 07DRB-00556

PROJECT NAME

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 285.00 **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

$ 305.00 **TOTAL AMOUNT DUE**

[illegible] submittal is required, bring a copy of this paid receipt with you to avoid an

Security features are included. Details on back.

PRECISION SURVEYS, INC.
8500-A JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
PH. 505-856-5700

IRONSTONE BANK
www.ironstonebank.com

4-30-07

20538

95-8965/1070
279

PAY TO THE ORDER OF City of Albuquerque $ 305.00

Three Hundred Five dollars 00/100 DOLLARS

07-9342 Submittal

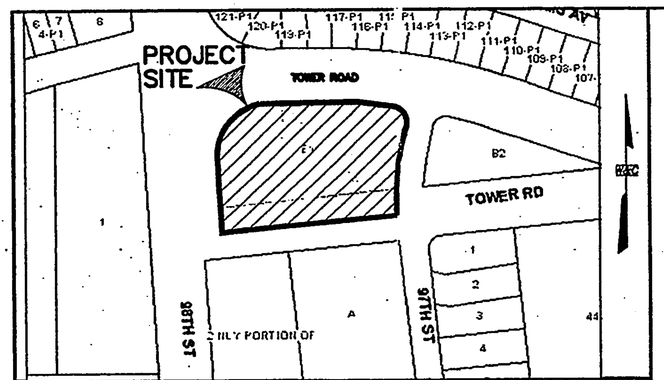
⑈020538⑈ ⑆107089652⑆ 0094600193 87⑈

DUPLICATE
City Of Albuquerque
Treasury Division

5/1/2007 11:12AM LOC: ANNX
RECEIPT# 00075921 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $305.00
J24 Misc $285.00
CK $305.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

5/1/2007 11:12AM LOC: ANNX
RECEIPT# 00075920 WS# 006 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $305.00
J24 Misc $20.00
Thank You



VICINITY MAP
NOT TO SCALE

ZONE ATLAS
INDEX NO. L-9-Z

SUBDIVISION DATA:

D.R.B. CASE NO. PROJECT 1002642
ZONE ATLAS INDEX NO. L-9-Z
TOTAL NO. OF LOTS EXISTING: 1
TOTAL NO. OF LOTS CREATED: 1
GROSS SUBDIVISION ACREAGE: 1.6721 ACRES
TOTAL MILES OF STREETS CREATED: NONE
TALOS LOG NO. 2003251603
DATE OF SURVEY: MAY 2003

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "10-L9" DATA:
3 1/4" ALUMINUM CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=352,794.84 Y=1,482,084.51
GROUND TO GRID FACTOR = 0.99967602
NAD 1927
DELTA ALPHA = (-)00°16'58"

ALBUQUERQUE CONTROL STATION "7-L9" DATA:
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=352,978.14 Y=1,478346.71
GROUND TO GRID FACTOR = 0.99967727
NAD 1927
DELTA ALPHA = (-)00°16'56"

2. FIELD SURVEY PERFORMED IN MAY 2003.

3. BASIS OF BEARING – NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CSCROSHAW PS14733", AND DEPICTED AS,—o—, UNLESS OTHERWISE INDICATED.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.

8. BEARINGS AND DISTANCES SHOWN IN BRACKETS [ ] ARE PER RECORDED DEED REFERENCED IN DOCUMENTS USED ITEM NO. 5.

9. THE CITY OF ALBUQUERQUE RETAINS EASEMENTS FOR ANY EXISTING UTILITIES WITHIN THE VACATED TOWER ROAD.

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE VACATED NORTH HALF OF TOWER ROAD WITH EXISTING TRACT B-1.

LAYOUT NAME: SHEET 2 OF 2
DRAWING NAME: SX36140B3BASE.dwg
NETWORK ADDRESS: X:\Public\PROJECTS\X3614083\s\
PLOT BY: PAJ

2693162219
5945247
Page 1 of 2
05/09/2003 01:42P
Bk-2693C Pg-275
Mary Herrera Bern. Co. PLAT R 12.00

DOCUMENTS USED:

1. PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2, TOWER WEST FILED: 12/06/96, IN VOLUME 96C, FOLIO 481, BERNALILLO COUNTY.

2. ELDORADO PARK UNIT 3 FILED: 9/21/2001, IN VOLUME 2001C, FOLIO 265, BERNALILLO COUNTY.

3. TOWN OF ATRISCO GRANT UNIT 3 FILED: 12/05/44, IN VOLUME D, FOLIO 118, BERNALILLO COUNTY.

4. WARRANTY DEED VALENCIA & BERNALILLO PARTNERS, LTD. GRANTS TO TOWER 98, LLC FILED: 6/13/2003, IN BOOK A58, PAGE 1374, BERNALILLO COUNTY.

5. QUITCLAIM DEED CITY OF ALBUQUERQUE GRANTS TO VALENCIA AND BERNALILLO PARTNERS LTD. FILED: 8/16/96, AS DOCUMENT # 96091224.

FREE CONSENT:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT B-1-A, TOWER WEST

BY: _____
TOWER 98 LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
ROGER SEFZIK, MANAGER

ACKNOWLEDGMENT

STATE OF New Mexico }
COUNTY OF Bernalillo } SS.

BARBARA E. RUBIO
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires February 2, 2005

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF August, 2003, FOR AND ON THE BEHALF OF TOWER 98 LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
BY: Roger Sefzik, Manager
NOTARY PUBLIC: Barbara E. Rubio
MY COMMISSION EXPIRES: February 2, 2005

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

P.N.M. ELECTRIC SERVICES	DATE 8-26-03
P.N.M. GAS SERVICES	DATE 8-26-03
QWEST COMMUNICATIONS	DATE 8-26-03
COMCAST DIGITAL CABLE	DATE 8-26-03

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: TOWER 98, LLC
PROJECTED SECTION 28, T10N, R2E
SUBDIVISION: TOWER WEST

PLAT OF
TRACT B-1-A
TOWER WEST

(BEING A REPLAT OF TRACT B-1 TOWER WEST)
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2003

APPROVALS:

APPLICATION NO. 03DRB-01343	PROJECT NO. 1002642
CITY SURVEYOR, ALBUQUERQUE, NM	DATE 8-8-03
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE 8-26-03
PARKS AND RECREATION, ALBUQUERQUE, NM	DATE 8/26/03
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE 8/26/03
REAL PROPERTY DIVISION, ALBUQUERQUE, NM	DATE 9-5-03
A.M.A.F.C.A.	DATE 8-26-03
CITY ENGINEER, ALBUQUERQUE, NM	DATE 8/26/03
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT	DATE N/A

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER, ALBUQUERQUE PLANNING — DATE 9/9/03

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-056-119-195-3-05-02
PROPERTY OWNER OF RECORD: TOWER 98 LLC, a New Mexico Limited Liability Company
BERNALILLO COUNTY TREASURER'S OFFICE: 9/9/03

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR 8/7/03

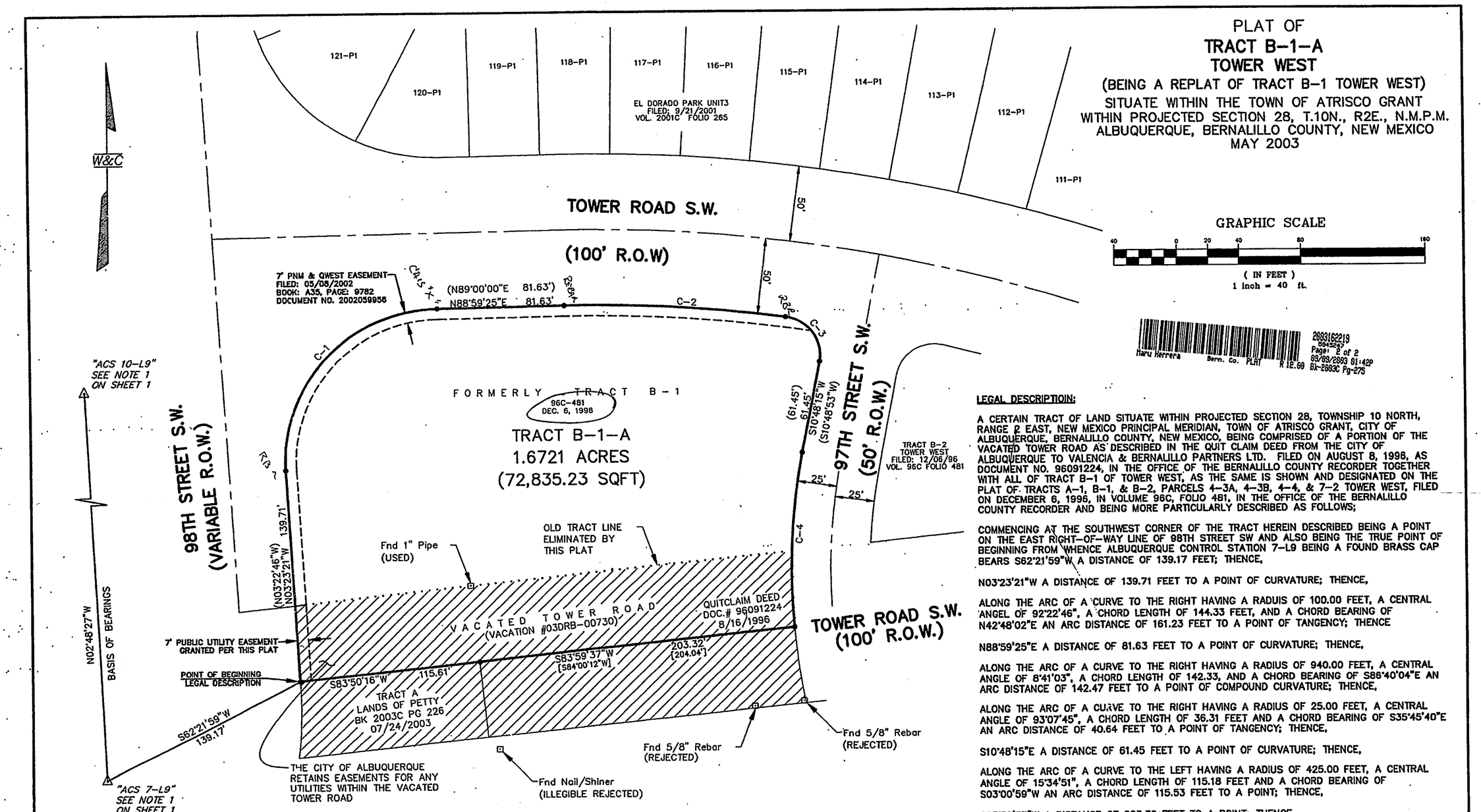
WILSON & COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CHRISTOPHER S. CROSHAW, NMPLS NO. 14733
07 AUGUST 2003
DATE

SHEET 1 OF 2
WCEA PROJECT NO. X3-614-083

PLAT OF
TRACT B-1-A
TOWER WEST

(BEING A REPLAT OF TRACT B-1 TOWER WEST)
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2003



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

2003162219
Harry Herrera Bern. Co. PLAT R 12.00
Page: 2 of 2
09/09/2003 01:42P
Bk-2003C Pg-275

LEGAL DESCRIPTIOIN:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF A PORTION OF THE VACATED TOWER ROAD AS DESCRIBED IN THE QUIT CLAIM DEED FROM THE CITY OF ALBUQUERQUE TO VALENCIA & BERNALILLO PARTNERS LTD. FILED ON AUGUST 8, 1996, AS DOCUMENT NO. 96091224, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER TOGETHER WITH ALL OF TRACT B-1 OF TOWER WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 TOWER WEST, FILED ON DECEMBER 6, 1996, IN VOLUME 96C, FOLIO 481, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 98TH STREET SW AND ALSO BEING THE TRUE POINT OF BEGINNING FROM WHENCE ALBUQUERQUE CONTROL STATION 7-L9 BEING A FOUND BRASS CAP BEARS S62°21'59"W A DISTANCE OF 139.17 FEET; THENCE,

N03°23'21"W A DISTANCE OF 139.71 FEET TO A POINT OF CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADUIS OF 100.00 FEET, A CENTRAL ANGEL OF 92°22'46", A CHORD LENGTH OF 144.33 FEET, AND A CHORD BEARING OF N42°48'02"E AN ARC DISTANCE OF 161.23 FEET TO A POINT OF TANGENCY; THENCE

N88°59'25"E A DISTANCE OF 81.63 FEET TO A POINT OF CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 8°41'03", A CHORD LENGTH OF 142.33, AND A CHORD BEARING OF S86°40'04"E AN ARC DISTANCE OF 142.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°07'45", A CHORD LENGTH OF 36.31 FEET AND A CHORD BEARING OF S35°45'40"E AN ARC DISTANCE OF 40.64 FEET TO A POINT OF TANGENCY; THENCE,

S10°48'15"E A DISTANCE OF 61.45 FEET TO A POINT OF CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 15°34'51", A CHORD LENGTH OF 115.18 FEET AND A CHORD BEARING OF S03°00'59"W AN ARC DISTANCE OF 115.53 FEET TO A POINT; THENCE,

S83°59'37"W A DISTANCE OF 203.32 FEET TO A POINT; THENCE,

S83°50'16"W A DISTANCE OF 115.61 FEET TO THE TRUE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 1.6721 ACRES MORE OR LESS (72,835.23 SQ FT);

LEGEND

- SET 5/8" REBAR W/CAP STAMPED "CSCROSHAW PS 14733"
- FOUND PROPERTY MONUMENT AS NOTED
- TOWER ROAD VACATION APPLICATION NO. 03DRB-00730

CURVE TABLE

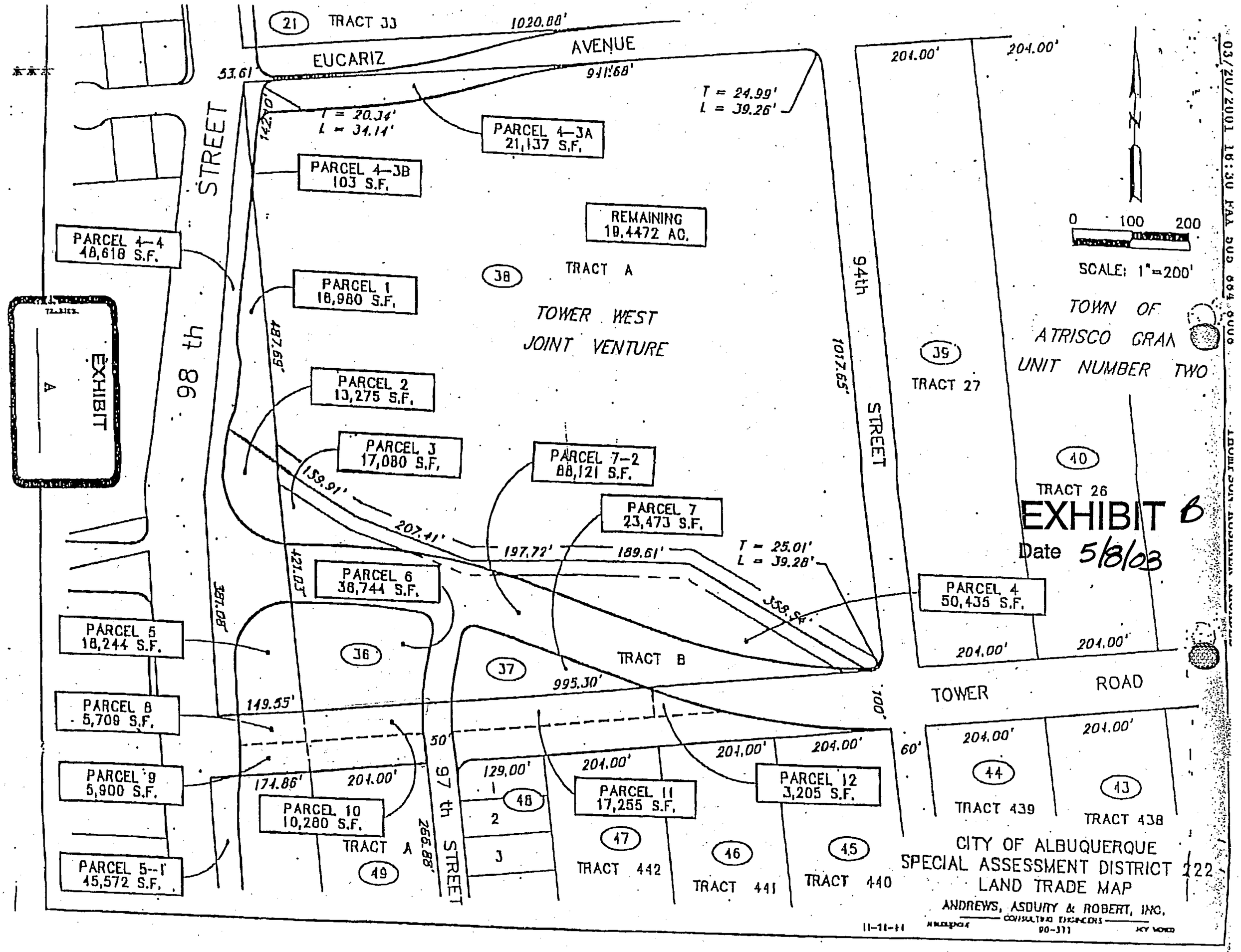
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	161.23' (161.23')	100.00' (100.00')	92°22'46" (92°22'46")	144.33' (144.33')	N42°48'02"E (N42°48'37"E)
C2	142.47' (142.47')	940.00' (940.00')	8°41'03" (8°41'02")	142.33' (142.33')	S86°40'04"E (S86°38'27"E)
C3	40.64' (40.64')	25.00' (25.00')	93°07'45" (93°07'45")	36.31' (36.31')	S35°45'40"E (S35°45'01"E)
C4	115.53'	425.00'	15°34'31"	115.18'	S03°00'59"W

WILSON
& COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 2
WCEA PROJECT NO. X3-614-083

LAYOUT NAME: SHEET 2 OF 2
DRAWING NAME: SX3614083BASE.dwg
NETWORK ADDRESS: X:\Public\PROJECTS\X3614083\s\

PLOT BY: PAJ



03/20/2001 16:30 FAX 505 884 8006 TRUMP 2001

RECORDING STAMP

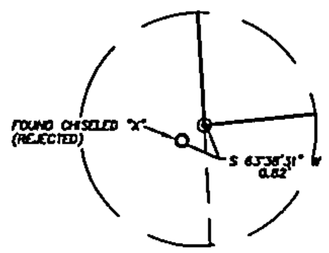
Plat of

Tract B-1-A-1 and Tract B-1-A-2

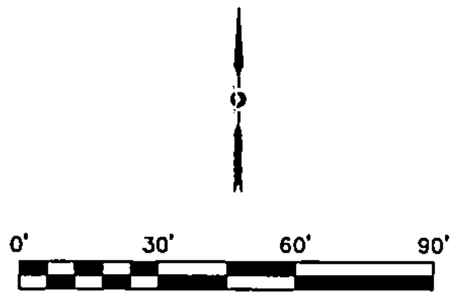
Tower West

Albuquerque, Bernalillo County, New Mexico

April 2007



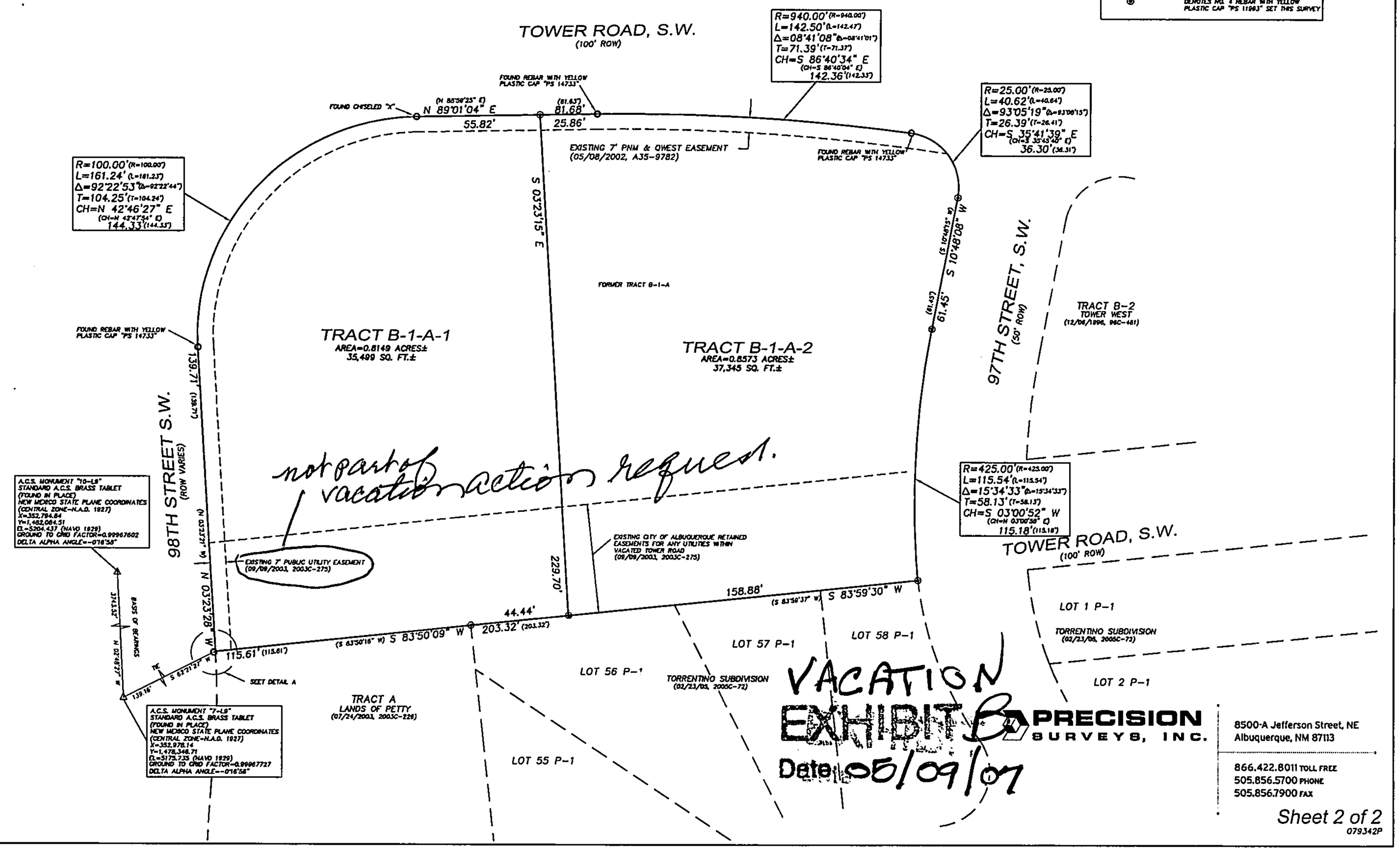
DETAIL A



SCALE: 1"=30'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

079342P

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- X 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 & 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: Avalon Tower LLC PHONE: 338-2284
ADDRESS: 320 Osuna N.E. Suite G3 FAX: 338-0200
CITY: Albuquerque STATE NM ZIP 87107 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: a vacation of Existing City of Albuquerque Retained Easements for any utilities within Vacated Tower Road S.W.

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

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

Lot or Tract No. Tract B-1-A / TBKA Tracts B-1-A-1 + B-1-A-2 Block: N/A Unit: N/A
Subdiv. / Addn. Tower West / Tower West
Current Zoning: SU-1 For C-2 + R-1 Uses Proposed zoning: SU-1 for C-2 + R-1 Uses
Zone Atlas page(s): L-9 No. of existing lots: 1 No. of proposed lots: 2
Total area of site (acres): 1.6723 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100905615718030805 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Tower Road S.W.
Between: 97th Street S.W. and 98th Street S.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002642

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

SIGNATURE [signature] DATE 4-12-07
(Print) Lisa Parish ___ Applicant X 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
- ☑ 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
07 DRB - - 00503	VPE	V	$ 600.00
- -			$
- -	AUD		$ 75.00
- -			$
- -	CMF		$ 20.00
			Total $ 695.00

Hearing date 5-9-07

[signature] 4-13-07
Planner signature / date

Project # 1002642

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **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. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Lisa Parish
Applicant name (print)

Lisa Parish 4-12-07
Applicant signature / date

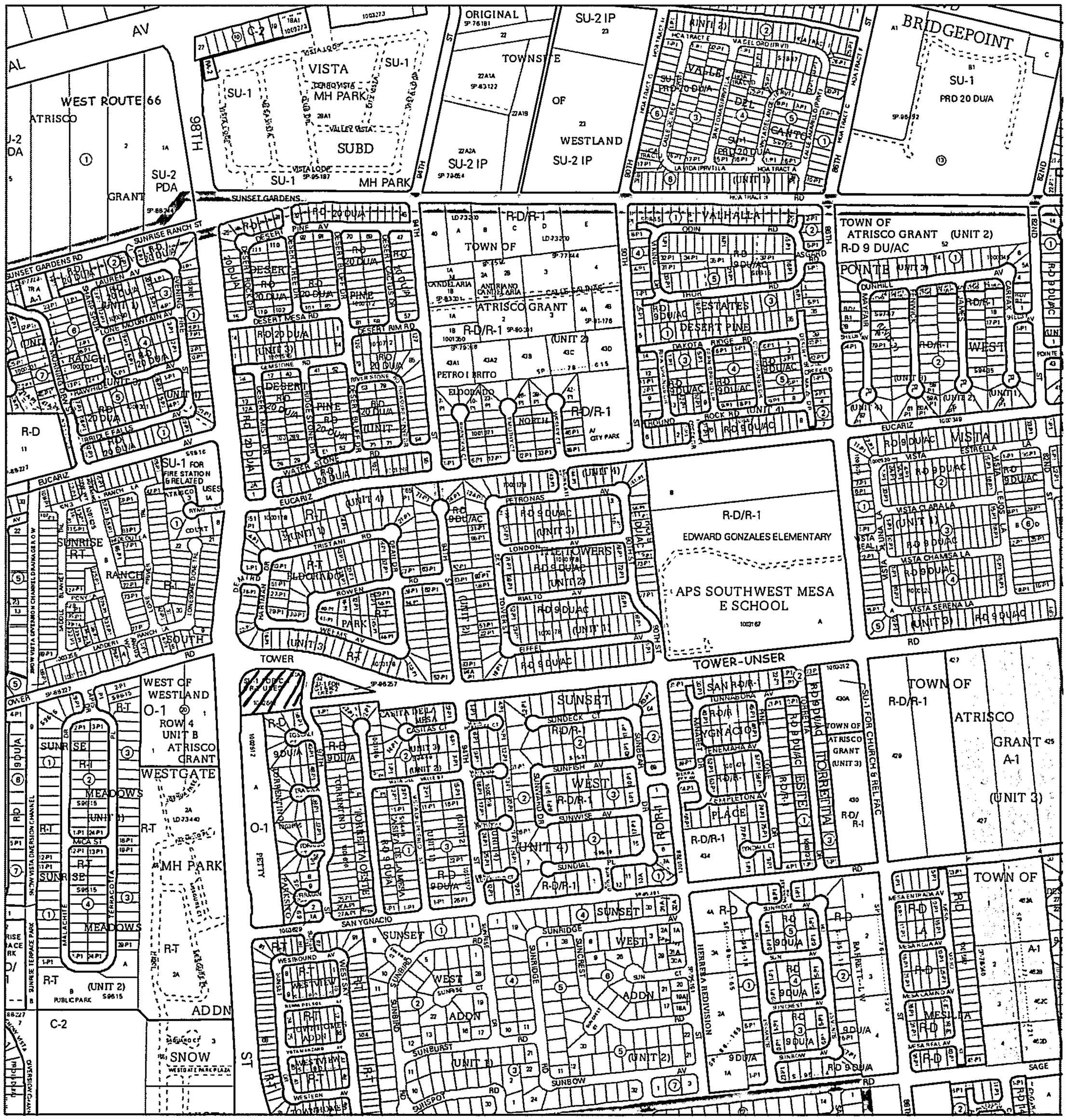
Form revised 4/03 and October 2003

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

Application case numbers
07DRB - - 00503
- -
- -

Josh Mallery 4-13-07
Planner signature / date

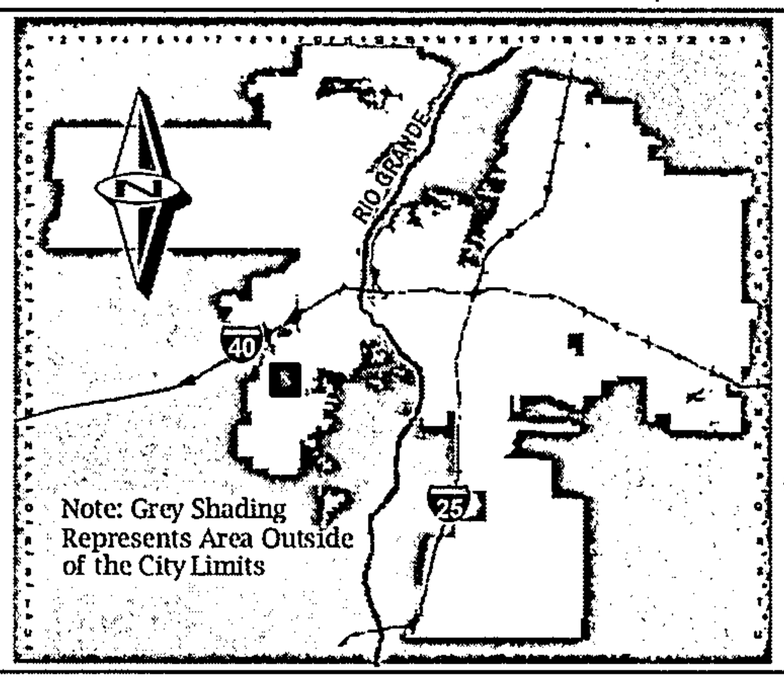
Project # 1002642



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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

L-09-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

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 12, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR MAJOR VACATION OF PUBLIC EASEMENT TRACT B-1-A, TOWER WEST LOCATED ON TOWER ROAD SW. BETWEEN 97TH STREET SW AND 98TH STREET SW. ZONE ATLAS PAGE L-9

Dear Ms Matson,

On behalf of our client, Avalon Tower LLC we are requesting a vacation of the existing City of Albuquerque retained easements for any utilities within vacated Tower Road. This property is located on Tower Road SW between 97TH Street SW and 98TH Street SW.

We submitted this vacation of easements because there are no utility facilities within this easement.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – 924-3913** – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] -OR- Other [ ]** _____

(specify)

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys Inc.

ADDRESS: 8500-A Jefferson NE, Albuquerque, New Mexico

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: ( )

FAX: (505) 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Tract B-1-A, Tower West

(LEGAL DESCRIPTION)

LOCATED ON Tower Road SW

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN 97th Street S.W. AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

98th Street S.W.

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (L 9).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

developer/applicantinfosheet(02/04/04)

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.

Date: April 12, 07

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys Inc.
ADDRESS/ZIP: 8500 A Jefferson NE 87113
PHONE/FAX #: 856-5700 - FAX-856-7900

Thank you for your inquiry of 4-12-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract B-1-A-Tower West located on Tower Rd. SW Between 97th St. SW and 98th St. SW
zone map page(s) L-9.

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

Westgate Heights NA
Neighborhood Association
Contacts: Matthew Archuleta
11628 Summerfield SW 87121
836-7251 (h)
Libby McIntosh
1316 Adrines Ct SW
87121-831-5189 (h)

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina G Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(10/14/04)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matthew Archuleta
1628 Summer Field SW
Albuquerque New Mexico
87121

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7006 0810 0000 7519 0073

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 0810 0000 7519 0073

7006 0810 0000 7519 0073

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

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

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

Postmark Here

Sent To
Matthew Archuleta
Street, Apt. No.; or PO Box No. 1628 Summer Field SW
City, State, ZIP+4
Albuquerque, New Mexico 87121

PS Form 3800, June 2002 See Reverse for Instructions

7006 0810 0000 7519 0080

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7006 0810 0000 7519 0080

7006 0810 0000 7519 0080

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

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

Postage	$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: Libby Mc Intosh
Street, Apt. No.; or PO Box No. 1316 Ladrones Court SW
City, State, ZIP+4 Albuquerque New Mexico 87121

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Libby Mc Intosh
1316 Ladrones Court SW.
Albuquerque, New Mexico
87121

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 12, 2007

LIBBY MCINTOSH
WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION
1316 LADRONES COURT SW
ALBUQUERQUE, NEW MEXICO 87121

RE: REQUEST FOR MAJOR VACATION OF PUBLIC EASEMENT TRACT B-1-A, TOWER WEST LOCATED ON TOWER ROAD SW. BETWEEN 97TH STREET SW AND 98TH STREET SW. ZONE ATLAS PAGE L-9

Dear Libby McIntosh,

On behalf of our client, Avalon Tower LLC we are requesting a vacation of the existing City of Albuquerque retained easements for any utilities within vacated Tower Road. This property is located on Tower Road SW between 97TH Street SW and 98TH Street SW.

We submitted this vacation of easements because there are no utility facilities within this easement.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

April 12, 2007

MATTHEW ARCHULETA
WESTGATE HEIGHTS NEIGHBORHOOD ASSOCIATION
1628 SUMMER FIELD SW
ALBUQUERQUE, NEW MEXICO 87121

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If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

7006 0810 0000 7519 0073

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

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

ALBUQUERQUE, NM 87121

OFFICIAL USE

Postage	$ $0.39
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

ALBUQUERQUE NM 87109 ACADEMY STA
0109
APR 12 2007
Postmark Here
USPS
04/12/2007

Sent To: Matthew Archuleta
Street, Apt. No.; or PO Box No.: 1628 Summerfield SW
City, State, ZIP+4: Albuquerque New Mexico 87121

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0000 7519 0080

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

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

ALBUQUERQUE, NM 87121

OFFICIAL USE

Postage	$ $0.39
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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

ALBUQUERQUE NM 87109 ACADEMY STA
0109
APR 12 2007
Postmark Here
USPS
04/12/2007

Sent To: Libby McIntosh
Street, Apt. No.; or PO Box No.: 1316 Ladrones Court SW
City, State, ZIP+4: Albuquerque New Mexico 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 Avalon Tower LLC

AGENT Precision Surveys

ADDRESS 8500-A Jefferson NE

PROJECT & APP # 1002642/07DRB-00503

PROJECT NAME

City Of Albuquerque
Treasury Division

4/13/2007 11:35AM LOC: ANNX
RECEIPT# 0007407 WS# 008 TRANS# 0028
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $75.00
J24 Misc $695.00
CK $0.00
CHANGE
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 600.00 441006/4983000 ~~DRB Actions~~

$ _____ 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

$ 695.00 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 features are included. Details on back.

IRONSTONE BANK
www.ironstonebank.com

20535
95-8965/1070
279

PRECISION SURVEYS, INC.
8500-A JEFFERSON ST. NE
ALBUQUERQUE, NM 87113
PH. 505-856-5700

4-12-07

PAY TO THE ORDER OF City of Albuquerque $ 695.00

Six Hundred Ninety Five dollars 00/100 DOLLARS

City Of Albuquerque
Treasury Division

4/13/2007 11:35AM LOC: ANNX
RECEIPT# 0007406 WS# 008 TRANS# 0028
Account 441018 Fund 0110
Activity 4124000 TRSLJS
Trans Amt $695.00
J24 Misc $20.00
Thank You

FOR Submit Vacation 07-9342

GUARDIAN®SAFETY

⑈020535⑈ ⑆107089652⑆0094600 1938 7⑈

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 April 24, 2007 To May 9 2007

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.

_____ (Applicant or Agent) _____ (Date)

I issued 3 signs for this application, April 13, 2007 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1002642

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN 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 & PLANNING Z
- ____ Annexation
- ____ 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/Subdivision Regulations)

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 Tower 98 LLC A New Mexico Limited Liability Co. 505 400-7098

NAME: City of Albuquerque Public Works Department Attention: John Castillo PHONE: 505-768-2680

ADDRESS: P.O. BOX 1293 / c/o Kevin Curran FAX: 505-768-2733

CITY: ALBUQUERQUE STATE NM ZIP 1293 E-MAIL:

Proprietary interest in site: owner & City rep.

AGENT (if any): Wilson & Company, Inc. Attention: Chris Medina PHONE: 505-348-4132

ADDRESS: 4900 Lang Ave NW FAX: 505-348-4055

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: cmedina@wilsonco.com

DESCRIPTION OF REQUEST: Requesting Preliminary/Final Plat approval of a minor subdivision to incorporate the northerly portion of the vacated Tower Rd. SW into Tract B-1.

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. Tract B-1 Block: N/A Unit: N/A

Subdiv. / Addn. Tower West

Current Zoning: SU-1 C-1 & R-2 USES Proposed zoning: Same

Zone Atlas page(s): L-9 No. of **existing** lots: 1 No. of **proposed** lots: 1

Total area of site (acres): 1.6721 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.) Within 1000FT of a landfill? NO

UPC No. 100905611919530502 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Tower Rd. SW

Between: 98th Street SW and 97th Street 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.): Proj. # 1002642, App. # 03DRB 00730

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

SIGNATURE Christopher A Medina DATE Aug 11, 2003

(Print) Christopher A. Medina ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
✔ All checklists are complete	03DRB - - 01343	P&FP	S(3)	$ 215.00
✔ 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	- -			$
N/A F.H.D.P. density bonus				Total
N/A F.H.D.P. fee rebate	Hearing date Aug. 20th 03			$ 215.00

B Herbert 8/12/03
Planner signature / date

Project # 1002642

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

Amended preliminary plat approval expires after one year.

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

Christopher A Medina
Applicant name (print)

Christopher A Medina 8/11/03
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
03DRB-_____-01343
_____-_____-_____
_____-_____-_____

[illegible] 8/12/03
Planner signature / date

Project # 1002642

WILSON
&COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

August 11, 2003

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

Re: Request Minor Subdivision Preliminary/Final Plat Approval
Replat of Tract B-1 Tower West

To Whom It May Concern:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, acting as the agent on behalf of The City of Albuquerque, Public Works Department makes a request for a Minor Subdivision Preliminary/Final Plat Approval for the replat of Tract B-1 Towers West to incorporate the vacated northerly portion of Tower Road (100ft r/w). The related DRB numbers for this case are as follows: Proj. # 1002642 and App. # 03DRB-00730.

This replat will create Tract B-1-A, which consists of the existing Tract B-1 and north half of the vacated Tower Road. Currently tract B-1 is vacant and all sides of the tract front against existing streets. With the incorporation of the northerly half of Tower Road the new tract B-1-A will front against 98th Street, 97th Street, and Tower Rd.

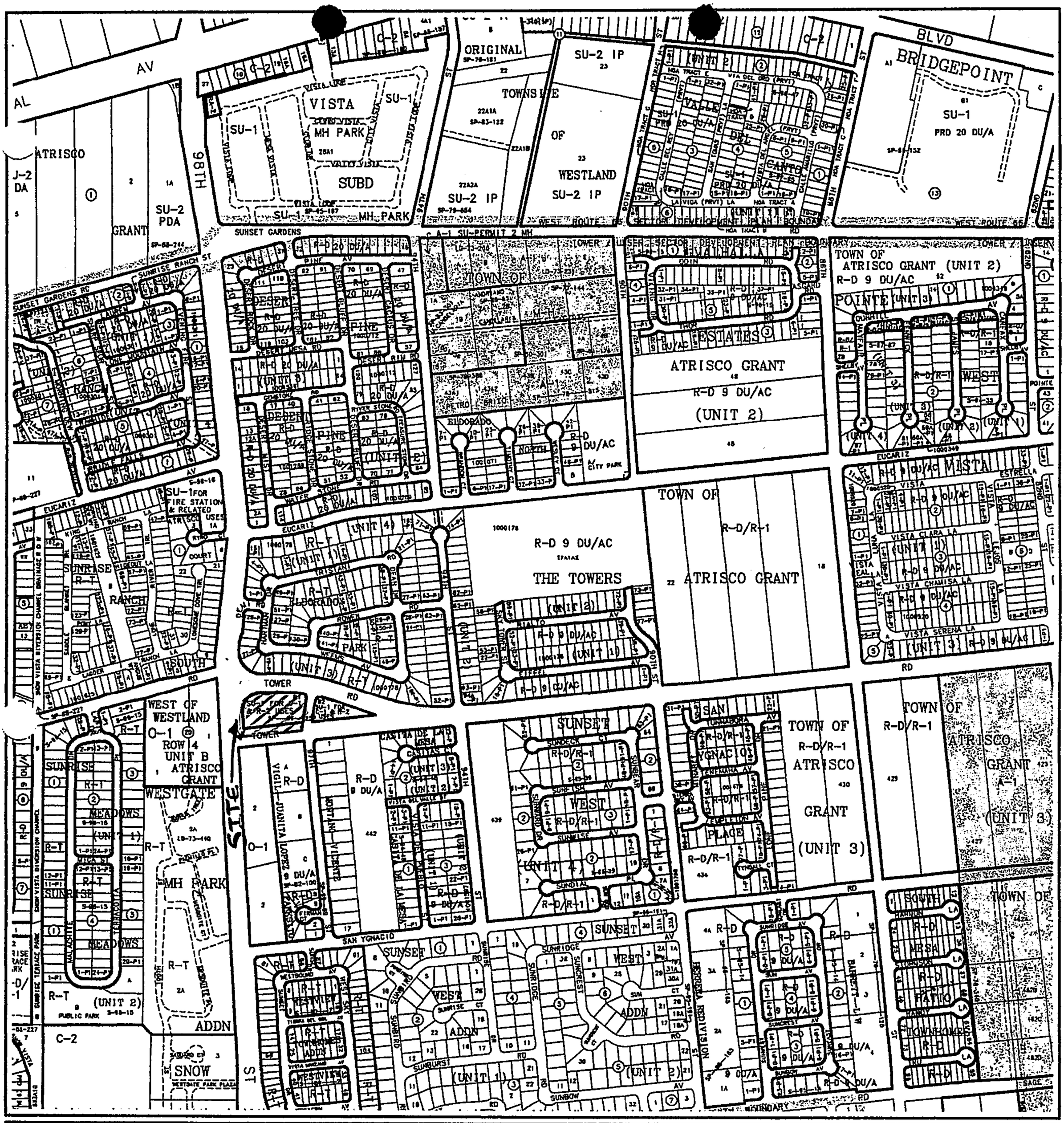
Thank you, for you time on this matter. If you have any questions concerning this project, please contact me at (505) 348-4035.

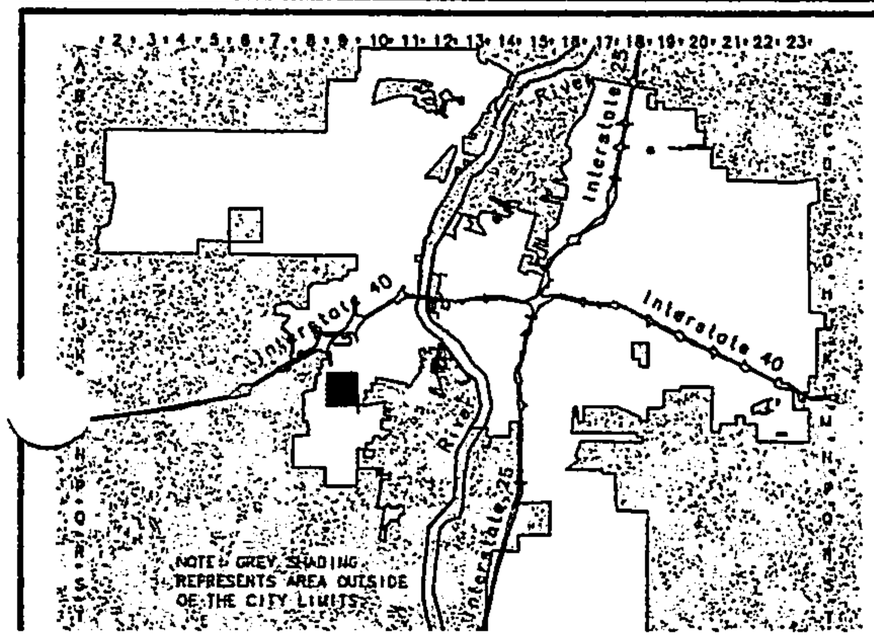
WILSON & COMPANY

Christopher A Medina

Christopher A. Medina, PLS
Project Surveyor
Wilson & Company, Inc
cmedina@wilsonco.com

cam
Enclosures
File: X3614083





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

L-9-Z

Map Amended through January 21, 2003

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 TOWER 98 / C.O.A.

AGENT Wilson & Co. Inc.

ADDRESS 4900 LANG.AV. NW ALBQ 87109

PROJECT NO. 1002642

APPLICATION NO. 03DRB-01343.

$ 215 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 215.00 **Total amount due**

WILSON & COMPANY
P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000

SUNFLOWER BANK
Salina, KS

83-62
1011

082434
082434

VOID AFTER 90 DAYS

8/11/2003

PAY **********215 *DOLLARS AND* **********00 *CENTS* $**********215.00

TWO SIGNATURES REQUIRED OVER $50,000

TO THE ORDER OF
CITY OF ALBUQUERQUE/PLANNING DEPT.
P.O. BOX 1293
ALBUQUERQUE, NM 87103 US

X **DUPLICATE** X
City Of Albuquerque
Treasurer

James D. Dibb MP

08/12/2003 9:00AM LUCI MINX
RECEIPT# 00211321 WSH 006 TRANSH 0002 MP
Account 441006 Fund 9110
Act 4983000 Proj Rev
$215.00
J24 Misc $215.00
CK $215.00
CHANGE $0.00

DocuCheck™ SECURITY PAPERS • MicroPrinting SIGNATURE LINE • Copy Void PANTOGRAPH

⑈082434⑈ ⑆101100621⑆0109146348⑈

LEGAL DEPARTMENT

CITY OF ALBUQUERQUE
NEW MEXICO

DATE:
TO: DRB FILE
FROM:
ABOUT

☐ Review and Comment
☐ For your Information
☐ Note and See Me
☐ Necessary Action
☐ Note and Return
☐ Per Conversation
☐ As requested
☐ Read and File

1. C. Shaw - 883-6550
2. F. Flynn-O'Brien 242-6922
3. R. Bhaumon 858-3100
4. C. Medina 348-4132 Tower Ed
5. Gloria -924-3979 3:00 7/1/03

Chris M. FAX
348-4055

Proj 1002643

FAX TRANSMISSION

CHAPPELL LAW FIRM, P.A.
6001 INDIAN SCHOOL RD. NE #150
ALBUQUERQUE, NEW MEXICO 87110
(505) 878-9600
FAX: (505) 878-9696

To: Kevin Curran **Date:** 6-25-03

Fax #: ~~768-2506~~ 924-3440 **Pages:** 2, including this cover sheet.

From: Bill Chappell, Jr.

Subject: Vacation of Tower Road

COMMENTS: _____

✓ For your information

_____ Please review and respond

_____ Please review and _____

_____ Hard copy will follow

_____ Hard copy will not follow

THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMITTAL IS INTENDED FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT. THIS TRANSMITTAL MAY BE CONFIDENTIAL OR PRIVILEGED. IF YOU ARE NOT THE INTENDED RECIPIENT OR AN AGENT RESPONSIBLE FOR DELIVERY TO THE INTENDED RECIPIENT, BE AWARE THAT ANY REVIEW, DISCLOSURE, COPYING, OR DISTRIBUTION OF THIS TRANSMITTAL IS STRICTLY PROHIBITED, IF YOU HAVE RECEIVED THIS TRANSMITTAL IN ERROR, PLEASE NOTIFY US BY TELEPHONE IMMEDIATELY SO WE CAN ARRANGE FOR RETRIEVAL AT NOT COST TO YOU. THANK YOU.

Client Name/Matter: _____ Client No: _____

Chappell Law Firm, P. A.
Attorneys at Law

Bill Chappell, Jr.
Michael D. Hoeferkamp

Albuquerque Centre, Suite 150
6001 Indian School Rd., N. E.
Albuquerque, New Mexico 87110

Telephone
(505) 878-9600

Telecopier
(505) 878-9696

June 25, 2003

Transmitted Via Facsimile to (505) 768-2506

Kevin Curran
City of Albuquerque
Legal Department
P. O. Box 2248
Albuquerque, NM 87103-2248

Re: Vacation of Tower Road

Dear Kevin:

In response to your question as to how the plat must be signed once the vacation is completed, it should be signed as follows:

Tower 98 LLC
a New Mexico limited liability company
By: Roger Sefzik
Its: Manager

Please advise if you need anything further on this.

Very truly,

Bill Chappell

Bill Chappell, Jr.

BC/chb

cc: Roger Sefzig

G:\DATA\WP60\1998\98030\TOWER98.LLC\Letter to Curran 062503.wpd

City of Albuquerque
Legal Department
P. O. Box 2248 - Albuquerque, New Mexico 87103
(505) 924-3632 - FAX (505) 924-3864

Robert M. White, City Attorney

TODAY'S DATE 6/26/03
TOTAL NUMBER OF PAGES (Including cover page): 2

SENT TO==========
NAME Chris Medina
COMPANY:
FAX NUMBER: 348-4055
COMMENTS:

SENT BY ==========
NAME: ***Kevin J. Curran, Assistant City Attorney 505-924-3995***
Cassandra Floran –505-924-3632
LEGAL DEPARTMENT

FAX NUMBER: **(505) 924-3440** **e-mail mfloran@cabq.gov**

This is a confidential transmission. If you receive this Fax in error, or if you have any problems regarding transmission, or do not receive all of the pages, please call **Cassandra** at **(505) 924-3632.**

J:\rpd2\kjcmisc\fax.sht

Chappell Law Firm, P. A.
Attorneys at Law

Bill Chappell, Jr.
Michael D. Hoeferkamp

Albuquerque Centre, Suite 150
6001 Indian School Rd., N. E.
Albuquerque, New Mexico 87110

Telephone
(505) 878-9600

Telecopier
(505) 878-9696

June 25, 2003

Transmitted Via Facsimile to (505) 768-2506

Kevin Curran
City of Albuquerque
Legal Department
P. O. Box 2248
Albuquerque, NM 87103-2248

Re: Vacation of Tower Road

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cc: Roger Sefzig

G:\DATA\WP60\1998\98030\TOWER98.LLC\Letter to Curran 062503.wpd

HP OfficeJet K Series K60
Personal Printer/Fax/Copier/Scanner

Log for
DESIGN REVIEW
9243440
Jun 26 2003 8:19am

Last Transaction

Date	Time	Type	Identification	Duration	Pages	Result
Jun 26	8:18am	Fax Sent	93484055	0:41	2	OK

Chappell Law Firm, P. A.

Attorneys at Law

Bill Chappell, Jr.
Michael D. Hoeferkamp

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6001 Indian School Rd., N. E.
Albuquerque, New Mexico 87110

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(505) 878-9600

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(505) 878-9696

2003 JUN 26 A 9:

June 25, 2003

Transmitted Via Facsimile to (505) 768-2506

Kevin Curran
City of Albuquerque
Legal Department
P. O. Box 2248
Albuquerque, NM 87103-2248

Re: Vacation of Tower Road

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cc: Roger Sefzig

G:\DATA\WP60\1998\98030\TOWER98 LLC\Letter to Curran 062503.wpd

Chappell Law Firm, P.A.
6001 Indian School Rd. N.E., S-150
Albuquerque, NM 87110

ALBUQUERQUE
JUN 25 '03
NM

U.S. POSTAGE
00.37
H METER 484278

Kevin Curran
City of Albuquerque Legal Department
PO Box 2248
Albuquerque, NM 87103-2248

87103X2248

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-29-2003

1. Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

At the May 28, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
3. Final disposition shall be through the City Real Estate Office.
4. 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.
5. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by June12, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: John Castillo, Department of Public Works, City of Albuquerque, P.O. Box 1293, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002642 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 28, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002642 AGENDA#: 1 DATE: 5.28

not speaking

1. Name: Bussel Ann Peck Address: 9501 Coitos et SW Zip: 87121

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
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2003

Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

AMAFCA	No adverse comments.
COG	Consistent with established transportation plans and policies.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letters sent to Avalon (R), Route 66 West (R) and Westgate Heights (R) Neighborhood Assns.
APS	No adverse comments.
Police Department	No comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Okay to vacate portion of Tower Road SW. PNM Electric (Releases) all easement rights in that portion being vacated.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. Which adjoining properties will be replatted to complete this vacation?

Transportation Development — No adverse comments.

Parks & Recreation — Defer to Transportation.

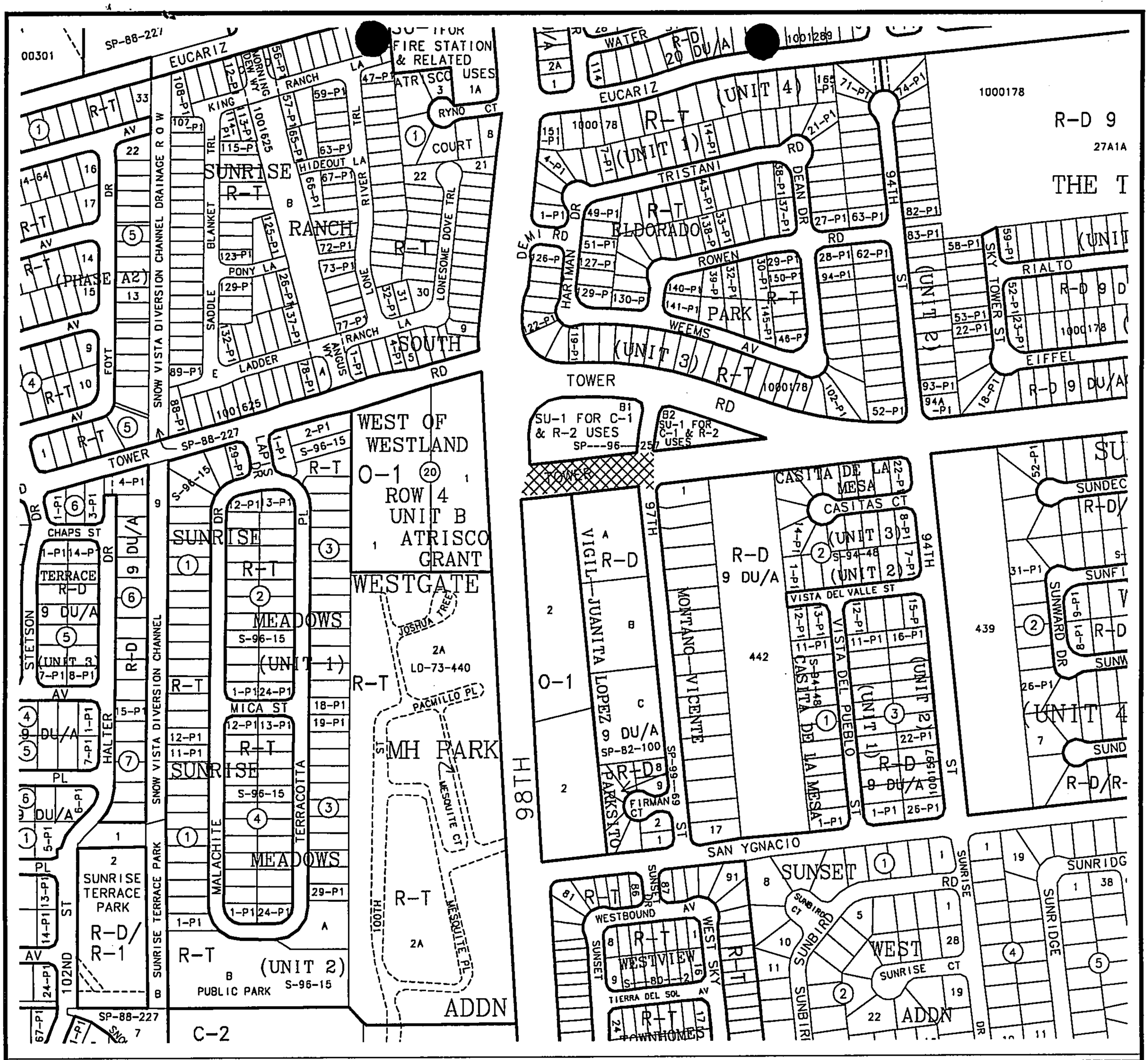
Utilities Development

No objection to Vacation request. A public sanitary sewer easement must be retained for the existing 15" dia. Sewer line. Width of easement will be determined according to depth of the line.

Planning Department — No objection. Defer to Transportation.

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

cc:City of Albuquerque, Public Works Department, Attn: John Castillo, P.O. Box 1293, 87102



Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"=425'

PROJECT NO.
1002642

HEARING DATE
5-28-03

MAP NO.
L-9

ADDITIONAL CASE NUMBER(S)
03DRB-00730

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1002638 03DRB-00714 Major-Vacation of Pub Right-of-Way	CAM NGUYEN agent(s) for CAM NGUYEN request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 31, **BUENA VENTURA SUBDIVISION,** zoned R-1, located on ALTEZ ST NE, between EUBANK BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: NA] (K-20)
Project # 1002639 03DRB-00719 Minor-Sidewalk Waiver 03DRB-00720 Minor-Temp Defer SDWK 03DRB-00721 Minor-Subd Design (DPM) Variance 03DRB-00722 Major-SiteDev Plan Subd 03DRB-00717 Major-Preliminary Plat Approval	ISAACSON & ARFMAN, PA agent(s) for BOYHAHN, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-14, Block(s) 4, Tract(s) 2, North Albuquerque Acres, **TREMENTINA SUBDIVISION** zoned RD/SU-1, 7 DU/AC, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD. NE containing approximately 9 acre(s). (C-19)
Project # 1002640 03DRB-00728 Minor-Temp Defer SDWK 03DRB-00723 Major-Preliminary Plat Approval 03DRB-00726 Minor-Sidewalk Variance 03DRB-00725 Minor-Sidewalk Variance 03DRB-00724 Major-SiteDev Plan BldPermit	ISAACSON & ARFMAN PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, Tract(s) 2, NO. ALBUQ. ACRES, **VISTA DEL AGUILA SUBDIVISON,** zoned RD SU-1, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). (C-19)
Project # 1002642 03DRB-00730 Major-Vacation of Pub Right-of-Way	CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

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). Hearing Impaired users may 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, MAY 12, 2003.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 28, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000546
03DRB-00732 Major-SiteDev Plan BldPermit
03DRB-00711 Major-Amnd SiteDev Plan Subd

CHERRY / SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, PARKS & REC. request(s) the above action(s) for all or a portion of Lot(s) NA, Tract(s) NA, **PHIL CHACON PARK,** zoned SU-1, Municipal Park & Rel. Fac., located on LOUISIANA BLVD SE, between GIBSON BLVD SE and SOUTHERN BLVD SE containing approximately 50 acre(s). [REF: DRB-96-214, Z-96-96, Z-94-11, AA-00691, AA-00966, 02AA-00504] (L-19)

Project # 1000627
03DRB-00675 Major-Vacation of Public Easements
03DRB-00678 Major-Vacation of Public Easements
03DRB-00679 Major-Vacation of Public Easements
03DRB-00677 Major-Vacation of Public Easements
03DRB-00676 Minor-Vacation of Private Easements

ISAACSON AND ARFMAN PA agent(s) for CALVARY CHAPEL request(s) the above action(s) for all or a portion of Tract(s) A, **CALVARY CHAPEL,** zoned O-1, M-1, located on NW CORNER OF OSUNA, between WASHINGTON NE and containing approximately 20 acre(s). [REF: DRB-94-142, DRB-94-143, 1000627 00440-00856] (E-17)

Project # 1001796
03DRB-00716 Major-Vacation of Public Easements

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507/S-98-25] (C-13)

Project # 1002479
03DRB-00718 Major-Vacation of Public Easements

ISAACSON & ARFMAN, PA agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 6, **RIVERSIDE PLAZA,** zoned SU-1, for PRD/ 8DU/AC, located on E. SIDE OF WINTERHAVEN RD NW, between MONTANO RD NW and LA ORILLA RD NW containing approximately 6 acre(s). [REF: 03DRB-00233] (E-12)

SEE PAGE 2.....

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

App#	03 DRB - 00730
Proj#	1002642
Other#	

Meeting Date: May 28, 2003

Zone Atlas Page: C-9-Z

Notification Radius: 100 **Ft.**

Cross Reference and Location:

Applicant: COA- Public work Dept - Attn: John Castillo

Address: PO Box 1293, Albuq Nm 87102

Agent: Public works Dept

Address: PO Box 1293, Albuq Nm 87102

SPECIAL INSTRUCTIONS

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

Date Mailed: May 9, 2003

Signature: Elsie Hilkai

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-9	1009056	116-102	308-04	✓ 1009056	141-185	323	37 ✓
		131-145	04	✓ BX15204 c/o charles E & Gilda McCrea	145-185		36 ✓
		174-110	304-03	✓	150-185		35 ✓
		153-156	06	✓ mf	155-185		34 ✓
		155-150	07	✓ mf	159-184		33 ✓
		156-144	08	✓	164-184		32 ✓
		157-138	09	✓ BX 16414	169-182		31 ✓
		119-195	305-02	✓ mf	173-181		30 ✓
		151-190	03	✓ mf	178-179		29 ✓
		079-047	301-03	✓	182-178		28 ✓
		075-132	303-07	✓ mf	186-174		27 ✓
		071-143	08	✓ mf	061-235	307	04 ✓
		~~102-185~~	~~307-23~~				
		~~104-189~~	~~24~~				
		~~096-185~~	~~22~~				
		124-192	323-41	✓ mf			
		127-187	40	✓ mf			
		132-185	39	✓ mf			
		137-185	38	✓ mf			

```
1009056              ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905611610230806   LEGAL: TR I N W/ 2 SW/4 SEC 28 T10N R2E TOWN OF ATRISCO GRA  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: TOWER 98 LLC
                        OWNER ADDR: 05701   MARIOLA                  PL NE ALBUQUERQUE      NM 87111

100905613114530804   LEGAL: TR A  LD  DIV PLAT SUMMARY SUBD LAND OF JUANITA LOPE  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: VIGIL GINA LERMA C/O CHARLES E
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87193

1[illegible]5617611030403   LEGAL: TRAC T 44 2 UNIT 3 ATRISCO GRANT CONT 5.00 AC        LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: ABEYTA BENJAMIN AND MARY AGNES
                        OWNER ADDR: 01443   CRESCENT                 DR NW ALBUQUERQUE      NM 87105

100905615315630406   LEGAL: * 00 1 VI CENTE MONTANO SUBD                         LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: MONTANO JR VINCENT
                        OWNER ADDR: 00000                                BERNALILLO       NM 87004

100905615515030407   LEGAL: * 00 2 VI CENTE MONTANO SUBD                         LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: MONTANO VINCENT F JR
                        OWNER ADDR: 00000                                BERNALILLO       NM 87004

100905615614430408   LEGAL: * 00 3 VI CENTE MONTANO SUBD                         LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: GARCIA FREDERICK G & MARES K P
                        OWNER ADDR: 03100   BRIAN MEADOWS            PL NW ALBUQUERQUE      NM 87120

100905615713830409   LEGAL: * 00 4 VI CENTE MONTANO SUBD                         LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: MONTANO STELLA J
                        OWNER ADDR: 00000                                ALBUQUERQUE      NM 87191

100905611919530502   LEGAL: TR B -1 P LAT OF TRS A-1, B-1 & B-2 PARCELS 4-3AM, 4  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: VALENCIA & BERNALILLO PTNS LTD
                        OWNER ADDR: 10433   MONTGOMERY PARKWAY       LP NE ALBUQUERQUE      NM 87111

100905615119030503   LEGAL: TR B -2 P LAT OF TRS A-1, B-1 & B-2 PARCELS 4-3AM, 4  LAND USE:
```

PROPERTY ADDR: 00000 N/A
OWNER NAME: VALENCIA & BERNALILLO PTNS LTD
OWNER ADDR: 10433 MONTGOMERY PARKWAY LP NE ALBUQUERQUE NM 87111

100905607904730103 LEGAL: TR 2 -A W ESTGATE MOBILE HOME PARK ADD REDIVISION OF LAND USE:
PROPERTY ADDR: 00000 757 NINETY-EIGHTH ST SW
OWNER NAME: SAGE WEST LTD CO
OWNER ADDR: 03511 CARLISLE BL NE ALBUQUERQUE NM 87110

100905607513230307 LEGAL: POR OF L AND IN W1/2 SW1/4 SEC 28 T10N R2E ATRISCO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANTANGELO JOSEPH AND ANNA TRU
OWNER ADDR: 12409 CORNADO NE ALBUQUERQUE NM 87122

100905607116330308 LEGAL: TR I N TH E W/2 SW/4 SEC 28 T10N R3E EXC NLY & ELY P LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANTANGELO JOSEPH & ANNA TRUST
OWNER ADDR: 12409 CORONADO NE ALBUQUERQUE NM 87122

100905612419232341 LEGAL: LOT 122- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1131 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905612718732340 LEGAL: LOT 121- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1441 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905613218532339 LEGAL: LOT 120- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1166 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905613718532338 LEGAL: LOT 119- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1075 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905614118532337 LEGAL: LOT 118- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1180 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: FULLER HOMES INC
OWNER ADDR: 09716 WEEMS AV SW ALBUQUERQUE NM 87121

100905614518532336 LEGAL: LOT 117- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905615018532335 LEGAL: LOT 116- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905615518532334 LEGAL: LOT 115- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC

OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905615918432333 LEGAL: LOT 114- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905616418432332 LEGAL: LOT 113- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905616918232331 LEGAL: LOT 112- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905617318132330 LEGAL: LOT 111- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1197 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905617817932329 LEGAL: LOT 110- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1145 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905618217832328 LEGAL: LOT 109- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1136 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905618617632327 LEGAL: LOT 108- P1 PLAT OF ELDORADO PARK UNIT 3 CONT .1136 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TEN WEST LLC
OWNER ADDR: 00333 LOMAS BL NE ALBUQUERQUE NM 87102

100905606123530704 LEGAL: LT 1 B PL AT OF LTS 1A & 1B & PARCELS 3-9, 4-1, 7-1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: S.T. DEVELOPMENT LTD CO
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

"Attachment A"

John R. Castillo, COA/Public Works Department
Zone Map: L-9

AVALON N.A. (R)
*Donna E. Lucero
9140 San Nicholas Ave. NW/87121 839-3807 (h)
Ron Martinez
9105 Starboard Rd. NW/87121 352-2625 (h)

ROUTE 66 WEST N.A. (R)
*Charles Lucas
10332 Hackamore Pl. SW/87121 839-7282 (h)
Shelley Williams
10327 Guthrie SW/87121 836-2117 (h)

WESTGATE HEIGHTS N.A. (R)
Matthew Archuleta
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

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
P.O. Box 1293, Albuquerque, NM 87103

May 1, 2003

John R. Castillo
COA/Public Works Department
P.O. Box 1293/87103
Phone: 768-2680/Fax: 768-2733

Dear John:

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **(CITY PROJECT) – RIGHT-OF-WAY ON TOWER, EAST OF 98TH STREET FOR APPROXIMATELY 750 FEET LOCATED ON TOWER BETWEEN 98TH STREET – EAST 750 FEET** zone map **L-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

ÇOA - PUBLIC WORKS DEPT.
ATTN: JOHN CASTILLO
PO BOX 1293
ALBUQUERQUE NM 87102

COA - PUBLIC WORKS DEPT.
PO BOX 1293
ALBUQUERQUE NM 87102

DONNA E. LUCERO
Avalon Neigh. Assoc.
9140 SAN NICHOLAS AVE NW
ALBUQUERQUE NM 87121

RON MARTINEZ
Avalon Neigh. Assoc.
9105 STARBOARD RD NW
ALBUQUERQUE NM 87121

CHARLES LUCAS
Route 66 West Neigh. Assoc.
10332 HACKAMORE PL. SW
ALBUQUERQUE NM 87121

SHELLEY WILLIAM
Route 66 West Neigh. Assoc.
10327 GUTHRIE SW
ALBUQUERQUE NM 87121

100905611610230806

MATTHEW ARCHULETA
Westgate Heights Neigh. Assoc.
1628 SUMMERFIELD SW
ALBUQUERQUE NM 87121

LIBBY McINTOSH
Westgate Heights Neigh. Assoc.
1316 LADRONES CT. SW
ALBUQUERQUE NM 87121

TOWER 98 LLC
5701 MARIOLA PL NE
ALBUQUERQUE NM 87111

100905613114530804

100905617611030403

100905615515030407

VIGIL GINA LERMA
% CHARLES E & GINA MCCREA
PO BOX 15206
ALBUQUERQUE NM 87193
100905615614430408

ABEYTA BENJAMIN & MARY AGNE
1443 CRESCENT DR NW
ALBUQUERQUE NM 87105

100905615713830409

MONTANO VINCENT F JR
PO BOX 578
BERNALILLO NM 87004

100905611919530502

GARCIA FREDERICK G & MARES K
3100 BRIAN MEADOWS PL NW
ALBUQUERQUE NM 87120

MONTANO STELLA J
PO BOX 16414
ALBUQUERQUE NM 87191

VALENCIA & BERNALILLO PTNS LT
10433 MONTGOMERY PARKWA LP NE
ALBUQUERQUE NM 87111

100905607904730103

100905607513230307

100905612419232341

SAGE WEST LTD CO
3511 CARLISLE BL NE
ALBUQUERQUE NM 87110

SANTANGELO JOSEPH AND ANNA
12409 CORNADO NE
ALBUQUERQUE NM 87122

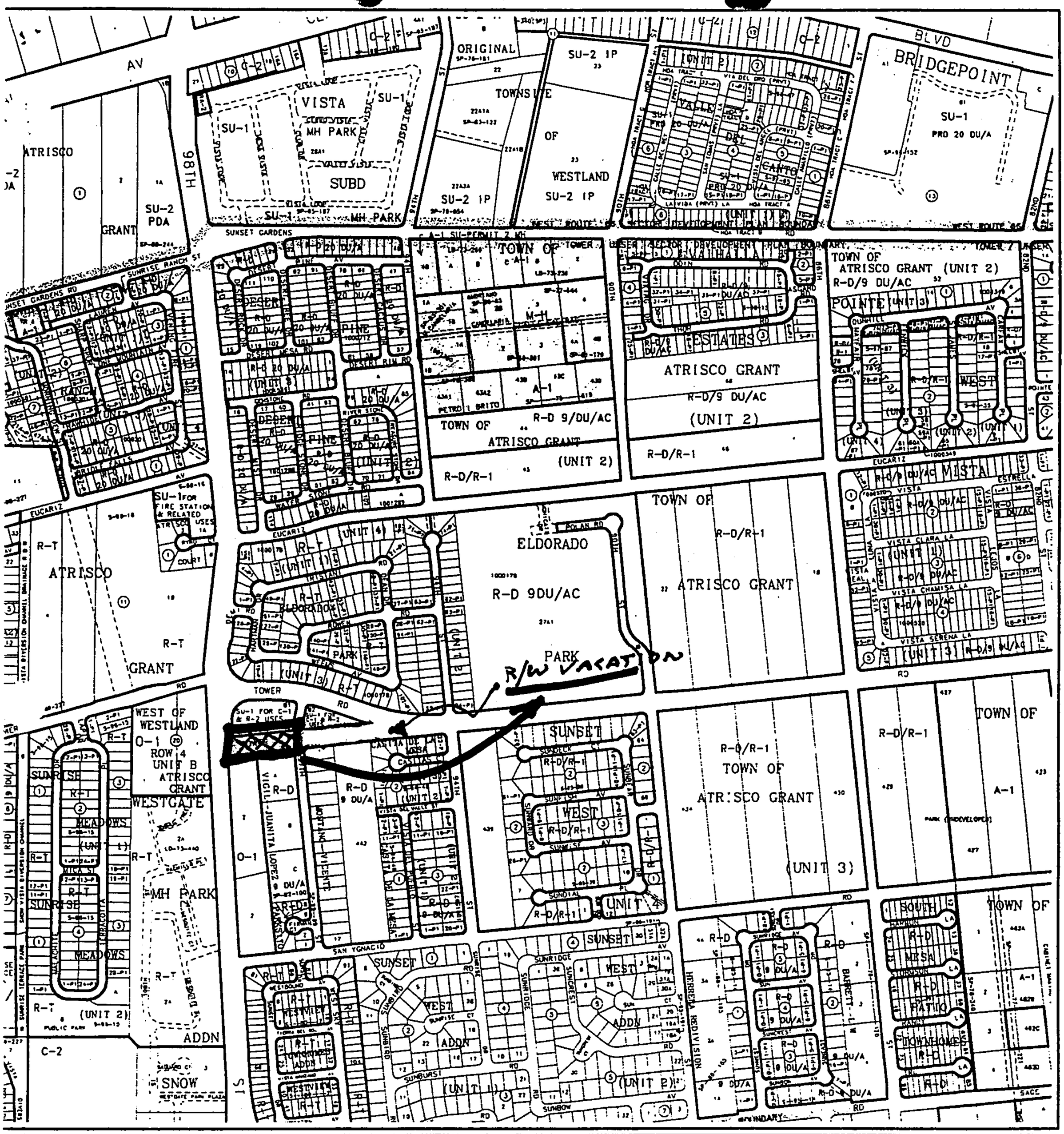
TEN WEST LLC
333 LOMAS BL NE
ALBUQUERQUE NM 87102

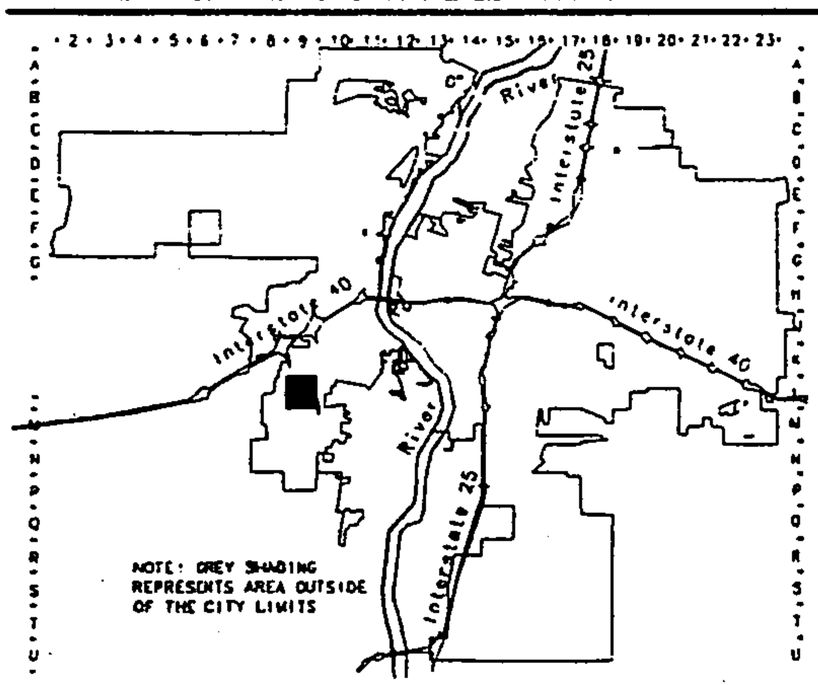
100905614118532337

100905606123530704

FULLER HOMES INC
9716 WEEMS AV SW
ALBUQUERQUE NM 87121

S.T. DEVELOPMENT LTD CO
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2002

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

L-9-Z

Map Amended through April 02, 2002

City of Albuquerque

Public Works Department

Martin Chavez, Mayor

Interoffice Memorandum

May 1, 2003

To: Sheran Matson, DRB Chairman, Planning Department

From: John R. Castillo, Transportation Division, PWD

Subject: Vacation Request of Tower Road

Submitted herewith is the request of vacation of Old Tower Road, east of 98th Street, approximately 750 feet. See the attached agreement regarding vacation. If you have any questions I can be reached at 768-2680.

WILSON & COMPANY
4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Compan
Latin America, LL

8 May 2003

Mr. Don Miller
Program Manager
City of Albuquerque – CIP
P.O. Box 1293
Albuquerque, NM 87103

Re: City Wide On-Call Surveying Services
Tower Road Land Consolidation, Task Order No.: 24

WCEA File: X3002

Dear Mr. Miller:

Wilson & Company is pleased to present this estimate for a land consolidation of Tract B-1, Tower W Subdivision and the Northerly one-half of Tower Road SW between 98th Street and 97th Street. We understand the City is currently in the process of vacating the right-of-way for Tower Road SW and understand Wilson & Company will not be responsible for platting the southerly one-half of Tower R SW. Upon completion of the final plat, we will monument the boundary per minimum standards of N Mexico.

Wilson & Company proposes a not-to-exceed fee of $5,233.66 (exclusive of gross receipts tax) for the surveying services. Attached is a man-hour breakdown and schedule. Should there be any requests in addition to the scope of work described above, we will contact you before performing any additional work.

We will begin this project within three days of notice-to-proceed and complete within six weeks. Upo completion, we will deliver a copy of the filed plat to John Castillo.

Should you have any questions regarding this fee estimate, please do not hesitate to contact us.

WILSON & COMPANY

C. Scott Croshaw, P.S.
Survey Department Manager

Enclosures

cc: John Castillo – City of Albuquerque
Steve Metro - Wilson & Company

City of Albuquerque

City Wide On-Call Surveying Services

A/E FIRM: WILSON & COMPANY
CONTRACT: 6900.1
TASK ORDER NO.: 24
Project: Tower Road Re-plat

WILSON
&COMPANY

Date: May 8, 2003

City of Albuquerque

City Wide On-Call Surveying Services

A/E FIRM: WILSON & COMPANY
CONTRACT: 6900.1
TASK ORDER NO.: 24
Project: Tower Road Re-plat

DESCRIPTION	Contract Administrator	Survey Manager	Party Chief	Instrument Person	Survey Technician	Survey CADD Tech.	Clerical	TOTALS
1. Establish Survey Control, tie to City of Albuquerque Control Monuments		1	6	6				13
2. Locate boundary monuments for Tract B-1, Tower West Subdivision and Existing R/W of Tower Road SW			16	16				32
3. Research and Calculations to Determine Existing Boundaries		3						3
4. Prepare Preliminary/Final Plat for consolidation of B-1 and the northerly R/W of Tower Road SW						16		16
5.Prepare Final Plat for Land Division						8		8
6. Attendance of DRB Meetings and Signatures		4						4
7. Monumentation Per Minimum Standards of New Mexico			8	8				16
8. QA/QC	1							1
9. Deliverables							1	1
SUBTOTAL MAN HOURS	1	8	30	30	0	24	1	94
Direct Labor Rates (Average $/hour)	$50.00	$29.00	$18.00	$14.50	$11.00	$17.00	$13.00	
Subtotal Direct Labor Costs	$50.00	$232.00	$540.00	$435.00	$0.00	$408.00	$13.00	**$1,678.00**

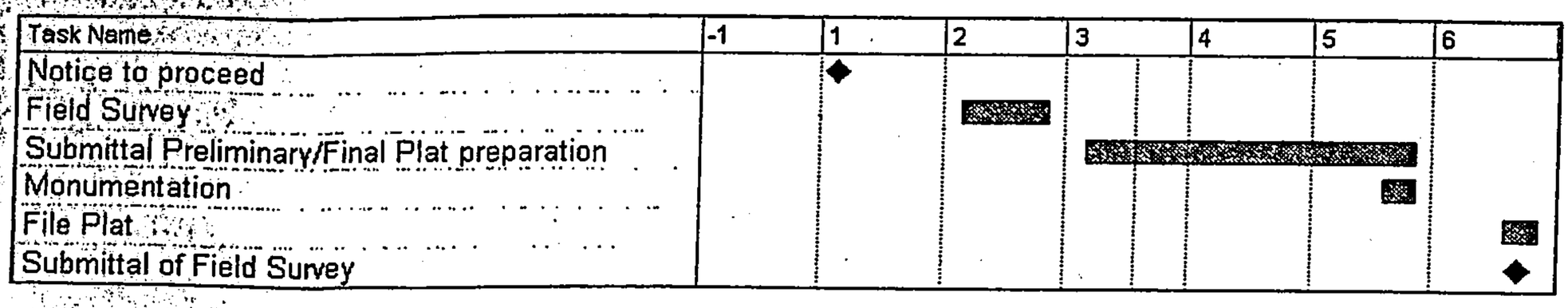
Labor Overhead , Expenses and Profit @ 1.97	**$3,305.66**
SUBTOTAL LABOR COST	**$4,983.66**
Title Report	$250.00
TOTAL LABOR AND EXPENSE COST	**$5,233.66**
NMGRT @ 5.8125%	**$289.68**
TOTAL TASK ORDER SURVEY FEE	**$5,523.34**

City of Albuquerque

City Wide On-Call Surveying Services

A/E FIRM: WILSON & COMPANY
CONTRACT: 6900.1
TASK ORDER NO.: 24
Project: Tower Road Re-plat

Project Schedule



Total Duration from notice to proceed: 6 weeks

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

5-29-2003

RECEIVED
MAY 29 2003
PWD/TRANS

1. Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

At the May 28, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

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

4. 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.

5. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

ALBUQUERQUE
NEW MEXICO

OFFICIAL NOTICE
PAGE TWO

If you wish to appeal this decision, you must do so by June12, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: John Castillo, Department of Public Works, City of Albuquerque, P.O. Box 1293, 87102
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

RECEIVED
MAY 28 2003
PWD/TRANS

May 28, 2003

Project # 1002642
03DRB-00730 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE, DEPT. OF PUBLIC WORKS request(s) the above action(s) for all or a portion of Block(s) NA, Tract(s) NA, **WEST TOWER RD R.O.W. @ 98TH ST. SW, NA,** zoned NA, located on TOWER RD SW, between EUCARIZ AVE. SW and SAN YGNACIO RD. SW containing approximately 1 acre(s). (L-9)

AMAFCA	No adverse comments.
COG	Consistent with established transportation plans and policies.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	Letters sent to Avalon (R), Route 66 West (R) and Westgate Heights (R) Neighborhood Assns.
APS	No adverse comments.
Police Department	No comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Okay to vacate portion of Tower Road SW. PNM Electric (Releases) all easement rights in that portion being vacated.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request. Which adjoining properties will be replatted to complete this vacation?

Transportation Development — No adverse comments.

Parks & Recreation — Defer to Transportation.

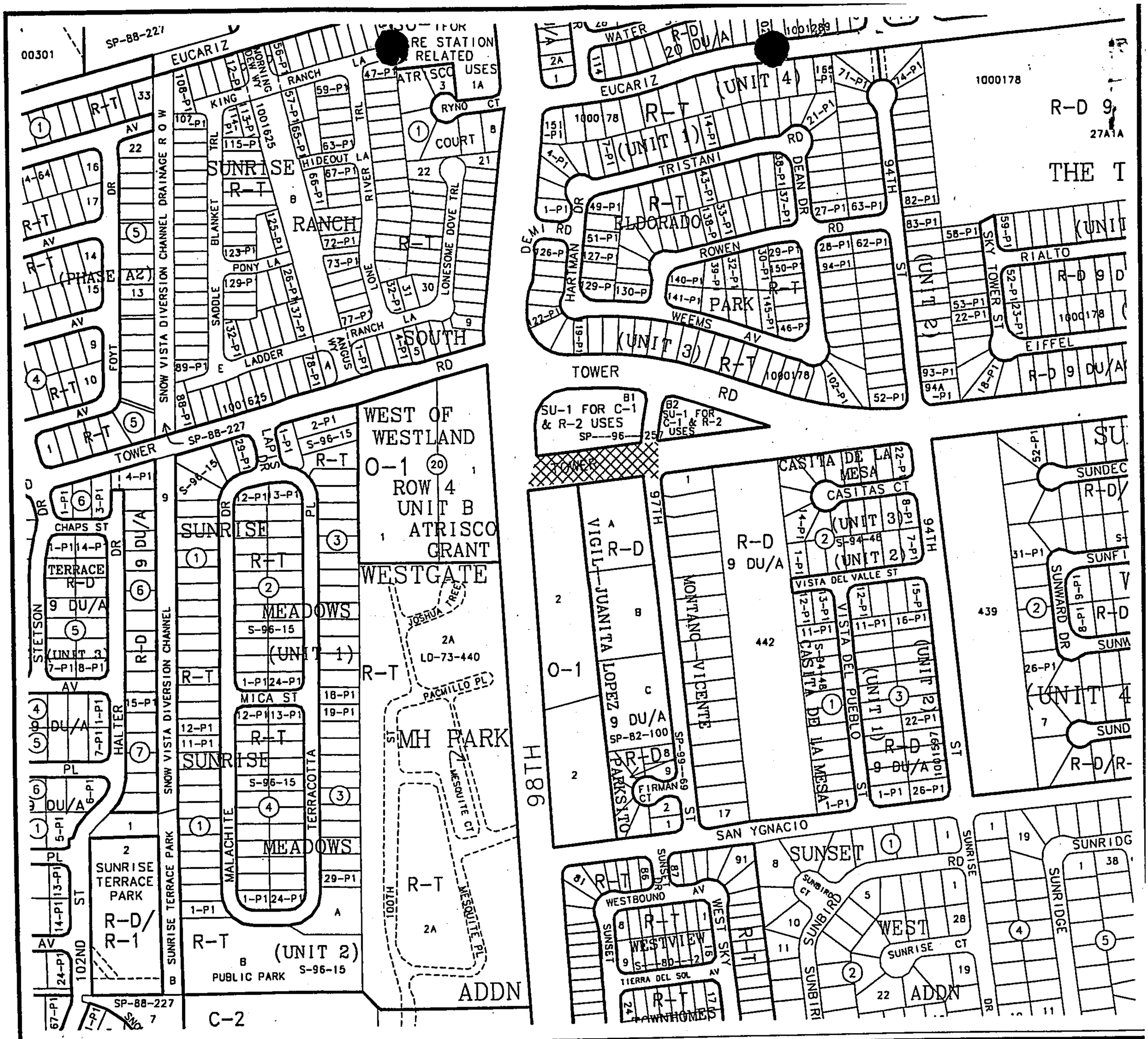
Utilities Development

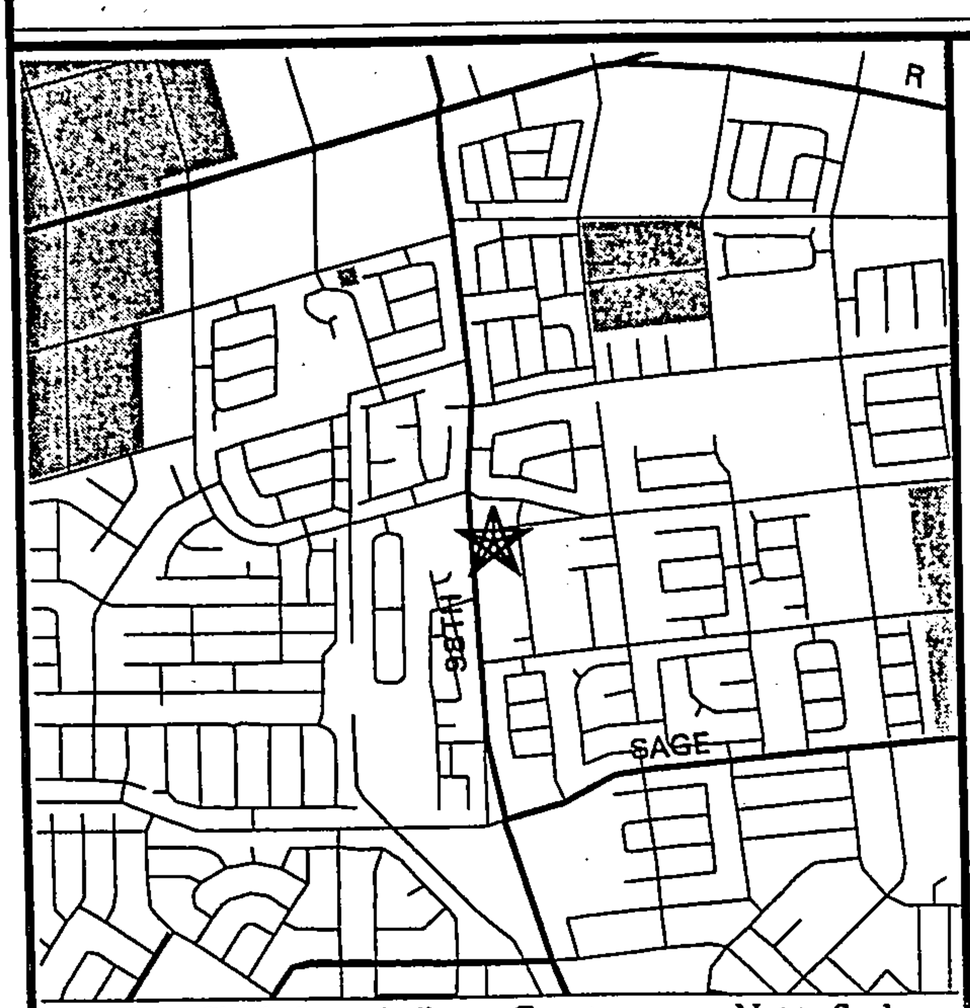
No objection to Vacation request. A public sanitary sewer easement must be retained for the existing 15" dia. Sewer line. Width of easement will be determined according to depth of the line.

Planning Department — No objection. Defer to Transportation.

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

cc:City of Albuquerque, Public Works Department, Attn: John Castillo, P.O. Box 1293, 87102





Note: Shaded area indicates County

Not to Scale

ZONING MAP

A G I S

Scale 1"= 425 '

PROJECT NO.
1002642

HEARING DATE
5-28-03

MAP NO.
L-9

ADDITIONAL CASE NUMBER(S)
03DRB-00730

City of Albuquerque

DEVELOPMENT/ PLAN 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 & PLANNING Z

- ____ Annexation
- ____ 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/Subdivision Regulations)

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: JOHN CASTILLO DEPT. OF Public Works COA PHONE: 768-2680

ADDRESS: PO Box 1293 FAX: 768 2733

CITY: ALB STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: FEE OWNERS

AGENT (if any): PUBLIC WORK DEPT PHONE: 768-2680

ADDRESS: POB 1293 FAX:

CITY: ALB STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: VACATION - SEE EX. A.

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. SEE ATTACHED Block: Unit:

Subdiv. / Addn. SO. E/W. PORTION OF TOWER Rd. just E. OF 98TH ST. SW.

Current Zoning: NA Proposed zoning: NA

Zone Atlas page(s): L-9 No. of **existing** lots: No. of **proposed** lots:

Total area of site (acres): 0.74 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?

UPC No. NA MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: ~~On or Near~~: WEST END OF TOWER Rd. (So. Branch) @ 98TH ST.

Between: EUCARIZ AV SW and SANYGNACIO 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.): N/A

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

SIGNATURE DATE 5/1/03

(Print) JOHN R CASTILLO ___ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

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
- ☑ N/A 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 - - 00730	VPRAW.	✓	$ Ø
			$
			$
			$
			$
			Total $ 0

Hearing date MAY 28TH 03

Planner signature / date 5/02/03

Project # 1002642

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**

__ 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.

JOHN R CASTILLO
Applicant name (print)

Applicant signature / date

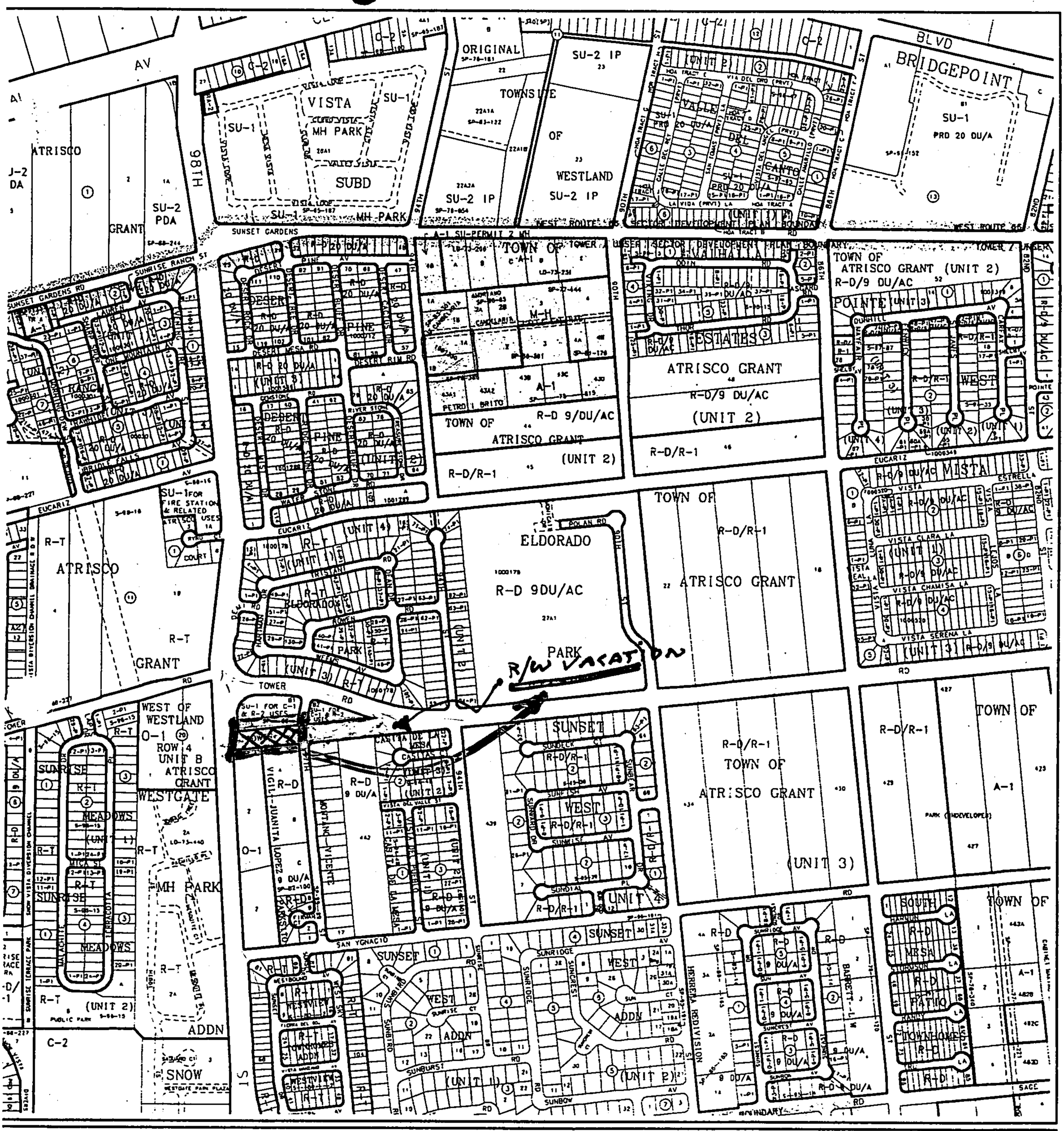
Form revised April 2003

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

Application case numbers 00730
03DRB - ~~03570~~ -
- -
- -

Planner signature / date 5/02/03

Project # 1002642


ATRISCO
GRANT
SU-2 PDA
VISTA
MH PARK
SUBD
SU-1
SU-2 IP
ORIGINAL
TOWNSITE
OF
WESTLAND
SU-2 IP
VALLE
DEL
CANTO
PRD 20 DU/A
BRIDGEPOINT
SUNSET GARDENS
TOWN OF
ATRISCO GRANT
R-D/9 DU/AC
(UNIT 2)
R-D/R-1
ESTATES
POINTE
WEST
MISTA
VISTA CLARA LA
VISTA CHAMISA LA
VISTA SERENA LA
ELDORADO
R-D 9DU/AC
PARK
R/W VACATION
R-T
WEST OF
WESTLAND
ROW 4
UNIT B
ATRISCO
GRANT
WESTGATE
MH PARK
ADDN
SNOW
SUNSET
WEST
ADDN
R-D/R-1
(UNIT 3)
(UNIT 4)
SOUTH
MESA
PATIO
TOWNHOMES
HERRERA RESUBDIVISION
BARRETT
SAGE
EUCARIZ
SUNRISE RANCH ST
DESERT MESA RD
DESERT RIM RD
RIVER STONE
WATER STONE
TOWER
POLAN RD
SAN YGNACIO
SUNBURST
SUNBOW
SUNRIDGE
SUNCREST
SUNDIAL
SUNDECK
SUNFISH
SUNRISE
SUNSET
BRIDGE
ATRISCO
BLVD
AV
RD
ST
NOTE: GREY SHADING
REPRESENTS AREA OUTSIDE
OF THE CITY LIMITS
Interstate 40
Interstate 25
River
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
L-9-Z
Map Amended through April 02, 2002

City of Albuquerque

Public Works Department

Martin Chavez, Mayor

Interoffice Memorandum

May 1, 2003

To: Sheran Matson, DRB Chairman, Planning Department

From: John R. Castillo, Transportation Division, PWD

Subject: Vacation Request of Tower Road

Submitted herewith is the request of vacation of Old Tower Road, east of 98th Street, approximately 750 feet. See the attached agreement regarding vacation. If you have any questions I can be reached at 768-2680.

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

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

May 1, 2003

John R. Castillo
COA/Public Works Department
P.O. Box 1293/87103
Phone: 768-2680/Fax: 768-2733

Dear John:

Thank you for your inquiry of May 1, 2003 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **(CITY PROJECT) – RIGHT-OF-WAY ON TOWER, EAST OF 98TH STREET FOR APPROXIMATELY 750 FEET LOCATED ON TOWER BETWEEN 98TH STREET – EAST 750 FEET** zone map L-9.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

"Attachment A"

John R. Castillo, COA/Public Works Department
Zone Map: L-9

AVALON N.A. (R)
***Donna E. Lucero**
9140 San Nicholas Ave. NW/87121 839-3807 (h)
Ron Martinez
9105 Starboard Rd. NW/87121 352-2625 (h)

ROUTE 66 WEST N.A. (R)
***Charles Lucas**
10332 Hackamore Pl. SW/87121 839-7282 (h)
Shelley Williams
10327 Guthrie SW/87121 836-2117 (h)

WESTGATE HEIGHTS N.A. (R)
Matthew Archuleta
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Martin Chavez, Mayor

May 2, 2003

Charles Lucas
Route 66 West Neighborhood Association
10332 Hackamore Pl SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

and

Shelley Williams
Route 66 West Neighborhood Association
10327 Guthrie SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

Project Title:	Vacation of Tower Road
Type of Request:	Vacation of the City of Albuquerque Right of Way. Final plat approval
Current Legal Description:	Old tower R-O-W East of 98th Street for approximately 750 ft.
Property Owners:	City of Albuquerque
Agent/Engineer:	Public Works Department
Contact:	John R. Castillo/768-2680

Transmitted herewith is a copy of the zone atlas page for the vacation request. This project is scheduled to be heard at the Development Review Board hearing on May 28, 2003. The meeting will be held at 600 2nd Street, NW, Plaza del Sol's hearing room, basement level of the building. If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

John R. Castillo, PE
Transportation Division

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Martin Chavez, Mayor

May 2, 2003

Matthew Archuleta **Via Certified Mail – Return Receipt Requested**
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

and

Libby McIntosh **Via Certified Mail – Return Receipt Requested**
Westgate Heights Neighborhood Association
1316 Ladrones Ct SW
Albuquerque, NM 87121

Project Title:	Vacation of Tower Road
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Sincerely,

John R. Castillo, PE
Transportation Division

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Martin Chavez, Mayor

May 2, 2003

Donna E. Lucero
Avalon Neighborhood Association
9140 San Nicholas Ave NW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

and

Ron Martinez
Avalon Neighborhood Association
9105 Starboard Rd NW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

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Sincerely,

John R. Castillo, PE
Transportation Division

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Martin Chavez, Mayor

May 2, 2003

Charles Lucas
Route 66 West Neighborhood Association
10332 Hackamore Pl SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

and

Shelley Williams
Route 66 West Neighborhood Association
10327 Guthrie SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

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Sincerely,

John R. Castillo, PE
Transportation Division

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department

Martin Chavez, Mayor

May 2, 2003

Matthew Archuleta **Via Certified Mail – Return Receipt Requested**
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

and

Libby McIntosh **Via Certified Mail – Return Receipt Requested**
Westgate Heights Neighborhood Association
1316 Ladrones Ct SW
Albuquerque, NM 87121

Project Title:	Vacation of Tower Road
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Contact:	John R. Castillo/768-2680

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Sincerely,

John R. Castillo, PE
Transportation Division

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0004 0002 2622

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark Here

Name
Street,
City, S

Shelley Williams
Route 66 West Neighborhood Association
10327 Guthrie SW
Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0004 0002 2608

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Tot	

Postmark Here

Nam
Stre
City,

Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct SW
Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

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

Article Sent To:

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Tot	

Postmark Here

Nam
Stre
City,

Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

7099 3220 0004 0002 2639

7099 3220 0004 0002 2639

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0004 0002 2592

7099 3220 0004 0002 2592

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

Article Sent To:

Postage $

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Post

Postmark Here

Name (Ple

Charles Lucas
Route 66 West Neighborhood Association

Street, Apt.

10332 Hackamore Pl SW

City, State,

Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0004 0002 2585

7099 3220 0004 0002 2585

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

Article Sent To:

Postage $

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Pos

Postmark Here

Name (Ple

Donna E. Lucero
Avalon Neighborhood Association

Street, Ap

9140 San Nicholas Ave NW

City, State,

Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7099 3220 0004 0002 2615

7099 3220 0004 0002 2615

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

Article Sent To:

Postage $

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

Total Pc

Postmark Here

Name (Pl

Ron Martinez
Avalon Neighborhood Association

Street, A

9105 Starboard Rd NW

City, Stat

Albuquerque, NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

CITY OF ALBUQUERQUE
REAL PROPERTY CONTRACT

Project No. SAD 222/98th Street Widening (Central Ave. south to Gibson/Sage)
Property Description:

Parcels 4-4, 5-1, 4-3A, 4-3B, 7-2, 1, 2, 6, 7, 8, 9 and 10, being more particularly described in the attached Exhibit "A", all within Projected Section 28, Township 10 North, Range 2 East, New Mexico Principle Meridian, in the Town of Atrisco Grant, County of Bernalillo, State of New Mexico

---

THIS CONTRACT made and entered into this _____ day of _____, 1995 between Tower West Limited Partnership, a New Mexico limited partnership represented by Tower West Joint Venture its general partner ("Tower"), whose address is 333 Lomas Boulevard, NE, Albuquerque, New Mexico 87102; Valencia and Bernalillo Partners, Ltd., a New Mexico limited partnership ("Valencia"), whose address is 10433 Montgomery Parkway Loop, NE, Suite 200, Albuquerque, New Mexico 87111; and the City of Albuquerque, a municipal corporation ("City") whose address is P. O. Box 1293, Albuquerque, New Mexico 87103. For the purposes of this contract, Tower, Valencia and City shall be deemed to be either singular or plural as the context requires. Buyers and Sellers, as they refer to each property shall also be deemed singular or plural as the context requires.

WITNESSETH:

The City, Tower and Valencia hereby agree to purchase, vacate, and sell the property situated in Bernalillo County, State of New Mexico, (all as identified in the map attached hereto as Exhibit A) subject to the following terms, conditions and covenants.

CONDITIONS:

A) The closing date shall be specified by the City within thirty (30) days after receipt of the appraisals required by this contract. The closing shall be handled by Rio Grande Title Company, Inc., 6400 Indian School Rd. NE, Albuquerque, New Mexico 87110.

B) The City, at the City's expense, shall pay for all customary closing costs involved in this agreement. The City shall purchase, at the City's expense, a policy of title insurance covering the property being purchased by the City. Tower and Valencia may, at their expense, purchase title insurance for the properties purchased by them.

C) Prior to closing, the Seller for each property shall be required to eliminate or modify all title objections to the reasonable satisfaction of the Buyer at the Sellers

own expense.

D) The Sellers shall convey title to each property to the Buyers by statutory form general warranty deed subject only to the permitted exceptions agreed to by the Buyer as shown in the policy of title insurance, except that the property vacated and conveyed by the City shall be conveyed to the Buyer by quitclaim deed.

1. Ad valorem property taxes, special assessments, or standby charges, if any, delinquent from former years shall be paid by the Sellers. Ad valorem property taxes, special assessments or standby charges for the current year, shall be prorated to the date of Closing with Sellers paying for any such charges up to the date of Closing and the Buyers of such properties responsible for such payments after the date of Closing.

2. This contract embodies the whole contract between the parties hereto, and there are no promises, terms and conditions or obligations referring to the subject matter hereof, other than as contained herein.

3. The Sellers hereby agrees that the compensation herein provided to be paid includes full compensation for their interests, and the interests of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and the Sellers agree to discharge the same.

4. This contract is subject to approval by the Chief Administrative Officer of the City. The effective date of this contract shall be the date of approval by the Chief Administrative Officer of the City.

5. This contract shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties only when it has been approved by the Chief Administrative Officer of the City.

6. The consideration as set forth in the contract shall constitute full payment for the Property and for damages, of whatever nature, to Seller's remaining property arising out of or by reason of the use of the Property purchased for public uses.

7. This transaction is a transfer of land to which the City's subdivision ordinance applies, and the Sellers hereby agree to sign an appropriate plat, prepared at the City's expense, to replat the Seller's remaining contiguous property. Sellers agree to sign the replat as owner, and further warrant that at no time has any portion of the property ever been conveyed in violation of the City of Albuquerque Subdivision Ordinance. Sellers further agree to indemnify and hold harmless the City for any additional costs incurred by the City in connection with the preparation of or the approvals for the subdivision plat as a result of a prior conveyance of the property in

violation of the City's Subdivision Ordinance.

8. If the Sellers are a corporation, partnership, or other legal entity, the Sellers warrant that it is a duly formed and validly existing under the laws of its domicile, is in good standing with and authorized to do business in the State of New Mexico, and has all requisite authorization and documentation to enter into and close this transaction and that the named corporate officer, partner or agent who executed, acknowledged and delivered this contract, for and on behalf of the Seller, is and was, at all material times, the duly authorized corporate officer, partner or agent of the Sellers.

9. The Sellers warrant, that to the best of Sellers' knowledge there has not been, are not and will not be any hazardous materials or other environmental hazards located on or released on or from the property and the property is not and will not, at the closing of this contract, be in violation of any federal, state, or local law, ordinance or regulation relating to hazardous materials, industrial hygiene or the environmental conditions on, under, or about the property.

10. Tower and City warrant that no broker, agent, finder or salesman has been involved in the origination, negotiation or consummation of their contract and no fee, commission or similar payment is due to any broker, agent, finder or salesman, as a result of the origination, negotiation or consummation of their contract. Valencia has retained a broker for this sale, and Valencia is fully responsible for payment of any broker, agent, finder or salesman fee for the property sold by Valencia.

11. The Sellers, Tower and Valencia, covenant and warrant that they are the owner in fee simple of the property that they have a good lawful right to convey the property or any part thereof and that the Sellers, Tower and Valencia, will forever warrant and defend the title to the property against all claims from all persons or entities.

12. The City, Tower, and Valencia hereby agree that an appraisal shall be performed by John Howden, M.A.I. to specify the total compensation to be paid for each of the parcels listed in the above property description, and that each of the property transfers shall be compensated at the amount specified in the appraisal. The City shall pay for the appraisal. However, Mr. Howden shall be considered to be contracted to represent all parties. Prior to the submission of his final report, Mr. Howden shall submit a preliminary report to all parties to this contract, who may submit comments and additional information to Mr. Howden for his consideration when submitting his final appraisal. Copies of the final report of Mr. Howden shall be submitted to all parties to this Contract. Upon completion of the appraisal the parties shall have sixty (60) days to complete closing or this Contract shall become null and void. In no event shall this Contract extend later than December 1, 1995 without agreement by the parties.

13. The City recognizes that under the City's currently adopted

Development Standards, Valencia is entitled to one full-size, two-way median cut in the median of 98th Street, subject to approval of the specific location under the City's Traffic Engineering Division Regulations and other formal property development approval procedures provided for by City ordinance and regulations when Parcel 5-1 is developed. Similarly, City recognizes that under the City's currently adopted Development Standards, Tower is entitled to one full-size, two-way median cut in the median of 98th Street, subject to approval of the specific location under the City's Traffic Engineering Division Regulations and other formal property development approval procedures provided for by City ordinance and regulations when the Tower West Tract is developed.

14. Within one hundred and twenty (120) days of the execution of this Agreement, the City shall a) prepare a plat to consolidate the holdings of Tower West into a single parcel; b) submit and seek approvals from the Development Review Board; c) seek a bulk land variance to allow the platting of the various parcels owned and obtained by Tower in a single parcel; and d) record the plat in the Office of the Bernalillo County Clerk.

15. Within one hundred and twenty days (120) of execution of this Contract, the City shall vacate the existing drainage easement that separates Parcel 38 from Parcels 3 and 4.

16. The City shall remove, at no expense to Valencia, the overhead three (3) phase power line located in Parcels 8 and 10, which will be relocated in the new Tower Road right-of-way.

17. The current underground sanitary sewer line under the present Tower Road will remain in place. The City shall maintain an easement for the sanitary sewer line and shall be solely responsible for maintenance of the sanitary sewer line.

18. The Buyers agree to purchase the above described real estate, or interest therein, and to pay at closing upon delivery of a good and marketable title therefore, as follows:

a. The City shall purchase Parcels 4-3A, 4-3B, 7, and 7-2 from Tower.

b. The City shall purchase Parcels 4-4 and 5-1 from Valencia.

c. Tower shall purchase Parcels 1 and 2 from Valencia.

d. Valencia shall purchase Parcel 6 from Tower.

e. Valencia shall purchase Parcels 8, 9 and 10

from the City.

CITY OF ALBUQUERQUE, NEW MEXICO

OFFERED BY:

Date: 03/14/95

APPROVED BY:

For the City of Albuquerque,

Date: 8-22-95

Lawrence Rael
Chief Administrative Officer
City of Albuquerque, New Mexico

Date: 8/22/95

TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner

By:
Franklin E. Wilson
General Partner

Date: 7/7/95

By:
E. D. Stuart
General Partner

By:
Rob Salazar
General Partner

By:
Don Dean
General Partner

VALENCIA AND BERNALILLO
PARTNERS, LTD., a New Mexico
limited partnership

By: _____
Joseph Badal
General Partner

Date: July 21, 1995

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 22, 1995 by Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

_____
Notary Public

OFFICIAL SEAL
RENIE HERRERA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/3/98

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/1/97

This instrument was acknowledged before me on July 7, 1995 by Franklin E. Wilson, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:
October 1st 1997

j:\rpd3\valbern\rpcont2.agm

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/1/97

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 7, 1995 by E. D. Stuart, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

Sarah Amato
Notary Public

My Commission Expires:
October 1st, 1997

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 7, 1995 by Rob Salazar, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

Sarah Amato
Notary Public

My Commission Expires:
October 1st, 1997

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/1/97

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 7, 1995 by Don Dean, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

Sarah Amato
Notary Public

My Commission Expires:
October 1st, 1997

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on JULY 21, 1995 by Joseph Badal, general partner, for Valencia and Bernalillo Partners, Ltd., a New Mexico limited partnership, on behalf of the partnership.

Notary Public

My Commission Expires:

OFFICIAL SEAL
SYLVIA A. WERT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 11-5-95

(Parcels 8, 9 & 10)

EXHIBIT "A" 5741

A certain Parcel or Tract of land situate within projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, in the Town of Atrisco Grant, Bernalillo County, New Mexico, being and comprising a portion of the right of way for Tower Road as shown and designated on the 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 December 5, 1964, in Book D, Page 118, being more particularly described as follows:

BEGINNING at a point on the north line of said Tower Road right-of-way, being common to the southwest corner of Tract B of Tracts A and B, Tower West, Joint Venture, Town of Atrisco Grant, Unit 2, as shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County on December 3, 1986, in Book C32, Page 52, from whence the Albuquerque Control Survey Station "7-L9", having New Mexico State Plane Coordinates of: X = 352,978.14, Y= 1,478,346.71 bears S. 61 deg. 35' 49" W, a distance of 265.24 feet; thence, from said point of beginning.

N. 84 deg. 00' 12" E, a distance of 208.11 feet along said north line of Tower Road to the Northeast corner of the parcel herein described, a point on curve; thence,

Southerly, a distance of 50.24 feet along the arc of a curve bearing to the left having a radius of 425.00 feet, a central angle of 6 deg. 46' 24", and a chord which bears S. 01 deg. 22' 21" E, a distance of 50.21 feet to a non-tangent point for the southeasterly corner of the parcel herein described thence,

S. 84 deg. 00' 12" W, a distance of 204.04 feet to a point; thence,

S. 05 deg. 54' 10" E, a distance of 50.05 feet to a point on the south line of said Tower Road Right-of-Way; thence,

S. 84 deg. 04' 17" W, a distance of 121.73 feet along said south line of Tower Road to the Southwest Corner of the Parcel herein described, a Non-Tangent point on the curve; thence,

Northerly, a distance of 50.47 feet along the arc of a curve bearing to the left having a radius of 312.00 feet, a central angle of 9 deg. 16' 03", and a chord which bears N. 01 deg. 08' 06" E, a distance of 50.41 feet to a point of tangency; thence,

N. 03 deg. 22' 46" W, a distance of 49.68 feet to the Northwest corner of the parcel herein described, a point on the said North line of Tower Road; thence,

N. 83 deg. 50' 51" E, a distance of 113.27 feet along said North line of Tower Road to the point of beginning of the parcel herein described.

5740

96091224

QUITCLAIM DEED

CITY OF ALBUQUERQUE, a municipal corporation, for consideration paid, grants to VALENCIA AND BERNALILLO PARTNERS LTD., a New Mexico limited partnership, whose address is: 10433 Montgomery Parkway Loop, NE. Suite 200, Albuquerque, New Mexico 87111. the following described real estate in Bernalillo County, New Mexico:

PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Witness my hand and seal this 14th day of August, 1996.

City of Albuquerque, a municipal corporation

BY: _____
Lawrence Rael, Chief
Administrative Officer

ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me this 14th day of August, 1996 by Lawrence Rael, Chief Administrative Officer, of The City of Albuquerque, a municipal corporation.

My Commission Expires:

OFFICIAL SEAL
RENIE MERCERA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1/3/98

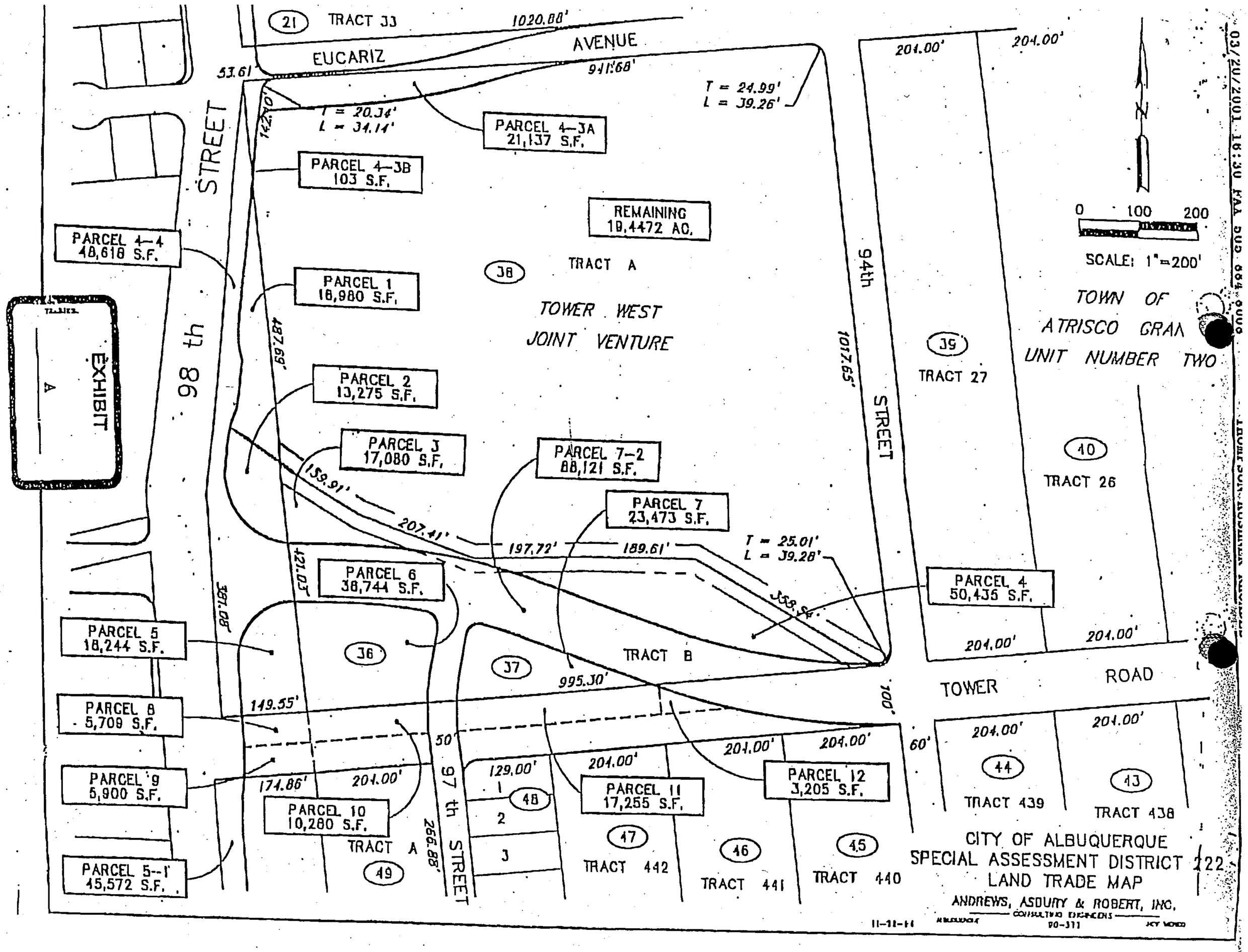
Renie Mercera
Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED

96 AUG 16 PM 1:44

92-22 5740

1010 01-94784 CLOSE Side BK PG


21
TRACT 33
1020.88'
EUCARIZ
AVENUE
53.61'
941.68'
T = 24.99'
L = 39.26'
T = 20.34'
L = 34.14'
142.70'
PARCEL 4-3A
21,137 S.F.
PARCEL 4-3B
103 S.F.
98 th
STREET
PARCEL 4-4
48,618 S.F.
REMAINING
18.4472 AC.
38
TRACT A
TOWER WEST
JOINT VENTURE
PARCEL 1
18,980 S.F.
187.69'
PARCEL 2
13,275 S.F.
PARCEL 3
17,080 S.F.
159.91'
207.41'
197.72'
189.61'
PARCEL 7-2
88,121 S.F.
PARCEL 7
23,473 S.F.
T = 25.01'
L = 39.28'
358.54'
PARCEL 6
38,744 S.F.
121.03'
387.88'
PARCEL 5
18,244 S.F.
36
37
TRACT B
995.30'
149.55'
PARCEL 8
5,709 S.F.
50'
PARCEL 9
5,900 S.F.
174.86'
204.00'
PARCEL 10
10,280 S.F.
TRACT A
49
97 th
STREET
266.88'
129.00'
1
48
2
3
204.00'
PARCEL 11
17,255 S.F.
47
TRACT 442
46
TRACT 441
204.00'
204.00'
PARCEL 12
3,205 S.F.
45
TRACT 440
100'
60'
204.00'
44
TRACT 439
204.00'
43
TRACT 438
TOWER
ROAD
204.00'
204.00'
204.00'
204.00'
94th
STREET
1017.65'
39
TRACT 27
10
TRACT 26
N
0 100 200
SCALE: 1"=200'
TOWN OF
ATRISCO GRAN
UNIT NUMBER TWO
EXHIBIT
A
CITY OF ALBUQUERQUE
SPECIAL ASSESSMENT DISTRICT
LAND TRADE MAP
ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
90-311
11-11-11
03/20/2001 10:30 FAX 505 884 8009

ADDENDUM NUMBER ONE TO
CITY OF ALBUQUERQUE REAL PROPERTY CONTRACT

Project No. SAD 222/98th Street Widening (Central Ave. south to Gibson/Sage)

This Addendum Number One to City of Albuquerque Real Property Contract ("Addendum") made and entered into this _____ day of March, 1996 between Tower West Limited Partnership, a New Mexico limited partnership represented by Tower West Joint Venture its general partner ("Tower"); Valencia and Bernalillo Partners, Ltd., a New Mexico limited partnership ("Valencia"); and the City of Albuquerque, a municipal corporation ("City").

WITNESSETH:

A. Tower, Valencia and City entered into a certain City of Albuquerque Real Property Contract, undated but approved by the appropriate City officers on August 22, 1995 ("Contract") providing for the sale/purchase, vacation and exchange between the parties of certain parcels of property located within Projected Section 28, Township 10 North, Range 2 East, New Mexico Principle Meridian, in the Town of Atrisco Grant, County of Bernalillo, State of New Mexico ("Property").

B. The City assumed certain obligations relating to preparation, approval and recording of replats for the remaining contiguous property of Tower and Valencia, respectively, pursuant to paragraphs 7 and 14 of the Contract.

C. Tower, Valencia and City desire to close the transaction contemplated by the Contract prior to completion of the City's obligations under paragraphs 7 and 14 of the Contract.

D. Tower, Valencia and City made certain warranties in the Contract relating to the Property which warranties should survive the closing of the transaction contemplated by the Contract as follows:

1. Paragraph 8 - Contractual capacity and authority of Sellers

2. Paragraph 9 - Lack of environmental hazards on Property

3. Paragraph 10 - Brokerage fees and commissions

E. The City assumed certain obligations and made certain representations which obligations and representations should survive the closing of the transaction contemplated by the Contract as follows:

1. Paragraph 13 - Tower & Valencia's entitlement to median cuts in 98th Street

2. Paragraph 15 - Vacation of existing drainage easement that separates Parcel 38 from Parcels 3 and 4 by City

3. Paragraph 16 - Removal of overhead power line located in Parcels 8 and 10 by City

4. Paragraph 17 - Responsibility for maintenance of underground sanitary sewer line under existing Tower Road by City

NOW, THEREFORE, Tower, Valencia and City agree to amend the Contract as follows:

1. Notwithstanding any provisions contained in the Contract to the contrary, the obligations of the City relating to preparation, approval and recording of replats for the remaining contiguous property of Tower and Valencia, respectively, pursuant to paragraphs 7 and 14 of the Contract shall survive the closing of the transaction contemplated by the Contract. All such obligations contained in paragraphs 7 and 14 of the Contract shall be completed by the City within one hundred and twenty (120) days of the execution of this Addendum.

2. The warranties made by Tower, Valencia and City, respectively, relating to contractual capacity and authority pursuant to paragraph 8 of the Contract, lack of environmental hazards on Property pursuant to paragraph 9 of the Contract and brokerage fees and commissions pursuant to paragraph 10 of the Contract shall survive the closing of the transaction contemplated by the Contract.

3. Notwithstanding any provision contained in the Contract to the contrary, the obligations and representations of the City relating to Tower and Valencia's entitlement to median cuts in 98th Street pursuant to paragraph 13 of the Contract, vacation of existing drainage easement that separates Parcel 38 from Parcels 3 and 4 pursuant to paragraph 15 of the Contract, removal of overhead power line located in Parcels 8 and 10 pursuant to paragraph 16 of the Contract, and maintenance responsibilities for underground sanitary sewer line under existing Tower Road pursuant to paragraph 17 of the Contract shall survive the closing of the transaction contemplated by the Contract. The City's obligations contained in paragraph 15 of the Contract shall be completed by the City within one hundred and twenty (120) days of the execution of this Addendum.

4. All remaining terms, provisions, conditions, warranties, covenants and representations contained within the Contract not expressly affected by this Addendum shall remain in full force and effect.

CITY OF ALBUQUERQUE, NEW MEXICO

Lawrence Rael
Chief Administrative Officer
City of Albuquerque, New Mexico

Date: 7-8-96

TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner

By: _____
Franklin E. Wilson
General Partner

Date: 6/20/96

By: _____
E.D. Stuart
General Partner

By: _____
Rob Salazar
General Partner

By: _____
Don Dean
General Partner

VALENCIA AND BERNALILLO PARTNERS, LTD., a New Mexico limited partnership

By: _____
Joseph H. Badal
General Partner

Date: June 19, 1996

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 30, 1996 by Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

OFFICIAL SEAL
RENIE HERRERA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires
My Commission Expires:
1/3/98

Notary Public

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 30, 1996 by Franklin E. Wilson, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

OFFICIAL SEAL
Libby Ann Bryan
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-24-99

Notary Public

My Commission Expires:
10-24-99

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by E.D. Stuart, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner,. on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by Rob Salazar, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by Don Dean, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 19th, 1996 by Joseph Badal, general partner, for VALENCIA AND BERNALILLO PARTNERS, LTD., a New Mexico limited partnership, on behalf of the partnership.

Judy J. Gutierrez
Notary Public

My Commission Expires:

_____

OFFICIAL SEAL
JUDY J. GUTIERREZ
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 8-1-99

ADDENDUM NUMBER TWO TO
CITY OF ALBUQUERQUE REAL PROPERTY CONTRACT

Project No. SAD 222/98th Street Widening (Central Ave. south to Gibson/Sage)

This Addendum Number Two to City of Albuquerque Real Property Contract ("Addendum") made and entered into this _____ day of May, 1996 between Tower West Limited Partnership, a New Mexico limited partnership represented by Tower West Joint Venture its general partner ("Tower"); Valencia and Bernalillo Partners, Ltd., a New Mexico limited partnership ("Valencia"); and the City of Albuquerque, a municipal corporation ("City").

WITNESSETH:

A. Tower, Valencia and City entered into a certain City of Albuquerque Real Property Contract, undated but approved by the appropriate City officers on August 22, 1995 ("Contract") providing for the sale/purchase, vacation and exchange between the parties of certain parcels of property located within Projected Section 28, Township 10 North, Range 2 East, New Mexico Principle Meridian, in the Town of Atrisco Grant, County of Bernalillo, State of New Mexico ("Property").

B. Tower, Valencia and City entered into a certain Addendum Number One to City of Albuquerque Real Property Contract, undated but approved by the appropriate City officers on _____, 1996 ("Addendum No. 1") providing for survivability of certain duties, obligations and warranties of the parties beyond closing of the transaction contemplated by the Contract.

C. Rio Grande Title Company, Inc. issued an Original Revised Commitment for Title Insurance (Commitment No. 32 0022 10 24639) on Parcels 8, 9, and 10 of the Property delivered to the parties on or about April 26, 1996 ("Commitment").

D. The Commitment contains a requirement at paragraph 5D of Schedule B-1 for enactment of a Vacation Ordinance for Parcels 8, 9 and 10 of the Property.

E. Tower, Valencia and City desire to close the transaction contemplated by the Contract prior to passage of such a Vacation Ordinance.

NOW, THEREFORE, Tower, Valencia and City agree to amend the Contract as follows:

1. The City shall use its best efforts to obtain enactment of an ordinance vacating the existing Tower Road right-of-way relating to Parcels 8, 9 and 10 under the Contract by City Council and signed by the Mayor; preparation, approval, execution and filing of an appropriate plat or replat to evidence vacation of the existing Tower Road right-of-way relating to Parcels 8, 9 and 10 under the Contract; and, otherwise satisfy the requirement set

forth at paragraph 5D of Schedule B-1 in as expeditious a manner as possible. This obligation shall survive the closing of the transaction contemplated by the Contract.

2. All remaining terms, provisions, conditions, warranties, covenants and representations contained within the Contract not expressly affected by Addendum No. 1 and this Addendum shall remain in full force and effect.

CITY OF ALBUQUERQUE, NEW MEXICO

Lawrence Rael
Chief Administrative Officer
City of Albuquerque, New Mexico

Date: 7-8-96

TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner

By: _____
Franklin E. Wilson
Managing General Partner

Date: 5/16/96

By: _____
E.D. Stuart
General Partner

By: _____
Rob Salazar
General Partner

By: _____
Don Dean
General Partner

VALENCIA AND BERNALILLO PARTNERS, LTD., a New Mexico limited partnership

By: _____
Joseph H. Badal
General Partner

Date: May 15, 1996

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 30, 1996 by Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

OFFICIAL SEAL
RENIE HERRERA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

Renie Herrera
Notary Public

My Commission Expires:
1/3/98

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 10th, 1996 by Franklin E. Wilson, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

Sarah Amato
Notary Public

My Commission Expires:
10/1/97

OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/1/97

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by E.D. Stuart, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by Rob Salazar, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1996 by Don Dean, general partner, for TOWER WEST LIMITED PARTNERSHIP, a New Mexico limited partnership by Tower West Joint Venture its General Partner, on behalf of the partnership.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on MAY 15, 1996 by Joseph H. Badal, general partner, for VALENCIA AND BERNALILLO PARTNERS, LTD., a New Mexico limited partnership, on behalf of the partnership.

OFFICIAL SEAL
JENNIFER A. MORSE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 5-3-98

Jennifer A. Morse
Notary Public

My Commission Expires:

_____

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from May 13th To MAY 28th '03.

5. REMOVAL

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

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

Marilyn Martinez, 5-2-03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5/02/03, Bderkert
(Date) (Staff Member)

Rev. 11/8/90 GA

DRB CASE NUMBER: 1002642