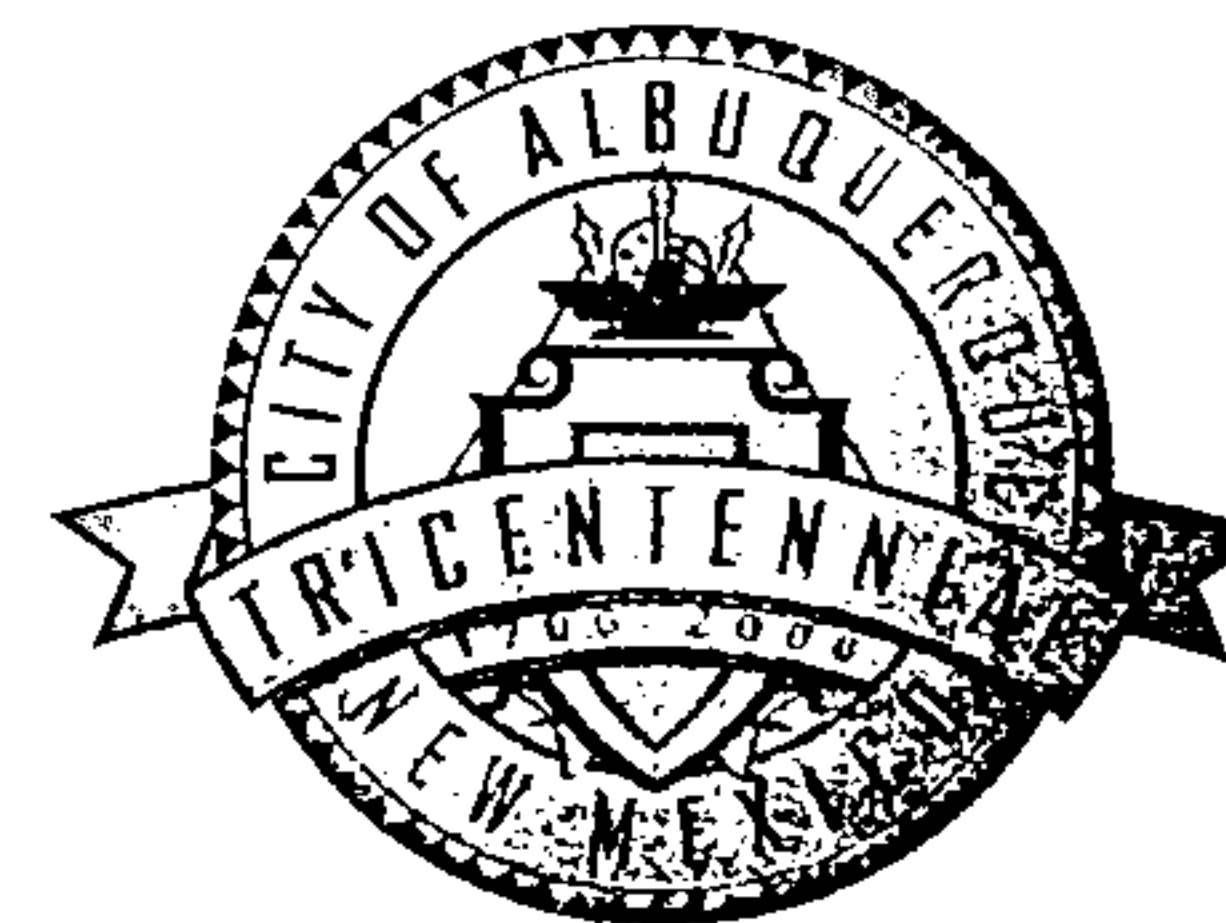


CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 5

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Vacation request.
No objection to Bulk Land Variance request.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: SEPTEMBER 12, 2007

0

#4

Completed
3/7/08 VS



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-70186 (P&F)	Project # 1002715
Project Name : PARADISE AT UNSER	
Agent: ISAACSON AND ARFMAN PA	Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/12/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: AMAFCA's Signature

PARKS / CIP: _____

PLANNING (Last to sign): Color Collector language

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

Project Number 1002715

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Paradise At Unser
Albuquerque, Bernalillo County, New Mexico

The plat of Paradise At Unser, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

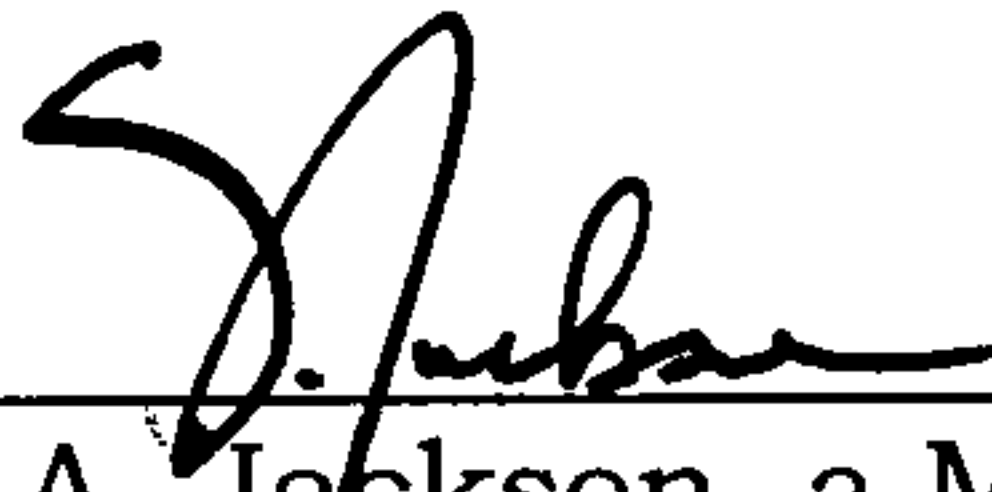
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved. A drainage masterplan to identify the phasing and funding of the drainage improvements will be required prior to future plat, vacation, and/or Site Development Plan approvals.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

ACKNOWLEDGED:



Steven A. Jackson, a Member of
Paradise At Unser, LLC



Chairman
Development Review Board
City of Albuquerque

Doc# 2008026462

03/07/2008 10:08 AM Page: 1 of 2
NOT R:\$11.00 M. Toulouse, Bernalillo County





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-70186 (P&F)
Project Name : PARADISE AT UNSER
Agent: ISAACSON AND ARFMAN PA

Project # 1002715
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/12/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

ABCWUA: _____

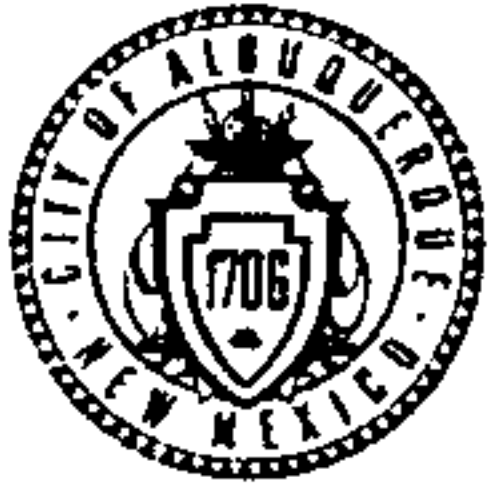
CITY ENGINEER / AMAFCA: AMAFCA's Signature

PARKS / CIP: _____

PLANNING (Last to sign): Color Collector language

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

Project Number 1002715



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2007

4. Project# 1002715
07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (**to be known as PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11)

AMAFCA	No adverse comments.
COG	No comments received.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter(s) sent to Paradise Hills Civic Association (R).
APS	Paradise at Unser , Lots 1, 2, 3, and 4, replat of Tract H, Lands of Horizon Corporation, located on Unser Blvd NW between Paradise Blvd NW and Lyons Blvd NW, the developers of the above property propose to create two lots and one tract, while eliminating one lot. There is no plan to build on this property in the near future. This will have no adverse impacts on the APS district at this time.
Police Department	Traffic volume: May cause increase in volume Traffic control devices: May require addition TC devices Speeding violation: May cause excess speeding Other: No other action required
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

No objection to the vacation or BLV request.

Transportation Development

Does the centerline of Unser match the plat to the south? No objection to the vacation request. (A better exhibit should be provided.) Transportation is unsure of granting a "bulk plat" at this time. There is a need for infrastructure on both Paradise and Unser at this time. A separate meeting with DMD needs to be scheduled.

Parks & Recreation

Defer to Transportation regarding Vacation request. No objection to the bulk land variance or plat.

ABCWUA

NMUI service area, no comments.

Planning Department

No objection to the vacation request. The DPM does allow parcels less than 5 acres to be subdivided in a bulk plat provided the zoning requires site plan approval. The SU1 zoning does require this approval. No objection to the requested actions. Be sure to include the required solar collector language as found in the Subdivision Ordinance on the plat. (Section 14-14-4-7(B)).

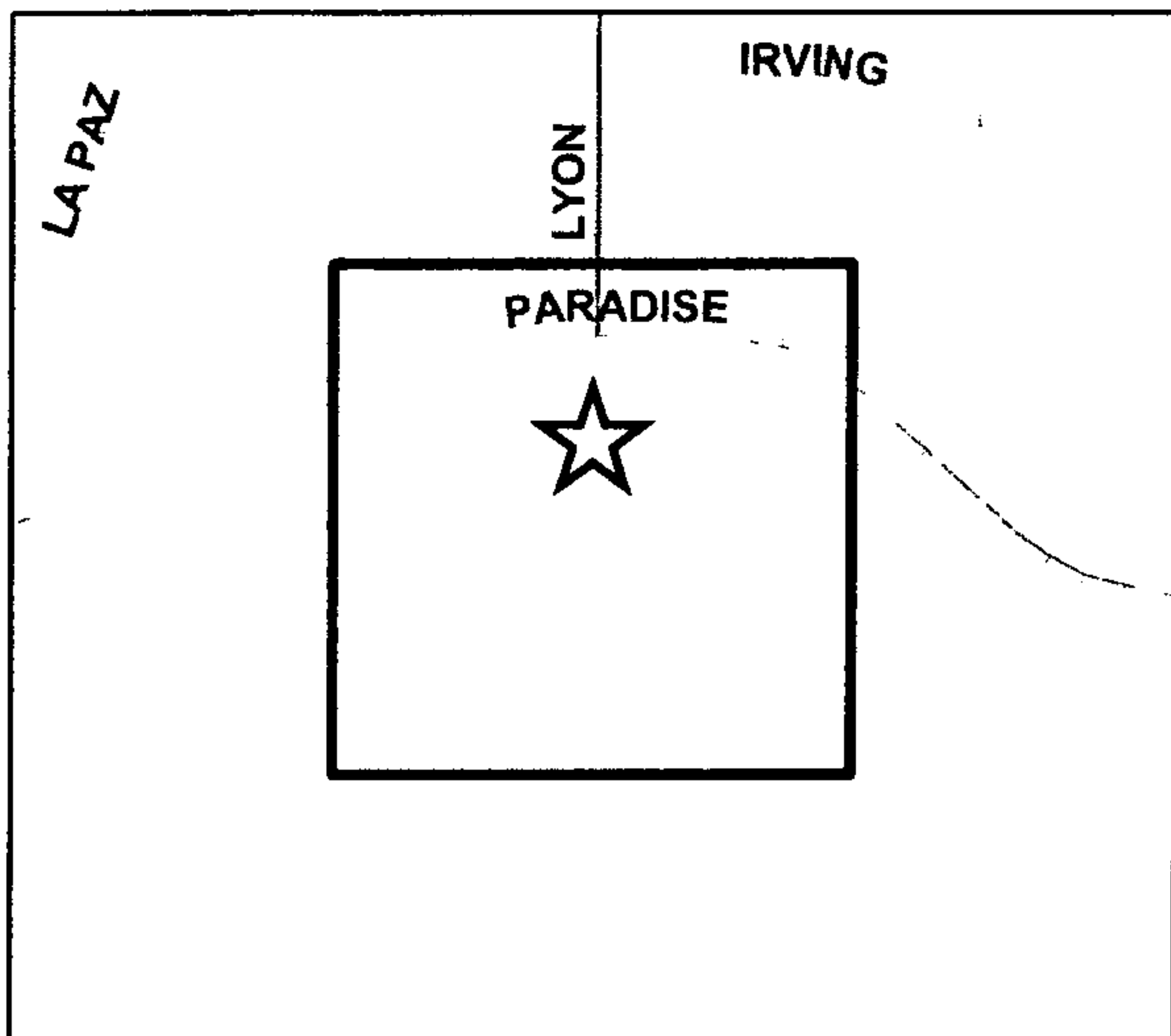
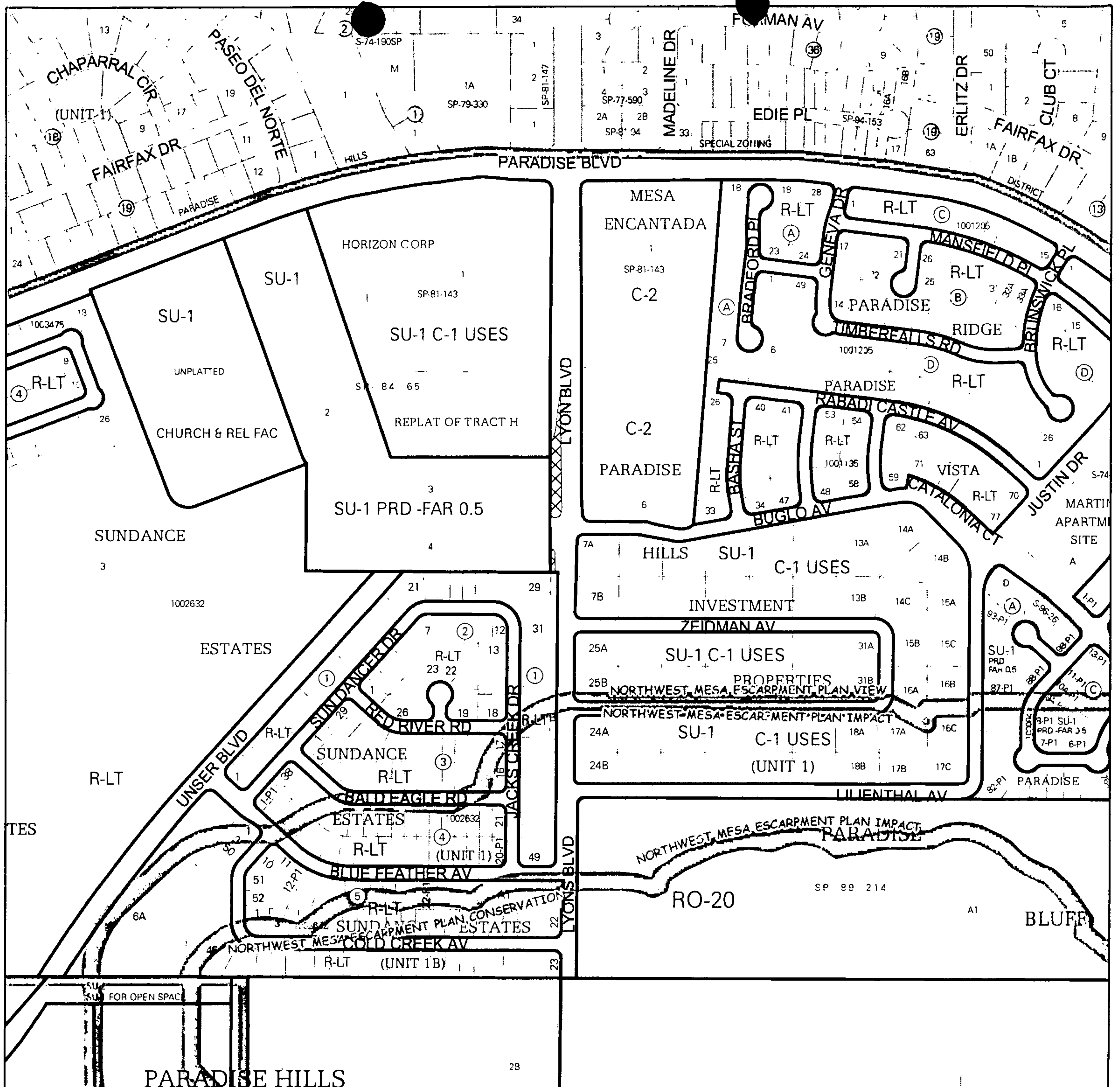
Impact Fee Administrator

No comment on the proposed vacation of public right-of-way. No comment on the bulk land variance. Impact Fees will be determined upon further subdivision.

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

Cc: PARADISE AT UNSER LLC, 400 Gold Ave SE, Ste 500, 87102

ISAACSON AND ARFMAN PA, 128 Monroe St NE, 87108



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002715

Hearing Date:
SEPT 5, 2007

Zone Map Page:
B-11

Additional Case Numbers:
07DRB-70184 07DRB-70185
07DRB-07186



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 5, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 12:10 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRARA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAELE ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

2. **Project# 1001178**
07DRB-70182 MAJOR - SDP FOR
BUILDING PERMIT

RON BURTON, DWL ARCHITECTS agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES**, zoned C-3(SC), located on CUTLER AVE NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REMOVAL OF TREES FROM THE SANITARY SEWER EASEMENT, FIRE FLOW CALCULATION SHEET, TO LABEL WATER METER SIZE AND TO PLANNING FOR: ZONING COMMENTS ADDRESSED, PATIO AREA NOTE, PLANNING COMMENTS ADDRESSED, CITY STANDARD DRAWING NUMBERS IN PUBLIC RIGHT-OF-WAY, MOTORCYCLE PARKING STALL DESIGNATIONS AND 3 COPIES OF THE SITE DEVELOPMENT PLAN AFTER THE 15 DAY APPEAL PERIOD.**

3. **Project# 1004989**
07DRB-70183 MAJOR - AMENDMENT
TO PRELIMINARY PLAT

BOHANNAN HUSTON INC. agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS AT HIGH DESERT, UNIT 2 (to be known as WILDERNESS CANON AT HIGH DESERT)** zoned SU-2 HD/R-R, located on HIGH DESERT PL NE BETWEEN TRAILHEAD RD NE AND EMBUDITO VIEW CT NE containing approximately 3.9653 acre(s). (F-23) **THE AMENDED PRELIMINARY PLAT, THE AMENDED GRADING AND DRAINAGE PLAN DATED 7/17/07 AND AMENDED INFRASTRUCTURE LIST DATED 09/05/07 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THAT DATE IS EXTENDED, HOWEVER, THE LENGTH OF THE APPEAL PERIOD.**

4. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, **LANDS OF HORIZON CORPORATION (to be known as PARADISE AT UNSER)**, zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

5. **Project# 1005464**
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT, located on PALOMAR AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). *[Deferred at the Board's request from 07/18/07 & deferred from 08/15/07]*(D-19) **OFFICIALLY WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project # 1005546**
07DRB-00589 Major-Vacation of Pub
Right-of-Way

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. *[Deferred from 06/06/07]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/07/07.**

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

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). **[Carmen Morrone, EPC Planner]** (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT

RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). (C-18) **THE AGENT MUST PROVIDE A WITHDRAWAL LETTER FOR THE MINOR - PRELIMINARY/ FINAL PLAT, 07DRB-700089. DEFERRED AT THE AGENT'S REQUEST TO 09/12/07.**

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

10. **Project# 1006779**
07DRB-70214 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PATRICK APODACA request(s) the above action(s) for all or a portion of Lot(s) 23-26, Block(s) 2, **LA MESA ADDITION**, zoned R-T, located on DOMINGO RD NE BETWEEN ALCAZAR ST NE AND CHAMA ST NE containing approximately 0.6198 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project# 1006784**
07DRB-70219 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RICHARD & JOANNE MCGRATH request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 25 together with VACATED RIDGECREST DR SE, **RIDGECREST ADDITION**, zoned R-1, located on RIDGECREST DR SE BETWEEN MONROE PL SE AND PAMPAS DR SE (L-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

12. **Project# 1005590**
07DRB-70211 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS FACILITIES DESIGN & CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY CSHOOL**, zoned R-D 15 DU/A, located on ILIFF RD NW BETWEEN 72th ST NW AND 68th ST NW containing approximately 14.981 acre(s). (H-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

13. **Project# 1002962**
07DRB-70224 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, & C, **CANTATA AT THE TRAILS, UNIT 2**, zoned SU-2, SU-1 FOR PARK & SU2 FOR UR, located on OAKRIDGE ST NW BETWEEN WOODMONT AVE NW AND PASEO DEL NORTE NW containing approximately 20.7395 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**
14. **Project# 1006788**
07DRB-70223 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for KKY PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) B-3-A-1 (to be known as **LOT 10-A-1 WASHINGTON BUSINESS PARK**) zoned SU-2/M-1, located on WASHINGTON ST NE BETWEEN WASHINGTON PL NE AND ALAMEDA BLVD NE containing approximately 5.9162 acre(s). (C-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, ENVIRONMENTAL HEALTH'S SIGNATURE, TO BE SURE SIDEWALKS EXISTING, AGIS DXF FILE AND TO RECORD.**
15. **Project# 1000029**
07DRB-70225 SIDEWALK WAIVER
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of **ARBOLERA DE VIDA PHASE 2B**, zoned SU2-M1, S-1, located on 18TH ST NW BETWEEN AGUA FRESCA NW AND MIS ABUELITOS DR NW containing approximately 23.8439 acre(s). (H-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
16. **Project# 1004355**
07DRB-70230 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for KB HOMES NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, Lot(s) 1-4, Block(s) 3, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 1.35 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

17. **Project# 1004607**
07DRB-70229 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON & COMPANY INC agent(s) for SALLS BROTHERS CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 12 & Lot(s) 10-13, Block(s) 14 of Unit(s) 3 and Lot(s) 1-6, Block(s) 20 of Unit 4, **VISTA VIEJA SUBDIVISION**, zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW containing approximately 2.57 acre(s). (D-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, REAL PROPERTY'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

18. **Project# 1005185**
07DRB-70222 MAJOR - FINAL PLAT
APPROVAL

HARRIS SURVEYING INC agent(s) for "W" INVESTMENTS request(s) the above action(s) for all or a portion of Parcel 2-A-1, **LAND OF EDMUND I RADY**, (to be known as **VILLA LOMA ESTATES**) zoned C-2, located on MONTGOMERY BLVD NE BETWEEN TRAMWAY BLVD NE AND BERMUDA RD NE containing approximately 2.6337 acre(s). (F-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE, HOMEOWNER ASSOCIATION PRESIDENT'S SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

19. **Project# 1005482**
07DRB-70228 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

DOUG SMITH SURVEYING agent(s) for ROBERT THOMAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2, located on HANOVER RD NW BETWEEN TELSTAR NW AND 64TH ST NW containing approximately 4.9993 acre(s). (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD.**

20. **Project# 1006785**
07DRB-70220 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for BARTON DARROW request(s) the above action(s) for all or a portion of Lot(s) B-1 & B-2, Block(s) 1, **MESA COURT ADDITION**, zoned R-3, located on HERMOSA DR SE BETWEEN CARLISLE PL SE AND SMITH AVE SE containing approximately 0.3344 acre(s). (L-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). *[Deferred from 06/27/07]* (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, MAINTANENCE AND BENEFICIARIES OF ALL ACCESS EASEMENTS, ACCESS EASEMENTS TO LOT A-1, SANITARY SEWER EASEMENTS TO FUTURE CUL-DE-SAC AND STREET AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

22. **Project # 1003800**
07DRB-70212 MINOR - FINAL PLAT
APPROVAL

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] *[Deferred from 08/29/07]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

23. **Project# 1006783**
07DRB-70218 SKETCH PLAT REVIEW
AND COMMENT

RUDY RAEL request(s) the above action(s) for all or a portion of Lot(s) B-1, **ROZZI**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND MONTOYA RD NW containing approximately 0.21 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Other Matters: None.

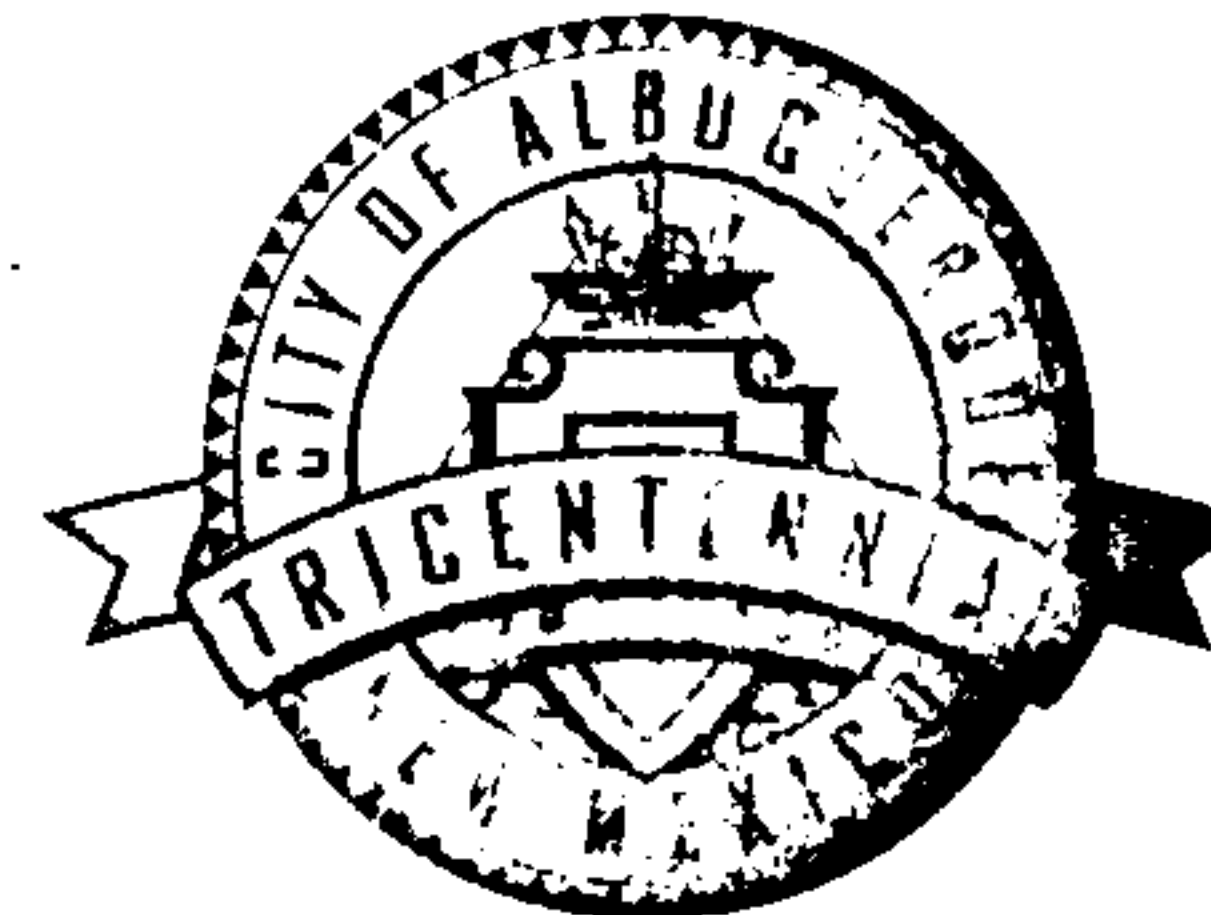
ADJOURNED: 12:10 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002715 AGENDA# 4 DATE: 09/05/07

1. Name: ALAN IVEY Address: 9900 DESERT MTN Zip: 87122
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
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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: 1002715

AGENDA ITEM NO: 4

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Vacation request.
No objection to Bulk Land Variance request.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; 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

505-924-3986

DATE: SEPTEMBER 5, 2007

0



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 5, 2007

4. Project# 1002715
07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (**to be known as PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11)

AMAFCA No adverse comments.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to Paradise Hills Civic Association (R).

APS **Paradise at Unser**, Lots 1, 2, 3, and 4, replat of Tract H, Lands of Horizon Corporation, located on Unser Blvd NW between Paradise Blvd NW and Lyons Blvd NW, the developers of the above property propose to create two lots and one tract, while eliminating one lot. There is no plan to build on this property in the near future. This will have no adverse impacts on the APS district at this time.

Police Department Traffic volume: May cause increase in volume
Traffic control devices: May require addition TC devices
Speeding violation: May cause excess speeding
Other: No other action required

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

No objection to the vacation or BLV request.

Transportation Development

Does the centerline of Unser match the plat to the south? No objection to the vacation request. (A better exhibit should be provided.) Transportation is unsure of granting a "bulk plat" at this time. There is a need for infrastructure on both Paradise and Unser at this time. A separate meeting with DMD needs to be scheduled.

Parks & Recreation

Defer to Transportation regarding Vacation request. No objection to the bulk land variance or plat.

ABCWUA

NMUI service area, no comments.

Planning Department

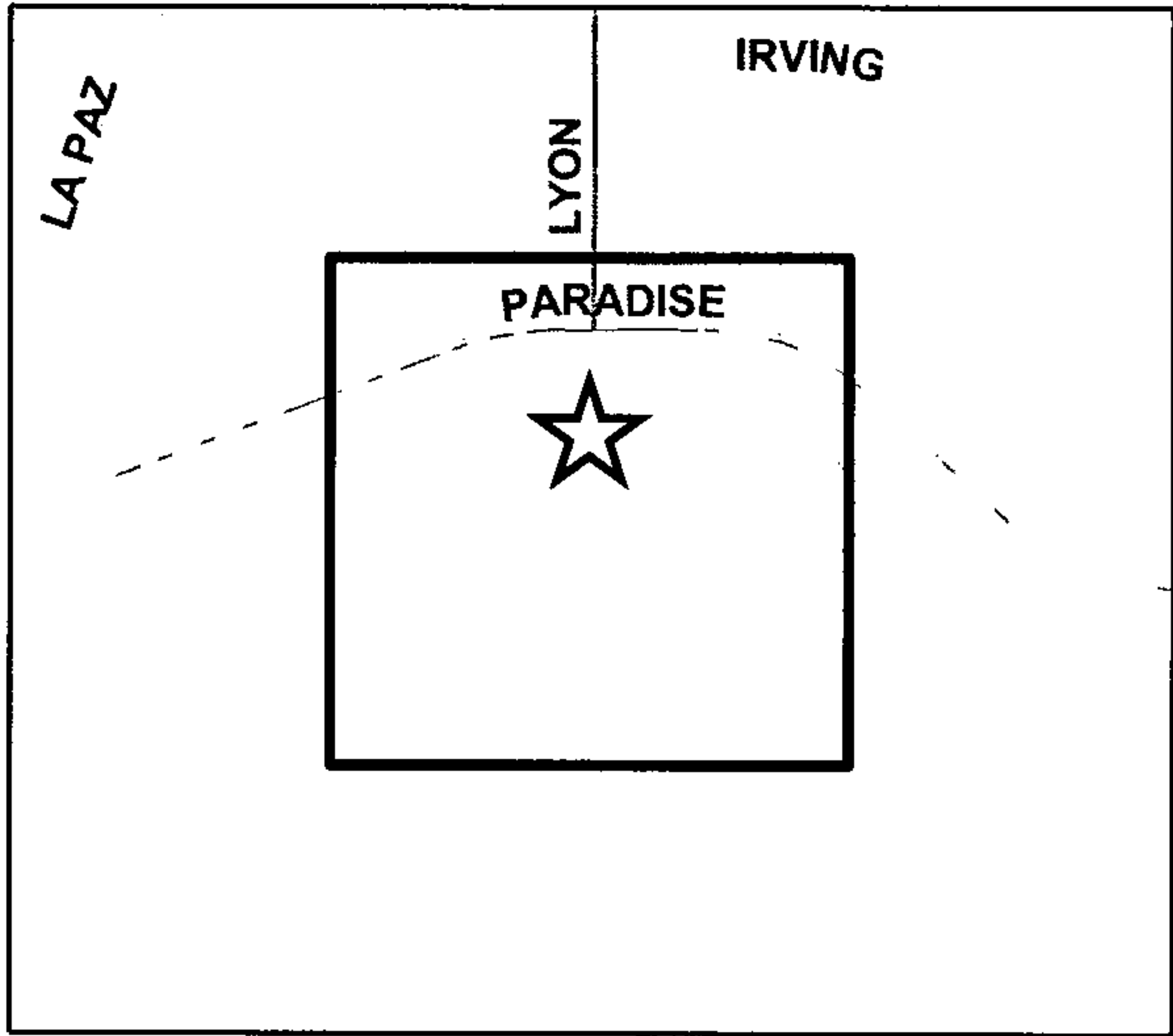
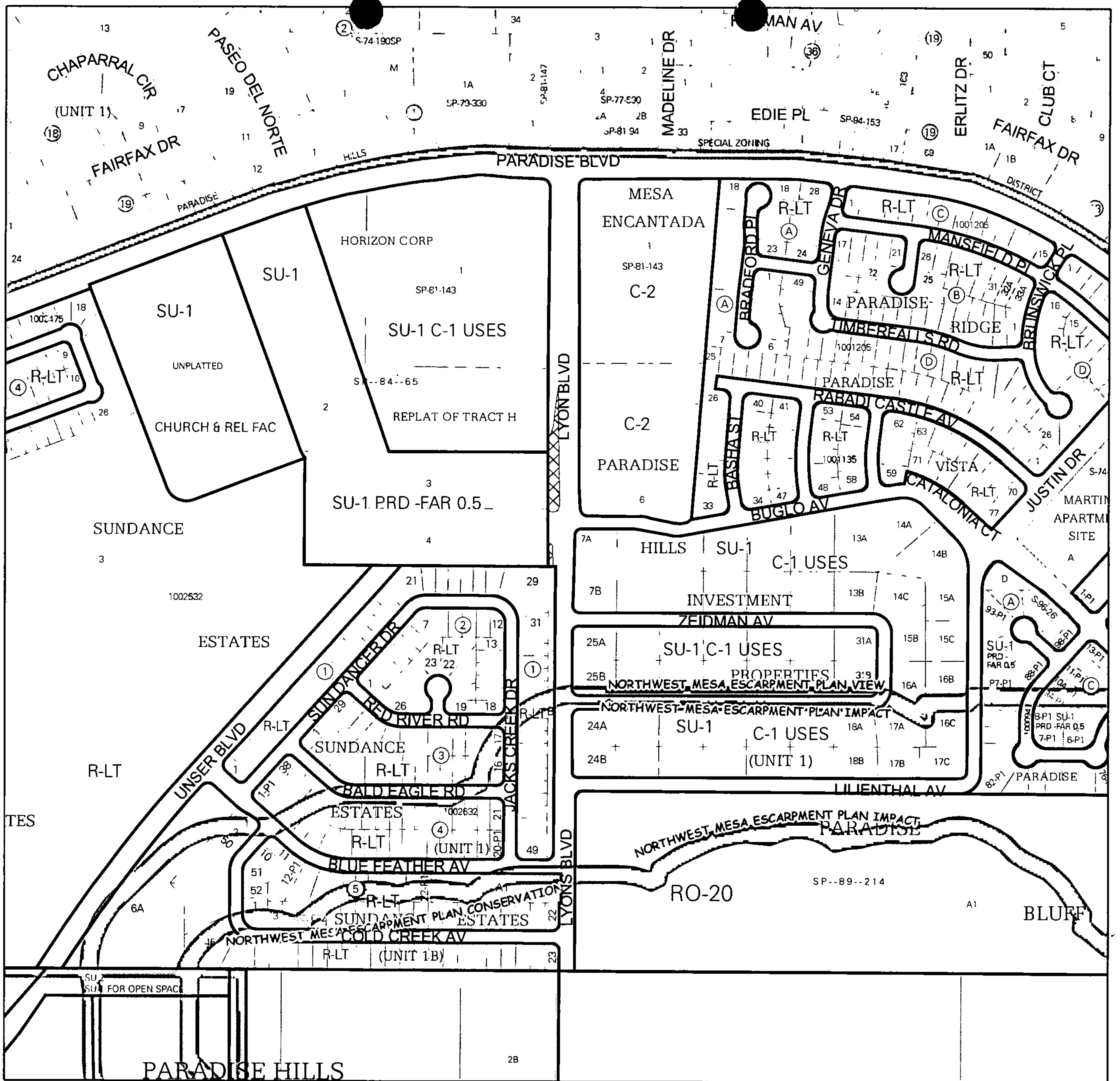
No objection to the vacation request. The DPM does allow parcels less than 5 acres to be subdivided in a bulk plat provided the zoning requires site plan approval. The SU1 zoning does require this approval. No objection to the requested actions. Be sure to include the required solar collector language as found in the Subdivision Ordinance on the plat. (Section 14-14-4-7(B)).

Impact Fee Administrator

No comment on the proposed vacation of public right-of-way. No comment on the bulk land variance. Impact Fees will be determined upon further subdivision.

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

Cc: PARADISE AT UNSER LLC, 400 Gold Ave SE, Ste 500, 87102
ISAACSON AND ARFMAN PA, 128 Monroe St NE, 87108



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002715

Hearing Date:
SEPT 5, 2007

Zone Map Page:
B-11

Additional Case Numbers:
07DRB-70184 07DRB-70185
07DRB-07186

TRANSMISSION VERIFICATION REPORT

TIME : 09/04/2007 11:29
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE, TIME	09/04 11:28
FAX NO./NAME	92682632
DURATION	00:00:36
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: RUTH OR FRED From: SANDY

Fax: 268-2632 Pages Sent: (including this page) 4

Phone: Date: 09/03/07

Time:

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

Comments: #4 09/05/07 HEARING



**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, September 5, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1001178

07DRB-70182 MAJOR - SDP FOR BUILDING PERMIT

RON BURTON, DWL ARCHITECTS agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES**, zoned C-3(SC), located on CUTLER AVE NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)

Project# 1002715

07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (**to be known as PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11)

Project# 1004989

07DRB-70183 MAJOR - AMENDMENT TO PRELIMINARY PLAT, INFRASTRUCTURE LIST & GRADING PLAN

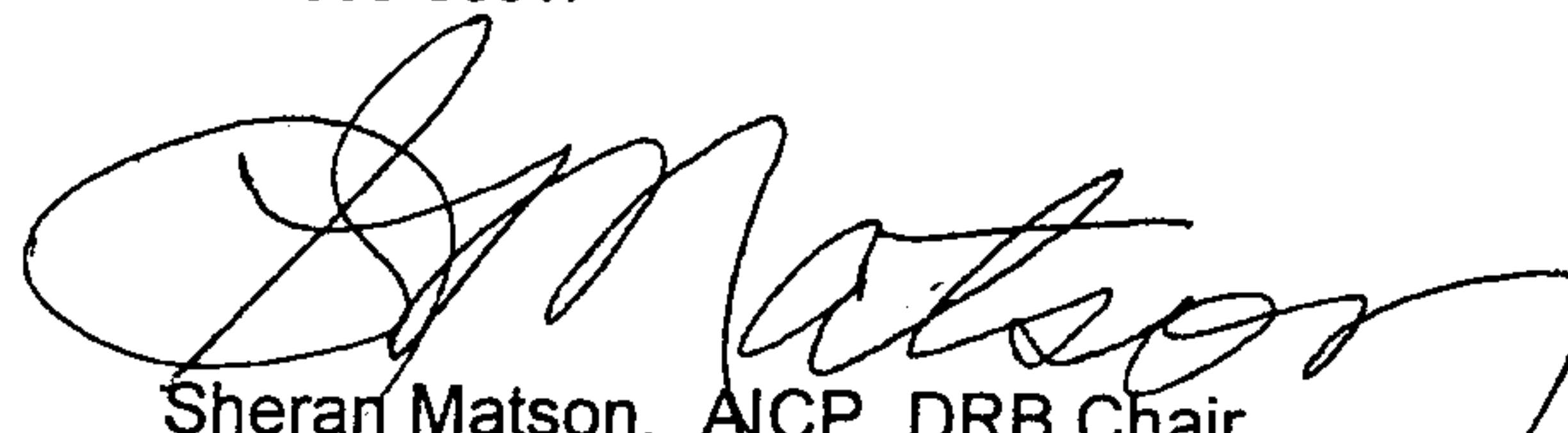
BOHANNAN HUSTON INC. agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, WILDERNESS AT HIGH DESERT, UNIT 2 (**to be known as WILDERNESS CANON AT HIGH DESERT**) zoned SU-2 HD/R-R, located on HIGH DESERT PL NE BETWEEN TRAILHEAD RD NE AND EMBUDITO VIEW CT NE containing approximately 4.6006 acre(s). (F-23)

Project# 1006739

07DRB-70187 VACATION OF PUBLIC RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRARA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAEL ST SW AND 75TH ST SW containing approximately 0.32 acre(s). (L-10)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 20, 2007.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 5

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No objection to Vacation request.
No objection to Bulk Land Variance request.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 12, 2007
505-924-3986

0

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002715 AGENDA# 5 DATE: 09/12/07

AGENT

1. Name: FRED ARFMAN Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
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9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
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13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 12, 2007

5. Project# 1002715

07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY

07DRB-70185 BULK LAND VARIANCE

07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (to be known as **PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). *[Deferred from 09/05/07]* (B-11)

At the September 12, 2007, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file per Section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance:

(A)(1) The 26514.42 square foot and 4387.01 square foot portions of Lyons Boulevard vacation requests were filed by the owners of a majority of the front footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 26514.42 square foot and 4387.01 square foot portions of Lyons Boulevard.

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

CONDITIONS:

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



OFFICIAL NOTICE OF DECISION

PAGE 2

The bulkland variance was approved. The preliminary and final plat was approved with final sign off delegated to the City Engineer for AMAFCA's signature and to Planning for the solar collector language on the plat and to record.

If you wish to appeal this decision, you must do so by September 27, 2007, in the manner described below.

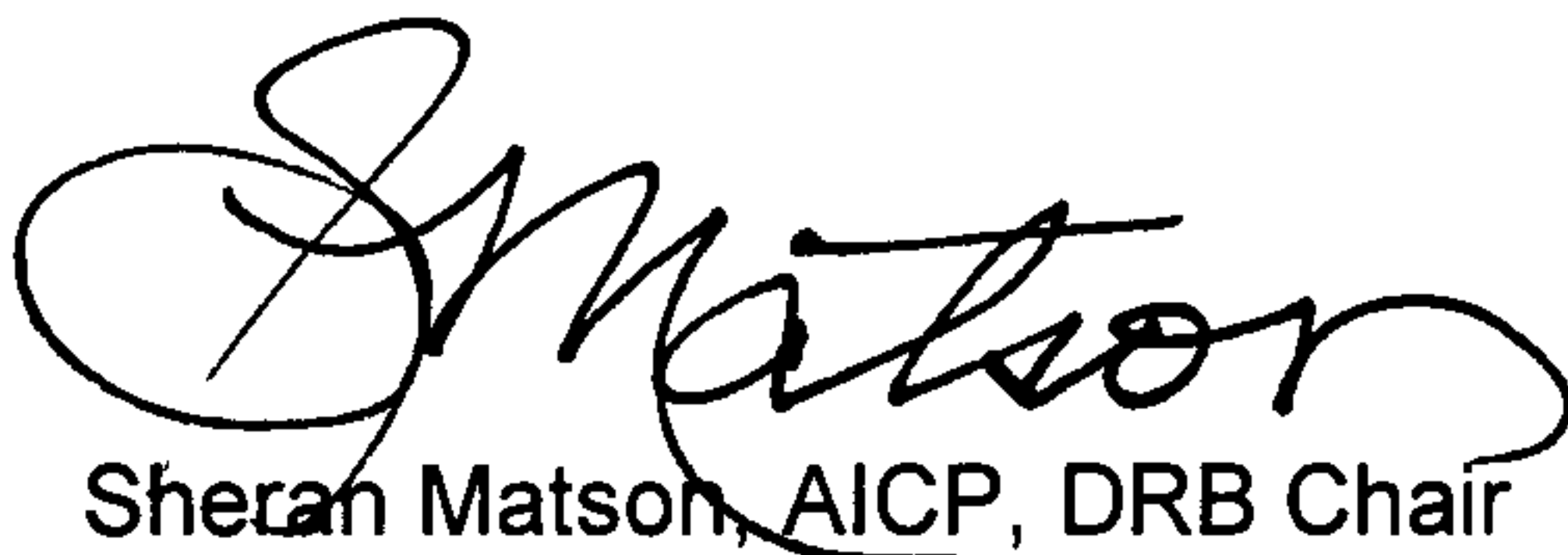
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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.

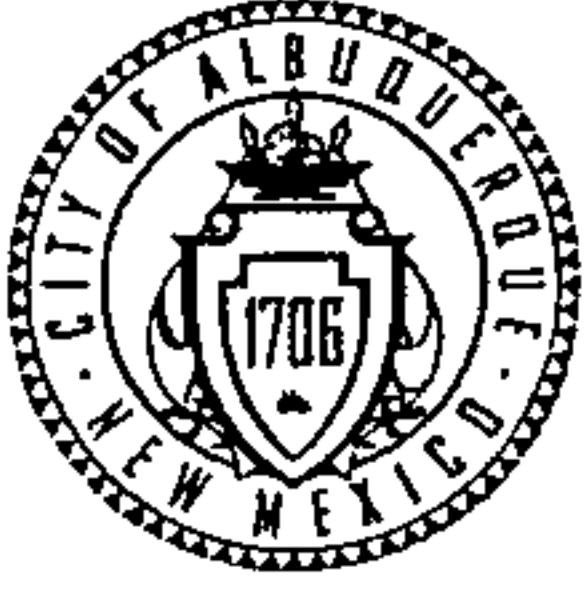
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Paradise at Unser LLC, 400 Gold Ave SE, Ste 500, 87102
Isaacson and Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 12, 2007

5. Project# 1002715

07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY

07DRB-70185 BULK LAND VARIANCE

07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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At the September 12, 2007, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file per Section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance:

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(B)(1) The public welfare is in no way served by retaining the 26514.42 square foot and 4387.01 square foot portions of Lyons Boulevard.

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
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OFFICIAL NOTICE OF DECISION

PAGE 2

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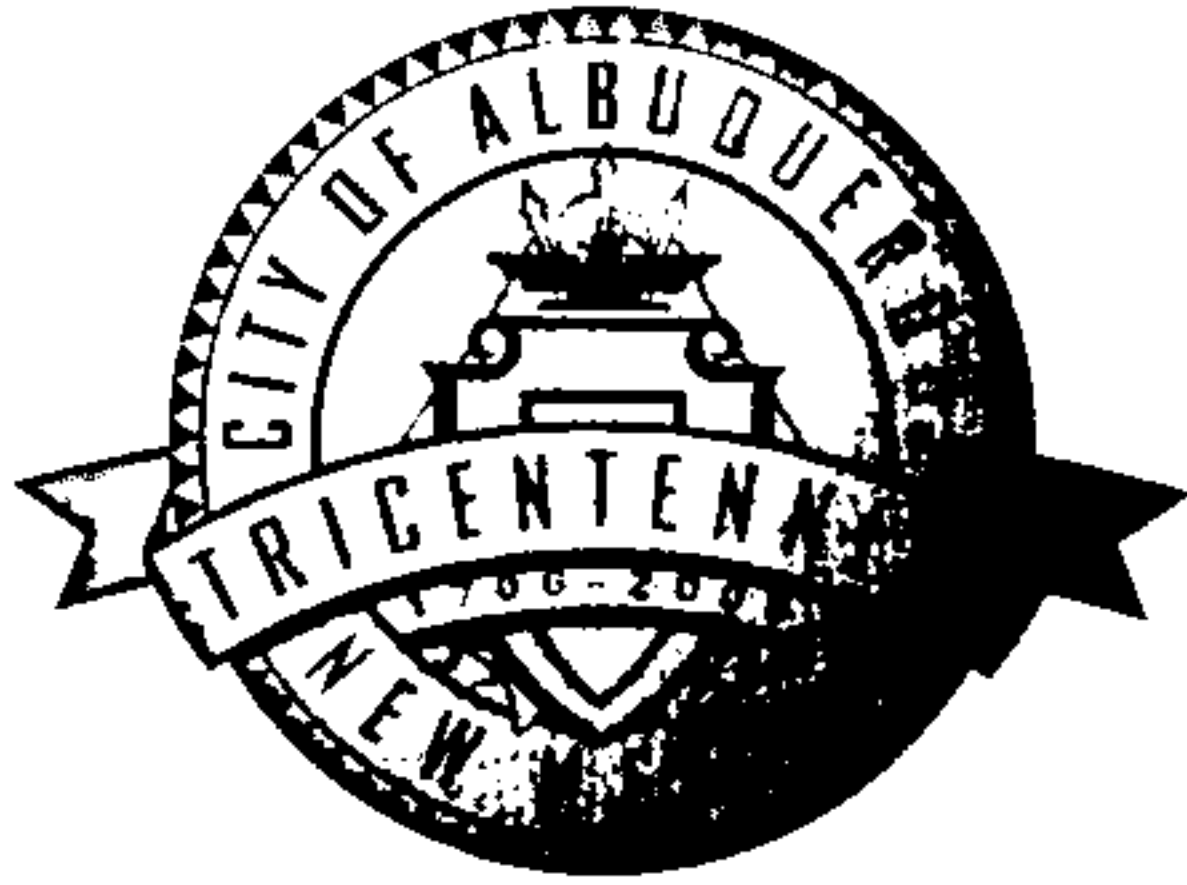
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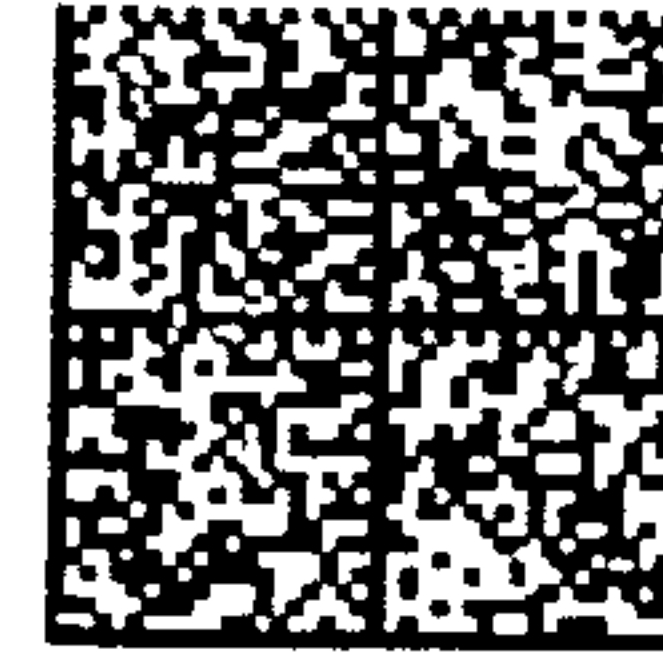
Sheran Matson, AICP, DRB Chair

Cc: Paradise at Unser LLC, 400 Gold Ave SE, Ste 500, 87102
Isaacson and Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, 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



02 1M \$ 00.41⁰
0004219022 SEP 17 2007
MAILED FROM ZIP CODE 87102

*Return to Sender
NATA*

Paradise at Unser LLC
400 Gold Ave SE, Ste 500,
Albuquerque, NM 87102

NIXIE 871 CE 1 10 09/23/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0758-19513-17-33

87102-87103-01293



P O Box 1293 Albuquerque, New Mexico 87103



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 5, 2007

- 4. Project# 1002715**
 07DRB-70184 VACATION OF PUBLIC RIGHT-OF-WAY
 07DRB-70185 BULK LAND VARIANCE
 07DRB-70186 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (to be known as PARADISE AT UNSER), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). (B-11)

AMAFCA No adverse comments.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to Paradise Hills Civic Association (R).

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Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No adverse comments.

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Open Space has no adverse comments.

City Engineer

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Transportation Development

Does the centerline of Unser match the plat to the south? No objection to the vacation request. (A better exhibit should be provided.) Transportation is unsure of granting a "bulk plat" at this time. There is a need for infrastructure on both Paradise and Unser at this time. A separate meeting with DMD needs to be scheduled.

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Defer to Transportation regarding Vacation request. No objection to the bulk land variance or plat.

ABCWUA

NMUI service area, no comments.

Planning Department

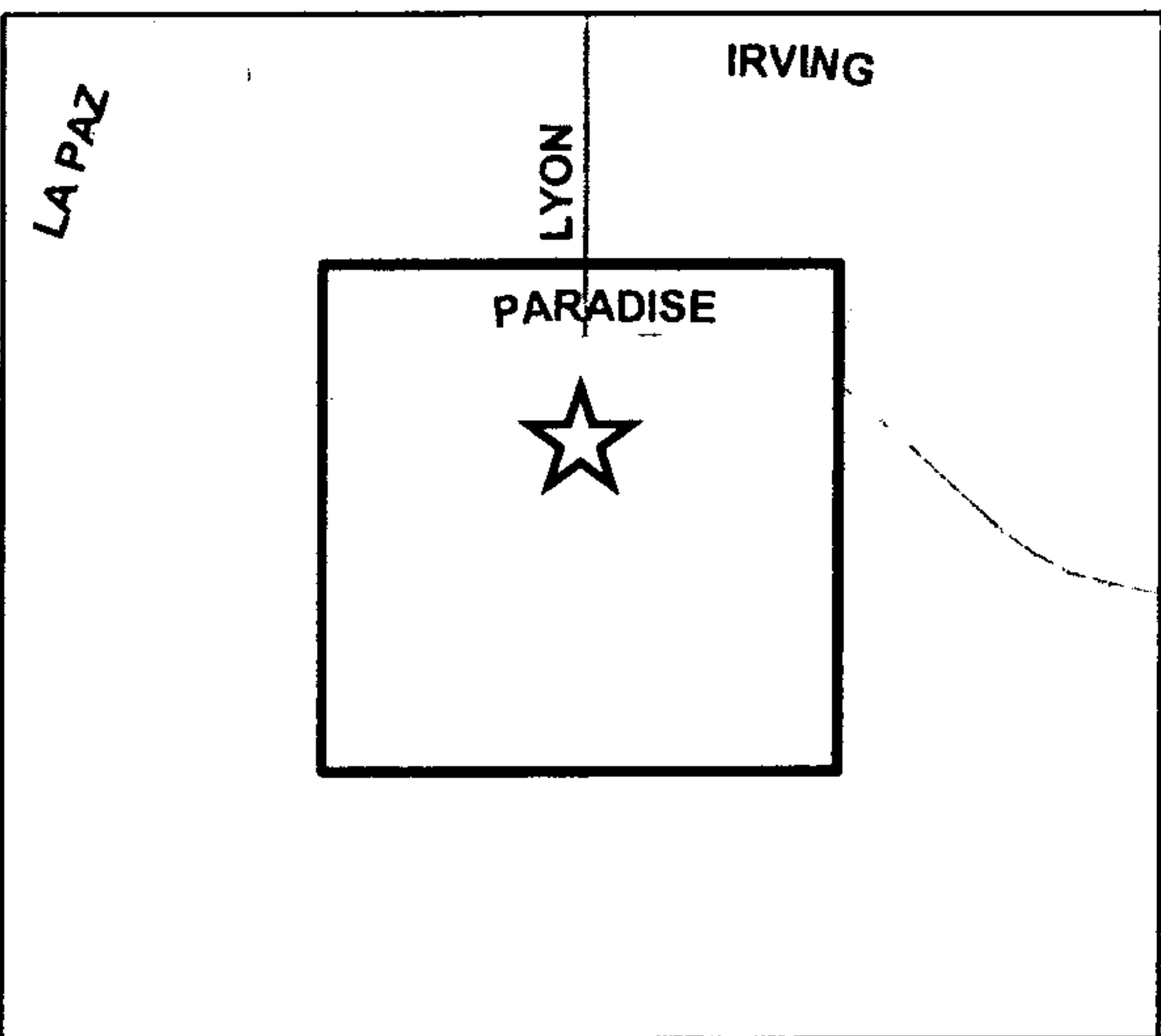
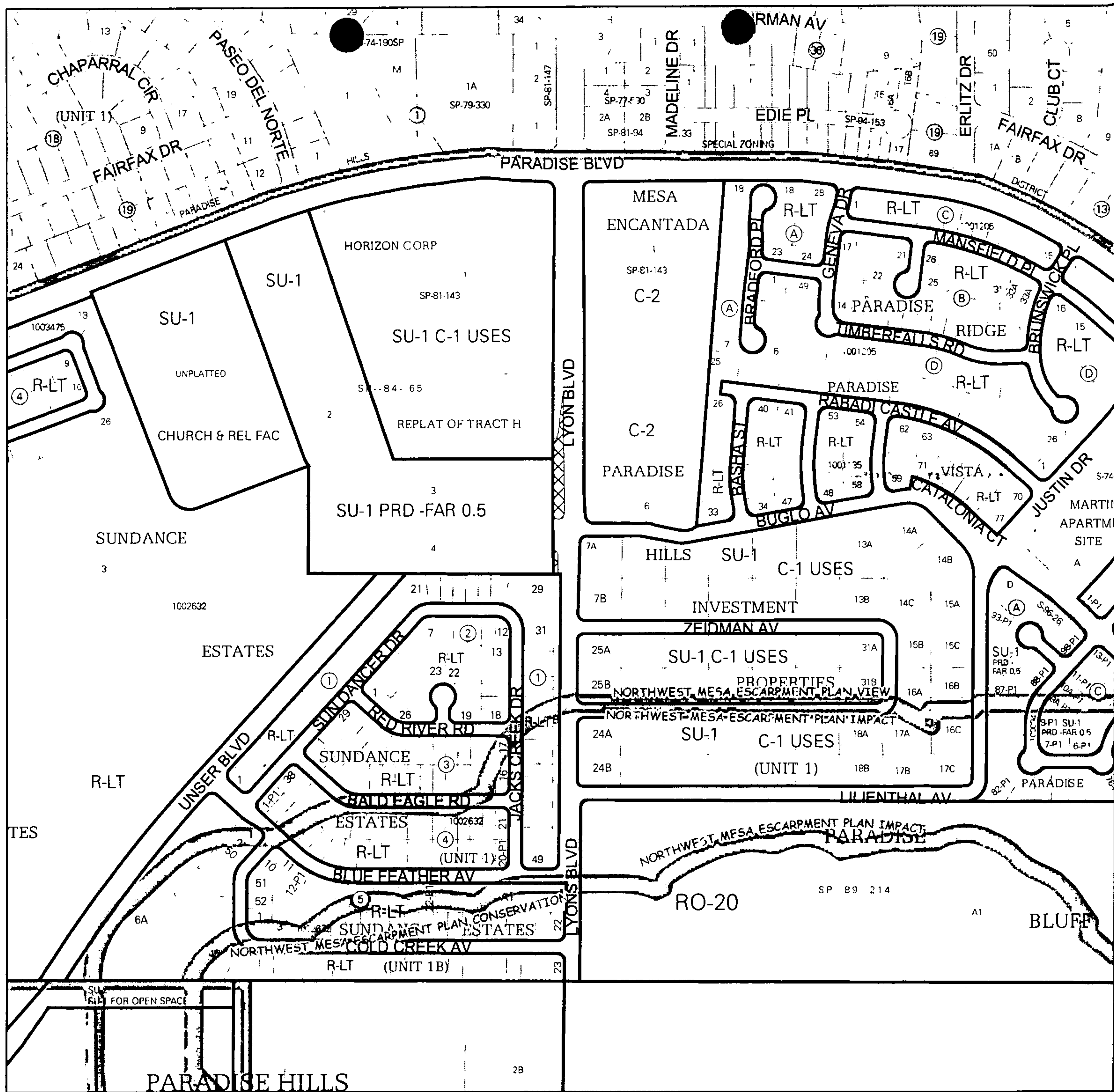
No objection to the vacation request. The DPM does allow parcels less than 5 acres to be subdivided in a bulk plat provided the zoning requires site plan approval. The SU1 zoning does require this approval. No objection to the requested actions. Be sure to include the required solar collector language as found in the Subdivision Ordinance on the plat. (Section 14-14-4-7(B)).

Impact Fee Administrator

No comment on the proposed vacation of public right-of-way. No comment on the bulk land variance. Impact Fees will be determined upon further subdivision.

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

Cc: PARADISE AT UNSER LLC, 400 Gold Ave SE, Ste 500, 87102
ISAACSON AND ARFMAN PA, 128 Monroe St NE, 87108



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1002715

Hearing Date:
SEPT 5, 2007

Zone Map Page:
B-11

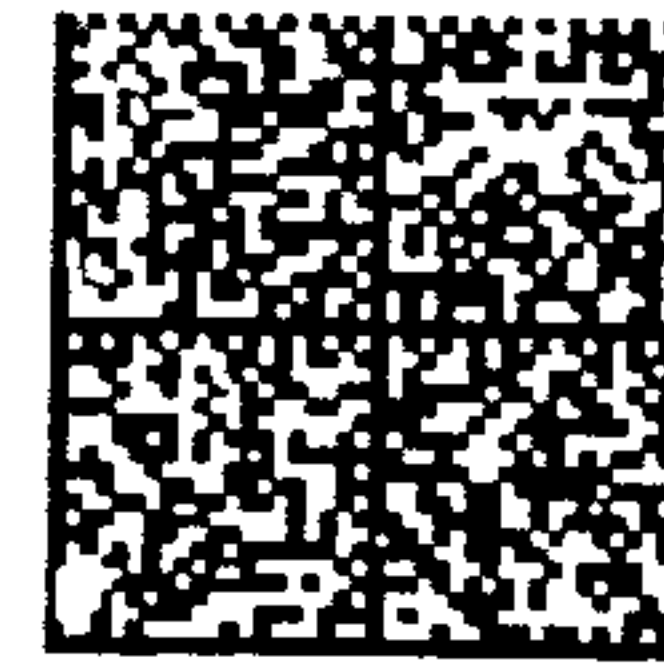
Additional Case Numbers:
07DRB-70184 07DRB-70185
07DRB-07186

CITY OF ALBUQUERQUE



Planning Department

Return to sender NATA.



UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.41⁰
0004219022 SEP 04 2007
MAILED FROM ZIP CODE 87102

*PARADISE AT UNSER LLC
400 GOLD AVE SE, STE 500
ALBUQUERQUE NM 87102*

NIXIE 871 CC 1 10 09/13/07

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0768-03162-04-39

87103129393
871031293



P O Box 1293 Albuquerque, New Mexico 87103

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: September 5, 2007
Zone Atlas Page: B-11
Notification Radius: 100 Ft.

Project# 1002715
App#07DRB-70184
07DRB-70185
07DRB-70186

**Cross Reference and Location: NORTH OF UNSER BLVD NW BETWEEN
PARADISE BLVD NW AND LYONS BLVD NW**

Applicant: PARADISE AT UNSER, LLC
400 GOLD AVE SE, STE 500
ALBUQUERQUE, NM 87102

Agent: ISAACSON & ARFMAN, PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: AUGUST 17, 2007
Signature: ERIN TREMLIN



Supplemental form

<input checked="" type="checkbox"/> SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major Subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

APPLICANT: Paradise At Unser, LLC PHONE: 792-4459
 ADDRESS: 400 Gold Ave. SW, Suite 500 FAX: 220-0069
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Minor S/D Preliminary/Final Plat Approval; Bulk Land Variance; + Vacation of Public R.O.W. Approval

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

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

Lot or Tract No. Lots 1, 2, 3, + 4, Replat of Tract H Block: _____ Unit: _____
 Subdiv/Addn/TBKA: (Paradise At Unser, tbka) Lands of Horizon Corporation
 Existing Zoning: SU-1 C-1 Uses Proposed zoning: SU-1 PRD- FAR 0.5 Same MRGCD Map No. NA
 Zone Atlas page(s): B-11 UPC Code: 101106514815430309; 10110651122103311; *

CASE HISTORY: 05DRB-01398; 05DRB-01396; 05DRB-01397; 05DRB-01399;
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 03EPC00918;
03EPC00919; 04DRB00964; 04DRB00965; 04DRB00965; 04DRB00967

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 3 Total area of site (acres): 29.8336
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Unser Blvd. NW
 Between: Paradise Blvd. NW and Lyons Blvd. NW

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

SIGNATURE Fred C. Artman DATE 8/10/07
 (Print) Fred C. Artman Applicant: Agent:

*101106514817430310; 101106515924330312

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	07DRB - 70184	JRW	✓	\$ 300. ⁰⁰
<input type="checkbox"/> All fees have been collected	07DRB - 070185	BLV	✓	\$ 145. ⁰⁰
<input type="checkbox"/> All case #s are assigned	07DRB - 070186	PEF	SCS)	\$ 355. ⁰⁰
<input type="checkbox"/> AGIS copy has been sent		CMF		\$ 20. ⁰⁰
<input type="checkbox"/> Case history #s are listed		ADV		\$ 75. ⁰⁰
<input type="checkbox"/> Site is within 1000ft of a landfill				Total
<input type="checkbox"/> F.H.D.P. density bonus				\$ 895. ⁰⁰
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>9-5-07</u>			

JC Ses 8/10/07
 Planner signature / date

Project # 1002715

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies see plat**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

Fred C. Artman
Applicant name (print)
Fred C. Artman 8/10/07
Applicant signature / date

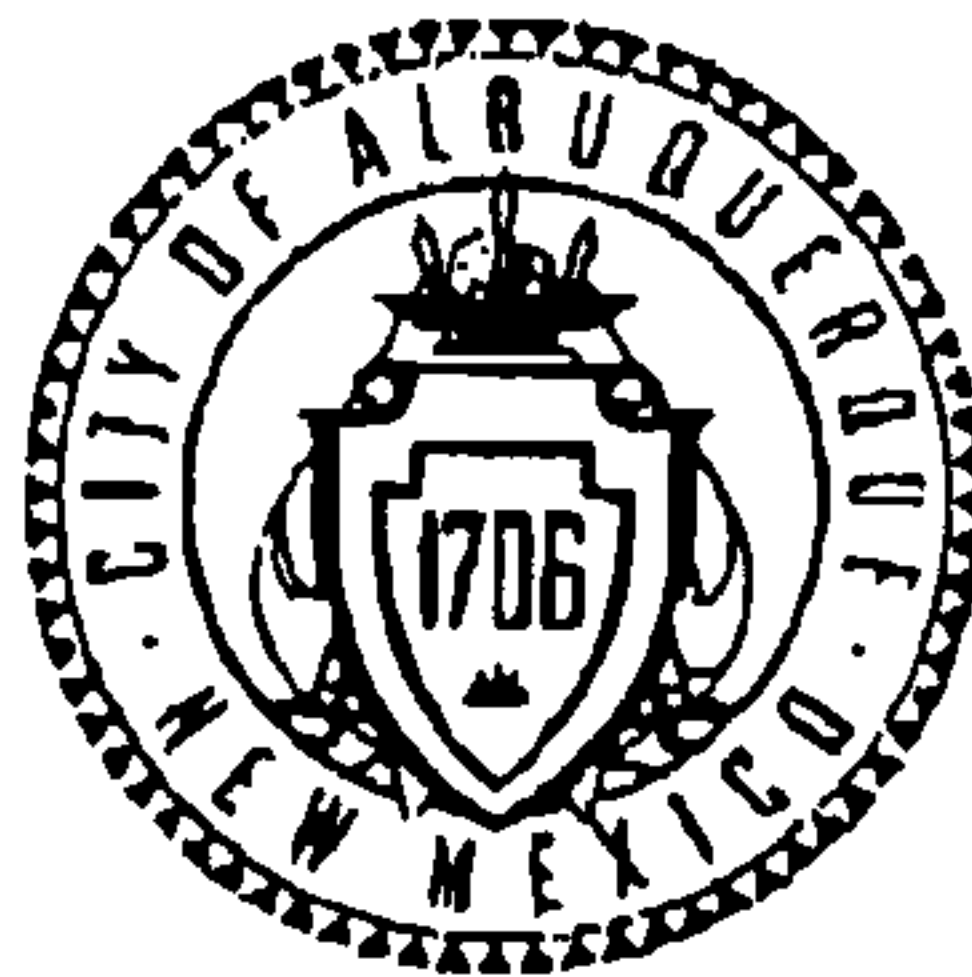


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - 070184
 BLV 07DRB - 070185

Form revised 4/07
Vi. Sis 8/10/07
 Planner signature / date
 Project # 1002715

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OWN ER ST ATE	OWN ER ZIP CODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101106 508028 120112	METZGAR DAVID	5705 PARA DISE BLV N W	ALB UQU ERQ UE	N M	871 14	R	X1 A	* 013 019ROBERSONS RIO VISTA SUBD UNI T 1
2	101106 514815 430309	BOULEVARD LIMITED P ARTNERSHIP % RJ SCH AEFER REALTY & INVES T	PO BOX 147 08	ALB UQU ERQ UE	N M	871 91 470 8	V	A1 A	* 4 REPLAT OF TR H LANDS OF HORIZON C ORP PARADISE HILLS DEVE LOPMENT COR P CONT 4.00 AC
3	101106 521315 040122	RABADI SHARIFF A & SA MIA S TRUSTEES STAR TRUST	120 WYOM ING BLVD S E	ALB UQU ERQ UE	N M	871 23	V	A1 A	*07A UNIT 1 OF PARADISE HILLS INVESTME NT PROPERTIES OF PARAD ISE HILLS DEV ELOPME
4	101106 508828 420113	OCONNELL ROBERT	5701 PARA DISE BLV N W	ALB UQU ERQ UE	N M	871 14	R	X1 A	* 012 019ROBERSONS RIO VISTA SUBD UNI T 1
5	101106 521313 640123	KEN WILLIAMS ENTERP RISES INC	P O BOX 14 876	ALB UQU ERQ UE	N M	871 91 487 6	V	A1 A	*07B UNIT 1 OF PARADISE HILLS INVESTME NT PROPERTIES OF PARAD ISE HILLS DEV ELOPME
6	101106 507227 820111	RIVERA ALBERT JR	PO BOX 150 39	RIO RAN CHO	N M	871 74 003 9	R	X1 A	* 014 019ROBERSONS RIO VISTA SUBD UNI T NO 1
7	101106 522819 630203	NORTHWEST LAND CO MPANY C/O ALAN & RUT H IVENER TRUSTEES	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22 390 1	V	A1 A	*4 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADIS E HILLS DEVEL OPME
8	101106 510828 820401	SCHORR RICHARD M & CAROL L	5647 PARA DISE BLV N W	ALB UQU ERQ UE	N M	871 14	C	X1 A	LOT 1 EXC THE NLY TRIANGLE PORT BLK 2 & SWLY PORT BLK 1 ROBE RSONS RIO VIS T
9	101106 516031 720404	FREEDMAN TED ETAL	DRAWER A	COR RAL ES	N M	870 48	V	X1 A	TRACT 1- A LAND DIVISION MAP OF A PORTION OF B LK 1 UNIT 1 ROB ERSON'S RIO VI
10	101106 505127 020108	MONTOYA EDWARD W & LOURDES	5721 PARA DISE BLV N W	ALB UQU ERQ UE	N M	871 14	R	X1 A	* 017 019ROBERSONS RIO VISTA SUBD UNI T NO 1
11	101106 511221 030311	BOULEVARD LIMITED P ARTNERSHIP	PO BOX 147 08	ALB UQU ERQ UE	N M	871 91 470 8	V	A1 A	* 2 REPLAT OF TR H LANDS OF HORIZON C ORP PARADISE HILLS DEVE LOPMENT COR P CONT 11.7540 AC
12	101106 522616 830201	NORTHWEST LAND CO MPANY C/O ALAN & RUT H IVENER TRUSTEES	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22 390 1	V	A1 A	*6 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADIS E HILLS DEVEL OPME
13	101106 521030 220934	L & L INVESTMENT GRO UP LLC	8212 LOUI SIANA BLVD NE	ALB UQU ERQ UE	N M	871 13	C	X1 A	PARCEL 2- A SUMMARY PLAT SHOWING PARCELS 2A & 2B TR B OF UNIT 5 ROBERSON'S RIO VIS TA SUB'D ONT 0.5296 AC M/L
14	101106 518530 120443	OLGUIN FIDEL & MARY B TRUST	1660 HILLS IDE DR SW	LOS LUN AS	N M	870 31	C	X1 A	SE CORNER OF BLK 1 MEAS 150 X 162 ROB ERSON RIO VISTA SUBD UN IT 1 CONT 0.54
15	101106 515207 030303	BIC INVESTMENTS LLC	7007 WYO MING BLVD NE SUITE D 6	ALB UQU ERQ UE	N M	871 09	V	A1 A	TR 4 BULK LAND PLAT OF SUNDANCE ESTA TES CONT 25.1172 AC

1 6	101106 514129 520444	BRUNACINI CHARLES C ETAL	DRAWER A	COR RAL ES	N M	870 48	C	X1 A	PORT OF BLK 1 SHOPPING CENTER TRACT OF AMENDED PLAT UNIT 1 R OBERSONS RI OV
1 7	101106 512829 420403	BRUNACINI CHARLES C II & FREEMAN THEODO RE M	PO BOX DR AWER A	COR RAL ES	N M	870 48	C	X1 A	A TR OF LAND IN THE SW POR OF BLK 1 RO BERSON RIO VISTA SUBD
1 8	101106 515924 330312	BOULEVARD LIMITED P ARTNERSHIP	PO BOX 147 08	ALB UQU ERQ UE	N M	871 91 470 8	V	A1 A	* 1 REPLAT OF TR H LANDS OF HORIZON C ORP PARADISE HILLS DEVE LOPMENT COR P CONT 9.7116 AC
1 9	101106 522625 530208	NORTH WEST LAND CO MPANY C/O ALAN & RUT H IVENER TRUSTEES	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22 390 1	V	A1 A	TRACT 1 SUMMARY PLAT SHOWING VACAT ION OF MESA ENCANTADA SUBD
2 0	101106 505827 220109	HARDY BRENDA & FREE DOM CO INC	5717 PARA DISE BLVD NW	ALB UQU ERQ UE	N M	871 14 492 7	R	X1 A	* 016 019ROBERSONS RIO VISTA SUBD UNI T NO 1
2 1	101106 506527 520110	STECKEL LARRY W & M AJELLA M TRUSTEES S TECKEL RVT	10424 TOL EDO ST NW	ALB UQU ERQ UE	N M	871 14	R	X1 A	* 015 019ROBERSONS RIO VISTA SUBD UNT 1
2 2	101106 519221 030313	COUNTY OF BERNALILL O C/O COUNTY MANAG ER	1 CIVIC PL AZA NW	ALB UQU ERQ UE	N M	871 02	V	A1 A	FUTURE PROPOSED RW OF REPLAT OF T R H LANDS OF HORIZON CORP PARADISE HILLS DEVELOPMENT CORP CONT 0.5344 A C
2 3	101106 522822 630205	IVENER ALAN & RUTH E TRUSTEES IVENER FAM ILY TRUST	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22	V	A1 A	*2 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADIS E HILLS DEVEL OPME
2 4	101106 522821 230204	NORTHWEST LAND CO MPANY C/O ALAN & RUT H IVENER TRUSTEES	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22 390 1	V	A1 A	*3 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADIS E HILLS DEVEL OPME
2 5	101106 504912 830304	BIC INVESTMENTS LLC	7007 WYO MING BLVD NE SUITE D 6	ALB UQU ERQ UE	N M	871 09	V	A1 A	TR 3 BULK LAND PLAT OF SUNDANCE ESTA TES CONT 26.5327 AC
2 6	101106 522618 130202	NORTHWEST LAND CO MPANY C/O ALAN & RUT H IVENER TRUSTEES	9900 DESE RT MOUNTA IN RD NE	ALB UQU ERQ UE	N M	871 22 390 1	V	A1 A	*5 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADIS E HILLS DEVEL OPME
2 7	101106 514817 430310	BOULEVARD LIMITED P ARTNERSHIP % RJ SCH AEFER REALTY & INVES T	PO BOX 147 08	ALB UQU ERQ UE	N M	871 91 470 8	V	A1 A	* 3 REPLAT OF TR H LANDS OF HORIZON C ORP PARADISE HILLS DEVE LOPMENT COR P CONT 4.00 AC
2 8	101106 507020 930306	ARCHDIOCESE OF SAN TA FE	4000 ST JO SEPHS PL N W	ALB UQU ERQ UE	N M	871 20	V	A1 A	POR OF TR 7 IN NW OF SW SEC 11 T11N R2 E CONT 7.87 AC



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: July 11, 2007

TO CONTACT NAME: Ruth Lozano
 COMPANY/AGENCY: WALSON & ARMAN
 ADDRESS/ZIP: 128 MONROE ST. NE 87108
 PHONE/FAX #: 268-8828 268-2632

Thank you for your inquiry of 7-11-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1, 2, 3 - 4, Replat of Tract H, Lands of Horizon Corporation located north of Unser Blvd. NW
 zone map page(s) B-11

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

Paradise Hills Civic

Neighborhood Association

Contacts: Harry Weaver
6001 Unidas Ct. NW 87114
898-8640 (h) 846-1511 (w)

Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

Neighborhood Association

Contacts: _____

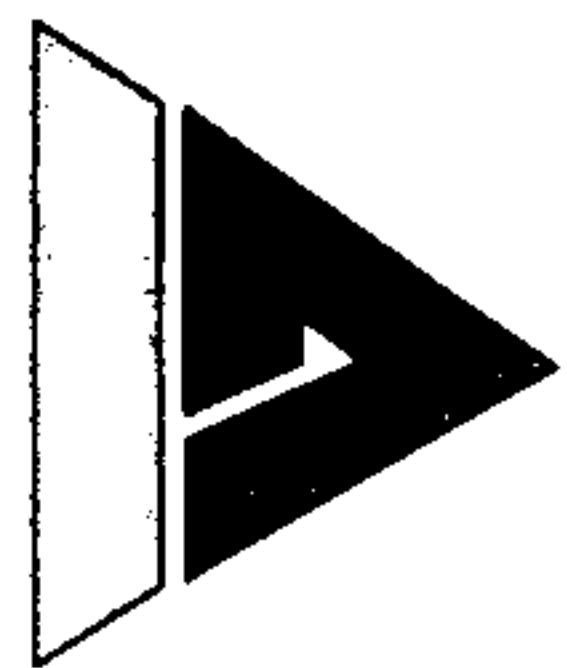
See reverse side for additional Neighborhood Association Information: YES { } NO

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,

Daluna J. Carmora
 OFFICE OF NEIGHBORHOOD COORDINATION

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



PROJECT MEMORANDUM

08/03/07

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 1 – 4, Replat of Tract H,
Lands of Horizon Corporation


I&A PROJ NO: 1615

SUBJ: Minor Subdivision Preliminary/Final Plat, Bulk Land Variance, and
Vacation of Pubic Right-of-Way Action

This action is being presented to the DRB to dedicate the requested right-of-way for Unser Blvd. to conform to the approved major arterial corridor alignment. A portion of Lyons Blvd. will be vacated and alternate access to Lots 3-6 of Mesa Encantado (property situated to the east of Lyons) shall be provided by separate documents. Lot lines are being eliminated and the tract(s) renamed.

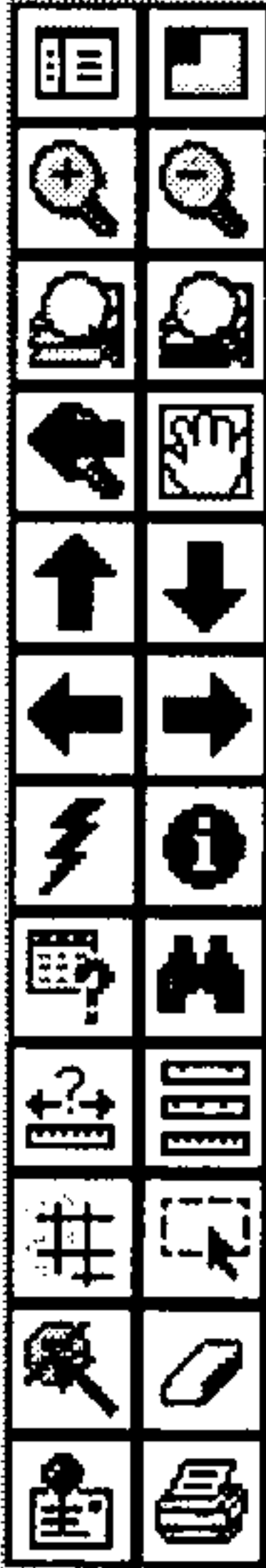
The development of Unser Blvd. is to be borne by others or at a future time. Therefore, a Bulk Land Plat variance is also being requested.

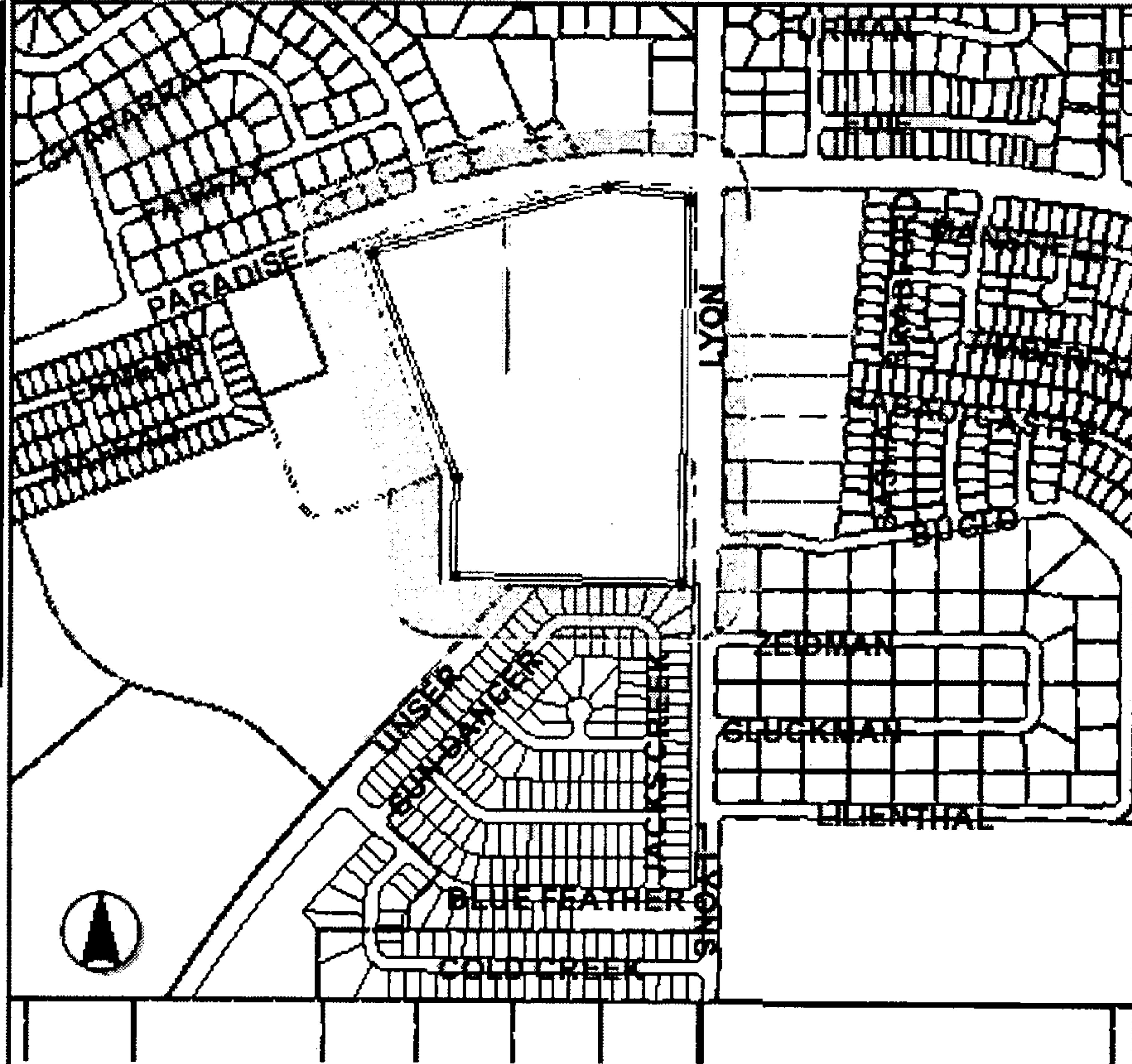
The above requested actions were previously approved under DRB action No. 1002715, but had expired in September 2006.



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	101106508028120112	METZGAR DAVID
2	101106514815430309	BOULEVARD LIMITED PARTNERSHIP % RJ SCHAEFER RE
2	101106521215040122	PARADISE SHADIEE A. & SAMIA S. TRUSTEES, STAD, TRUST

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

[CONTACT](#)

Or Current Resident
ARCHDIOCESE OF SANTA FE
4000 ST JOSEPHS PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRUNACINI CHARLES C ETAL
DRAWER A
CORRALES, NM 87048

Or Current Resident
FREEDMAN TED ETAL
DRAWER A
CORRALES, NM 87048

Or Current Resident
KEN WILLIAMS ENTERPRISES INC
P O BOX 14876
ALBUQUERQUE, NM 87191 4876

Or Current Resident
MONTROYA EDWARD W & LOURDES
5721 PARADISE BLV NW
ALBUQUERQUE, NM 87114

Or Current Resident
OLGUIN FIDEL & MARY B TRUST
1660 HILLSIDE DR SW
LOS LUNAS, NM 87031

Or Current Resident
SCHORR RICHARD M & CAROL L
5647 PARADISE BLV NW
ALBUQUERQUE, NM 87114

Project# 1002715
PARADISE AT UNSER, LLC
400 GOLD AVE SW, STE 500
ALBUQUERQUE, NM 87102

Or Current Resident
BIC INVESTMENTS LLC
7007 WYOMING BLVD NE SUITE D6
ALBUQUERQUE, NM 87109

Or Current Resident
BRUNACINI CHARLES C II &
FREEMAN THEODORE M
PO BOX DRAWER A
CORRALES, NM 87048

Or Current Resident
HARDY BRENDA & FREEDOM CO
INC
5717 PARADISE BLVD NW
ALBUQUERQUE, NM 87114 4927

Or Current Resident
L & L INVESTMENT GROUP LLC
8212 LOUISIANA BLVD NE
ALBUQUERQUE, NM 87113

Or Current Resident
NORTH WEST LAND COMPANY C/O
ALAN & RUTH IVENER TRUSTEES
9900 DESERT MOUNTAIN RD NE
ALBUQUERQUE, NM 87122 3901

Or Current Resident
RABADI SHARIFF A & SAMIA S
TRUSTEES STAR TRUST
120 WYOMING BLVD SE
ALBUQUERQUE, NM 87123

Or Current Resident
STECKEL LARRY W & MAJELLA M
TRUSTEES STECKEL RVT
10424 TOLEDO ST NW
ALBUQUERQUE, NM 87114

Project# 1002715
LARRY WEAVER
Paradise Hill Civic
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
BOULEVARD LIMITED PARTNERSHIP
PO BOX 14708
ALBUQUERQUE, NM 87191 4708

Or Current Resident
COUNTY OF BERNALILLO C/O
COUNTY MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

Or Current Resident
IVENER ALAN & RUTH E TRUSTEES
IVENER FAMILY TRUST
9900 DESERT MOUNTAIN RD NE
ALBUQUERQUE, NM 87122

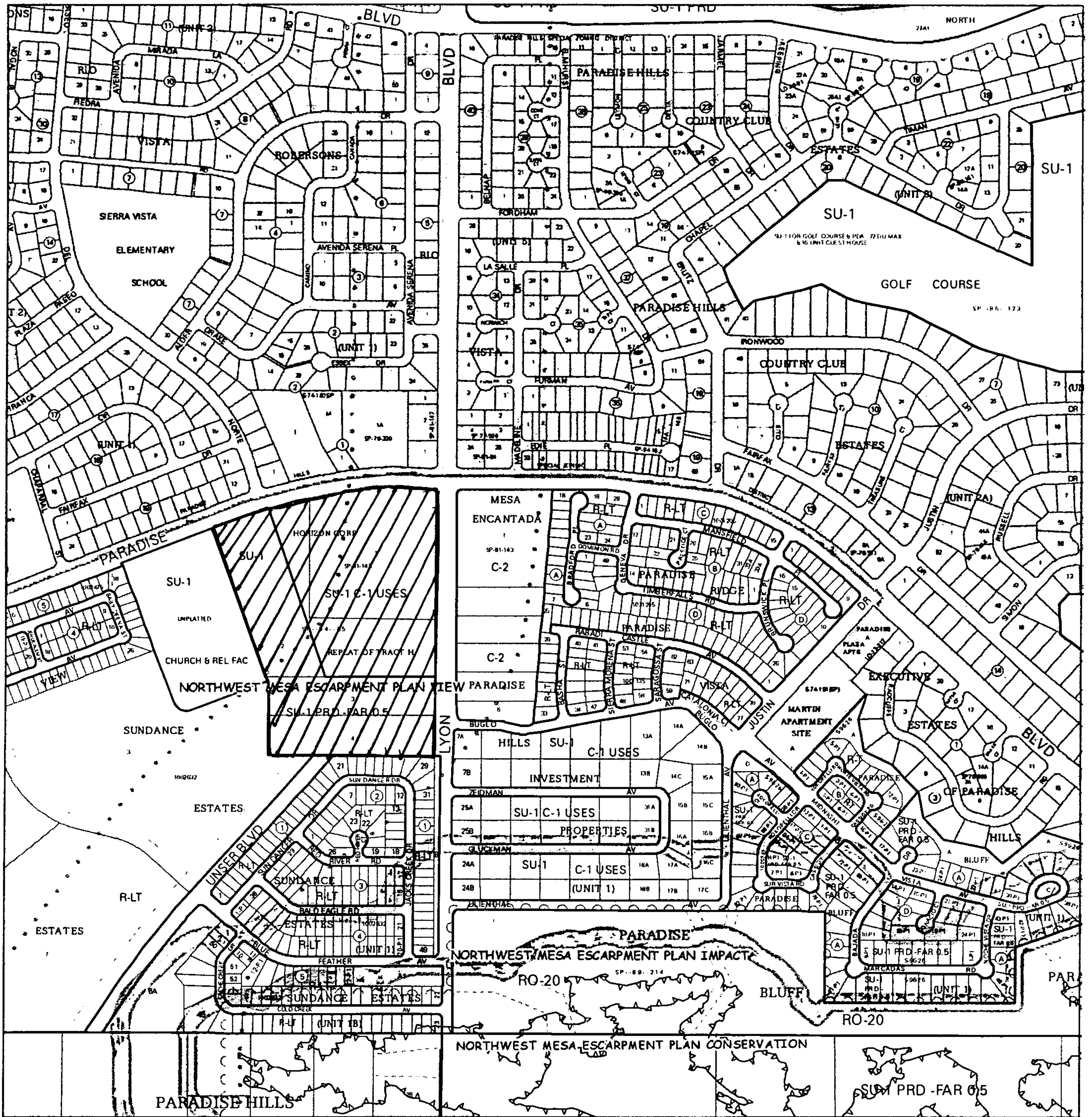
Or Current Resident
METZGAR DAVID
5705 PARADISE BLV NW
ALBUQUERQUE, NM 87114

Or Current Resident
OCONNELL ROBERT
5701 PARADISE BLV NW
ALBUQUERQUE, NM 87114


Or Current Resident
RIVERA ALBERT JR
PO BOX 15039
RIO RANCHO, NM 87174 0039

Project# 1002715
ISAACSON & ARFMAN, PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

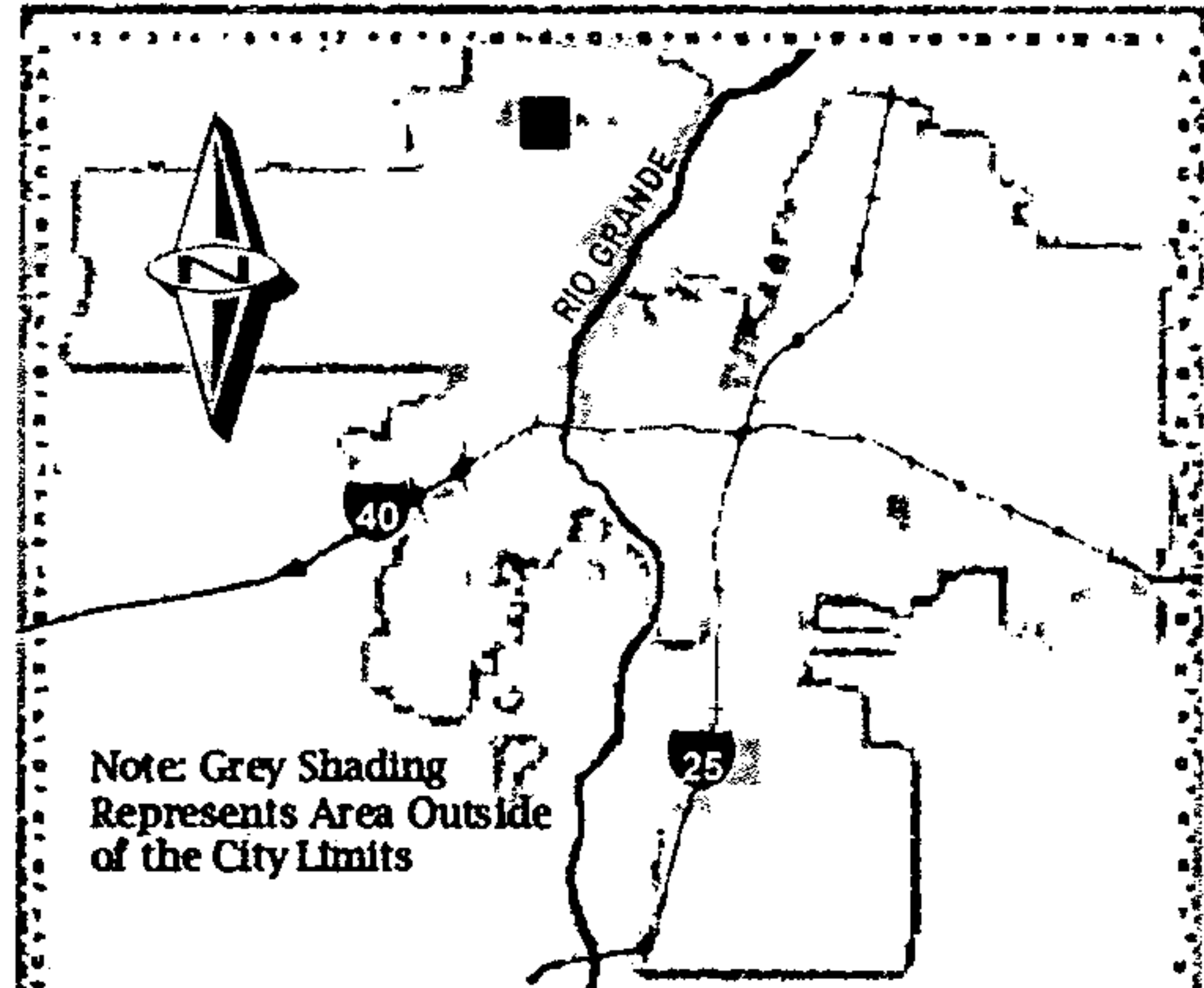
Project# 1002715
TOM ANDERSON
Paradise Hill Civic
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114



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







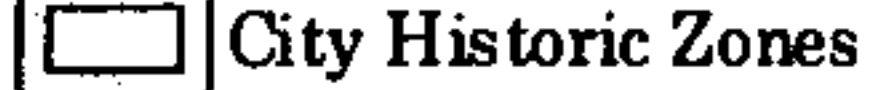




Map amended through: 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. *forth coming*

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

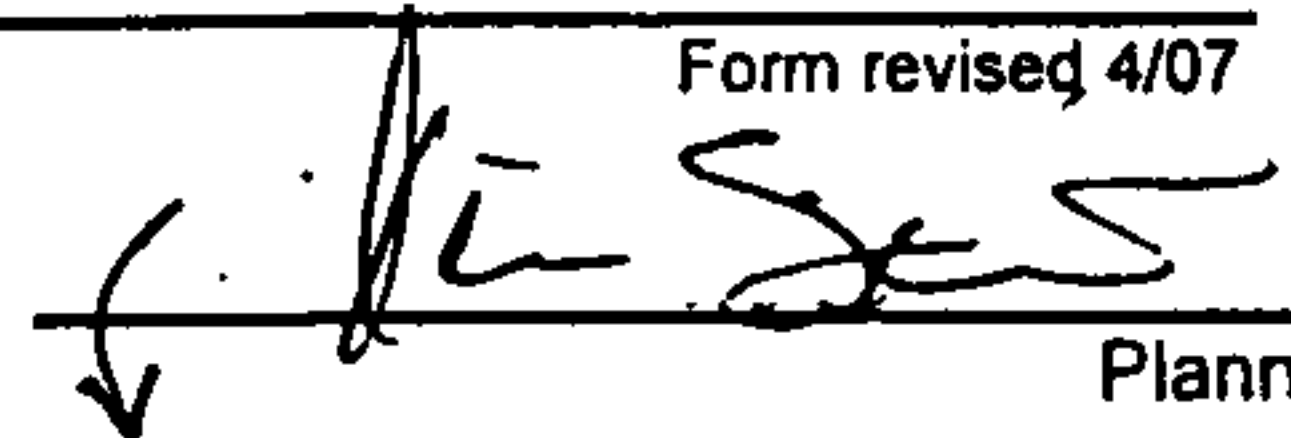
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded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

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

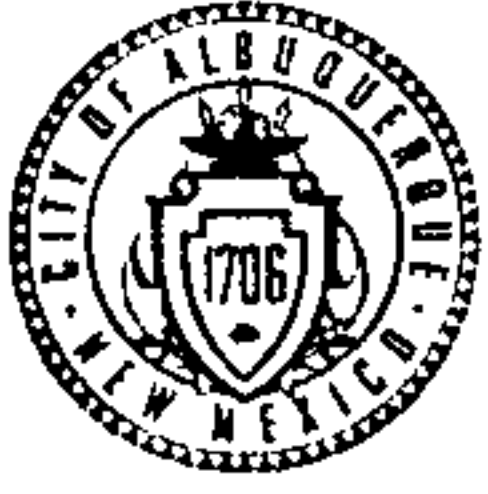
Fred C. Artman
 Applicant name (print)
Fred C. Artman 8/10/07
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	 Planner signature / date Project # 1002715
<input type="checkbox"/> Fees collected	012PKB - - 070180	
<input type="checkbox"/> Case #s assigned	- - -	
<input type="checkbox"/> Related #s listed	- - -	

#4



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 05DRB-01399(P&F)
Project Name: BOULEVARD LIMITED
Agent: Isaacson & Arfman PA

Project # 1002715
Phone No.: 268-8828

Project Number 1002715

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/28/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Excavations on lots 3, 4 & 6

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

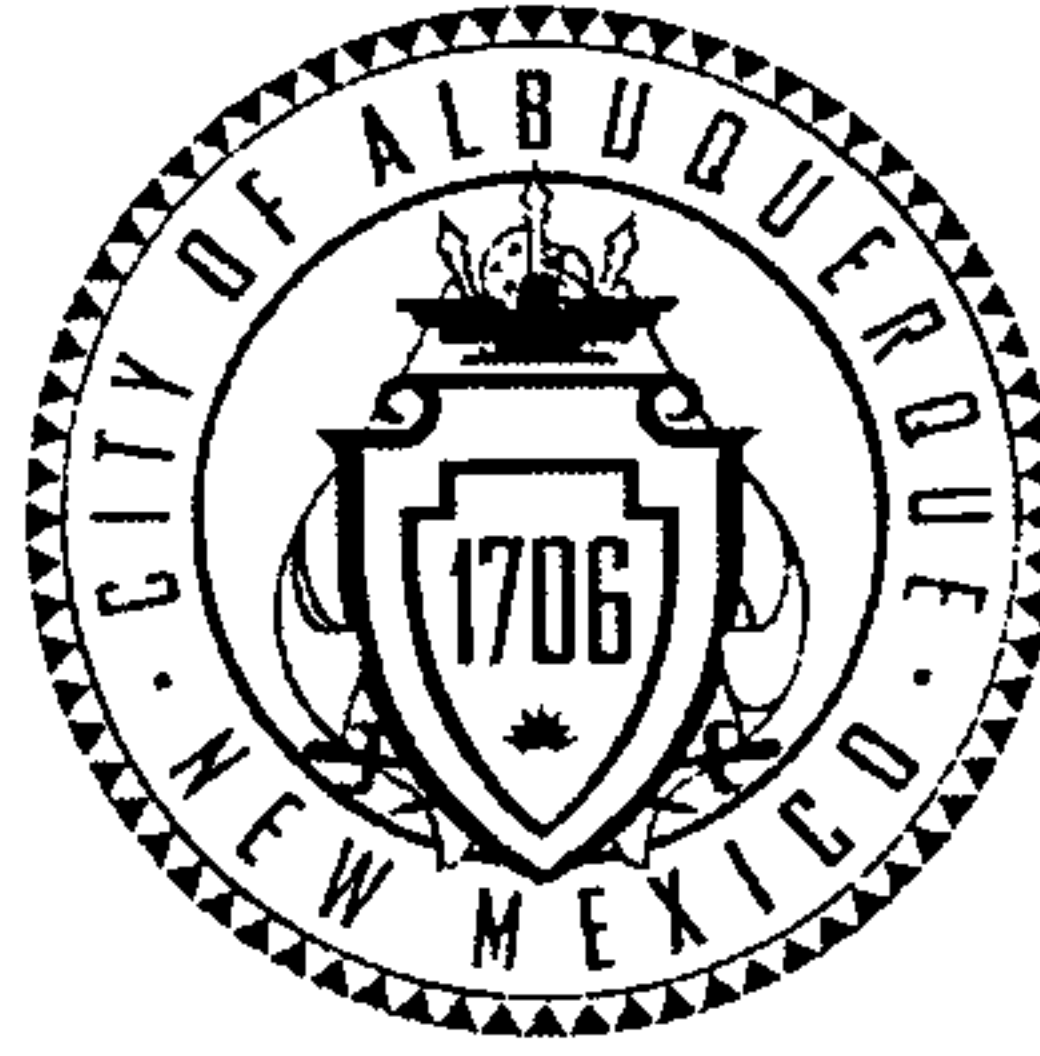
PLANNING (Last to sign): 15 day appeal period
AA - SPS
AMM signature + PM signature
AGIS DXF

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

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

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

OK



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, October 14, 2004, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the October 21, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, October 21, 2004, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003003

04EPC-01323 Zone Map Amendment

John Mulle agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, **Alvarado Gardens Addition**, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646

04EPC-01336 EPC Site Development Plan-Amendment to Building Permit

PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above actions for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647

04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

Project # 1003649
04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

Project # 1003650
04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development Plan

GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, **Monte Vista Addition**, a zone map amendment from R-1 & R-2 to SU-2/OR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

Project # 1000976
04EPC-01346 Zone Map Amendment

CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

Project # 1003651
04EPC-01347 Zone Map Amendment

PHIL D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, **Mesa del Norte Addition**, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

Project # 1001150
04EPC-01351 Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above action for all or a portion of Tract L2, **Vista del Norte Subdivision**, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acre(s). (E-16) Elvira Lopez, Staff Planner

Project # 1003523
04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment

RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, **Town of Atrisco Grant**, zoned A-1, located on 98TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

Project # 1000676
04EPC-01353 EPC Site Development Plan-
Amendment to Subdivision
04EPC-01354 EPC Site Development Plan- to
Building Permit

EDWARD FITZGERALD ARCHITECTS agents for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, **Las Tiendas de Corrales Center**, zoned SU-1/IP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

Project # 1001620
04EPC-01356 Text Amendments to the
Subdivision Ordinance and Zoning Code

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jon Messier, Staff Planner

Project # 1001620
04EPC-01357 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-15(B)(9), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated MRA

~~04EPC-01379~~ **Project # 1002715**
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04*] (B-11)

Project # 1002698
03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-
Building Permit

Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the *Huning Highland Sector Development Plan* for the westerly 42' of Lot 3 and Lot 4, Block 21, Huning's Highlands Addition, for the Huning Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huning's Highlands Addition from SU-2/MR to SU-2/NCR; A Zone Map Amendment for Lot 4, Block 21, Huning's Highland Addition from SU-2/MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huning's Highlands Addition, located at the westerly 42' of 111 Walter Street SE and 115 Walter Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .048 ac.; Lot 4, Block 21, containing approximately .16 acre. **REMANDED FROM CITY COUNCIL**

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2004.

APPROVED

Russell Brito, Senior Planner
Planning Department

*Mr. Suene's comments at 10/21/04
EPC Appeal hearing.*

My appeal of the DRB action on August 25, 2004 regarding vacation of public right of way should be sustained because of the following:

Contrary to the "Findings" in point #2, I have not agreed to any access control for our property other than direct access to Lyons Blvd. This is the access that I have been paying taxes on and is the one that Vicky Chavez and Tony Mauro of the Bernalillo County Assessors Office told me that I have at this time. If the access were to change, all of the proposed changes still show Lyons Blvd heading south from an intersection of Lyons and Buglo. Since the intersection is already there, traffic headed south on Lyons can also go north on Lyons. This access was the "approved" access for all of the properties at least since 1997 and was affirmed to me by Wilfred Gallegos as outlined in his fax to me dated 4/9/97 and a copy is in the packet. This is the access that was proposed by Mr. Schaefer and his engineers. ✓

Point #3 of the "Findings" are also incorrect when it states that "The request to vacate was filed by property owners of a majority of the foot frontage of land abutting the proposed vacation." My wife and I own lot 2 Unit 1 of Paradise Hills and we also own a 26% interest of the partnership that owns lots 1, 3, 4, 5, and 6. Mr. Schaefer has never asked us which access we prefer in any correspondence and the partners have never had a meeting in the ~~12~~²⁰ years of its existence. Point #3 contradicts Point #4 when it states in it's third sentence "There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation and there is no convincing evidence that any substantial property right is being abridged against the owner of the right." Then in Point #4 it states that "There is no evidence to support Appellant's claim that the City is taking a small portion of the Appellant's property in either access control situation. The packet shows in both access control situations a small portion of our property being taken. I feel that's more than a "minor detriment". Therefore Point #4 is incorrect.

I have two letters from three prominent commercial real estate agents stating that an access along the eastern end of the properties would be detrimental to the worth of our property. (READ THEM).

Our property is very deep and very narrow and a rear access would render the property almost commercially useless.

A street across the east end of all of the properties which Mr. Schaefer has proposed to me and which I told him I oppose at this time would be a nuisance to the neighborhood to the east.



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 22, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002715 04EPC-01379**
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

Allan Ivener
3504 La Sala Redonda NE
Albuq. NM 87111

LEGAL DESCRIPTION: ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s).

On October 21, 2004 the Environmental Planning Commission voted to deny Project 1002715/04EPC 01379, an appeal of the DRB based on the following Findings:

FINDINGS:

1. The DRB acted according to Sections 14-14-7-2(E)(2) of the Subdivision Ordinance in notifying the owners of record of all lots adjacent to the vacated right-of-way. All methods of such notification including: letters to adjacent neighborhood associations, sign posting, publication of the legal ad in the Sunday Journal and mailing copies of the legal ad to adjacent property owners as identified by the County Assessor's records were followed.
2. As provided in New Mexico Law no one is entitled to the flow of traffic past his property.
3. Because the new Unser is a controlled access facility direct access for the Appellants' property off Unser Boulevard is not possible. The alternate access control proposed by Applicant provides alternative reasonable access to applicant's property.

4. The DRB acted according to Section 14-14-7-2(A) & (B) of the Subdivision Ordinance in approving the vacation of Lyons Boulevard Public right-of-way. The request to vacate was filed by property owners of a majority of the front footage of land abutting the proposed vacation. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation and there is no convincing evidence that any substantial property right is being abridged against the owner of the right.
5. There is no evidence to support Appellants' claim that the City is taking a small portion of the Appellant's property in either access control situation.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 5, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

OFFICIAL NOTICE OF DECISION
OCTOBER 21, 2004
PROJECT #1002715
PAGE 3 OF 3

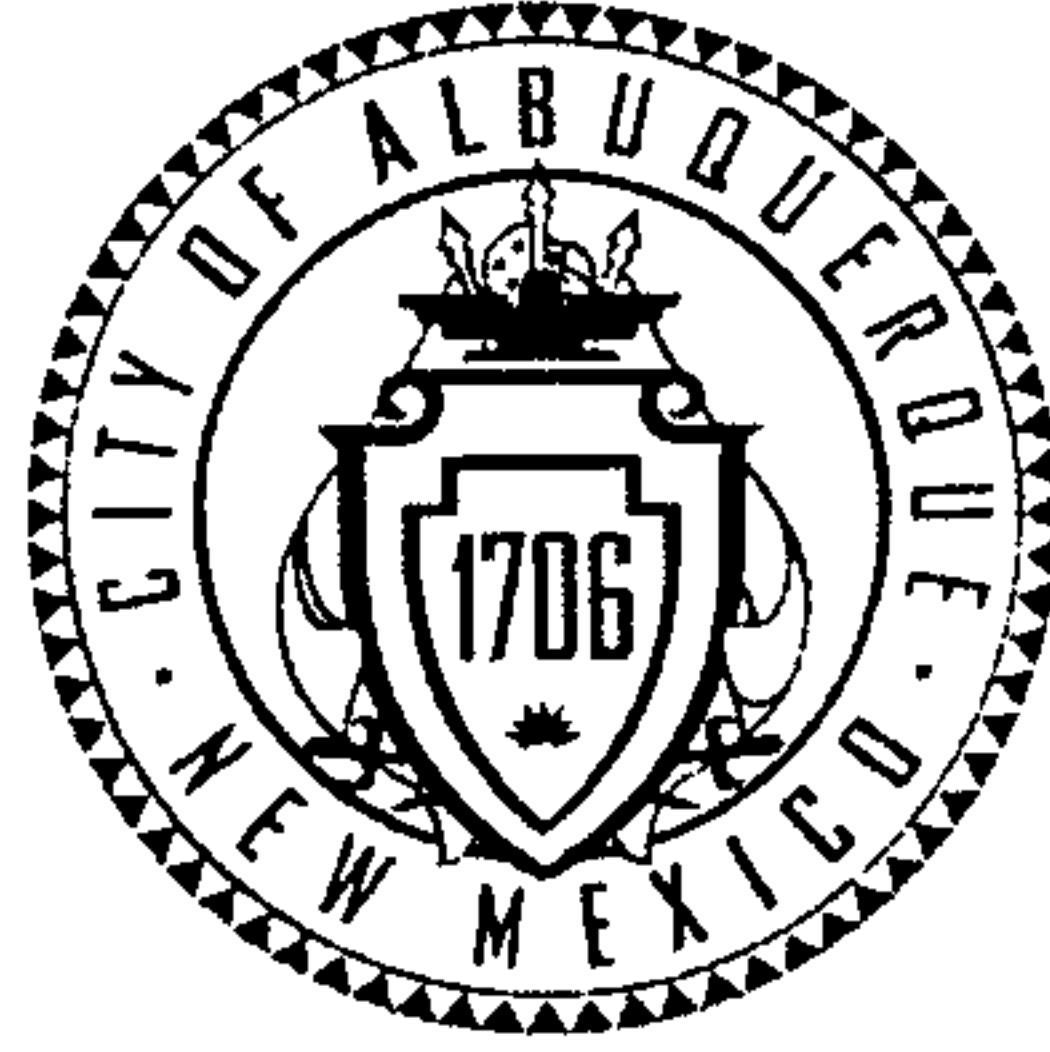
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD//ac

cc: Fred Arfman, 128 Monroe St. NE, Albuquerque, NM 87108
Vincent Carrica, Tierra West, 8509 Jefferson NE, Albuquerque, NM 87113



NOTICE OF PUBLIC HEARING

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Project # 1003003
04EPC-01323 Zone Map Amendment

John Mulle agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, **Alvarado Gardens Addition**, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646
04EPC-01336 EPC Site Development Plan-
Amendment to Building Permit

PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above actions for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647
04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

Project # 1003649
04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

Project # 1003650
04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development Plan

GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, **Monte Vista Addition**, a zone map amendment from R-1 & R-2 to SU-2/OR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

Project # 1000976
04EPC-01346 Zone Map Amendment

CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

Project # 1003651
04EPC-01347 Zone Map Amendment

PHIL D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, **Mesa del Norte Addition**, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

Project # 1001150
04EPC-01351 Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above action for all or a portion of Tract L2, **Vista del Norte Subdivision**, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acre(s). (E-16) Elvira Lopez, Staff Planner

Project # 1003523
04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment

RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, **Town of Atrisco Grant**, zoned A-1, located on 98TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

Project # 1000676
04EPC-01353 EPC Site Development Plan-
Amendment to Subdivision
04EPC-01354 EPC Site Development Plan- to
Building Permit

EDWARD FITZGERALD ARCHITECTS agents for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, **Las Tiendas de Corrales Center**, zoned SU-1/IP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

Project # 1001620
04EPC-01356 Text Amendments to the
Subdivision Ordinance and Zoning Code

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jon Messier, Staff Planner

Project # 1001620
04EPC-01357 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-15(B)(9), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated MRA

04EPC-01379 **Project # 1002715**
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04] (B-11)

Project # 1002698
03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-
Building Permit

Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the *Huning Highland Sector Development Plan* for the westerly 42' of Lot 3 and Lot 4, Block 21, Huning's Highlands Addition, for the Huning Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huning's Highlands Addition from SU-2/MR to SU-2/NCR; A Zone Map Amendment for Lot 4, Block 21, Huning's Highland Addition from SU-2/MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huning's Highlands Addition, located at the westerly 42' of 111 Walter Street SE and 115 Walter Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .048 ac.; Lot 4, Block 21, containing approximately .16 acre. **REMANDED FROM CITY COUNCIL**

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2004.

APPROVED

Russell Brito, Senior Planner
Planning Department

CITY OF ALBUQUERQUE



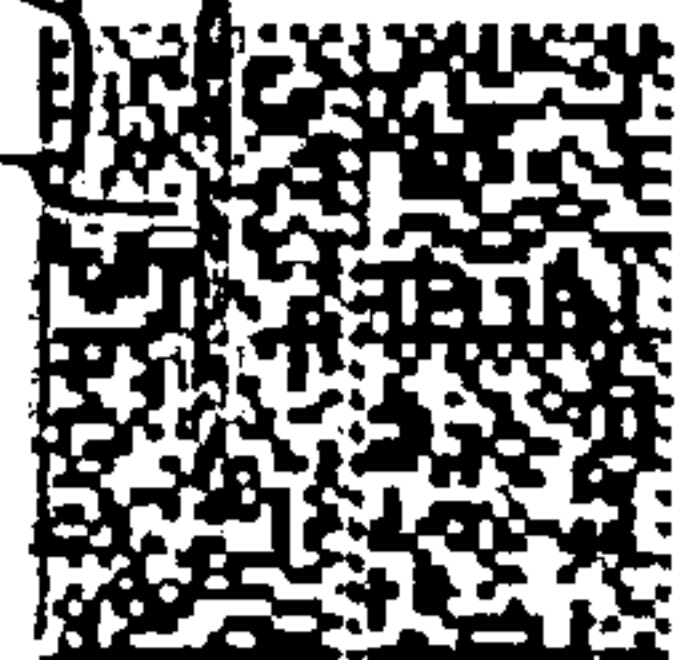
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN
TO SENDER
INSUFFICIENT
ADDRESS



02 1A \$ 00.37⁰
0004329277 SEP 30 2004
MAILED FROM ZIP CODE 87102

MA

101100510512050507

PICKARD IRREVOCABLE TRUST I
7007 WYOMING BL NE
ALBUQUERQUE NM 87109

epc

101106522815040121

8710343357 47

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: OCTOBER 21, 2004
Zone Atlas Page: B-11-Z
Notification Radius: 100 Ft.

Project# 1002715
App# 04EPC-01375
App# 04DRB-00965
App# 04DRB-00967

Cross Reference and Location:

Applicant: BOULEVARD LIMITED PARTNERSHIP
Address: PO BOX 14708
ALBUQUERQUE NM 87191

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST. NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: SEPTEMBER 30, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-11	1011065	148-154	303-09	✓ mp 1011065 210-308 209 33 ✓
		148-174	10	✓ mp 210-302 34 ✓
		112-210	11	✓ mp 227-323 01 ✓
		159-243	12	✓ mp 184-319 204 02 ✓
		070-209	06	✓ mp 185-301 43 ✓
		045-232	08	✓ mp 160-317 04 ✓
		105-128	64	✓ 141-295 44 ✓
		224-255	302-08	✓ mp 134-322 05 ✓
		228-220	05	✓ 128-294 23 ✓
		228-212	04	✓ mp 118-318 42 ✓
		228-196	03	✓ mp 108-288 01 ✓
		224-181	02	✓ mp 103-298 41 ✓
		224-168	01	✓ mp 100-308 40 ✓
		228-150	401-21	✓ mp 130-215 201 06 ✓
		213-150	22	✓ 144-218 07 ✓
		213-136	23	✓ mp 151-270 08 ✓
		228-138	24	✓ mp 158-272 09 ✓
		228-117	301-13	✓ 165-275 10 ✓
		213-116	14	✓ 172-278 11 ✓



<mainframe@coa1mp3.
cabq.gov>
06/23/2004 09:20 AM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1

01011065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106514815430309 LEGAL: 4 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: 00000 *Bx 14705*

ALBUQUERQUE NM 87191
0101106514817430310 LEGAL: 3 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106511221030311 LEGAL: 2 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106515924330312 LEGAL: 1 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106507020930306 LEGAL: POR OF T R 7 IN NW OF SW SEC 11 T11N R2E CONT
7.87 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPHS PL NW

ALBUQUERQUE NM 87120
0101106504523230308 LEGAL: POR TR 7 IN NW OF NW OF SW SEC 11 T11N R2E CONT
2. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPHS PL NW

ALBUQUERQUE NM 87120
0101106510512830364 LEGAL: TR 2 LAN DS OF PARAGON RESOURCES INC TOWN OF
ALAMED LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PICKARD IRREVOCABLE TRUST I
OWNER ADDR: 07007 WYOMING BL NE

ALBUQUERQUE NM 87109
0101106522625530208 LEGAL: TRAC T 1 SUMMARY PLAT SHOWING VACATION OF MESA
ENCA LAND USE:
PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTH WEST LAND COMPANY
OWNER ADDR: 00000 *Bx 14705*

ALBUQUERQUE NM 87191
0101106522822630205 LEGAL: 2 UN IT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYONS
OWNER NAME: IVENER ALAN & RUTH
OWNER ADDR: 03504 LA SALA REDONDA

NE

ALBUQUERQUE NM 87111
0101106522821230204 LEGAL: 3 UN IT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYONS
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522819630203 LEGAL: 4 UN IT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
1 R E C O R D S W I T H L A B E L S

PAGE

2
0101106522618130202 LEGAL: 5 UN IT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522616830201 LEGAL: 6 UN IT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522815040121 LEGAL: 08A UNIT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES LAND USE:

PROPERTY ADDR: 00000 LILENTHAL
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

ALBUQUERQUE NM 87108
0101106521315040122 LEGAL: 07A UNIT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BUGLO
OWNER NAME: ~~MCMURREY FAE J~~ *Rabadi Shariff A & Samia*
OWNER ADDR: ~~00000~~ *120 Wyoming Blvd NE*

~~LEXINGTON TX 78947~~
0101106521313640123 LEGAL: 07B UNIT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: KEN WILLIAMS ENTERPRISES INC
OWNER ADDR: 00000 *Bx 14874*

ALBUQUERQUE NM 87191
0101106522813840124 LEGAL: 08B UNIT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

ALBUQUERQUE NM 87108
0101106522811730113 LEGAL: 26A UNIT 1 OF PARADISE HILLS INVESTMENT

PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BEIDMAN
OWNER NAME: KRAMER LORENE M AND
OWNER ADDR: 01613 E TWENTY-SEVENTH

ST

FARMINGTON NM 87401

0101106521311630114 LEGAL: 25A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: CLARK THOMAS H
OWNER ADDR: 00000 *Bx 945*

JAMESTOWN NM 87347
0101106521030820933 LEGAL: 4 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSONS
RIO V LAND USE:
PROPERTY ADDR: 00000 MADELINE
OWNER NAME: EVON ANNETTE R
OWNER ADDR: 09948 ACADEMY RD NW

ALBUQUERQUE NM 87114
0101106521030220934 LEGAL: PARC EL 2 -A SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE

ALBUQUERQUE NM 87113
0101106522730320901 LEGAL: PARC EL 2 -B SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE

ALBUQUERQUE NM 87113
1 R E C O R D S W I T H L A B E L S PAGE
3

0101106518431920402 LEGAL: ALL OF T RACT 2 LD DIV MAP OF BLK 1 ROBERTSONS
RIO LAND USE:
PROPERTY ADDR: 00000 LYON
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: 00000 *one civic plaza SW*

ALBUQUERQUE NM 87102
0101106518530120443 LEGAL: SE C ORNE R OF BLK 1 MEAS 150 X 162 ROBERSON RIO
VIS LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: OLGUIN FIDEL & MARY B
OWNER ADDR: 01660 HILLSIDE DR SW

LOS LUNAS NM 87031
0101106516031720404 LEGAL: TRAC T 1- A LAND DIVISION MAP OF A PORTION OF BLK
1 LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: FREEDMAN TED ETAL
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106514129520444 LEGAL: PORT OF BLK 1 SHOPPING CENTER TRACT OF AMENDED
PLA LAND USE:
PROPERTY ADDR: 00000 PARADISE BLVD
OWNER NAME: BRUNACINI CHARLES C ETAL
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106513432220405 LEGAL: PARC EL M LAND DIVISION MAP OF A PORT OF BLK 1
UNIT LAND USE:
PROPERTY ADDR: 00000 A PARADISE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106512829420403 LEGAL: A TR OF LAND IN THE SW POR OF BLK 1 ROBERSON
RIO V LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000

CORRALES NM 87048
0101106511831820442 LEGAL: A TR OF LAND IN THE NORTH WEST PORT OF BLK 1
ROBER LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000

CORRALES NM 87048
0101106510828820401 LEGAL: LOT 1 EX C THE NLY TRIANGLE PORT BLK 2 & SWLY
PORT LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: SCHORR RICHARD M & CAROL L
OWNER ADDR: 05647 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106510329820441 LEGAL: 2 2 ROBE RSONS RIO VISTA SUBD UNIT #1
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: COGDILL AUBREY L & ANN
OWNER ADDR: 10104 PASEO DEL NORTE NW

ALBUQUERQUE NM 87122
0101106510030820440 LEGAL: 003 002R OBERSONS RIO VISTA U 1
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: GARCIA RICHARD A & DIANE
OWNER ADDR: 10108 PASEO DEL NORTE NW

ALBUQUERQUE NM 87114
0101106503626520106 LEGAL: 019 019R OBERSON RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: TROUTNER PATSY
OWNER ADDR: 00000 *Bx 66562*

ALBUQUERQUE NM 87193
1 R E C O R D S W I T H L A B E L S PAGE
4
0101106504426820107 LEGAL: 018 019R OBERSONS RIO VISTA SUBD NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: ATWA LISA NORA
OWNER ADDR: 00419 EDITH SE

ALBUQUERQUE NM 87102
0101106505127020108 LEGAL: 017 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: MONTOYA EDWARD W & LOURDES
OWNER ADDR: 05721 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106505827220109 LEGAL: 016 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: HARDY BRENDA & FREEDOM CO INC
OWNER ADDR: 05717 PARADISE BL NW

ALBUQUERQUE NM 87120
0101106506527520110 LEGAL: 015 019R OBERSONS RIO VISTA SUBD UNT 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: STECKEL LARRY W & MAJELLA M TR
OWNER ADDR: 09908 PLUNKETT DR NW

ALBUQUERQUE NM 87114
0101106507227820111 LEGAL: 014 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: RIVERA ALBERT JR

OWNER ADDR: 00000 *Bx 15037*

RIO RANCHO NM 87174
0101106508028120112 LEGAL: 013 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: METZGAR DAVID
OWNER ADDR: 05705 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106508828420113 LEGAL: 012 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: OCONNELL ROBERT
OWNER ADDR: 05701 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106508429620114 LEGAL: 011 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: BLEIL MARVIN G ETUX
OWNER ADDR: 05700 FAIRFAX DR NW

ALBUQUERQUE NM 87114
0101106507529220115 LEGAL: 010 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: NTIFORO GUSTAV K
OWNER ADDR: 05704 FAIRFAX NW

ALBUQUERQUE NM 87114
0101106506628820116 LEGAL: 009 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: SANCHEZ FRANK A & CRUZITA C
OWNER ADDR: 05708 FAIRFAX DR NW

ALBUQUERQUE NM 87114
0101106505728520117 LEGAL: 008 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: CHAVEZ SALLY C
OWNER ADDR: 05712 FAIRFAX DR NW

ALBUQUERQUE NM 87114
1 R E C O R D S W I T H L A B E L S PAGE
5
0101106504828220118 LEGAL: 007 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: CALIVA ROBERT D & CARMEN P
OWNER ADDR: 05716 FAIRFAX DR NW

ALBUQUERQUE NM 87114
0101106504027920119 LEGAL: 006 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 FAIRFAX
OWNER NAME: HAGAN WILLIAM J ETUX
OWNER ADDR: 05720 FAIRFAX DR NW

ALBUQUERQUE NM 87114

QUIT

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: B-11

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

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

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

Project# 1002715

BOULEVARD LIMITED PARTNERSHIP
PO BOX 14708
ALBUQUERQUE NM 87191

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87108

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

101106507020930306

101106510512830364

TOM ANDERSON
Paradise Hills Civics Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

ARCHDIOCESE OF SANTA FE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120

PICKARD IRREVOCABLE TRUST I
7007 WYOMING BL NE
ALBUQUERQUE NM 87109

101106522625530208

101106522822630205

101106522815040121

NORTH WEST LAND COMPANY
PO BOX 14708
ALBUQUERQUE NM 87191

IVENER ALAN & RUTH
3504 LA SALA REDONDA NE
ALBUQUERQUE NM 87111

TAYLOR GANARLD
615 LA VETA NE
ALBUQUERQUE NM 87108

101106521315040122

101106521313640123

101106522811730113

RABADI SHARIFF A & SAMIA
120 WYOMING BLVD NE
ALBUQUERQUE NM 87111

KEN WILLIAMS ENTERPRISES INC
PO BOX 14876
ALBUQUERQUE NM 87191

KRAMER LORENE M AND
1613 E TWENTY-SEVENTH ST
FARMINGTON NM 87401

101106521311630114

101106521030820933

101106521030220934

CLARK THOMAS H
PO BOX 985
JAMESTOWN NM 87347

EVON ANNETTE R
9948 ACADEMY RD NW
ALBUQUERQUE NM 87114

L & L INVESTMENT GROUP LLC
8212 LOUISIANA BL NE
ALBUQUERQUE NM 87113

101106518431920402

101106518530120443

101106516031720404

COUNTY OF BERNALILLO
ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102

OLGUIN FIDEL & MARY B
1660 HILLSIDE DR SW
LOS LUNAS NM 87031

FREEDMAN TED ETAL
PO DRAWER A
CORRALES NM 87048

101106514129520444

101106513432220405

101106510828820401

BRUNACINI CHARLES C ETAL
PO DRAWER A
CORRALES NM 87048

BRUNACINI CHARLES C II &
PO DRAWER A
CORRALES NM 87048

SCHORR RICHARD M & CAROL L
5647 PARADISE BL NW
ALBUQUERQUE NM 87114

101106510329820441

101106510030820440

101106503626520106

COGDILL AUBREY L & ANN
10104 PASEO DEL NORTE NW
ALBUQUERQUE NM 87122

GARCIA RICHARD A & DIANE
10108 PASEO DEL NORTE NW
ALBUQUERQUE NM 87114

TROUTNER PATSY
PO BOX 66562
ALBUQUERQUE NM 87193

101106504426820107

101106505127020108

101106505827220109

ATWA LISA NORA
419 EDITH SE
ALBUQUERQUE NM 87102

MONTOYA EDWARD W & LOURDES
5721 PARADISE BL NW
ALBUQUERQUE NM 87114

HARDY BRENDA & FREEDOM CO INC
5717 PARADISE BL NW
ALBUQUERQUE NM 87120

101106506527520110

101106507227820111

101106508028120112

STECKEL LARRY W & MAJELLA M T
9908 PLUNKETT DR NW
ALBUQUERQUE NM 87114

RIVERA ALBERT JR
PO BOX 15039
RIO RANCHO NM 87174

METZGAR DAVID
5705 PARADISE BL NW
ALBUQUERQUE NM 87114

101106508828420113

ÓCONNELL ROBERT
5701 PARADISE BL NW
ALBUQUERQUE NM 87114

101106506628820116

SANCHEZ FRANK A & CRUZITA C
5708 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106504027920119

HAGAN WILLIAM J ETUX
5720 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106508429620114

BLEIL MARVIN G ETUX
5700 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106505728520117

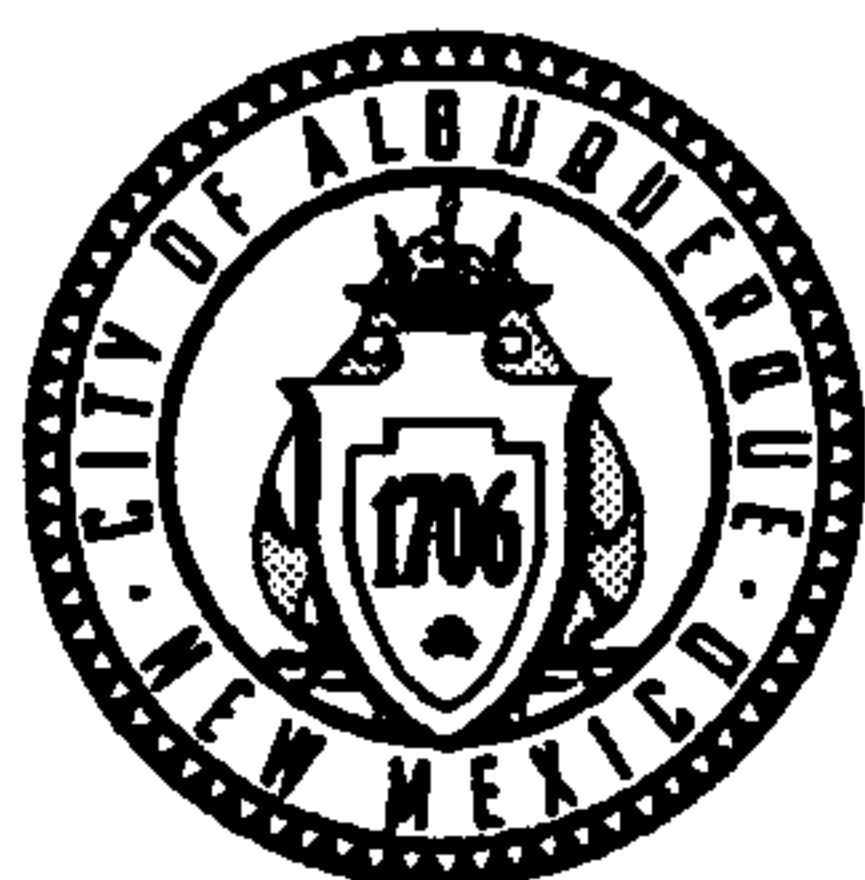
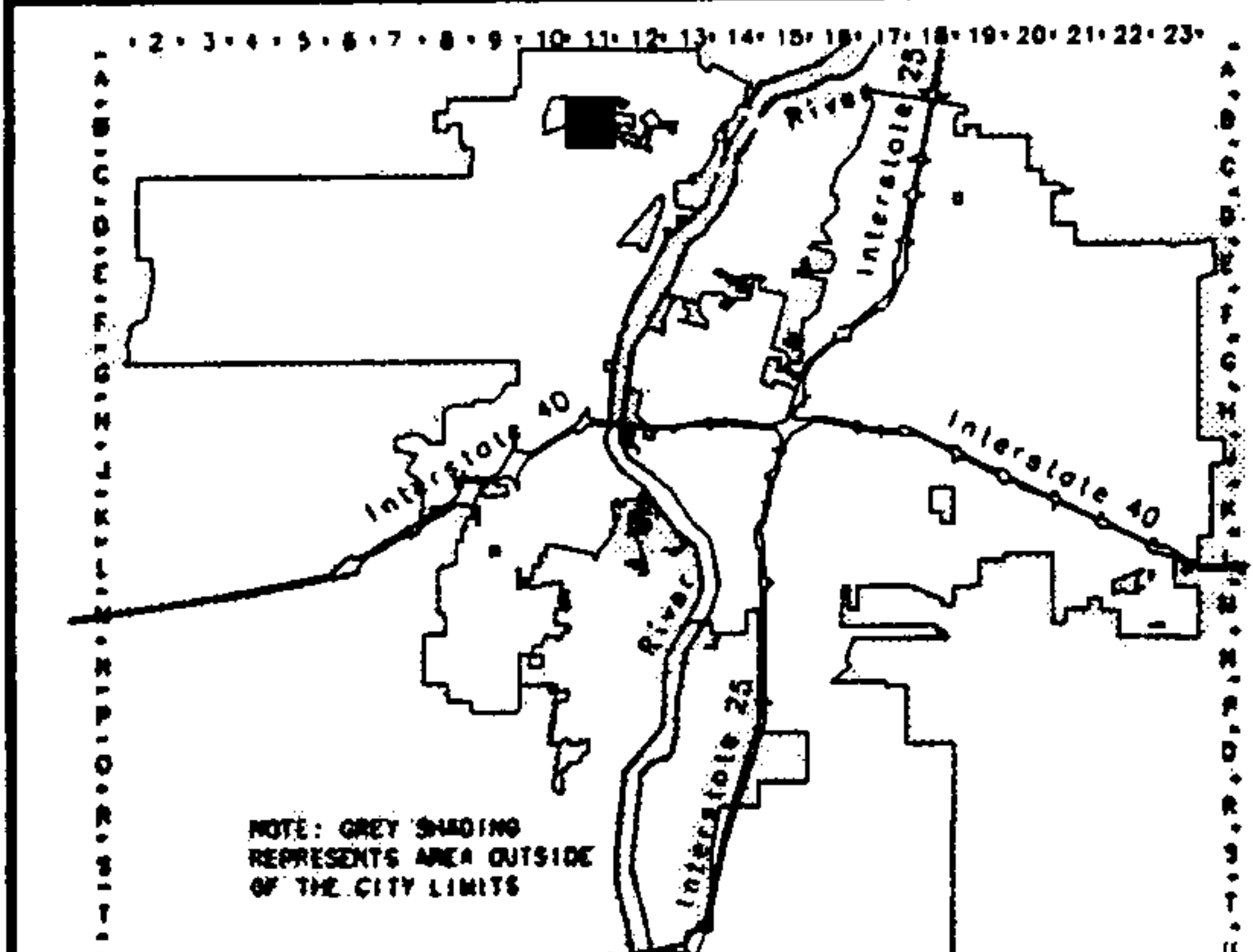
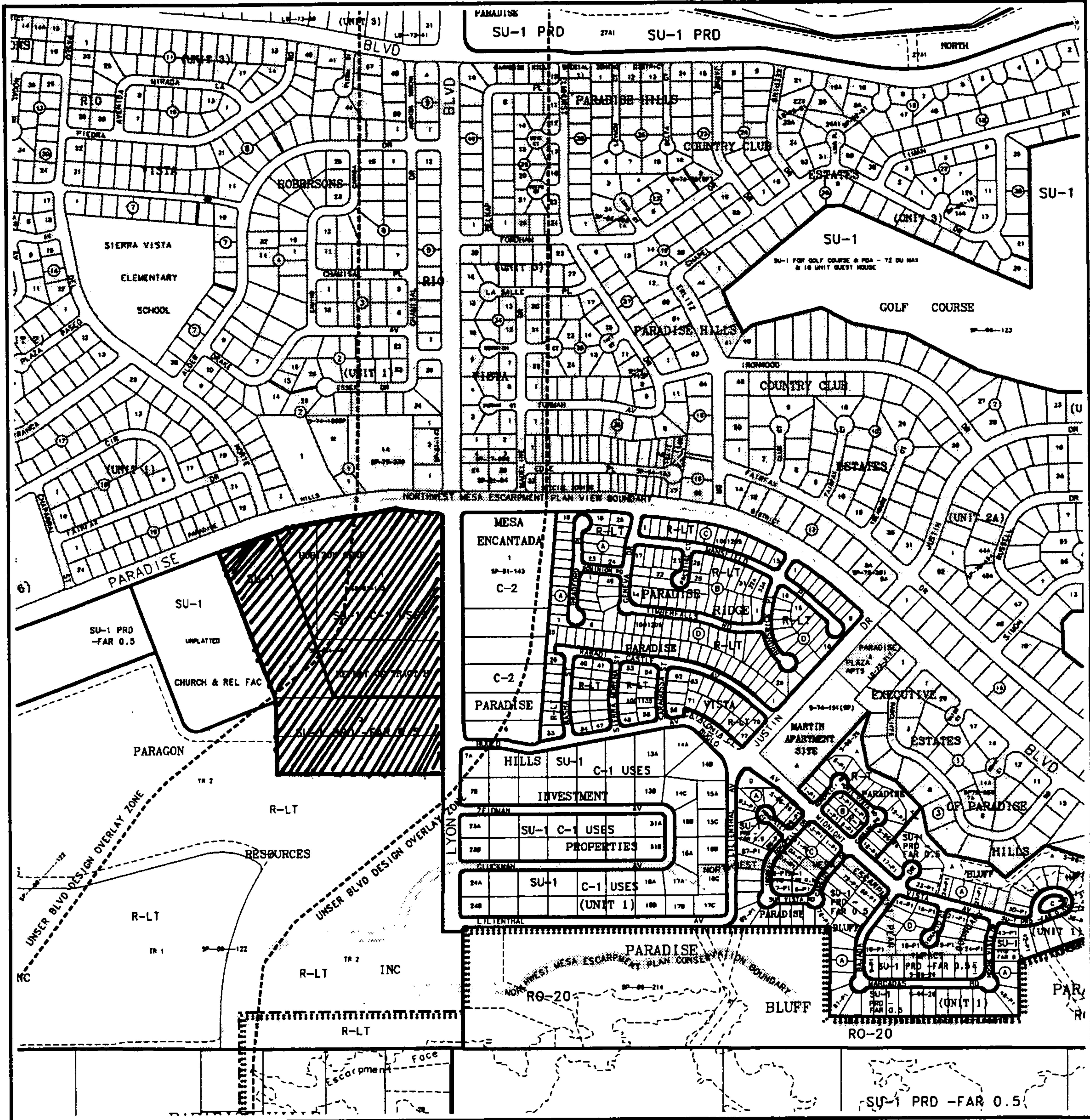
CHAVEZ SALLY C
5712 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106507529220115

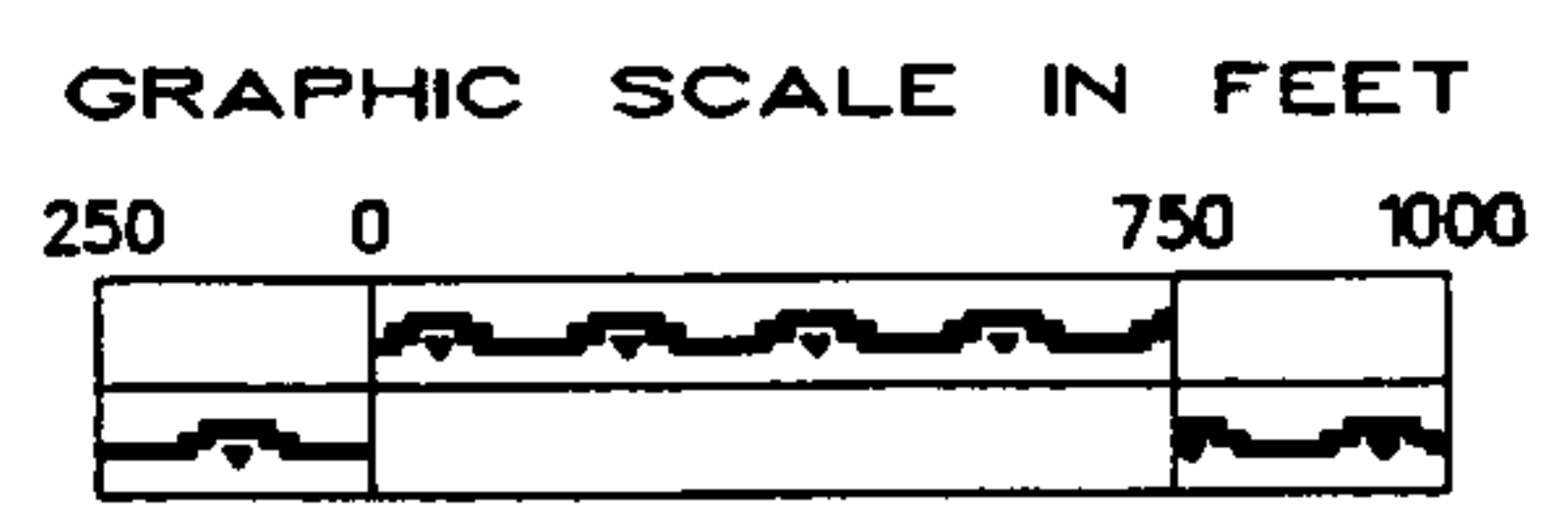
NTIFORO GUSTAV K
5704 FAIRFAX NW
ALBUQUERQUE NM 87114

101106504828220118

CALIVA ROBERT D & CARMEN P
5716 FAIRFAX DR NW
ALBUQUERQUE NM 87114



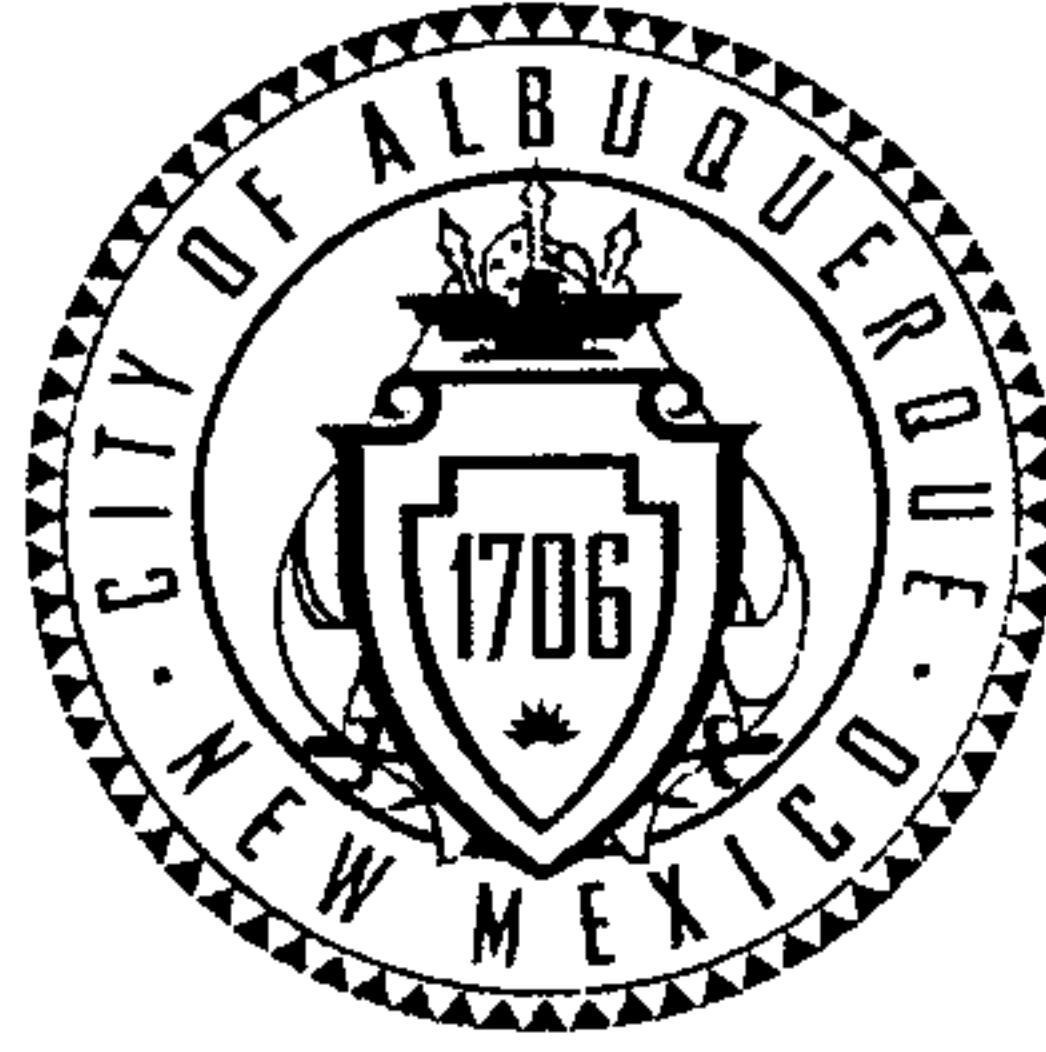
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

B-11-Z

Map Amended through January 02, 2004



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, October 14, 2004, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review – Current Land Use Matters for the October 21, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, October 21, 2004, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003003
04EPC-01323 Zone Map Amendment

John Mulle agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, **Alvarado Gardens Addition**, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646
04EPC-01336 EPC Site Development Plan-Amendment to Building Permit

PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above actions for Lot 1B5, Block 1, Vidas Subdivision, (comprising a portion of lot B-2 Block), , zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647
04EPC-01338 EPC Sector Development Plan

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

Project # 1003649
04EPC-01340 Zone Map Amendment

GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, **Division of Land of Richard Casaus**, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

Project # 1003650
04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development Plan

GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, **Monte Vista Addition**, a zone map amendment from R-1 & R-2 to SU-2/OR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

Project # 1000976
04EPC-01346 Zone Map Amendment

CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, **Westland Develop. Co. Subd and Unplatted Land in Bern. Co.**, located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

Project # 1003651
04EPC-01347 Zone Map Amendment

PHIL D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, **Mesa del Norte Addition**, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

Project # 1001150
04EPC-01351 Zone Map Amendment

ISAACSON & ARFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above action for all or a portion of Tract L2, **Vista del Norte Subdivision**, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acre(s). (E-16) Elvira Lopez, Staff Planner

Project # 1003523
04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment

RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, **Town of Atrisco Grant**, zoned A-1, located on 98TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

Project # 1000676
04EPC-01353 EPC Site Development Plan-
Amendment to Subdivision
04EPC-01354 EPC Site Development Plan- to
Building Permit

EDWARD FITZGERALD ARCHITECTS agents for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, **Las Tiendas de Corrales Center**, zoned SU-1/IP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

Project # 1001620
04EPC-01356 Text Amendments to the
Subdivision Ordinance and Zoning Code

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jon Messier, Staff Planner

Project # 1001620
04EPC-01357 Text Amendment

CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-2-15(B)(9), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated MRA

~~04EPC-01379~~ **Project # 1002715**
~~04DRB-00965~~ Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04*] (B-11)

Project # 1002698
03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-
Building Permit

Garrett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the *Huning Highland Sector Development Plan* for the westerly 42' of Lot 3 and Lot 4, Block 21, Huning's Highlands Addition, for the Huning Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huning's Highlands Addition from SU-2/MR to SU-2/NCR; A Zone Map Amendment for Lot 4, Block 21, Huning's Highland Addition from SU-2/MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huning's Highlands Addition, located at the westerly 42' of 111 Walter Street SE and 115 Walter Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .048 ac.; Lot 4, Block 21, containing approximately .16 acre. **REMANDED FROM CITY COUNCIL**

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2004.

APPROVED

Russell Brito, Senior Planner
Planning Department

CITY OF ALBUQUERQUE

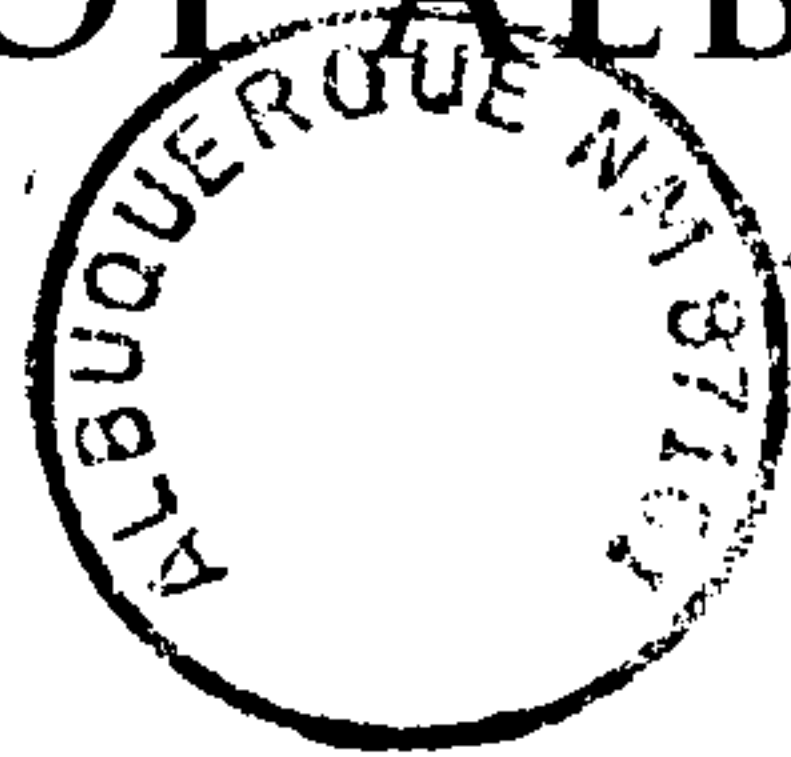


Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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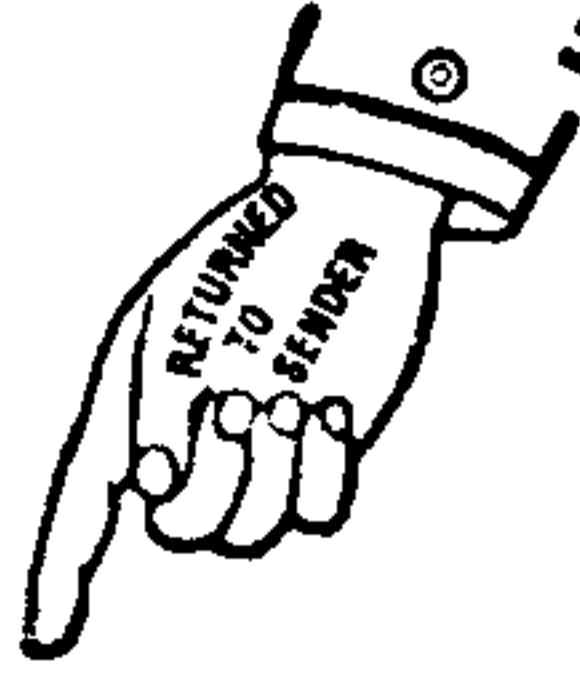
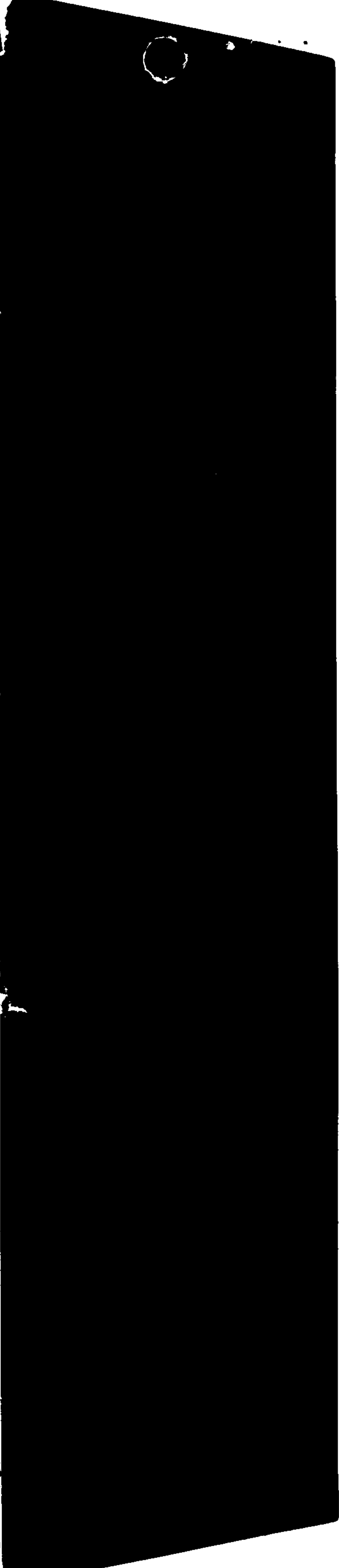
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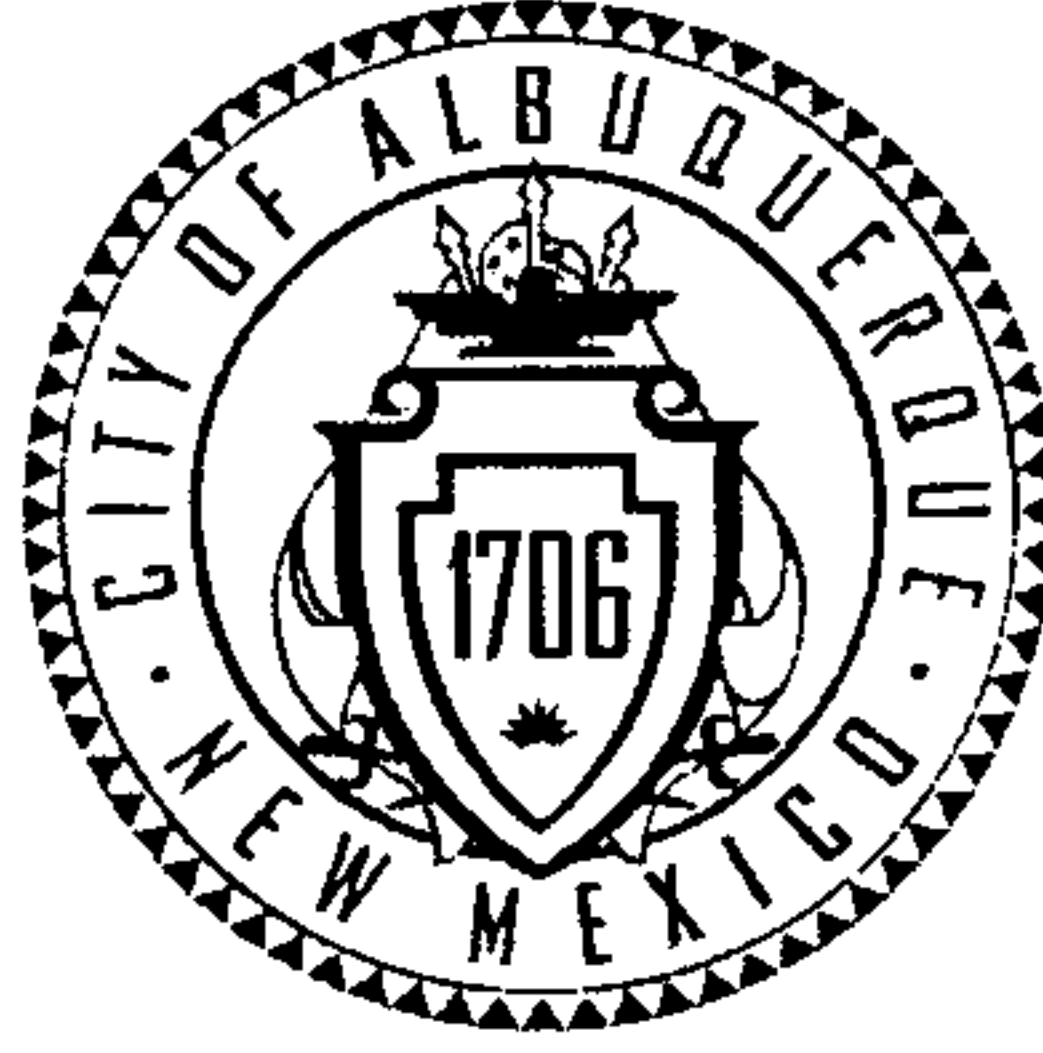
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Right-of-Way
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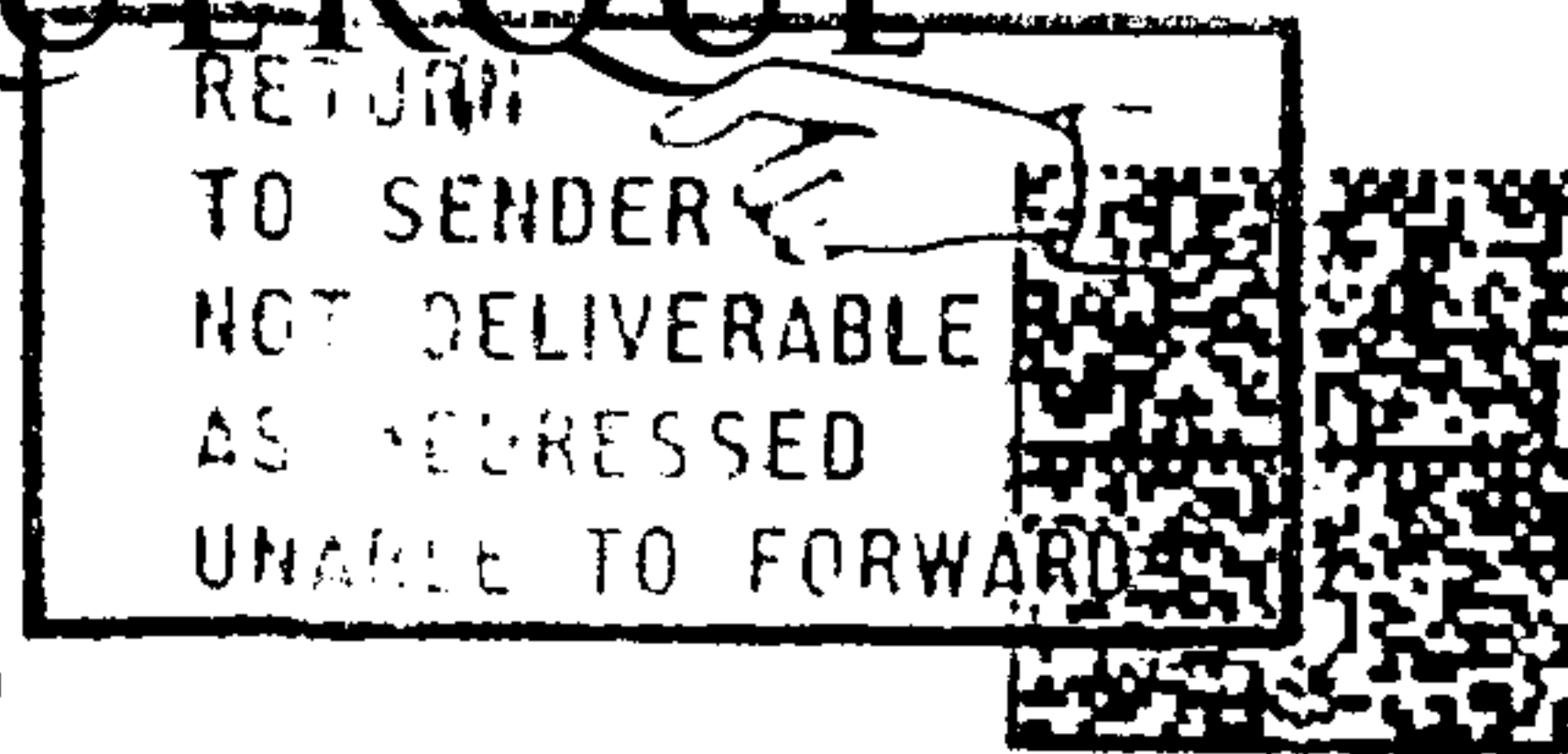
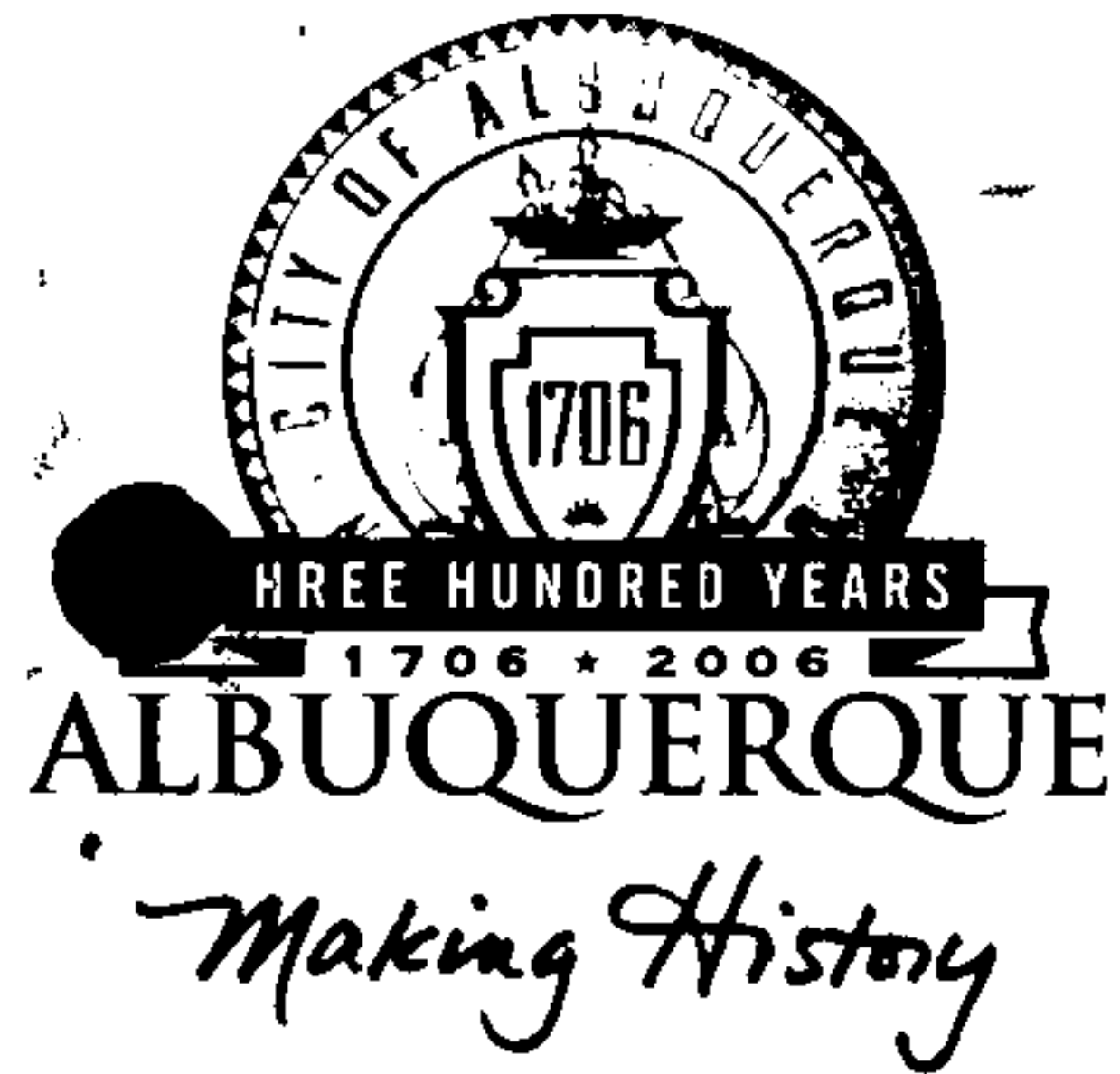
Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 29, 2004.

APPROVED

Russell Brito, Senior Planner
Planning Department

CITY OF ALBUQUERQUE



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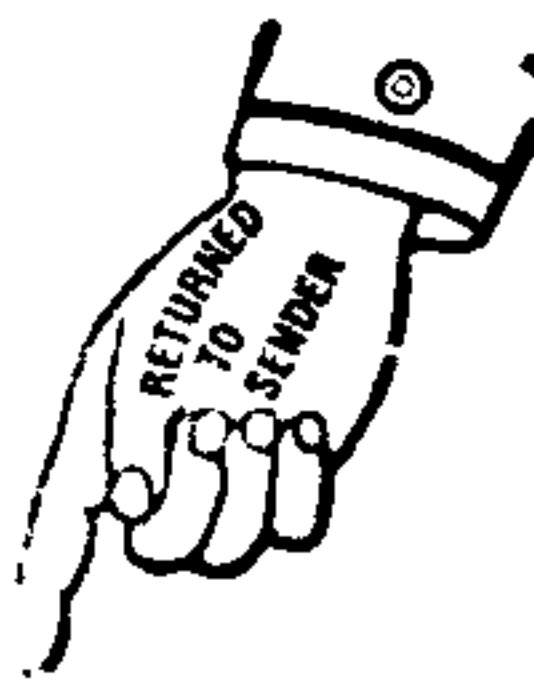
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NOTICE OF HEARING

September 17, 2004

Alan Ivener
3504 La Sala Redonda NE
Albuquerque, NM 87111

RE: APPEAL 04EPC-01379 /PROJECT #1002715 (CASE WAS HEARD UNDER APPLICATION NUMBERS #04DRB-00964 Major-Vacation of Right-of-Way, 04DRB-00967 Minor-Preliminary & Final Plat

Dear Mr. Ivener:

The above referenced appeal, which was filed September 8, 2004, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, October 21, 2004 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

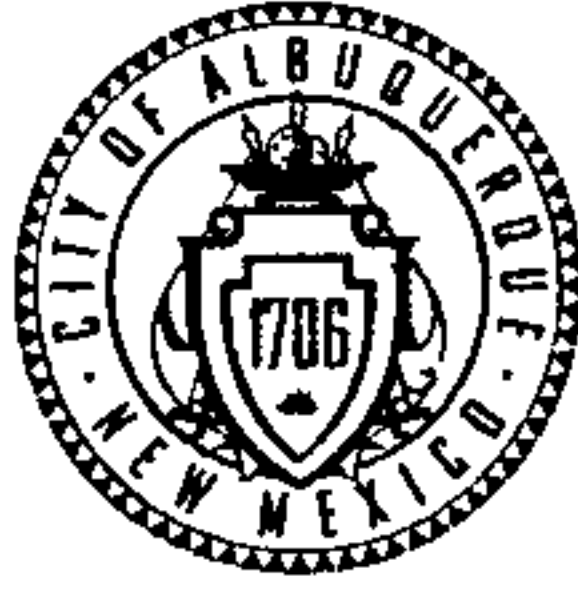
Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Felix Rabadi, 120 Wyoming SE, 87123
Ron Bohannon, Tierra West, LLC, 8509 Jefferson NE, 87113
Consensus Planning, 924 Park Ave SW, 87102
Robert J Schaefer, 5600 Wyoming Blvd NE, 87109
Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114
Stephani Winklepleck, Neighborhood Coordination
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2005

4. Project # 1002715

05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11)

At the September 28, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacation of the public easement was withdrawn at the agent's request.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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 being abridged against the will of the owner of the right.

CONDITIONS:

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

The preliminary and final plat was approved with final plat sign off delegated to Transportation Development for easement on east side of Lots 3, 4 and 6 and Planning for 15-day appeal period, correct zoning on plat, AA for site plan for subdivision, NMU Inc signature, PNM signature, recording of the plat and the AGIS dxf file and Property Management's signature.

If you wish to appeal this decision, you must do so by October 13, 2005, in the manner described below.

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



OFFICIAL NOTICE OF DECISION
PAGE 3

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: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Handwritten initials: X, Y, and a scribble.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

September 28, 2005

Ms. Sheran Matson, AICP, DRB Chair
Development Review Board
Land Development Coordination
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Boulevard Ltd.
DRB Project No. 1002715**

SUBJECT: 05DRB-01397 Major-Vacation of Public Easement

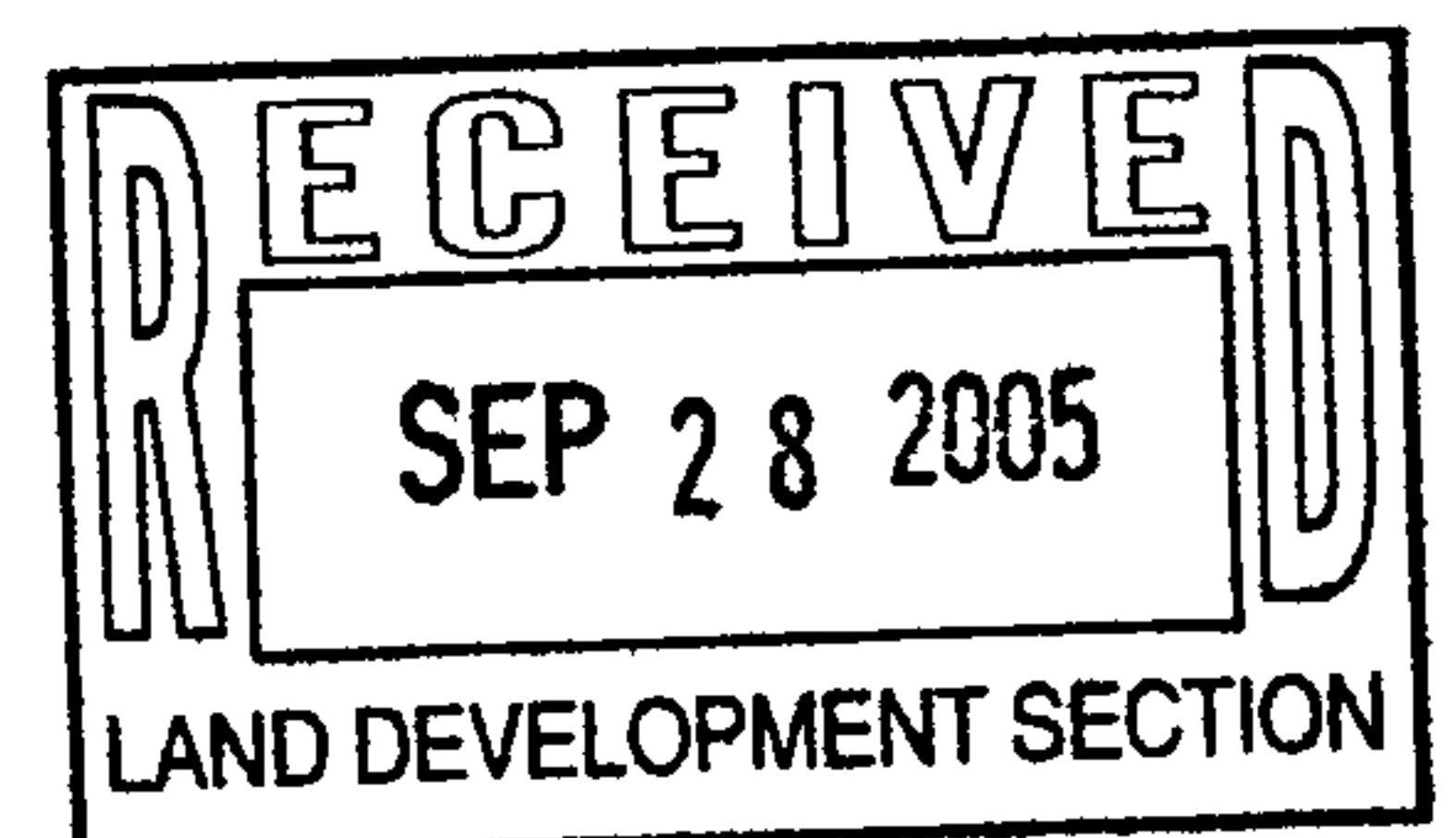
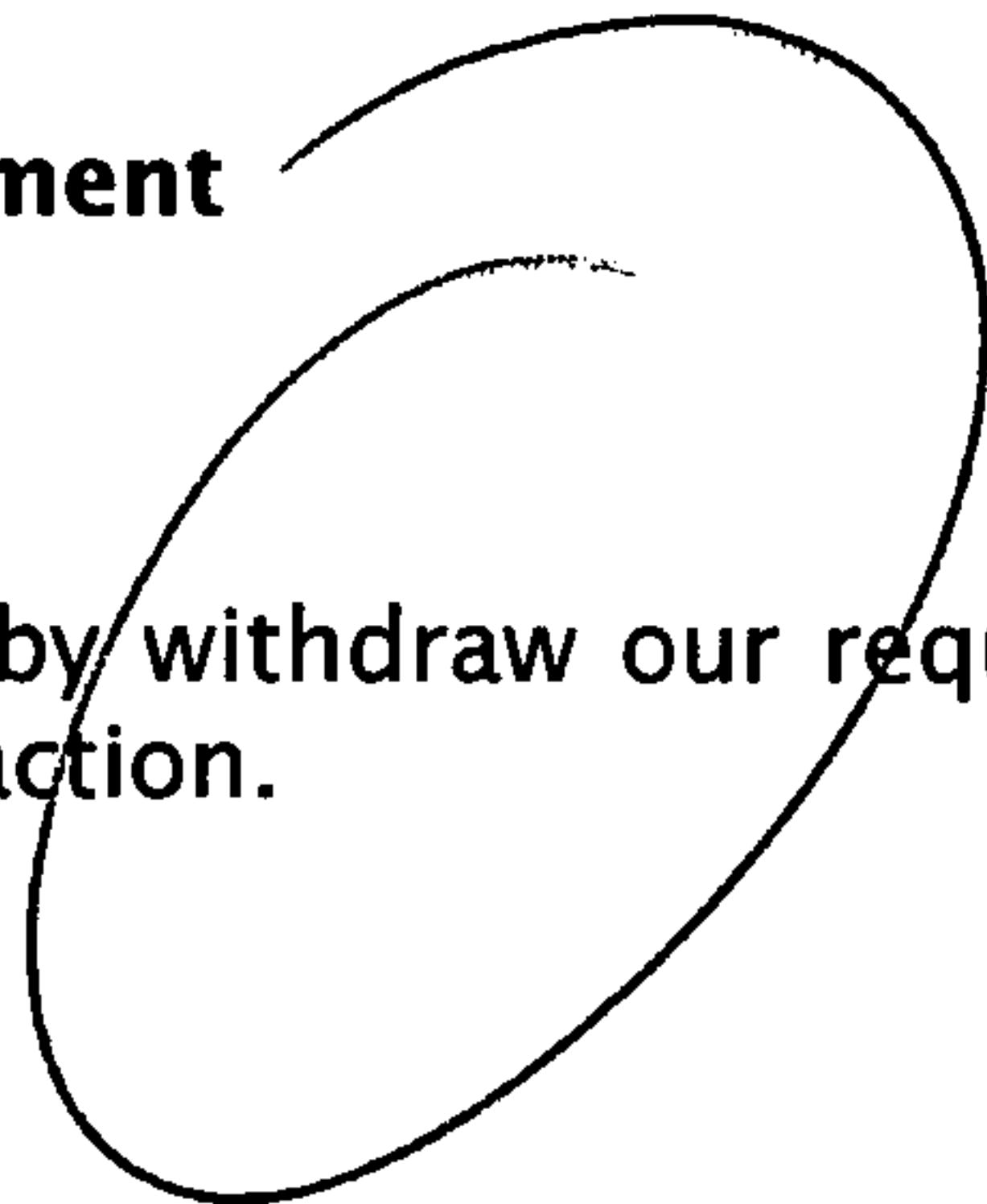
Dear Ms. Matson:

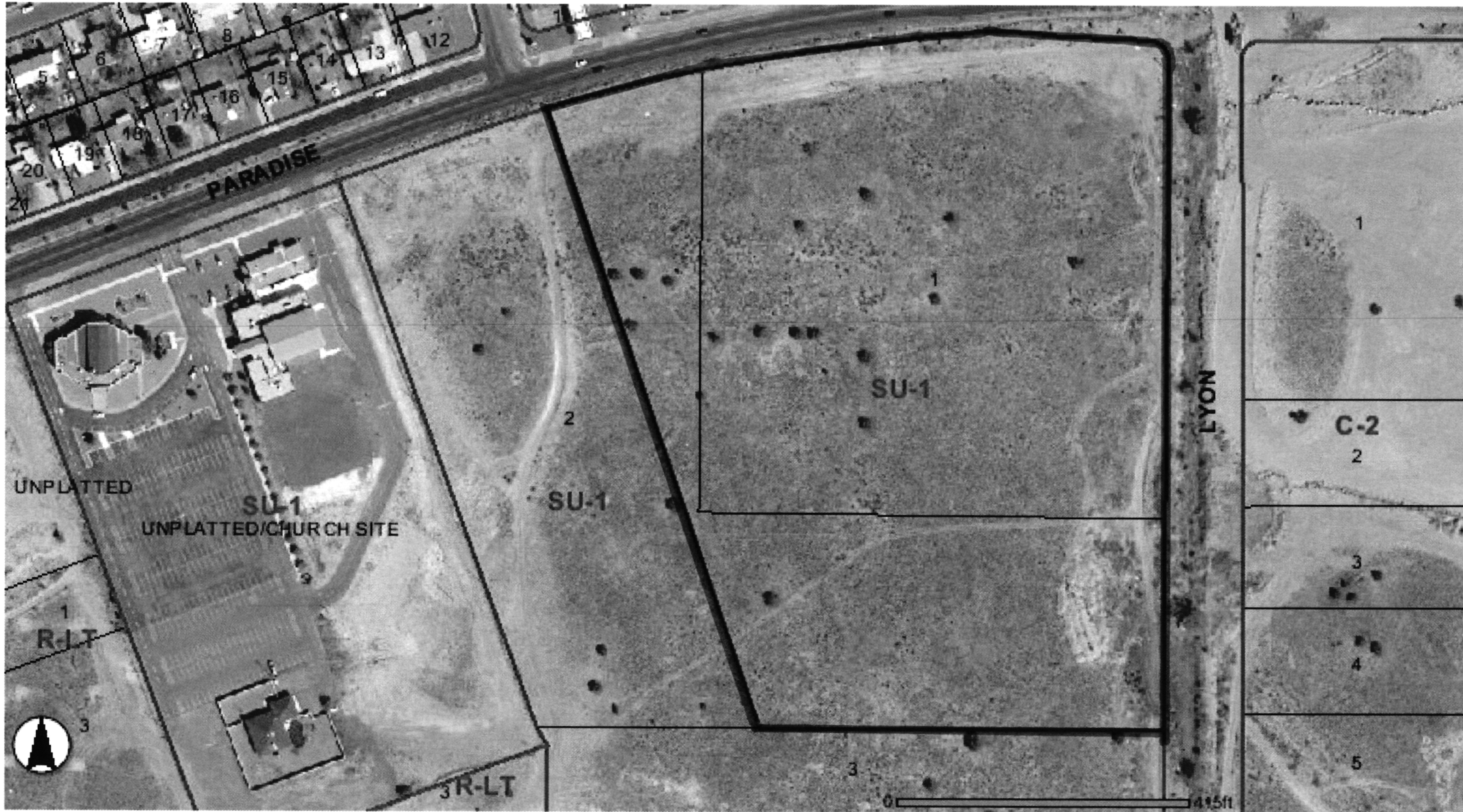
Isaacson & Arfman, P.A., agent for Boulevard. Ltd., hereby withdraw our request of Vacation of Public Easement for the above referenced action.

Thank you for your assistance in this matter.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl





DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002715 AGENDA#: 4 DATE: 9/28/05

1. Name: Rohit Wadhaf Address: P.O. Box 14708 ~~New York~~ ~~NY~~ 87191 Zip: 87109

2. Name: Fred Aspinwall Address: 128 Norcross St NE Zip: 87108

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

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9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

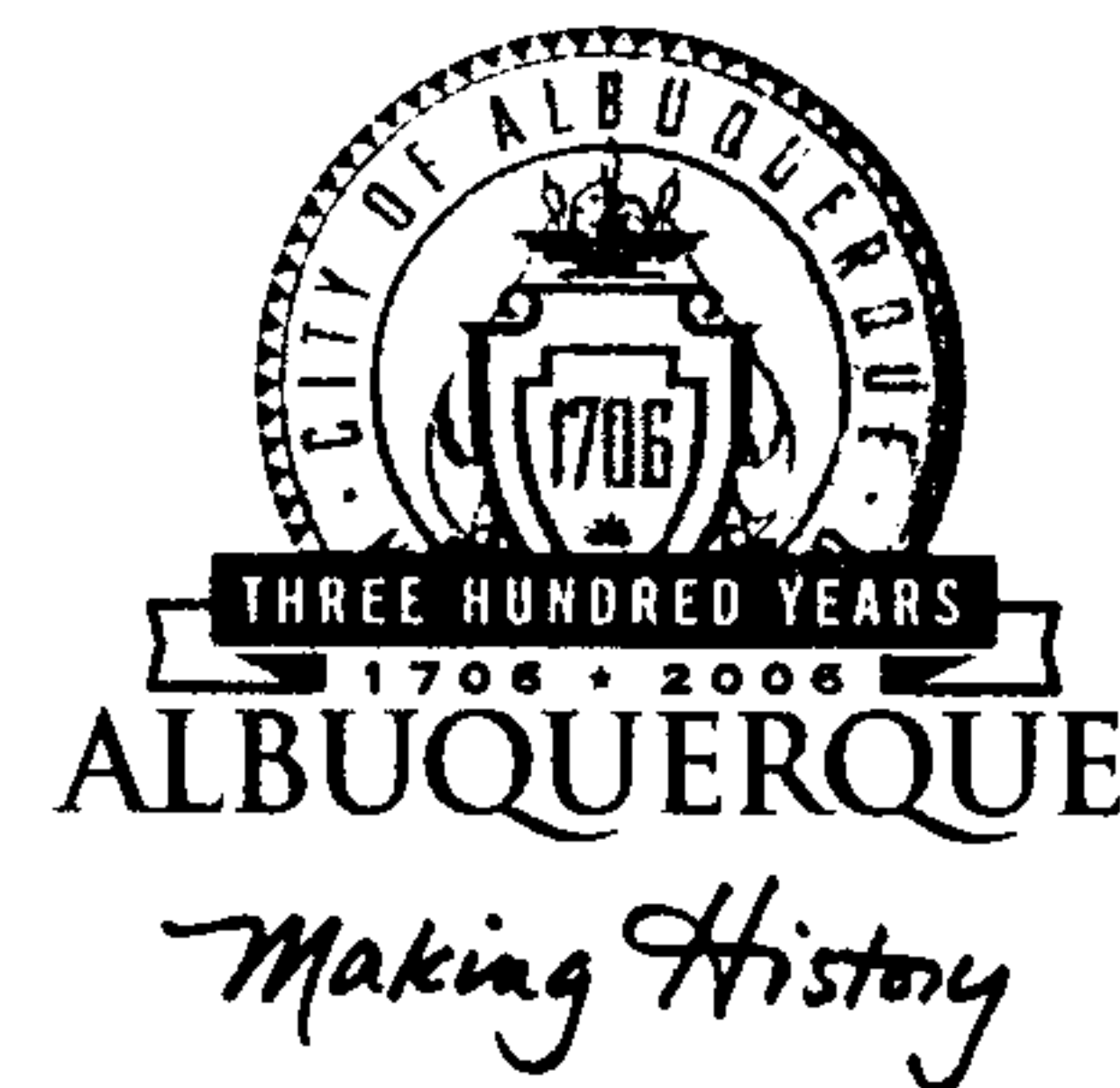
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 4

SUBJECT:

Bulk Land Variance
Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV or vacation request.
Minor comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: September 28, 2005

2715

DXF Electronic Approval Form

DRB Project Case #: 1002715

Subdivision Name: BOULEVARD LTD TRACTS A-C LOTS 1-2

Surveyor: TIMOTHY ALDRICH

Contact Person: RUTH LOZANO

Contact Information: 884-1990

DXF Received: 9/28/2005

Hard Copy Received: 9/28/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

09-28-2005
Date

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

AGIS Use Only

Copied fc **2715** to agiscov on **9/28/2005** Contact person notified on **9/28/2005**



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2005

Project # 1002715

05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11)

AMAFCA

No adverse comments.

COG Unser Boulevard is identified as a limited access principal arterial on the Long Range Roadway System map with a right of way of 156'. In addition, the Long Range Bikeway System map identifies Unser Boulevard for on street bike lanes and a separate path.

The Road Exchange Agreement (Contract No. D04034) between the City of Albuquerque and the New Mexico Department of Transportation states that upon completion of Unser Boulevard between Ouray Street and Paseo del Norte, that

“the Department will place the route on the State Highway System and the State Maintenance System the City will assume sole responsibility for and place Coors Blvd on the City street system from St. Joseph’s Drive to Paseo del Norte”.

Subsequent consideration of any proposed project must consider that this site is located in an emerging area of growth and significant downstream roadway infrastructure and capacity issues can be expected involving multiple jurisdictions including Bernalillo County. The TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination Letter sent to Paradise Hills Civic Assoc. (R) NA.

APS

The request to approve a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd and to dedicate rights-of-way for Unser Blvd and Buglo Ave NW will have *no adverse impacts* to the APS district.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume- will increase Traffic Pressure on road Burglaries Explain: Residential 8 a.m. to 5 p.m. Mon-Fri; Auto burglary 10 p. m. to 6 a.m. Commercial 5 p.m. - 6 a.m. Mon. thru Sun. Speeding Violation/Explain:24-7, Always a Issue. Need for neighborhood association/Explain: Neighborhood Watches. Other: auto theft 10 p.m.- 6 a.m. gang activity: Surenos 13, Arson alert while building vandalism.

Fire Department

No adverse comments.

PNM Electric & Gas

Major Bulk Land Variance: NO COMMENT. Major Vacation of Pub Right of Way: **NOT APPROVED**. Major -Vacation of Public Easements: **NOT APPROVED**. Minor -Preplat & Final Plat Approval: **NOT APPROVED**. **PNM HAS FACILITIES IN THE PROPOSED ALIGNMENT OF UNSER AND WILL NOT VACATE UNTIL RELOCATION OF THESE FACILITIES IS PROVIDED FOR.**

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

No objection the BLV or vacation request. Minor comment on plat

Transportation Development

Why don't Tracts B & C match the previous submittal. Do these qualify for bulk platting? Does this alignment match with the platted alignment to the south?

Parks & Recreation

Defer to Transportation regarding the vacation of ROW request. What easements are being vacated? No objection to the bulk land variance or platting action.

Utilities Development

No objection to Vacation requests. No objection to Bulk Land Variance. No objection to Plat approval provided NMUI signs the Plat. Need revised Site Plan for Subdivision.

Planning Department

Property Management will need to sign the final plat because of the vacation of right of way.

Planning defers to the Traffic Engineer on the vacation requests.

Chapter 2 of the DPM requires lots in a bulk land plat to meet a 40 acre minimum lot size requirement for non-residential uses unless the zoning requires site plan approval. In this case, the zoning as listed in AGIS is SU-1 for C-1 and SU-1 for PRD. This zoning requires site plan review. If the applicant plans to retain this zoning, the minimum 40 acre requirement is waived per the DPM.

The zoning must appear on the final plat under Subdivision Data. This will be a condition of final plat approval.

No objection to any of the requested actions. Defer to the Traffic Engineer on the right of way vacations.

Impact Fee Administrator

Construction of new commercial facilities within the proposed subdivision will require payment of Impact Fees. Public Safety Fees for the West Side Service Area and Roadways Fees for the Northwest Mesa Service Area will be based per every 1,000 square feet of floor area and the proposed use. Drainage Fees for the Northwest Mesa Service Area will be based on a rate of \$14,052 per impervious acre.

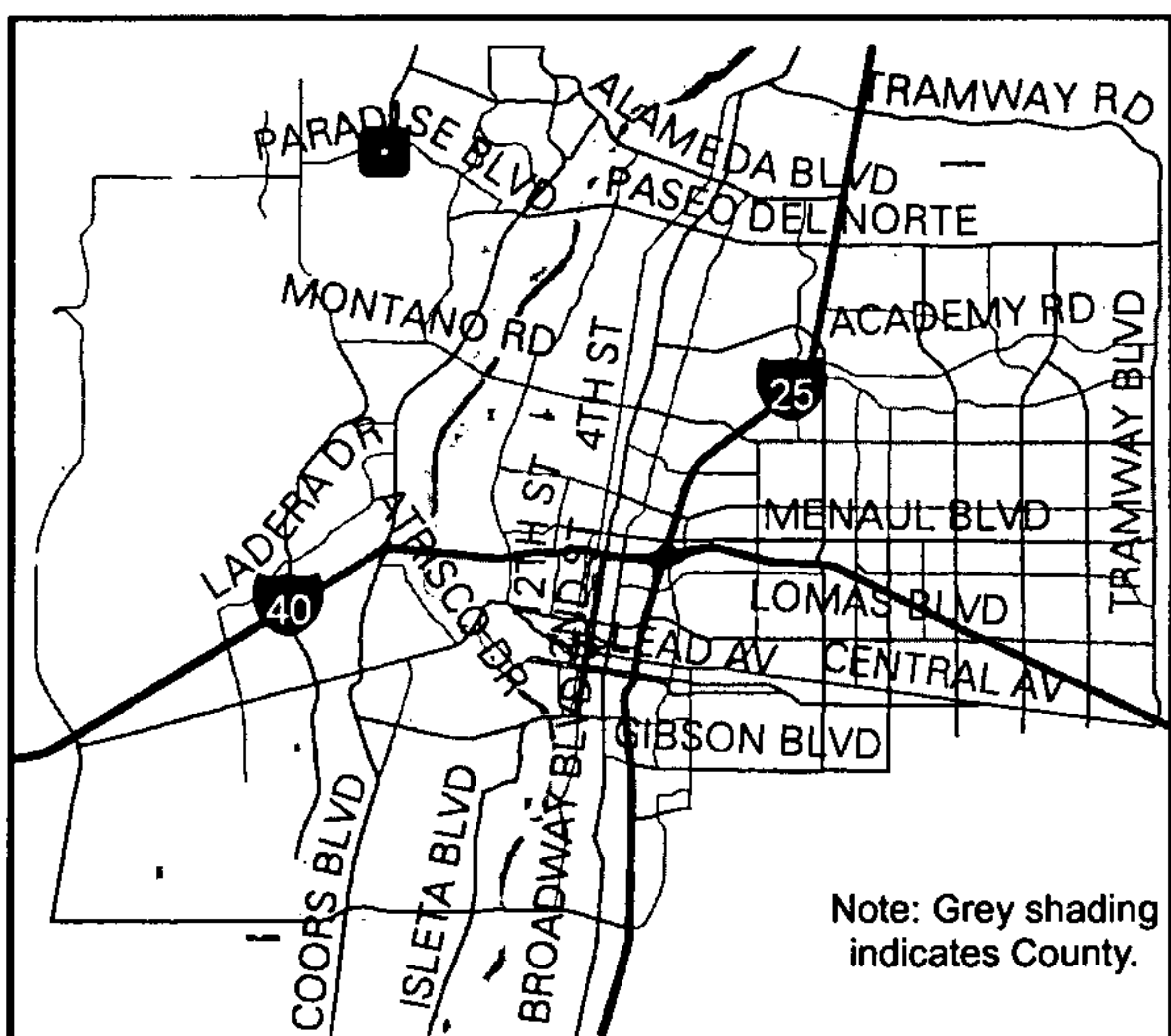
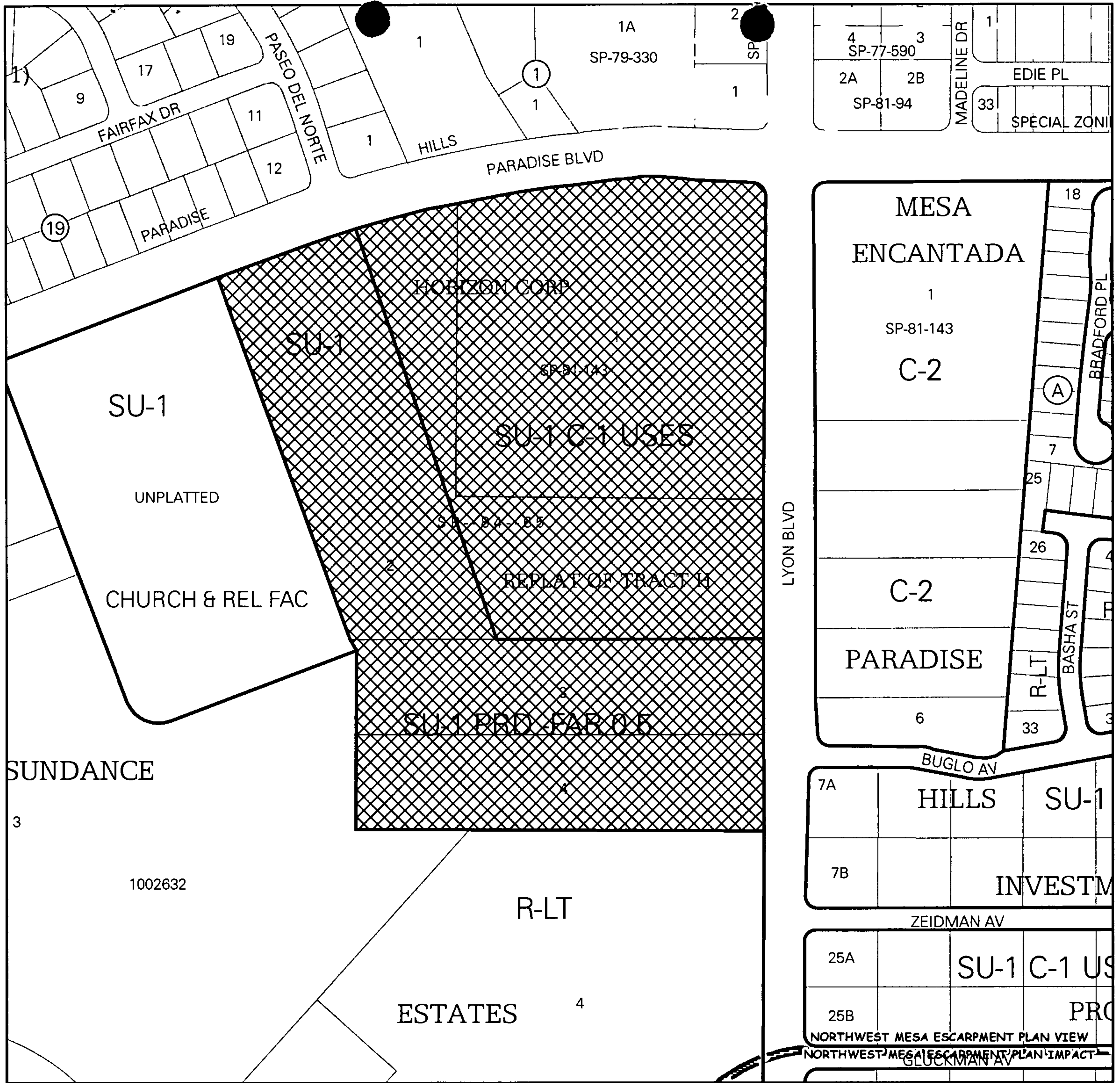
Impact Fee Administrator

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 34% if building permits are obtained by December 30, 2005, and 67% if permits are obtained by December 29, 2006.

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

cc: Boulevard Limited Partnership, P.O. Box 14708, 87191

Isaacson & Arfman PA, 128 Monroe St NE, 87108



ZONING MAP



1 inch equals 300 feet

Project Number:
1002715

Hearing Date:
9/28/05

Zone Map Page:
B-11

Additional Case Numbers:
03EPC-00918 03EPC-00919
04DRB-00964 04DRB-00965
04DRB-00967



**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, September 28, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1004228**
05DRB-01394 Major-Vacation of Public Easements
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15)
- Project # 1003573**
05DRB-01379 Major-Amended Grading Plan Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] (C-20)
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 12, 2005.



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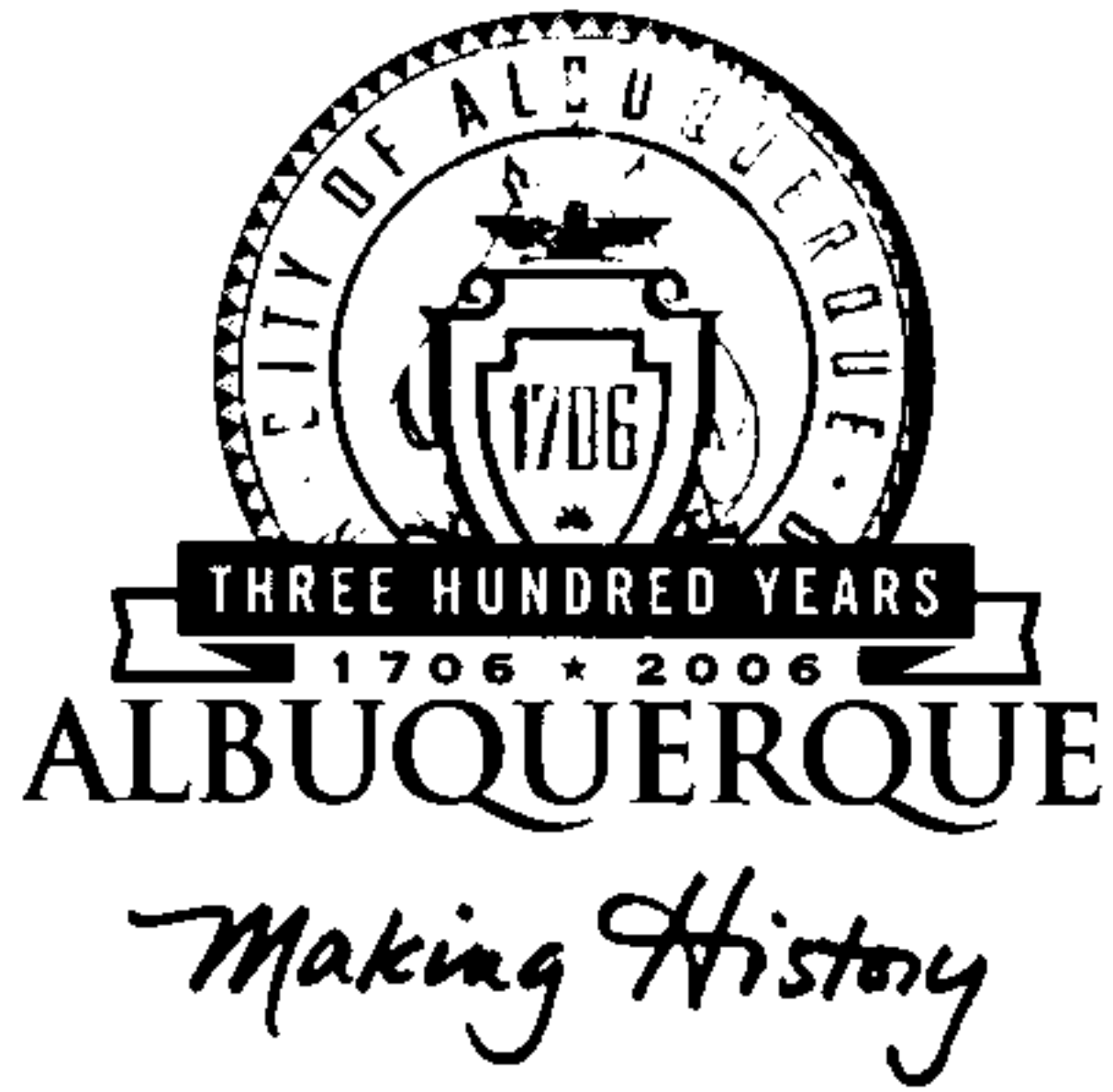
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05DRB-01396 Major-Vacation of Pub Right-of-Way
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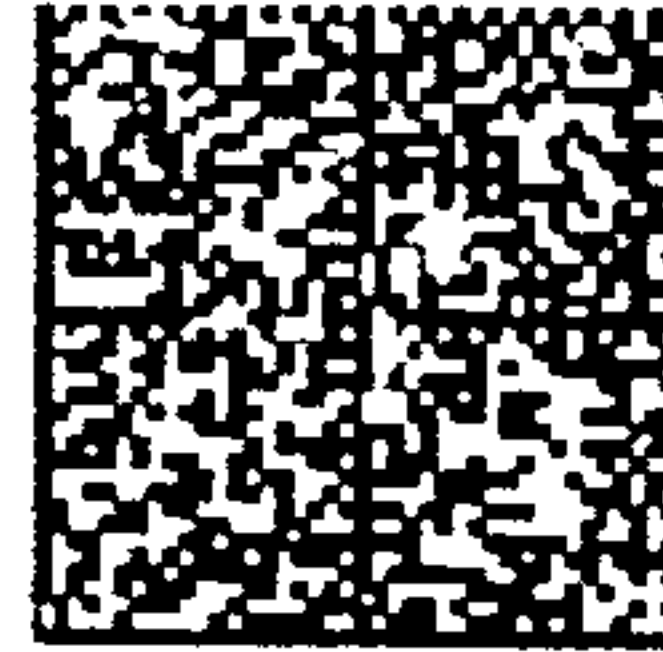

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 12, 2005.

CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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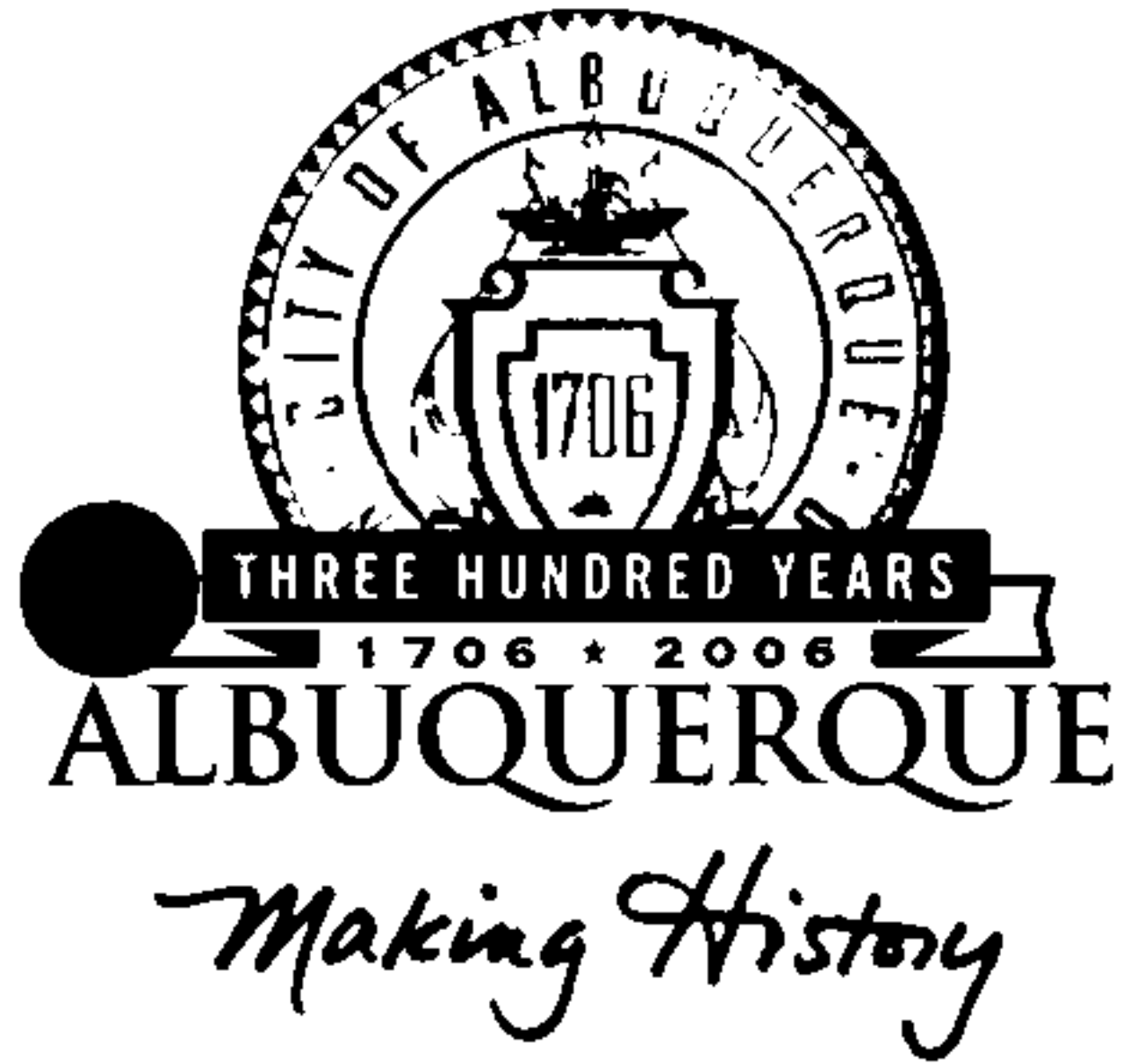
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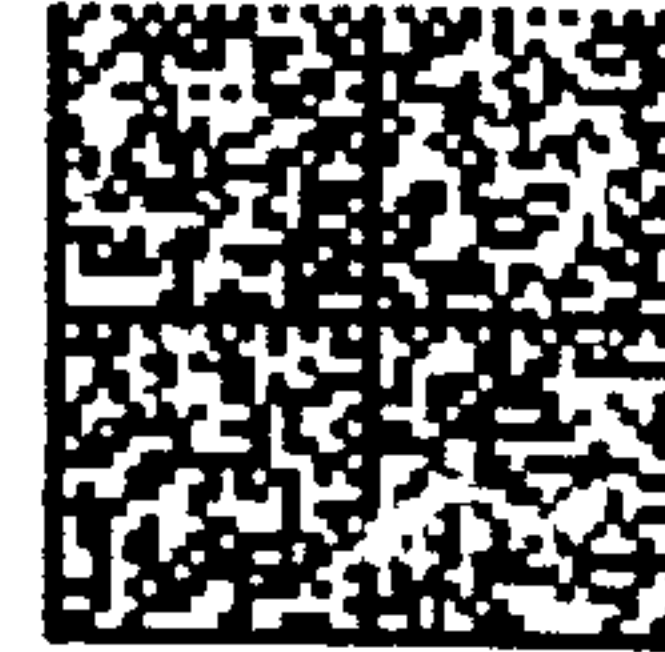


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB



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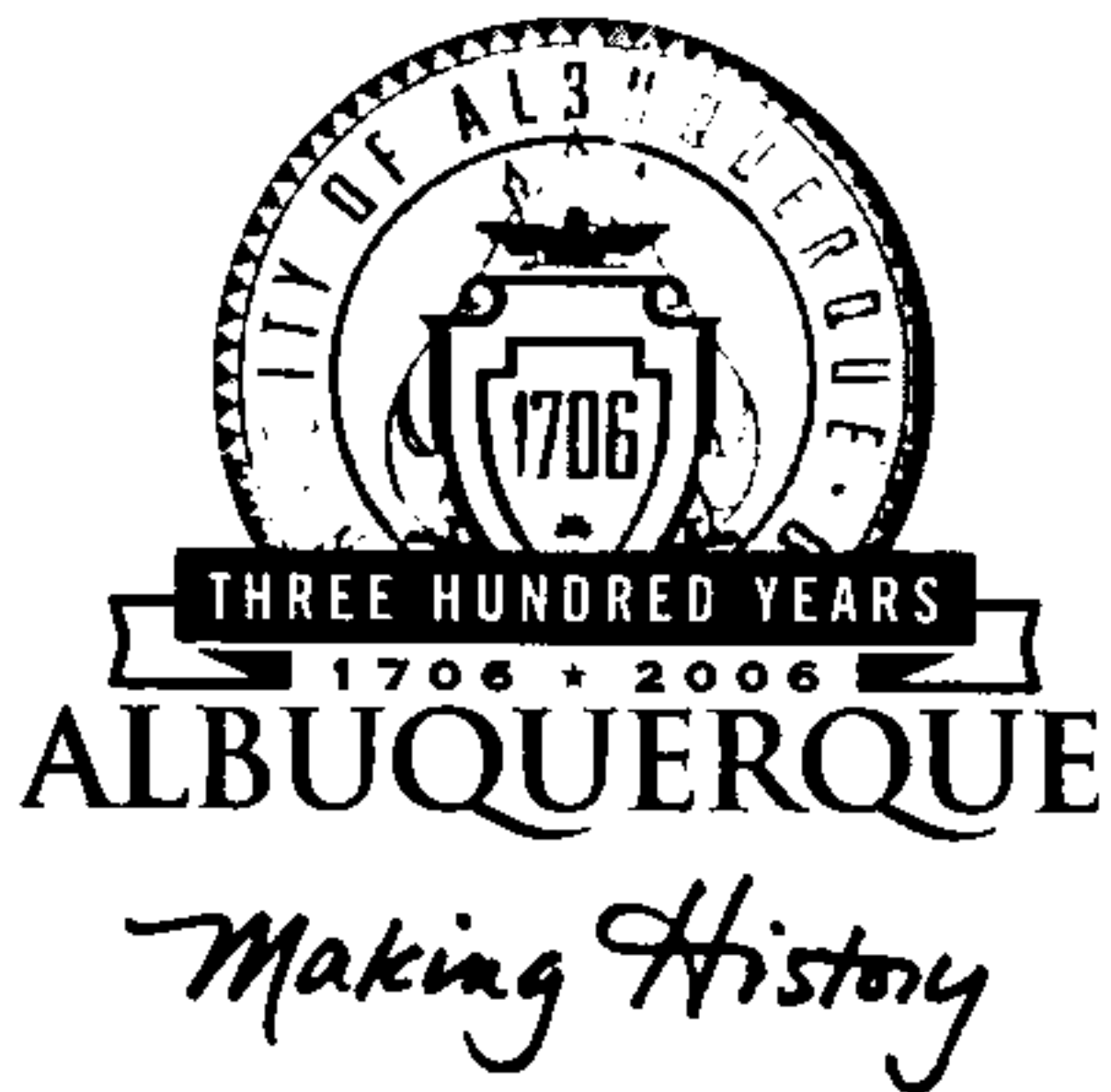
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Planning Department

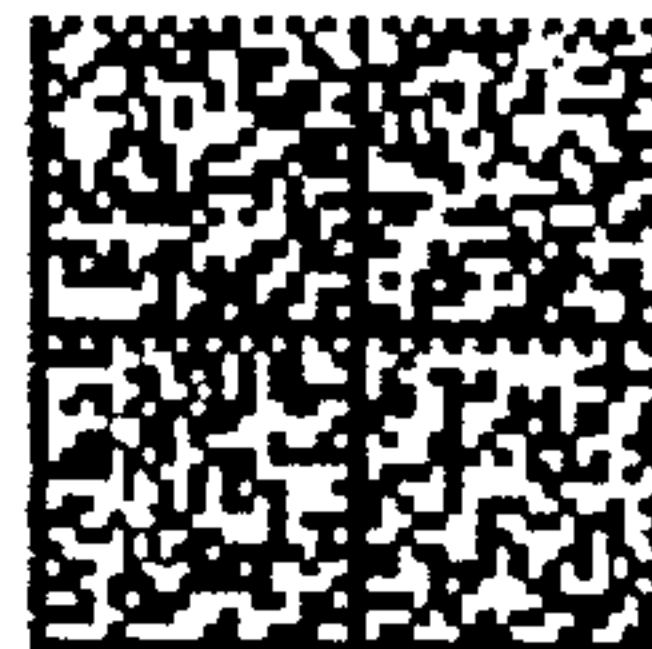
P.O. Box 1293

Albuquerque, NM 87103

DRB

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ANDRIJESKI JULI
5733 PARADISE
ALBUQUERQUE 1



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ANDRIJESKI JULIE CAROL
5512 E GREEN LAKE WAY N APT 1
SEATTLE WA 98103-5958

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87114+4927-33 C003

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

September 14, 2005

TO: Larry Weaver and Tom Anderson, Paradise Hills Civic Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately thirty (30) acre(s): Major Bulk Land Variance; Major Vacation of Public Right-of-Way; Major Vacation of Public Easements; Minor Preliminary and Final Plat Approval for Lots 1-4, Lands of Horizon Corp.

Proposed by: Isaacson and Arfman at 268-8828

Agent for: Boulevard Limited Partnership.

P.O. Box 1293

For property located: On or near Oakland Avenue NE between Ventura Boulevard NE and Barstow Boulevard NE.

Albuquerque

The case number(s) assigned is: 05DRB- 01398, 01396, 01397, 01399, Project # 1002715.

City Planning accepted application for this request on September 2, 2005.

New Mexico 87103

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.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, September 28, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: SEPTEMBER 7, 2005
Zone Atlas Page: B-11-Z
Notification Radius: 100 Ft.

**Project# 1002715
App# 05DRB-01396**

Cross Reference and Location: NORTH OF UNSER BLVD NW BETWEEN
PARADISE BLVD NW AND LYONS BLVD NW

Applicant: BOULEVARD LIMITED PARTNERSHIP
Address: PO BOX 14708
ALBUQUERQUE, NM 87191

Agent: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: SEPTEMBER 9, 2005

Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1002715
Application# 05DRB01396

PAGE 1 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-11	1011065	112-210	303-11	✓ Dup
		159-243	12	✓ Dup ²
		148-174	10	✓ Dup ²
		148-154	09	✓ Dup ²
		070-209	06	✓ Dup
		045-232	08	✓ Dup ²
		049-128	04	✓ Dup
		152-070	03	✓ Dup ²
		072-039	02	✓ Dup ²
	1010065	473-192	407-05	✓
	1011065	016-257	201-03	✓
		023-258	04	✓
		030-262	05	✓
		036-263	06	✓
		044-268	07	✓
		051-270	08	✓
		058-272	09	✓
		065-275	10	✓
		072-278	11	✓
		080-281	12	✓
		088-284	13	✓
		108-288	204-01	✓ 108-288
		128-294	03	✓ Dup
		141-295	44	✓ Dup ²

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1002715
Application# OSDRB-01346

PAGE 2 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-11	1011065	160-317	204-04	✓
		185-301	43	✓
		184-319	02	✓
		210-312	209-32	✓
		210-308	33	✓
		210-302	34	✓
		227-312	03	✓ Dup
		227-308	02	✓ Dup ²
		227-303	01	✓
		226-255	302-08	✓ Dup
		228-226	05	✓
		228-212	04	✓ Dup ²
		228-196	03	✓ Dup ²
		226-181	02	✓ Dup ²
		226-168	01	✓ Dup ²
		213-150	401-22	✓
		228-150	21	✓
		244-150	20	✓ Dup
		213-136	23	✓
		228-138	24	✓ Dup ²
		243-136	25	✓ Dup ²
		213-116	301-14	✓
		213-106	01	✓
		228-117	13	✓



mainframe@coa1mp3.ca

bq.gov

09/07/2005 02:25 PM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01011065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106511221030311 LEGAL: 2 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106515924330312 LEGAL: 1 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106514817430310 LEGAL: 3 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106514815430309 LEGAL: 4 RE PLAT OF TR H LANDS OF HORIZON CORP PARADISE
HI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOULEVARD LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106507020930306 LEGAL: POR OF T R 7 IN NW OF SW SEC 11 T11N R2E CONT
7.87 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120
0101106504523230308 LEGAL: POR TR 7 IN NW OF NW OF SW SEC 11 T11N R2E CONT
2. LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120
0101106504912830304 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106515207030303 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106507203930302 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006547319240705 LEGAL: POR OF T R 7 HORIZON LAND CORP IN N/2 SE/4 SEC
10 T LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RABADI SHARIF A & SAMIA
OWNER ADDR: 04415 SHERRE DR NE
ALBUQUERQUE NM 87111

PAGE 2

0101106501625720103 LEGAL: 022 019R OBERSON RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: JACKSON KENNETH W
 OWNER ADDR: 05741 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106502325820104 LEGAL: 021 019R OBERSON RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: BEGAY DAVID T ETUX
 OWNER ADDR: 05737 PARADISE HILLS BL NW

ALBUQUERQUE NM 87114
0101106503026220105 LEGAL: 020 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: ANDRIJESKI JULIE
 OWNER ADDR: 05733 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106503626520106 LEGAL: 019 019R OBERSON RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: TROUTNER PATSY
 OWNER ADDR: PO BOX 746

ESPANOLA NM 87532
0101106504426820107 LEGAL: 018 019R OBERSONS RIO VISTA SUBD NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: ATWA LISA NORA
 OWNER ADDR: 00419 EDITH SE

ALBUQUERQUE NM 87102
0101106505127020108 LEGAL: 017 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: MONTOYA EDWARD W & LOURDES
 OWNER ADDR: 05721 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106505827220109 LEGAL: 016 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: HARDY BRENDA & FREEDOM CO INC
 OWNER ADDR: 05717 PARADISE BL NW

ALBUQUERQUE NM 87120
0101106506527520110 LEGAL: 015 019R OBERSONS RIO VISTA SUBD UNT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: STECKEL LARRY W & MAJELLA M TR
 OWNER ADDR: 09908 PLUNKETT DR NW

ALBUQUERQUE NM 87114
0101106507227820111 LEGAL: 014 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: RIVERA ALBERT JR
 OWNER ADDR: PO BOX 15039

RIO RANCHO NM 87174

PAGE 3

0101106508028120112 LEGAL: 013 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: METZGAR DAVID
 OWNER ADDR: 05705 PARADISE BL NW
ALBUQUERQUE NM 87114
0101106508828420113 LEGAL: 012 019R OBERSONS RIO VISTA SUBD UNIT 1
LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: OCONNELL ROBERT
 OWNER ADDR: 05701 PARADISE BL NW
ALBUQUERQUE NM 87114
0101106510828820401 LEGAL: LOT 1 EX C THE NLY TRIANGLE PORT BLK 2 & SWLY
PORT LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: SCHORR RICHARD M & CAROL L
 OWNER ADDR: 05647 PARADISE BL NW
ALBUQUERQUE NM 87114
0101106512829420403 LEGAL: A TR OF LAND IN THE SW POR OF BLK 1 ROBERSON
RIO V LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: BRUNACINI CHARLES C II &
 OWNER ADDR: PO BOX DRAWER A
CORRALES NM 87048
0101106514129520444 LEGAL: PORT OF BLK 1 SHOPPING CENTER TRACT OF AMENDED
PLA LAND USE: PROPERTY ADDR: 00000 PARADISE BLVD
 OWNER NAME: BRUNACINI CHARLES C ETAL
 OWNER ADDR: PO BOX DRAWER A
CORRALES NM 87048
0101106516031720404 LEGAL: TRAC T 1- A LAND DIVISION MAP OF A PORTION OF BLK
1 LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: FREEDMAN TED ETAL
 OWNER ADDR: PO BOX DRAWER A
CORRALES NM 87048
0101106518530120443 LEGAL: SE C ORNE R OF BLK 1 MEAS 150 X 162 ROBERSON RIO
VIS LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: OLGUIN FIDEL & MARY B
 OWNER ADDR: 01660 HILLSIDE DR SW
LOS LUNAS NM 87031
0101106518431920402 LEGAL: ALL OF T RACT 2 LD DIV MAP OF BLK 1 ROBERTSONS
RIO LAND USE: PROPERTY ADDR: 00000 LYON
 OWNER NAME: COUNTY OF BERNALILLO
 OWNER ADDR: 1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102
0101106521031220932 LEGAL: 1 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSONS
RIO V LAND USE: PROPERTY ADDR: 00000 MADELYN
 OWNER NAME: WALKER SHERREL B & HELEN B
 OWNER ADDR: 10312 DELTA CT NW
ALBUQUERQUE NM 87114

PAGE 4

0101106521030820933 LEGAL: 4 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSONS
RIO V LAND USE:
PROPERTY ADDR: 00000 MADELINE
OWNER NAME: EVON ANNETTE R
OWNER ADDR: 09948 ACADEMY RD NW
ALBUQUERQUE NM 87114

0101106521030220934 LEGAL: PARC EL 2 -A SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE
ALBUQUERQUE NM 87113

0101106522731220903 LEGAL: 2 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSONS
RIO V LAND USE:
PROPERTY ADDR: 00000 10145 10147 MADELYN
OWNER NAME: LOSEE INVESTMENTS LLC
OWNER ADDR: PO BOX 1720

ARTESIA NM 88210
0101106522730820902 LEGAL: 3 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSON RIO
VI LAND USE:
PROPERTY ADDR: 00000 10127 10129 MADELYN
OWNER NAME: LOSEE INVESTMENTS LLC
OWNER ADDR: 00000

ARTESIA NM 88210
0101106522730320901 LEGAL: PARC EL 2 -B SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE
ALBUQUERQUE NM 87113

0101106522625530208 LEGAL: TRAC T 1 SUMMARY PLAT SHOWING VACATION OF MESA
ENCA LAND USE:
PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTH WEST LAND COMPANY
OWNER ADDR: PO BOX 14708

ALBUQUERQUE NM 87191
0101106522822630205 LEGAL: 2 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:
PROPERTY ADDR: 00000 LYONS
OWNER NAME: IVENER ALAN & RUTH
OWNER ADDR: 03504 LA SALA REDONDA NE

ALBUQUERQUE NM 87111
0101106522821230204 LEGAL: 3 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:
PROPERTY ADDR: 00000 LYONS
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: PO BOX 14708

ALBUQUERQUE NM 87191
0101106522819630203 LEGAL: 4 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:
PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: PO BOX 14708

ALBUQUERQUE NM 87191

PAGE 5

0101106522618130202 LEGAL: 5 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:
 PROPERTY ADDR: 00000 LYON
 OWNER NAME: NORTHWEST LAND COMPANY
 OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106522616830201 LEGAL: 6 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:
 PROPERTY ADDR: 00000 LYON
 OWNER NAME: NORTHWEST LAND COMPANY
 OWNER ADDR: PO BOX 14708
ALBUQUERQUE NM 87191
0101106521315040122 LEGAL: 07A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 BUGLO
 OWNER NAME: RABADI SHARIFF A & SAMIA S
ALBUQUERQUE NM 87123
0101106522815040121 LEGAL: 08A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 LILENTHAL
 OWNER NAME: TAYLOR GANARLD
 OWNER ADDR: 00615 LA VETA NE
ALBUQUERQUE NM 87108
0101106524415040120 LEGAL: 09A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 LILENTHAL
 OWNER NAME: TAYLOR GANARLD
 OWNER ADDR: 00615 LA VETA NE
ALBUQUERQUE NM 87108
0101106521313640123 LEGAL: 07B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 ZEIDMAN
 OWNER NAME: KEN WILLIAMS ENTERPRISES INC
 OWNER ADDR: PO BOX 14876
ALBUQUERQUE NM 87191
0101106522813840124 LEGAL: 08B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 ZEIDMAN
 OWNER NAME: TAYLOR GANARLD
 OWNER ADDR: 00615 LA VETA NE
ALBUQUERQUE NM 87108
0101106524313640125 LEGAL: 09B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 ZEIDMAN
 OWNER NAME: TAYLOR GANARLD
 OWNER ADDR: 00615 LA VETA NE
ALBUQUERQUE NM 87108
0101106521311630114 LEGAL: 25A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
 PROPERTY ADDR: 00000 ZEIDMAN
 OWNER NAME: CLARK THOMAS H
 OWNER ADDR: 7301 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

PAGE 6

0101106521310630101 LEGAL: 25B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 GLUCKMAN
OWNER NAME: YOUDAS DOROTHY R
OWNER ADDR: 01700 TRACY ST
ENDICOTT NY 13760
0101106522811730113 LEGAL: 26A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 BEIDMAN
OWNER NAME: KRAMER LORENE M AND
OWNER ADDR: 01613 E TWENTY-SEVENTH ST
FARMINGTON NM 87401
0101106522910630102 LEGAL: 26B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 GLUCKMAN
OWNER NAME: HALL KENNETH L & CAROLYN M
OWNER ADDR: 05449 RAYMAC DAM LN SW
ALBUQUERQUE NM 87121
0101106524411730112 LEGAL: 27A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: SALAZAR ROSS J & NIKKI G
OWNER ADDR: 09805 BENTLEY CT NW
ALBUQUERQUE NM 87114
0101106524410630103 LEGAL: 27B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:
PROPERTY ADDR: 00000 GLUCKMAN
OWNER NAME: MERKOS L'YONEI CHINUCH OF NM
OWNER ADDR: 04000 SAN PEDRO DR NE
ALBUQUERQUE NM 87110
0101106513432220405 LEGAL: PARC EL M LAND DIVISION MAP OF A PORT OF BLK 1
UNIT LAND USE:
PROPERTY ADDR: 00000 A PARADISE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: PO BOX DRAWER A
CORRALES NM 87048
0101106511831820442 LEGAL: A TR OF LAND IN THE NORTH WEST PORT OF BLK 1
ROBER LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: PO BOX DRAWER A
CORRALES NM 87048
QUIT

101106504912830304

LEGAL: TRACT 3 BULK LAND PLAT OF SUNDANCE ESTATES
PROPERTY ADDR: N/A

OWNERS NAME: BIC INVESTMENTS LLC
OWNERS ADDR: 7007 WYOMING BLVD NE D6
ALBUQUERQUE, NM 87109

101106515207030303

LEGAL: TRACT 4 BULK LAND PLAT OF SUNDANCE ESTATES
PROPERTY ADDR: N/A

OWNERS NAME: BIC INVESTMENTS LLC
OWNERS ADDR: 7007 WYOMING BLVD NE D6
ALBUQUERQUE, NM 87109

101106507203930302

TRACT 6 BULK LAND PLAT OF SUNDANCE ESTATES
PROPERTY ADDR: N/A

OWNERS NAME: BIC INVESTMENTS LLC
OWNERS ADDR: 7007 WYOMING BLVD NE D6
ALBUQUERQUE, NM 87109

~~101006547319240705~~

Project # 1002715

BOULEVARD LIMITED PARTNERSHIP
PO BOX 14708
ALBUQUERQUE, NM 87191

ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

101106511221030311

101106507020930306

TOM ANDERSON
Paradise Hill Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87113

BOULEVARD LIMITED PARTNERSHIP
PO BOX 14708
ALBUQUERQUE, NM 87191

ARCHDIOCESE OF SANTA FE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120

101006547319240705

101106501625720103

101106502325820104

RABADI SHARIF A & SAMIA
4415 SHERRE DR NE
ALBUQUERQUE NM 87111

JACKSON KENNETH W
5741 PARADISE BL NW
ALBUQUERQUE NM 87114

BEGAY DAVID T ETUX
5737 PARADISE HILLS BL NW
ALBUQUERQUE NM 87114

101106503026220105

101106503626520106

101106504426820107

ANDRIJESKI JULIE
5733 PARADISE BL NW
ALBUQUERQUE NM 87114

TROUTNER PATSY
PO BOX 746
ESPANOLA, NM 87532

ATWA LISA NORA
419 EDITH SE
ALBUQUERQUE NM 87102

101106505127020108

101106505827220109

101106506527520110

MONTOYA EDWARD W & LOURDES
5721 PARADISE BL NW
ALBUQUERQUE NM 87114

HARDY BRENDA & FREEDOM CO INC
5717 PARADISE BL NW
ALBUQUERQUE NM 87120

STECKEL LARRY W & MAJELLA M T
9908 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101106507227820111

101106508028120112

101106508828420113

RIVERA ALBERT JR
PO BOX 15039
RIO RANCHO, NM 87174

METZGAR DAVID
5705 PARADISE BL NW
ALBUQUERQUE NM 87114

OCONNELL ROBERT
5701 PARADISE BL NW
ALBUQUERQUE NM 87114

101106510828820401

101106512829420403

101106516031720404

SCHORR RICHARD M & CAROL L
5647 PARADISE BL NW
ALBUQUERQUE NM 87114

BRUNACINI CHARLES C II &
PO BOX DRAWER A
CORRALES, NM 87048

FREEDMAN TED ETAL
PO BOX DRAWER A
CORRALES, NM 87048

101106518530120443

101106518431920402

101106521031220932

OLGUIN FIDEL & MARY B
1660 HILLSIDE DR SW
LOS LUNAS NM 87031

COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

WALKER SHERREL B & HELEN B
10312 DELTA CT NW
ALBUQUERQUE NM 87114

101106521030820933

101106521030220934

101106522731220903

EVON ANNETTE R
9948 ACADEMY RD NW
ALBUQUERQUE NM 87114

L & L INVESTMENT GROUP LLC
8212 LOUISIANA BL NE
ALBUQUERQUE NM 87113

LOSEE INVESTMENTS LLC
PO BOX 1720
ARTESIA, NM 88210

101106522625530208

101106522822630205

101106521315040122

NORTH WEST LAND COMPANY
PO BOX 14708
ALBUQUERQUE, NM 87191

IVENER ALAN & RUTH
3504 LA SALA REDONDA NE
ALBUQUERQUE NM 87111

RABADI SHARIFF A & SAMIA S
4415 SJERRE
ALBUQUERQUE, NM 87111

101106521313640123

KEN WILLIAMS ENTERPRISES INC
PO BOX 14876
ALBUQUERQUE, NM 87191

101106522813840124

TAYLOR GANARLD
615 LA VETA NE
ALBUQUERQUE NM 87108

101106521311630114

CLARK THOMAS H
7301 WILLOW WOOD DR NW
ALBUQUERQUE, NM 87120

101106521310630101

YOU DAS DOROTHY R
1700 TRACY ST
ENDICOTT NY 13760

101106522811730113

KRAMER LORENE M AND
1613 E TWENTY-SEVENTH ST
FARMINGTON NM 87401

101106522910630102

HALL KENNETH L & CAROLYN M
5449 RAYMAC DAM LN SW
ALBUQUERQUE NM 87121

101106524411730112

SALAZAR ROSS J & NIKKI G
9805 BENTLEY CT NW
ALBUQUERQUE NM 87114

101106524410630103

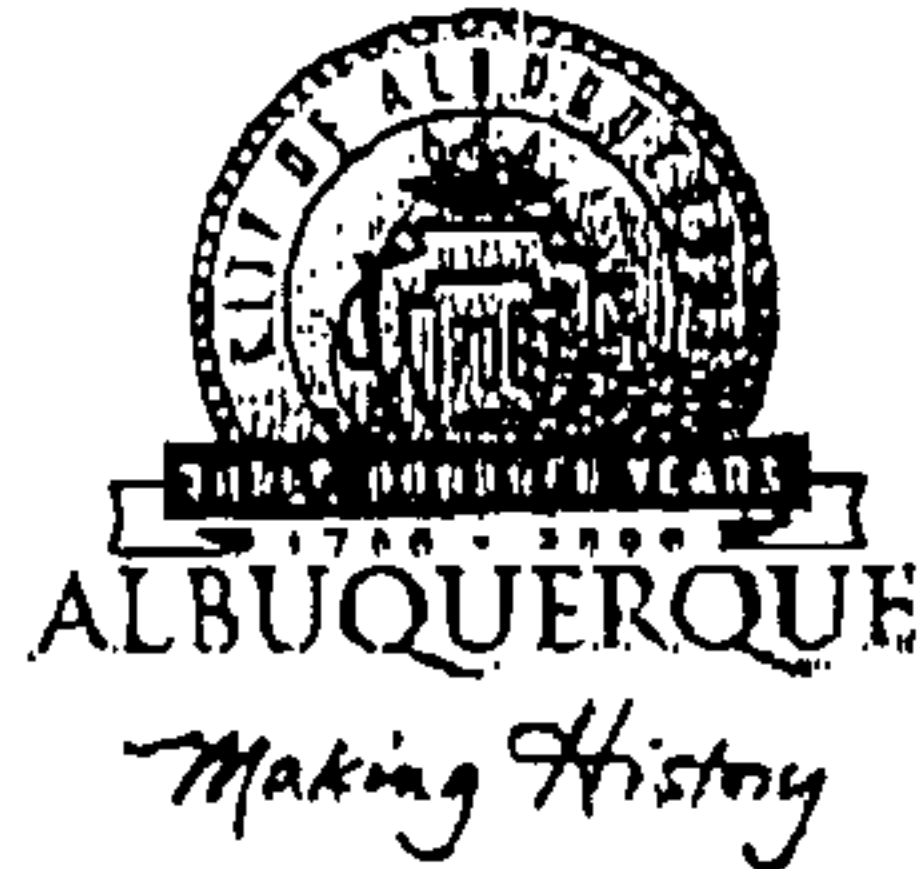
MERKOS L'YONEI CHINUCH OF NM
4000 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

101106513432220405

BRUNACINI CHARLES C II &
PO BOX DRAWER A
CORRALES, NM 87048

101106504912830304

BIC INVESTMENTS LLC
7007 WYOMING BLVD NE D6
ALBUQUERQUE, NM 87109



City of Albuquerque

August 23, 2005

Ruth Lozano
Isaacson & Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828 /Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of August 23, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REPLAT OF LOTS 1, 2, 3, AND 4, REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, NORTH OF UNSER BOULEVARD NW, BETWEEN PARADISE BOULEVARD NW AND LYONS BOULEVARD NW** zone map B-11.

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver e-mail: larry.weaver@kirtland.af.mil

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson e-mail: kb5ysg@arrl.net

10013 Plunkett Dr. NW/87114 897-2593 (h)

Council District: 5&County

County District: 1

Police Beat: 113-114,116-118/WS

Zone Map #: A-C-9-13

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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**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.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

August 23, 2005

Certified Mail 7004 2510 0006 7990 5379

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Lots 1, 2, 3, & 4,
Replat of Tract H, Lands of Horizon Corporation)
DRB Project No. 1002715**

Dear Mr. Anderson:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW will be submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

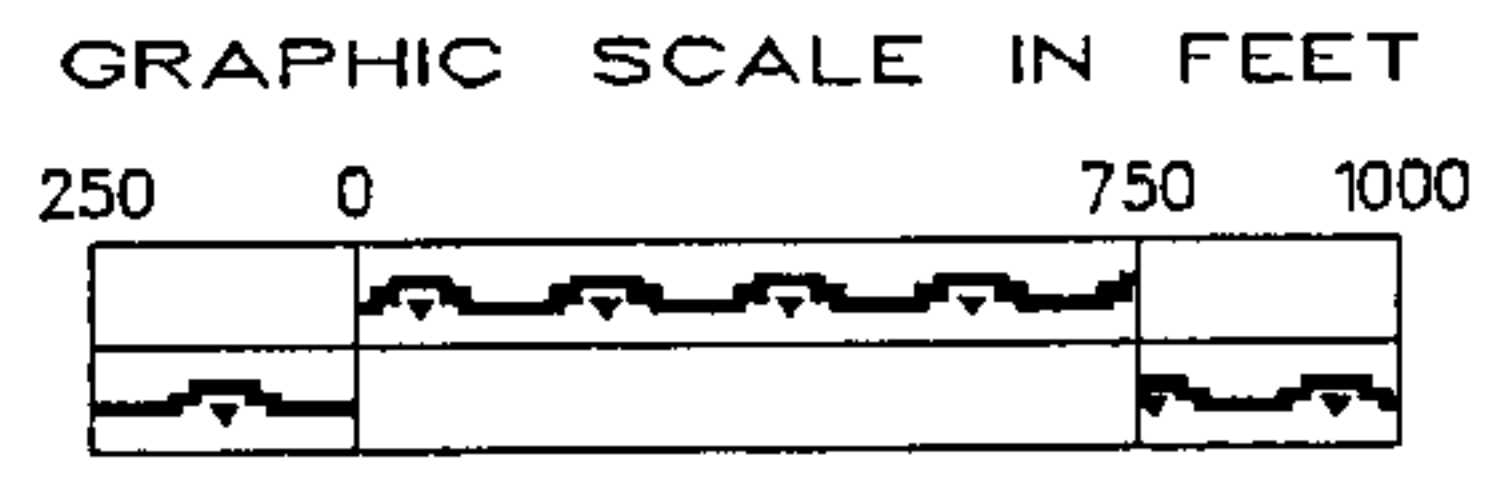
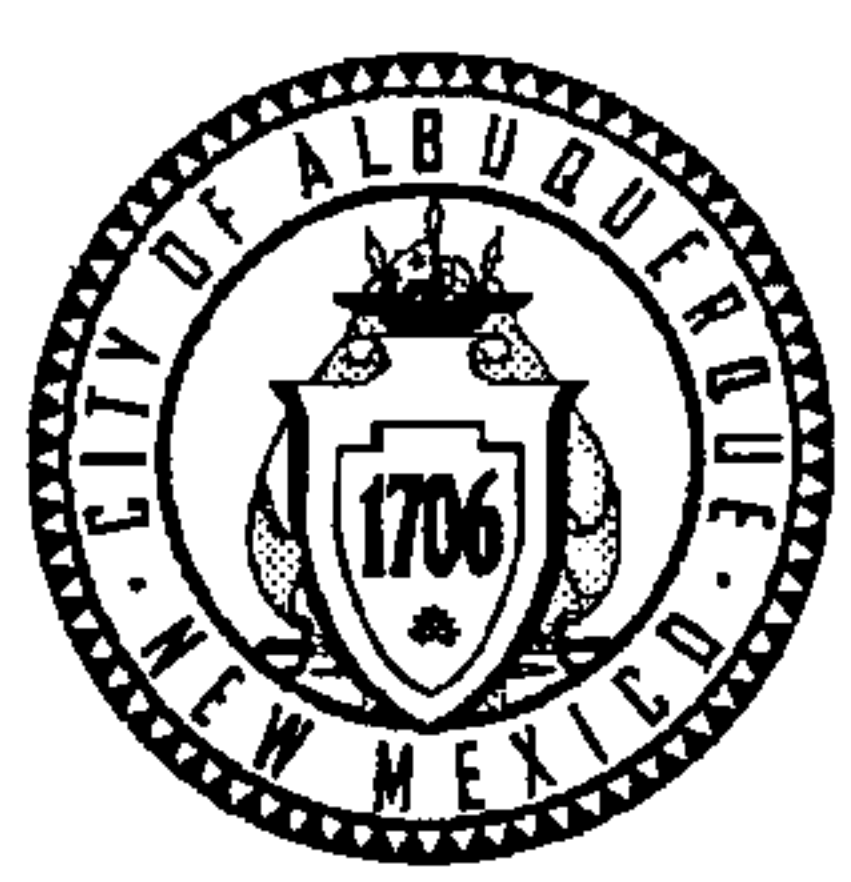
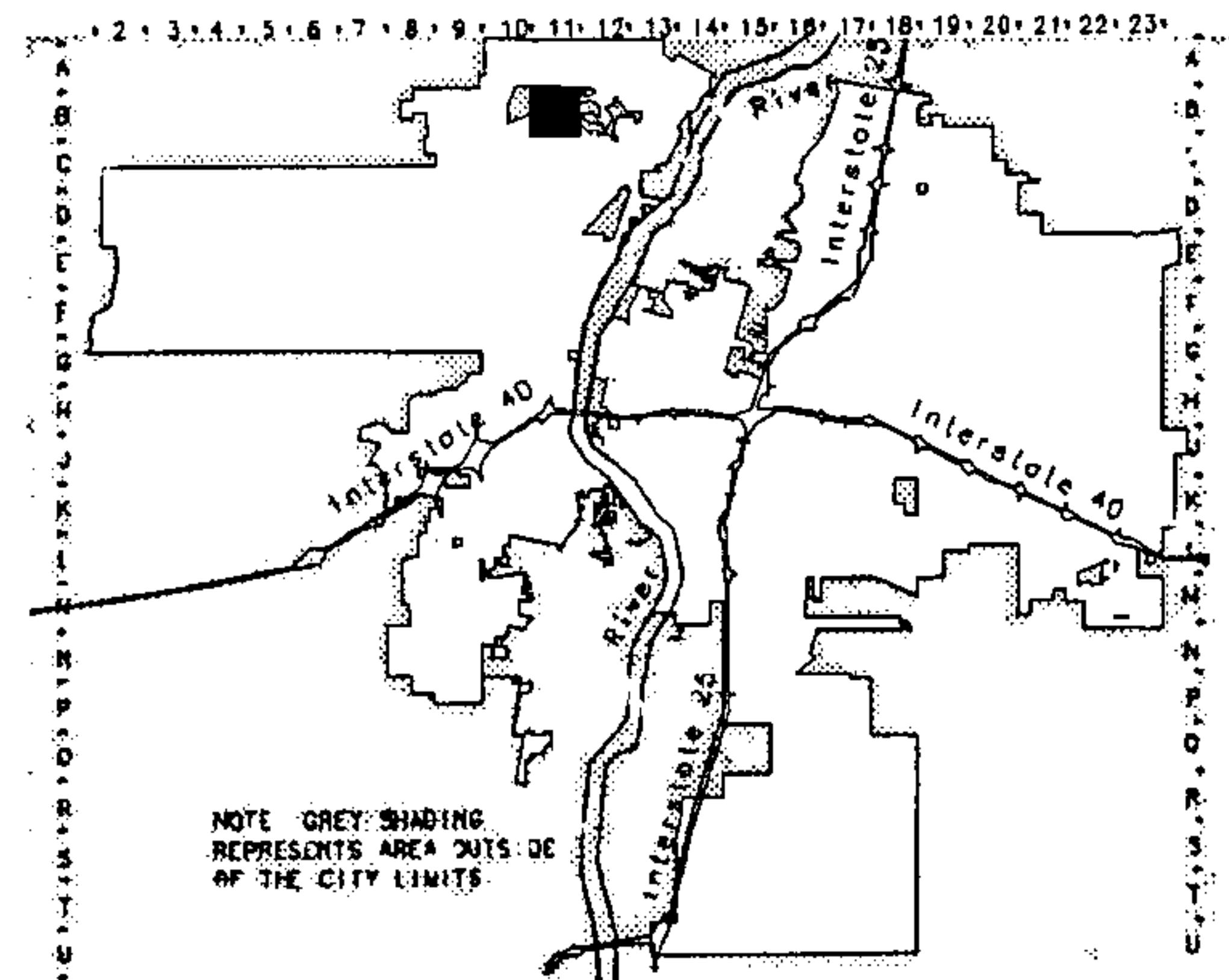
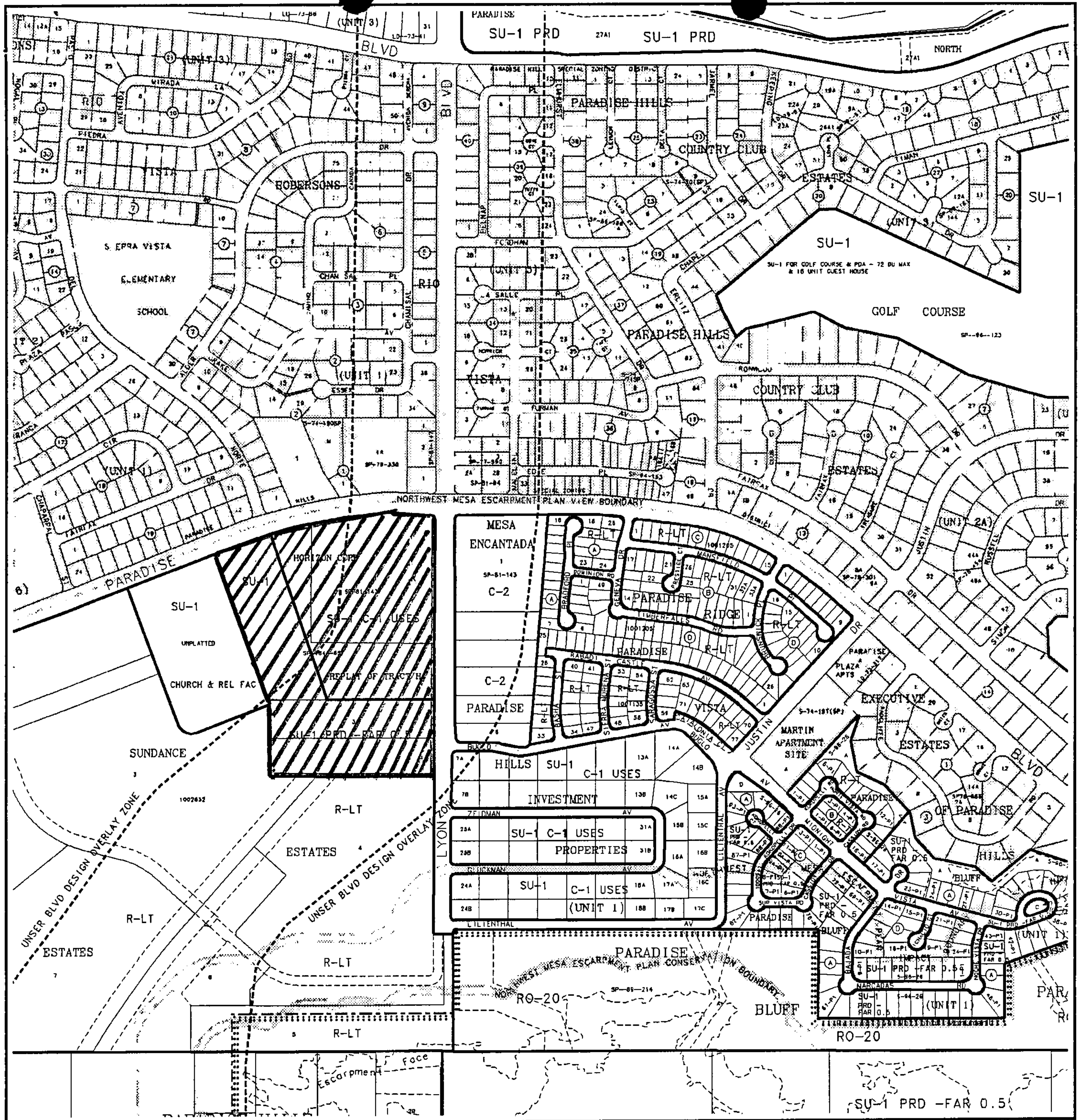
Fred C. Arfman, PE
FCA/rtl
Attachment

7004 2510 0006 7990 5379

7004 2510 0006 7990 5379

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
ALBUQUERQUE, NM 87114		
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KSHY5X
Total Postage & Fees	\$ 4.42	08/24/05
Sent To Tom Anderson		
Paradise Hills Civic Association		
Street, Apt. No., or PO Box No. 10013 Plunkett Dr. NW		
City, State, ZIP+4 Albuquerque, NM 87114		
PS Form 3800, June 2002 See Back for Instructions		

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

B-11-Z

Map Amended through February 01, 2005

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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.

Fred C. Arfman

Applicant name (print)

Fred C. Arfman

8/26/05
Applicant signature / date



Form revised 11/04

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

Application case numbers
 05DRB - 01399

Jim Sims 9/2/05
 Planner signature / date

Project # 1002715

16. Project # 1002715 04EPC-01379
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04]* (B-11) **(DENIED APPEAL)**

STAFF PRESENT:

Sheran Matson, Planning Department
Kevin Curran, Legal Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Alan Ivener, 3504 La Sala Redonda NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Jim Strozier, 924 Park Ave.
Fred Arfman, 128 Monroe St. NE

FINAL ACTION TAKEN

On October 21, 2004 the Environmental Planning Commission voted to deny Project 1002715/04EPC 01379, an appeal of the DRB based on the following Findings:

FINDINGS:

1. The DRB acted according to Sections 14-14-7-2(E)(2) of the Subdivision Ordinance in notifying the owners of record of all lots adjacent to the vacated right-of-way. All methods of such notification including: letters to adjacent neighborhood associations, sign posting, publication of the legal ad in the Sunday Journal and mailing copies of the legal ad to adjacent property owners as identified by the County Assessor's records were followed.
2. As provided in New Mexico Law no one is entitled to the flow of traffic past his property.
3. Because the new Unser is a controlled access facility direct access for the Appellants' property off Unser Boulevard is not possible. The alternate access control proposed by Applicant provides alternative reasonable access to applicant's property.

4. The DRB acted according to Section 14-14-7-2(A) & (B) of the Subdivision Ordinance in approving the vacation of Lyons Boulevard Public right-of-way. The request to vacate was filed by property owners of a majority of the front footage of land abutting the proposed vacation. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation and there is no convincing evidence that any substantial property right is being abridged against the owner of the right.
5. There is no evidence to support Appellants' claim that the City is taking a small portion of the Appellant's property in either access control situation.

MOVED BY CHAIRMAN JESIONOWSKI
SECONDED BY COMMISSIONER GROUT MOTION PASSED UNANIMOUSLY

20. Other Matters

NOW, THERE BEING NO OTHER ITEMS TO BROUGHT IN FRONT OF THE COMMISSION
WE ADJOURN AT 4:20 P.M.

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 3 times, the first publication being on the 29 day of Sept., and the subsequent consecutive publications on _____, 2004.

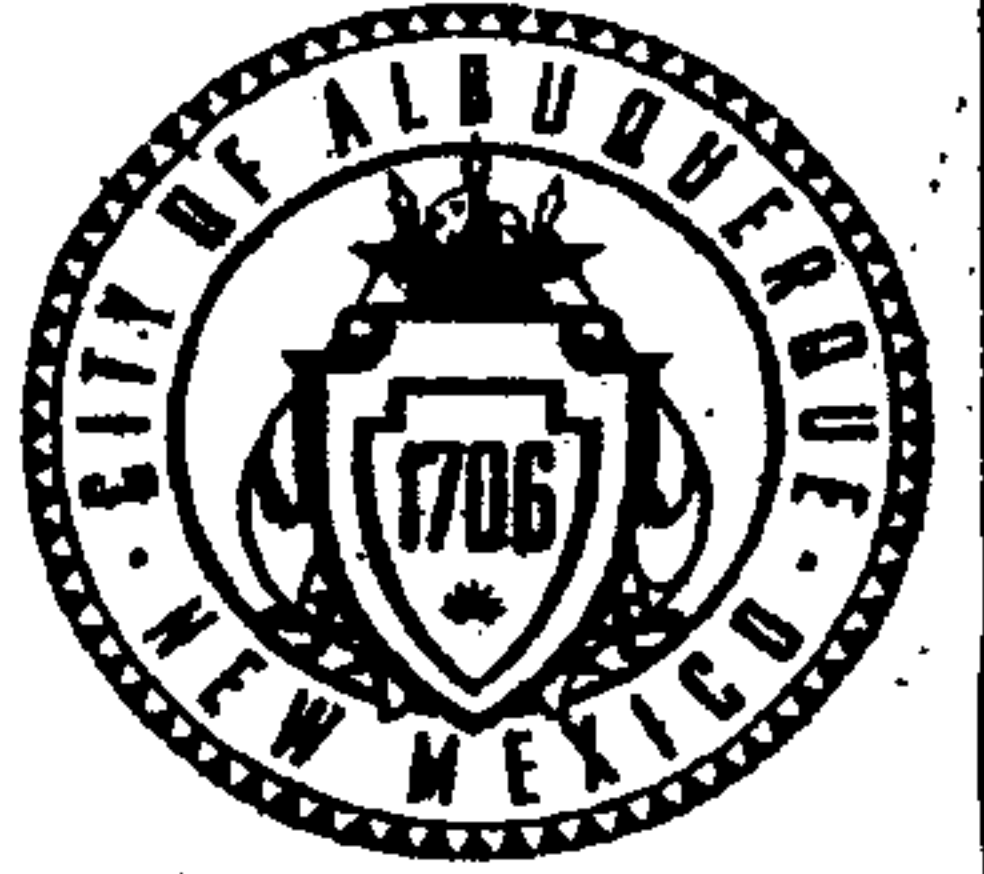
Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 29 day of Sept. of 2004

PRICE \$ 137.20

Statement to come at end of month.

ACCOUNT NUMBER C 80583



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, October 14, 2004, 3:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Distribution & Review - Current Land Use Matters for the October 21, 2004 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, October 21, 2004, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1003003
04EPC-01323 Zone Map Amendment John Muller agent for LA MONTANITA CO-OP FOOD MARKET request a zone map amendment from SU-1 C-1 w/exceptions to SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, for all or a portion of Tract 32C1, Avarado Gardens Addition, located on RIO GRANDE BLVD. NW, between MATTHEW AVE. NW and CONTRERAS PL. NW, containing approximately 2 acres. (G-12) Carmen Marrone, Staff Planner

Project # 1003646
04EPC-01338 EPC Site Development Plan Amendment to Building Permit PAULA DAL SANTO agent(s) for PAULA DAL SANTO request the above action(s) for Lot 108, Block 1, Vista subdivision, (comprising a portion of lot B-2 Block), zoned SU-1 C-3 Uses, located on PROSPECT AVE. NE, between SAN MATEO BLVD. NE and QUINCY ST. NE, containing approximately 1 acre. (H-17) Elvira Lopez, Staff Planner

Project # 1003647
04EPC-01336 EPC Sector Development Plan PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request the above action(s) for rescission of the La Cuesta Sector Development Plan. Josh Skarsgard, Research Analyst

Project # 1003648
04EPC-01340 Zone Map Amendment GARCIA KRAEMER & ASSOCIATES agent(s) for KENRIC & KRISTY GARCIA request the above action(s) for all or a portion of Tract(s) A, Division of Land of Richard Casaux, a zone map amendment from R-1 to C-1, located on MONTANO ROAD NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (F-15) Stephanie Shumsky, Staff Planner

Project # 1003650
04EPC-01341 Zone Map Amendment
04EPC-01342 EPC Sector Development Plan GARCIA KRAEMER & ASSOCIATES agent(s) for MARILYN SANDERS ET AL request the above action(s) for all or a portion of Lot(s) 10-13, Moria Vista Addition, a zone map amendment from R-1 & R-2 to SU-2/DR, located on WELLESLEY NE, between CAMPUS NE and PURDUE NE, containing approximately 1 acre. (K-16) Makita Hill, Staff Planner

Project # 1000878
04EPC-01346 Zone Map Amendment CONSENSUS PLANNING agent for GMR LLC request a zone map amendment from MH to R-LT, for all or a portion of Lot 1, Westland Develop. Co. Subd and Unplatted Land in Bern. Co., located west of COORS BLVD. SW, between ERVIEN SW and HUSEMAN PLACE SW, containing approximately 40 acres. (M-10) Carmen Marrone, Staff Planner

Project # 1003651
04EPC-01347 Zone Map Amendment PHILIP D. FITZGERALD agent(s) for GARY SKIDMORE request the above action(s) for all or a portion of Lot(s) 16, Block(s) G, Mesa del Norte Addition, a zone map amendment from C-2 & P to C-2, located on LOMAS BLVD NE, between ALCAZAR ST. NE and CHARLESTON NE, containing approximately 1 acre. (J-19) Stephanie Shumsky, Staff Planner

Project # 1001150
04EPC-01351 Zone Map Amendment ISAACSON & AFFMAN CONSULTING ENGINEERING agents for KB HOME NEW MEXICO INC. request the above action for all or a portion of Tract L2, Vista del Norte Subdivision, a zone map amendment from SU-1 for O-1 with Signage Restrictions to R-2, located on VISTA DEL NORTE DR. NE, between OSUNA RD. NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

Project # 1003623
04EPC-01003 Annexation
04EPC-01352 Zone Map Amendment RIO GRANDE ENGINEERING agent for PICKARD TRUST request the above action(s) for all or a portion of Tracts 31, 30, 32, 33 and 37 and NMDOT ROW, Town of Atresco Grant, zoned A-1, located on 98TH ST. NW, between ENDEE ROAD NW and INTERSTATE 40, (J-8) Stephanie Shumsky, Staff Planner

Project # 1000676
04EPC-01353 EPC Site Development Plan Amendment to Subdivision
04EPC-01354 EPC Site Development Plan to Building Permit EDWARD FITZGERALD ARCHITECTS agents for MARK & JEAN BERNSTEIN request the above action(s) for all or a portion of Tracts F-3, Las Tiendas de Corrales Center, zoned SU-1MP Uses, located on CORRALES RD. NW, between CORRALES ACEQUIA NW and ALAMEDA BLVD. NW, containing approximately 3 acres. (A-14) Elvira Lopez, Staff Planner

Project # 1001620
04EPC-01356 Text Amendments to the Subdivision Ordinance and Zoning Code

Project # 1001620
04EPC-01356 Text Amendments to the Subdivision Ordinance and Zoning Code CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent for CITY OF ALBUQUERQUE/CITY COUNCIL request amendment 1. Subdivision Ordinance Part 8 (Appeals), by amending Section 14-14-8-4 to specify that appeals of Development Review Board decision on Subdivision Map matters are to be heard by the City Council or the Land Use Hearing Officer rather than the Environmental Planning Commission and Section 14-14-8-5. 2. Zoning Code Sections 14-16-4-4 to specify that appeals of Development Review Board decisions on zoning matters are to be heard by the City Council or the Land Use Hearing Officer. CITY WIDE. Jon Messler, Staff Planner

Project # 1001620
04EPC-01357 Text Amendment CITY OF ALBUQUERQUE/PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE/CITY COUNCIL request the above action(s) for Amendment to Zoning Code Sections 14-16-3-15(B)(2), 14-16-2-17(A)(12)(a) and 14-16-3-4(A)(12) to prohibit package liquor sales within 500 feet of a designated NRA

04EPC-01379 Project # 1002715
04DRB-00985 Major-Vacation of Pub Right-of-Way
04DRB-00987 Minor-Prelim/Final Plat Approval
ALAN IVENER, appeals the Development Review Board's approval of the filed action(s) for all or a portion of Lot(s) 1 THRU-4, Tract(s) H, LANDS OF HORIZON CORPORATION, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04] (B-11)

Project # 1002698
03EPC-01932 Zone Map Amendment
03EPC-01933 EPC Site Development Plan-Building Permit Garnett Smith Ltd and Consensus Planning, agents for Green Valley Land Company and Secret Ingredients, request: A Sector Plan Amendment to the Huring Highland Sector Development Plan for the westerly 42' of Lot 3 and Lot 4, Block 21, Huring's Highlands Addition, for the Huring Highlands Sector Development Plan; A Zone Map Amendment for the westerly 42' of Lot 3, Block 21, Huring's Highlands Addition from SU-2MR to SU-2NCR; A Zone Map Amendment for Lot 4, Block 21, Huring's Highland Addition from SU-2MR to SU-2/SU-1 for R-2 Permissive Uses with 3 dwelling units maximum; and A Site Development Plan for Building Permit for Lot 4, Block 21, Huring's Highlands Addition, located at the westerly 42' of 111 Walker Street SE and 115 Walker Street SE, between Central Avenue SE and Gold Avenue SE; the westerly 42' of Lot 3, Block 21, containing approximately .848 ac.; Lot 4, Block 21, containing approximately .16 acre. RE-MAINED FROM CITY COUNCIL.

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Cardenas at 824-3896. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Cardenas at 824-3896.

Jeff Jasionowski, Chairman
Environmental Planning Commission
APPROVED
Russell Brito, Senior Planner
Planning Department
Journal: September 29, 2004

DRB
1002715



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

6. Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way —
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval —

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11)

At the August 25, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacations were 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.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary and final plat were approved with final plat signoff delegated to Transportation Development, for needed easement from Buglo north recorded and to review dedication of Unser and Planning for NMU Inc. signature, to check that tract acreages match site plan and the 15-day appeal period.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11)

The site plan for subdivision was approved with final sign off delegated to Transportation Development, need to remove access to Unser and Planning to check that tract acreages match plat, 15-day appeal period and signature block infrastructure list language.

If you wish to appeal this decision, you must do so by September 9, 2004 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.



OFFICIAL NOTICE OF DECISION
PAGE 3

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: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Consensus Planning Inc., 924 Park Ave SW, 87102
Felix Rabadi, 120 Wyoming SE, 87123
Tierra West, LLC, 8509 Jefferson NE, 87113
Robert J Schaefer, 5600 Wyoming Blvd NE, 87109
Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

#15



DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

Project Number

1002715

DRB Application No.: 04DRB-01061 (SPS)
Project Name: HORIZON CORP. REPLAT TR H
Agent: Consensus Planning Inc.

Project # 1002715
Phone No.: 764-9801

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - need to remove access to UNBURL

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):
Track acreages match plat
15 day appeal
sig. block. I.L. language

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

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

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



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00967 (P&F)
Project Name: LANDS OF HORIZON CORP.
Agent: Isaacson & Arfman PA

Project # 1002715
Phone No.: 268-8828

Your request for ~~(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)~~, was approved on 8/25/04 by the DRB with ~~delegation of signature(s)~~ to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: - (107) EASEMENT FROM BUGLO NORTH RECORDED
- REVIEW DISTRICT OF UNCLER

UTILITIES: _____

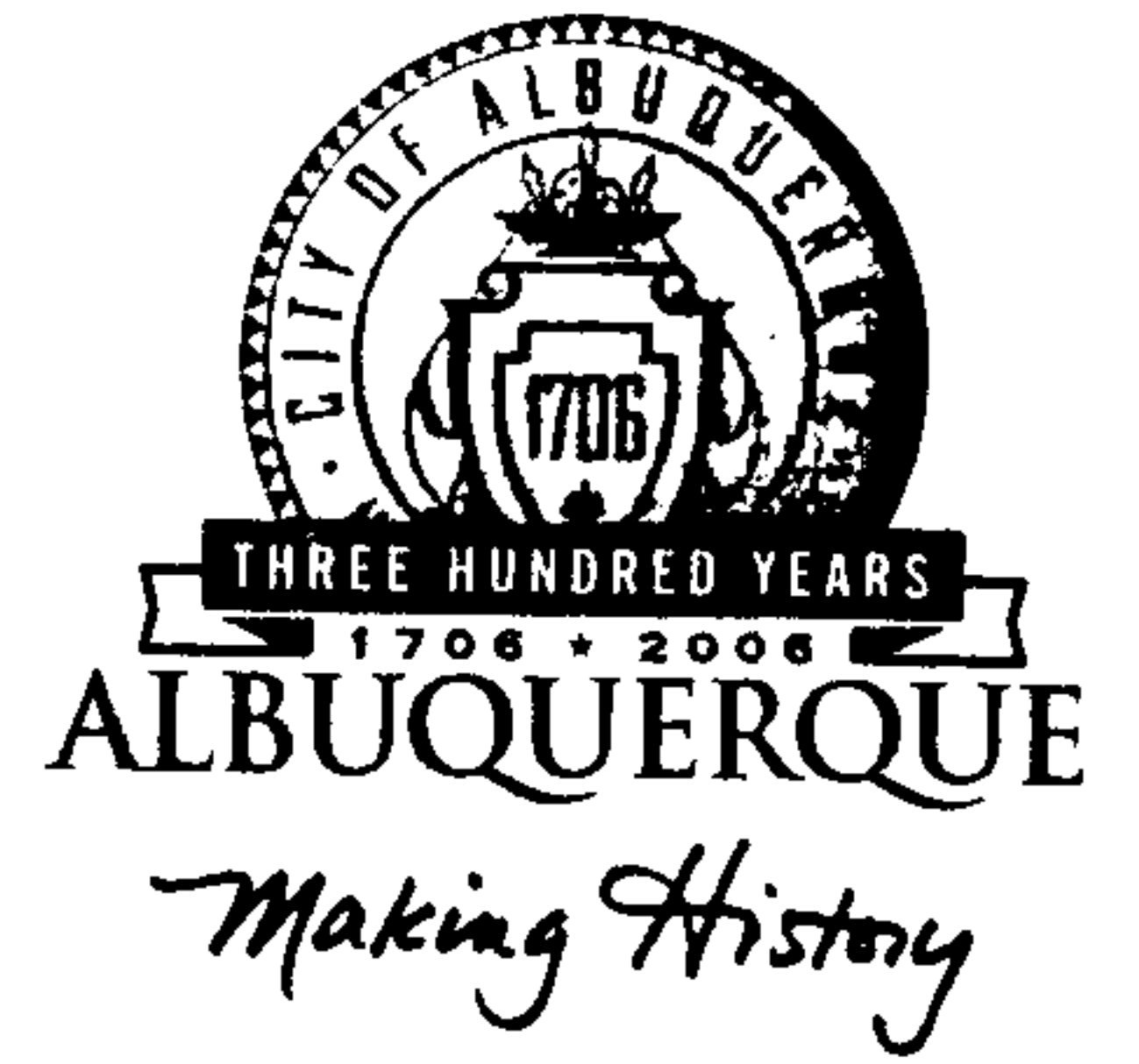
CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): NMHI'S signature
Tract acreage match plat site plan
15 Aug 04

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

Project Number 1002715



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation or BLV request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ^{Vac} 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 25, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002715 AGENDA#: 6 DATE: 8.25.04

✓ 1. Name: Ron Bohannon Address: 8509 Jefferson Zip: 87107

✓ 2. Name: Drew Star Rangel Address: 5712 PANAOLISL ^{NW} Zip: 87114

No drain

3. Name: Felix Rabal Address: 120 Wyoming SE Zip: 87123

4. Name: Robert Schief Address: 5600 Wyo NE Zip: 87109

✓ 5. Name: Jim Stroger Address: _____ Zip: _____

No green

6. Name: John Valdez Address: 924 Park Ave ^{NW} Zip: 87102

✓ 7. Name: Fred Artman 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: _____

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002715

Subdivision Name: Boulevard Ltd.

Surveyor: Timothy Aldrich

Company/Agent: Isaacson & Arfman

Contact Person: Fred Arfman E-mail: iamengrs@swcp.com

Phone: 268-8828 Fax: _____

DXF Received Date: 6/21/2004

Hard-Copy Date: 6/21/2004

Coordinate system: NMSP Grid (NAD 83) NMSP Grid (NAD 27) Ground rotated to NMSP Grid Other

Fred Arfman

6/21/04

Approved

Date

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

AGIS Use Only

Copied cov2715 to agiscov on 6/21/2004. Contact person notified on 6/21/2004

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change
- AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**
3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC
- CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** [Deferred from 7/28/04] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**
4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**), zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of
Public Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC.,
agent(s) for VISION DEVELOPMENT LLC request(s)
the above action(s) for all or a portion of Tract(s) B,
WESTRIDGE MOBILE HOME PARK, PHASE 2, (to
be known as **BLUEWATER POINTE SUBDIVISION**,
zoned R-LT residential zone, located on 94TH ST
NW, between BLUEWATER RD NW and AVALON
RD NW containing approximately 8 acre(s). [REF: Z-
97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089,
01DRB-00505, 00506, 02DRB-00337] (*Deferred from*
7/28/04) (K-9) **DEFERRED AT THE AGENT'S**
REQUEST TO 8/4/04.

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS**
OF HORIZON CORPORATION, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred*
from 7/14/04 & 7/28/04] (B-11) **DEFERRED AT THE**
AGENT'S REQUEST TO 8/25/04.

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON**
CORPORATION REPLAT OF TRACT H, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC**
Case Planner] [*Deferred from 7/14/04 & 7/21/04*] (B-11)
DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.

7. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

8. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat
Approval
04DRB-00962 Major-Vacation of Public
Easements
04DRB-00969 Minor-Vacation of Private
Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS 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.**

04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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 # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE-WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan
Subd/EPC
04DRB-01093 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & Indef deferred 7/21/04*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of
Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat
Approval
- PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat
Approval
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat
Approval
- RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or
Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or
Plan

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

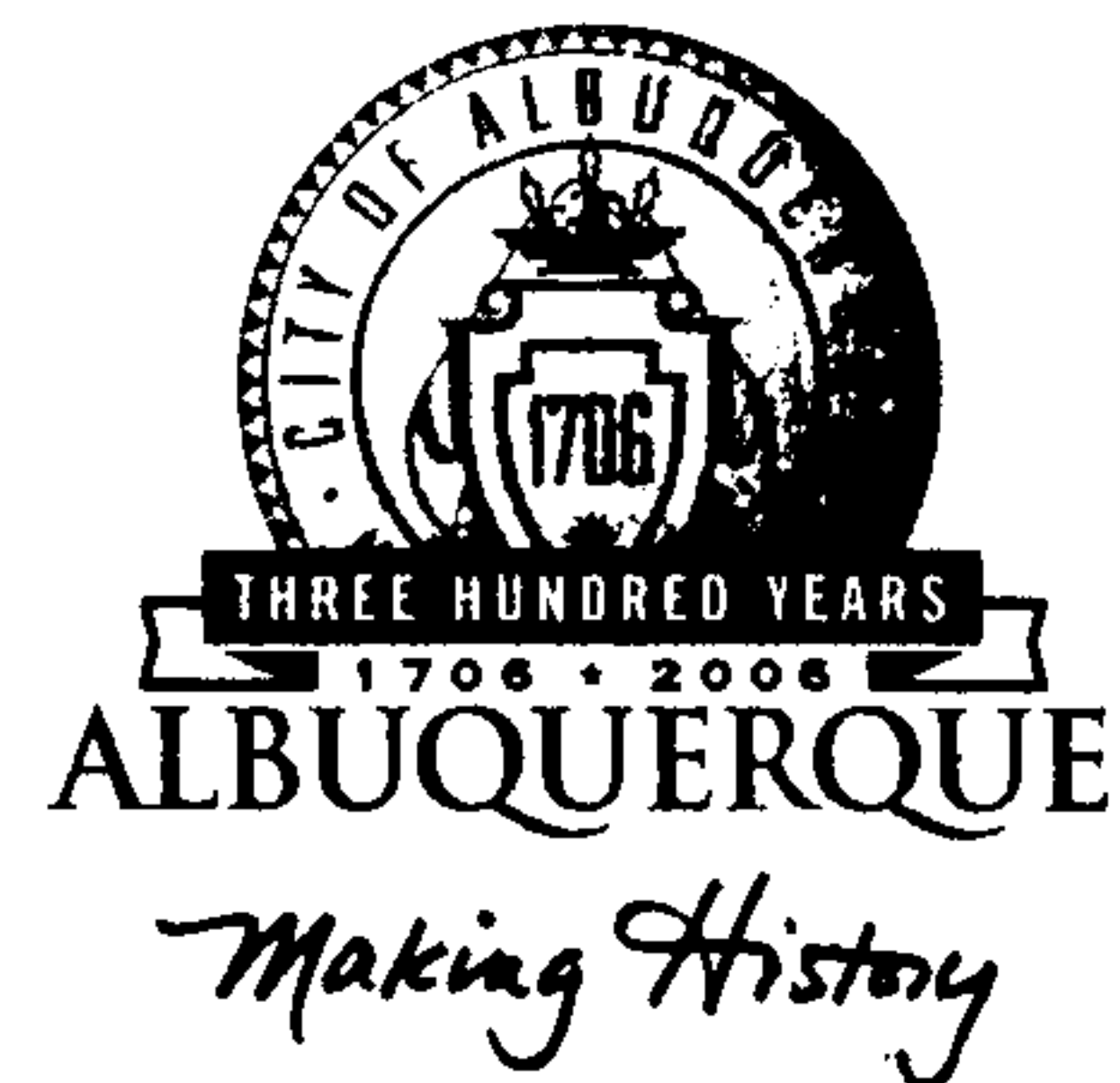
ADJOURNED: 12:35 P.M.

Refer 8/25/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002715 AGENDA#: 6 DATE: 7.28.04

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



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the BLV or vacation requests.
No adverse comments on plat or site plan.

New Mexico 87103

RESOLUTION:

8-25-04

www.cabq.gov

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: July 28, 2004

Refer to 7/28/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002715 AGENDA#: 5 DATE: 7.14.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

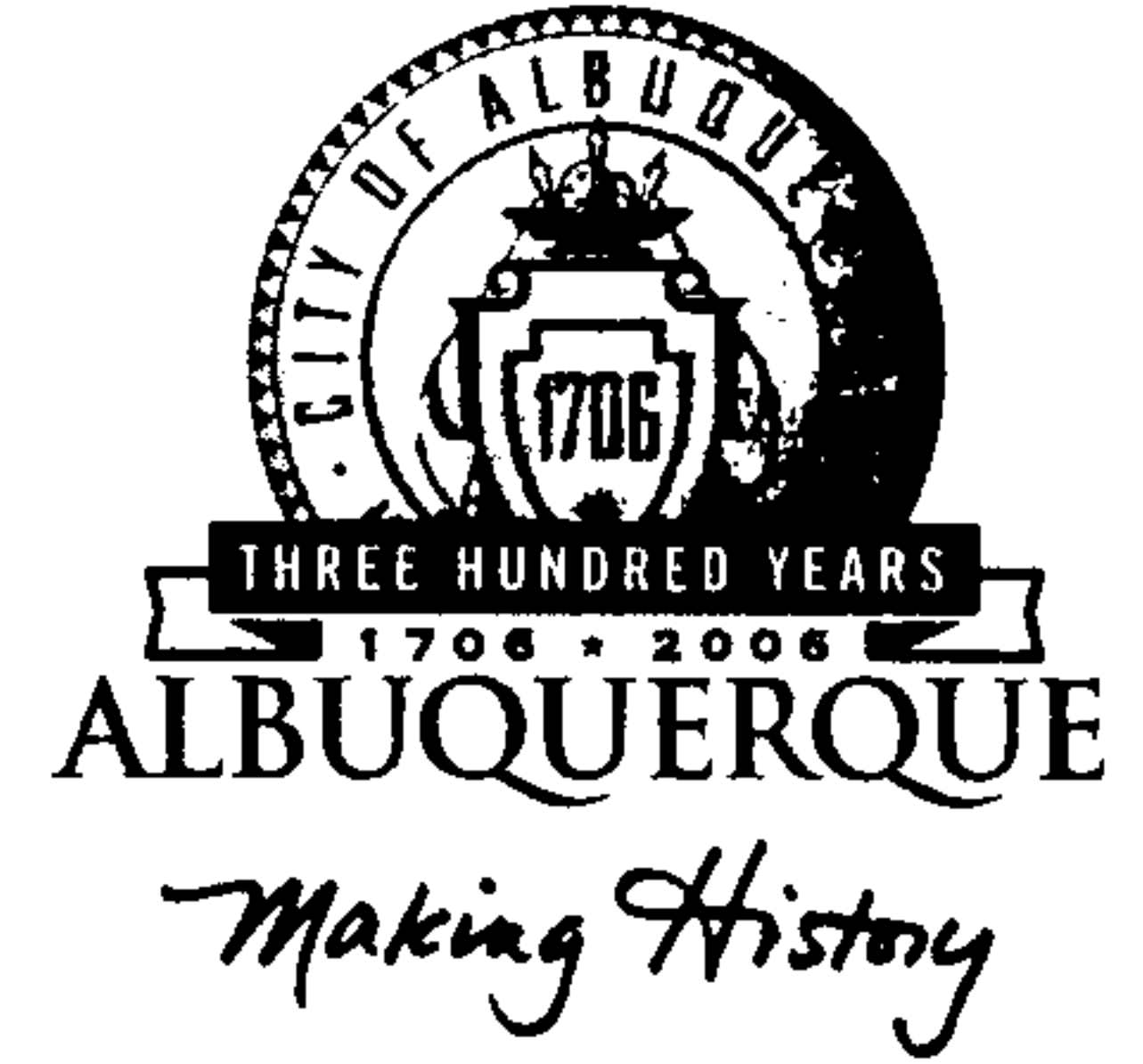
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002715

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request or BLV.

New Mexico 87103

www.cabq.gov

RESOLUTION:

7-28-04

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: July 14, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 2:25 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [*Deferred from 7/14/04*] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [**Debbie Stover, EPC Case Planner**] [*Deferred from 7/14/04*] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat
Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-
CONTRACTORS, LLC request(s) the above action(s) for
all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF
NEW MEXICO, (to be known as **MARNA LYNN**
SUBDIVISION zoned R-1, located on MARNA LYNN AVE
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). [REF:
04DRB-00037] [*Deferred from 7/14/04*] (C-12)
DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS**
OF HORIZON CORPORATION, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred*
from 7/14/04] (B-11) **DEFERRED AT THE AGENT'S**
REQUEST TO 7/28/04.

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON**
CORPORATION REPLAT OF TRACT H, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC**
Case Planner] [*Deferred from 7/14/04*] (B-11) **DEFERRED**
AT THE AGENT'S REQUEST TO 7/28/04.

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

11. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan
Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [**Russell Brito, EPC Case Planner for Simon Shima**] (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, **M.R.G.C.D. MAP 29**, zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] [**Debbie Stover, EPC Case Planner**] (E-15) **THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.**

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, **VENTANA SQUARE @ VENTANA RANCH**, zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] [**Debbie Stover, EPC Case Planner**] (B-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.**

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, LANDS OF SPRINGER BUILDING MATERIALS CORP., zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC`

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, JJ SUBDIVISION, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

18. **Project # 1000908**
04DRB-01064 Minor-Extension of Preliminary Plat
- WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat Approval
- DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval
- ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **PARK & DRAINAGE MANAGEMENT AREA, EL RANCHO ATRISCO SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **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] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, ALBRIGHT-MOORE ADDITION, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3**, zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION**, zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04 & 7/14/04*) (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B**, zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC**, zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 14, 2004

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

AMAFCA

No objection to requested actions. Future development action will require an executed agreement for drainage improvements among the area developers, the City, and AMAFCA.

COG

For information, the Long Range Roadway System map identifies 156' minimum right of way for Unser Blvd. Additionally, the Long Range Bikeway System map identifies a bike path and on-street bike lanes for this section of Unser Blvd.

Transit

No objection.

Zoning Enforcement

No comments received.

Neighborhood Coordination

Letters sent to Paradise Hills (R) Neighborhood Association.

APS

No comments received.

Police Department

No comments.

Fire Department

No adverse comments.

PNM Electric & Gas

PNM reserves and retains all easement rights for the vacated portion of Lyons Blvd. PNM objects to the vacation of the 10' PUE along Lyons Blvd passing through the new Lots 1 and 2. There is an existing 3 phase OH electric line running north-south and is sitting near the east property line and Lyons R/W line. In order for PNM to approve the release of either the street R/W or the 10' PUE the developer will need to relocate the electric line at their expense to free up Lots 1 and 2. PNM would also be open to accepting a new platted easement in Lots 1 and 2 to cover the electric line, but I realize that would not free up the land on those lots.

The developer needs to contact an engineer at the PNM Electric Service Center at 241-3425 to arrange the removal and payment for the electric line before final plat sign off.

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 No objection to the BLV. No objection to the vacation requests.

Transportation Development

Does the Unser Alignment match the Paragon alignment to the south? Dedication of Unser should be 20.5' to make up half of 156' ultimate? Not sure the Unser policy allows a right-in/right-out at Buglo to the West. Has the MRCOG approved this access point? Does the full median opening on Paradise meet DPM criteria? What is width of Bulgo Avenue? Lot 1 & 2 are below the 5 acre minimum for bulk platting. Need document showing access to lots 2,3,4 and 5 before vacation action can occur.

What is width of vacated portion of Lyons south of Buglo? Does the other side have the same opportunity for vacating Lyons?

Parks & Recreation Defer to Transportation.

Utilities Development

No objection to Vacation requests. No objection to Bulk Land Variance. Need NMUI signature on Plat.

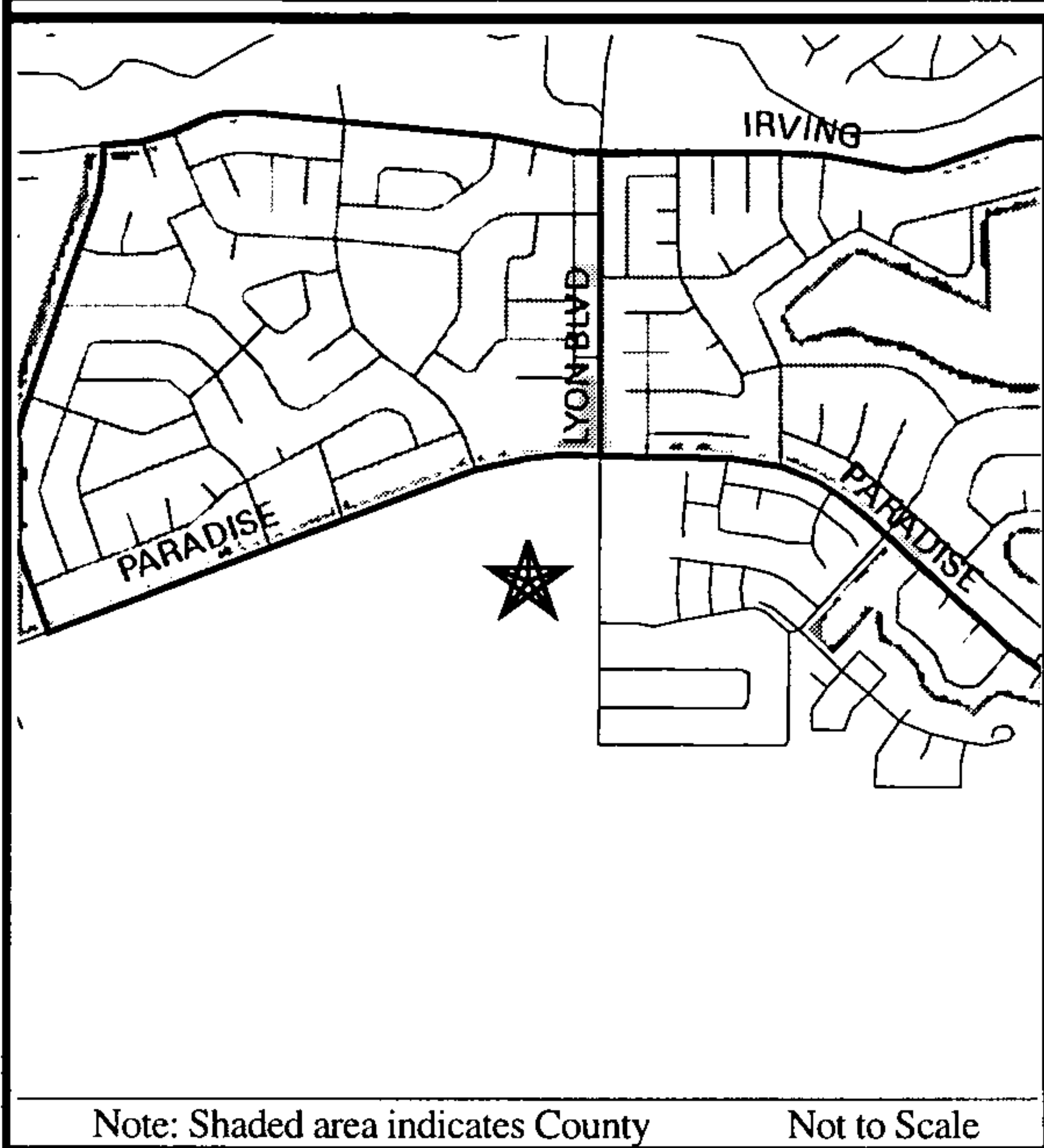
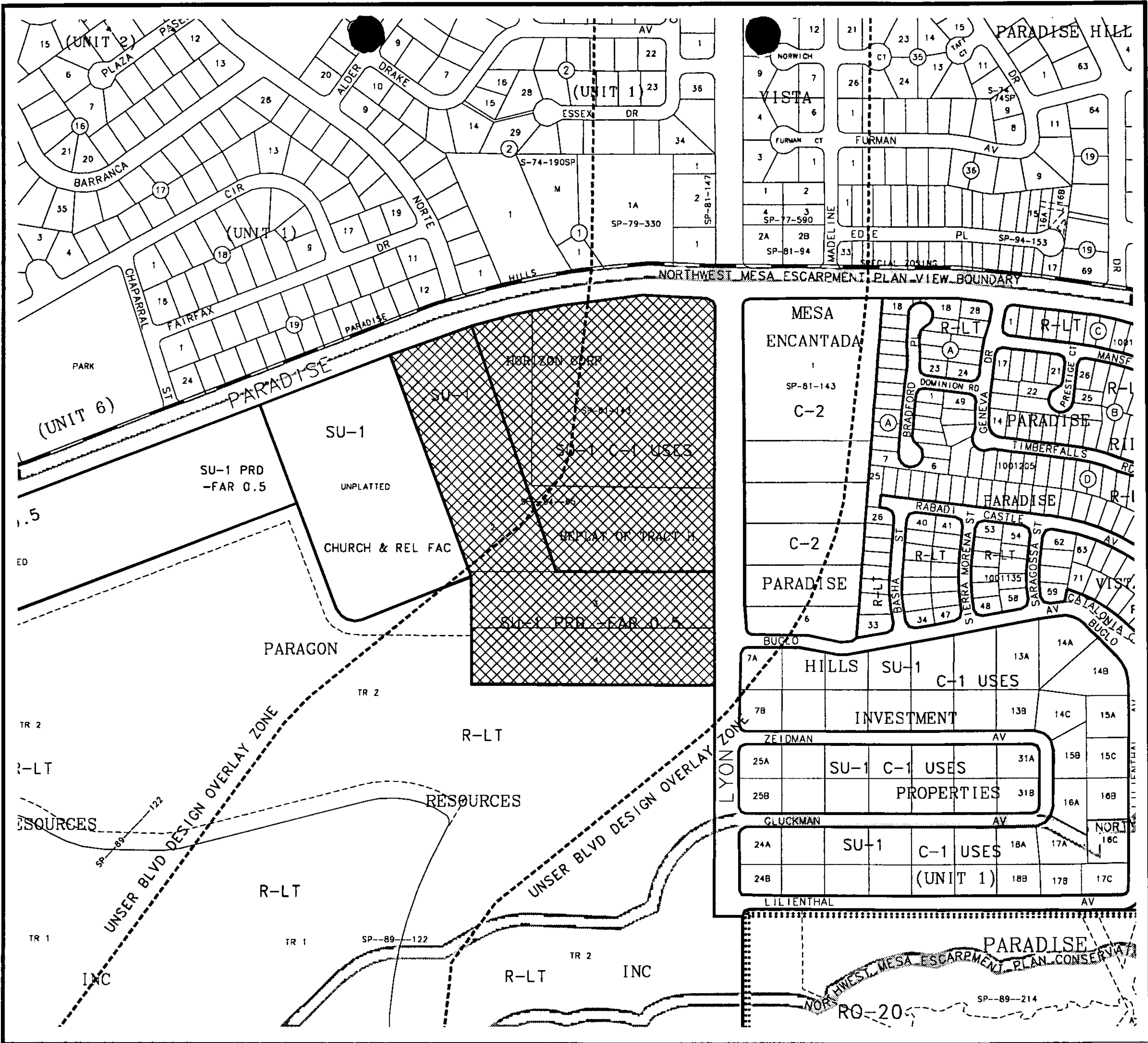
Planning Department

✓ The vacation exhibit does not show the same information as the bulk plat.
Please submit a revised vacation exhibit using a reduced plat clearly showing the proposed vacation(s).

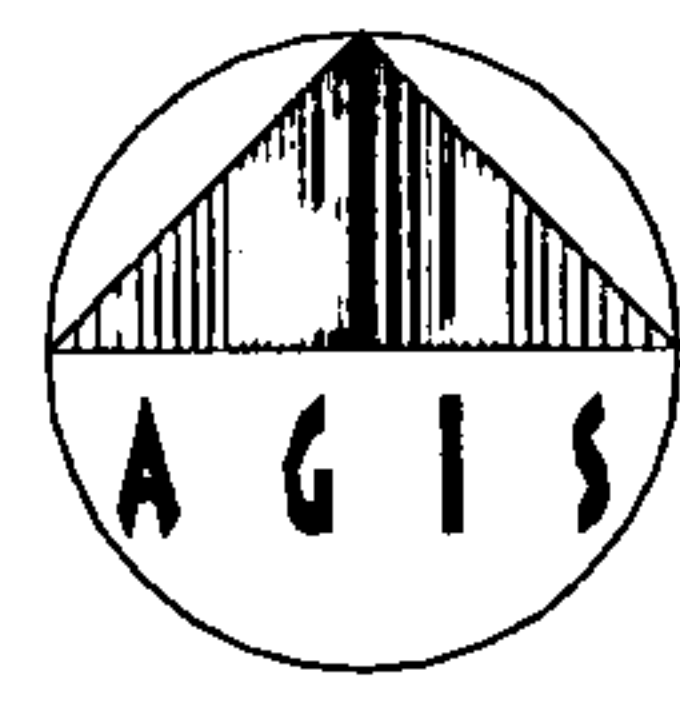
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Boulevard Limited Partnership, P.O. Box 14708, 87191

Isaacson & Arfman PA, 128 Monroe St NE, 87108



ZONING MAP



Scale 1"=519'

PROJECT NO.
1002715

HEARING DATE
7-14-04

MAP NO.
B-11

ADDITIONAL CASE NUMBER(S)
04DRB-00964
04DRB-00965
04DRB-00966

04DRB-00967

Note: Shaded area indicates County Not to Scale



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

PAGE 2

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

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

Project # 1003503

04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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 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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.



**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, July 14, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614

04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399

04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176

04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187

04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 14, 2004
Zone Atlas Page: B-11-Z
Notification Radius: 100 Ft.

Project# 1002715
App# 04DRB-00964
App# 04DRB-00965
App# 04DRB-00966
App# 04DRB-00967

Cross Reference and Location:

Applicant: BOULEVARD LIMITED PARTNERSHIP
Address: PO BOX 14708
ALBUQUERQUE NM 87191

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JUNE 25, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-11	1011065	148-154	303-09	✓ mp 1011065 210-308 209 33 ✓
		148-174	10	✓ mp 210-302 34 ✓
		112-210	11	✓ mp 227-323 01 ✓
		159-213	12	✓ mp 184-319 204 02 ✓
		070-209	06	✓ mp 185-301 43 ✓
		045-232	08	✓ mp 160-317 04 ✓
		105-128	64	✓ 141-295 44 ✓
		224-255	302-08	✓ mp 134-322 15 ✓
		228-220	05	✓ 128-294 23 ✓
		228-212	04	✓ mp 118-318 42 ✓
		228-196	03	✓ mp 108-288 01 01 ✓
		224-181	02	✓ mp 103-298 41 ✓
		224-168	01	✓ mp 100-208 40 ✓
		228-150	401-21	✓ mp 130-215 201 04 ✓
		213-150	22	✓ 144-218 07 ✓
		213-136	23	✓ mp 151-270 08 ✓
		228-138	24	✓ mp 158-272 09 ✓
		228-117	301-13	✓ 165-275 10 ✓
		213-116	14	✓ 172-278 11 ✓



<mainframe@coa1mp3.cabq.gov>
06/23/2004 09:20 AM

To:
cc:
Subject:

1	RECORDS	WITH	LABELS	PAGE
1				
01011065	***	THIS	UPC	CODE
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HI	LAND	USE:		
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	OWNER	NAME:	BOULEVARD LIMITED PARTNERSHIP	
	OWNER	ADDR:	00000	<i>Bx 14705</i>
ALBUQUERQUE NM	87191			
0101106514817430310	LEGAL:	3	RE	PLAT
HI	LAND	USE:		
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	BOULEVARD LIMITED PARTNERSHIP	
	OWNER	ADDR:	00000	
ALBUQUERQUE NM	87191			
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HI	LAND	USE:		
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HI	LAND	USE:		
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	OWNER	NAME:	BOULEVARD LIMITED PARTNERSHIP	
	OWNER	ADDR:	00000	
ALBUQUERQUE NM	87191			
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7.87	LAND	USE:		
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	ARCHDIOCESE OF SANTA FE	
	OWNER	ADDR:	04000	ST JOSEPHS PL NW
ALBUQUERQUE NM	87120			
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2.	LAND	USE:		
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	ARCHDIOCESE OF SANTA FE	
	OWNER	ADDR:	04000	ST JOSEPHS PL NW
ALBUQUERQUE NM	87120			
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ALAMED	LAND	USE:		
	PROPERTY	ADDR:	00000	N/A
	OWNER	NAME:	PICKARD IRREVOCABLE TRUST I	
	OWNER	ADDR:	07007	WYOMING BL NE
ALBUQUERQUE NM	87109			
0101106522625530208	LEGAL:	TRAC	T 1	SUMMARY
ENCA	LAND	USE:		
	PROPERTY	ADDR:	00000	LYON
	OWNER	NAME:	NORTH WEST LAND COMPANY	
	OWNER	ADDR:	00000	<i>Bx 14705</i>
ALBUQUERQUE NM	87191			
0101106522822630205	LEGAL:	2	UN	IT
		1	OF	PARADISE
				HILLS
				INVESTMENT

PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYONS
OWNER NAME: IVENER ALAN & RUTH
OWNER ADDR: 03504 LA SALA REDONDA

NE

ALBUQUERQUE NM 87111
0101106522821230204 LEGAL: 3 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYONS
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522819630203 LEGAL: 4 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
1 R E C O R D S W I T H L A B E L S
2

PAGE

0101106522618130202 LEGAL: 5 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522616830201 LEGAL: 6 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522815040121 LEGAL: 08A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 LILENTHAL
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

ALBUQUERQUE NM 87108
0101106521315040122 LEGAL: 07A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BUGLO
OWNER NAME: ~~MCMURREY FAE J~~
OWNER ADDR: ~~00000~~

*Rabadi Shariff A & Samia
120 Wyoming Blvd NE
Albuquerque NM*

~~LEXINGTON TX 78947~~
0101106521313640123 LEGAL: 07B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: KEN WILLIAMS ENTERPRISES INC
OWNER ADDR: 00000 *Bx 14974*

ALBUQUERQUE NM 87191
0101106522813840124 LEGAL: 08B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

ALBUQUERQUE NM 87108
0101106522811730113 LEGAL: 26A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BEIDMAN
OWNER NAME: KRAMER LORENE M AND
OWNER ADDR: 01613 E TWENTY-SEVENTH

ST

FARMINGTON NM 87401

0101106521311630114 LEGAL: 25A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE: PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: CLARK THOMAS H
OWNER ADDR: 00000 *Box 945*

JAMESTOWN NM 87347
0101106521030820933 LEGAL: 4 SU MMAR Y PLAT OF PARCEL 1 TRACT B ROBERSONS
RIO V LAND USE: PROPERTY ADDR: 00000 MADELINE
OWNER NAME: EVON ANNETTE R
OWNER ADDR: 09948 ACADEMY RD NW

ALBUQUERQUE NM 87114
0101106521030220934 LEGAL: PARC EL 2 -A SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE

ALBUQUERQUE NM 87113
0101106522730320901 LEGAL: PARC EL 2 -B SUMMARY PLAT SHOWING PARCELS 2A & 2B
TR LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: L & L INVESTMENT GROUP LLC
OWNER ADDR: 08212 LOUISIANA BL NE

ALBUQUERQUE NM 87113
1 R E C O R D S W I T H L A B E L S PAGE
3

0101106518431920402 LEGAL: ALL OF T RACT 2 LD DIV MAP OF BLK 1 ROBERTSONS
RIO LAND USE: PROPERTY ADDR: 00000 LYON
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: 00000 *one civic plaza SW*

ALBUQUERQUE NM 87102
0101106518530120443 LEGAL: SE C ORNE R OF BLK 1 MEAS 150 X 162 ROBERSON RIO
VIS LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: OLGUIN FIDEL & MARY B
OWNER ADDR: 01660 HILLSIDE DR SW

LOS LUNAS NM 87031
0101106516031720404 LEGAL: TRAC T 1- A LAND DIVISION MAP OF A PORTION OF BLK
1 LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: FREEDMAN TED ETAL
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106514129520444 LEGAL: PORT OF BLK 1 SHOPPING CENTER TRACT OF AMENDED
PLA LAND USE: PROPERTY ADDR: 00000 PARADISE BLVD
OWNER NAME: BRUNACINI CHARLES C ETAL
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106513432220405 LEGAL: PARC EL M LAND DIVISION MAP OF A PORT OF BLK 1
UNIT LAND USE: PROPERTY ADDR: 00000 A PARADISE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000 *Drawer A*

CORRALES NM 87048
0101106512829420403 LEGAL: A TR OF LAND IN THE SW POR OF BLK 1 ROBERSON
RIO V LAND USE: PROPERTY ADDR: 00000 PARADISE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000

CORRALES NM 87048
0101106511831820442 LEGAL: A TR OF LAND IN THE NORTH WEST PORT OF BLK 1
ROBER LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: BRUNACINI CHARLES C II &
OWNER ADDR: 00000

CORRALES NM 87048
0101106510828820401 LEGAL: LOT 1 EX C THE NLY TRIANGLE PORT BLK 2 & SWLY
PORT LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: SCHORR RICHARD M & CAROL L
OWNER ADDR: 05647 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106510329820441 LEGAL: 2 2 ROBE RSONS RIO VISTA SUBD UNIT #1
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: COGDILL AUBREY L & ANN
OWNER ADDR: 10104 PASEO DEL NORTE NW

ALBUQUERQUE NM 87122
0101106510030820440 LEGAL: 003 002R OBERSONS RIO VISTA U 1
LAND USE:
PROPERTY ADDR: 00000 PASEO DEL NORTE
OWNER NAME: GARCIA RICHARD A & DIANE
OWNER ADDR: 10108 PASEO DEL NORTE NW

ALBUQUERQUE NM 87114
0101106503626520106 LEGAL: 019 019R OBERSON RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: TROUTNER PATSY
OWNER ADDR: 00000 *Bx 66562*

ALBUQUERQUE NM 87193
1 RECORDS WITH LABELS PAGE
4
0101106504426820107 LEGAL: 018 019R OBERSONS RIO VISTA SUBD NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: ATWA LISA NORA
OWNER ADDR: 00419 EDITH SE

ALBUQUERQUE NM 87102
0101106505127020108 LEGAL: 017 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: MONTOYA EDWARD W & LOURDES
OWNER ADDR: 05721 PARADISE BL NW

ALBUQUERQUE NM 87114
0101106505827220109 LEGAL: 016 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: HARDY BRENDA & FREEDOM CO INC
OWNER ADDR: 05717 PARADISE BL NW

ALBUQUERQUE NM 87120
0101106506527520110 LEGAL: 015 019R OBERSONS RIO VISTA SUBD UNT 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: STECKEL LARRY W & MAJELLA M TR
OWNER ADDR: 09908 PLUNKETT DR NW

ALBUQUERQUE NM 87114
0101106507227820111 LEGAL: 014 019R OBERSONS RIO VISTA SUBD UNIT NO 1
LAND USE:
PROPERTY ADDR: 00000 PARADISE
OWNER NAME: RIVERA ALBERT JR

OWNER ADDR: 00000 *Bx 15039*
 87174
 RIO RANCHO NM 0101106508028120112 LEGAL: 013 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: METZGAR DAVID
 OWNER ADDR: 05705 PARADISE BL NW

ALBUQUERQUE NM 87114
 0101106508828420113 LEGAL: 012 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: OCONNELL ROBERT
 OWNER ADDR: 05701 PARADISE BL NW

ALBUQUERQUE NM 87114
 0101106508429620114 LEGAL: 011 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: BLEIL MARVIN G ETUX
 OWNER ADDR: 05700 FAIRFAX DR NW

ALBUQUERQUE NM 87114
 0101106507529220115 LEGAL: 010 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: NTIFORO GUSTAV K
 OWNER ADDR: 05704 FAIRFAX NW

ALBUQUERQUE NM 87114
 0101106506628820116 LEGAL: 009 019R OBERSONS RIO VISTA SUBD UNIT NO 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: SANCHEZ FRANK A & CRUZITA C
 OWNER ADDR: 05708 FAIRFAX DR NW

ALBUQUERQUE NM 87114
 0101106505728520117 LEGAL: 008 019R OBERSONS RIO VISTA SUBD UNIT NO 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: CHAVEZ SALLY C
 OWNER ADDR: 05712 FAIRFAX DR NW

ALBUQUERQUE NM 87114
 1 R E C O R D S W I T H L A B E L S PAGE
 5
 0101106504828220118 LEGAL: 007 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: CALIVA ROBERT D & CARMEN P
 OWNER ADDR: 05716 FAIRFAX DR NW

ALBUQUERQUE NM 87114
 0101106504027920119 LEGAL: 006 019R OBERSONS RIO VISTA SUBD UNIT 1
 LAND USE: PROPERTY ADDR: 00000 FAIRFAX
 OWNER NAME: HAGAN WILLIAM J ETUX
 OWNER ADDR: 05720 FAIRFAX DR NW

ALBUQUERQUE NM 87114

QUIT

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: B-11

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

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

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

Project# 1002715

BOULEVARD LIMITED PARTNERSHIP
PO BOX 14708
ALBUQUERQUE NM 87191

TOM ANDERSON
Paradise Hills Civics Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE NM 87114

101106522625530208

NORTH WEST LAND COMPANY
PO BOX 14708
ALBUQUERQUE NM 87191

101106521315040122

RABADI SHARIFF A & SAMIA
120 WYOMING BLVD NE
ALBUQUERQUE NM 87111

101106521311630114

CLARK THOMAS H
PO BOX 985
JAMESTOWN NM 87347

101106518431920402

COUNTY OF BERNALILLO
ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102

101106514129520444

BRUNACINI CHARLES C ETAL
PO DRAWER A
CORRALES NM 87048

101106510329820441

COGDILL AUBREY L & ANN
10104 PASEO DEL NORTE NW
ALBUQUERQUE NM 87122

101106504426820107

ATWA LISA NORA
419 EDITH SE
ALBUQUERQUE NM 87102

101106506527520110

STECKEL LARRY W & MAJELLA M T
9908 PLUNKETT DR NW
ALBUQUERQUE NM 87114

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE NM 87108

101106507020930306

ARCHDIOCESE OF SANTA FE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120

101106522822630205

IVENER ALAN & RUTH
3504 LA SALA REDONDA NE
ALBUQUERQUE NM 87111

101106521313640123

KEN WILLIAMS ENTERPRISES INC
PO BOX 14876
ALBUQUERQUE NM 87191

101106521030820933

EVON ANNETTE R
9948 ACADEMY RD NW
ALBUQUERQUE NM 87114

101106518530120443

OLGUIN FIDEL & MARY B
1660 HILLSIDE DR SW
LOS LUNAS NM 87031

101106513432220405

BRUNACINI CHARLES C II &
PO DRAWER A
CORRALES NM 87048

101106510030820440

GARCIA RICHARD A & DIANE
10108 PASEO DEL NORTE NW
ALBUQUERQUE NM 87114

101106505127020108

MONTOYA EDWARD W & LOURDES
5721 PARADISE BL NW
ALBUQUERQUE NM 87114

101106507227820111

RIVERA ALBERT JR
PO BOX 15039
RIO RANCHO NM 87174

LARRY WEAVER
Paradise Hills Civics Assoc.
6001 UNITAS CT. NW
ALBUQUERQUE NM 87114

101106510512830364

PICKARD IRREVOCABLE TRUST I
7007 WYOMING BL NE
ALBUQUERQUE NM 87109

101106522815040121

TAYLOR GANARLD
615 LA VETA NE
ALBUQUERQUE NM 87108

101106522811730113

KRAMER LORENE M AND
1613 E TWENTY-SEVENTH ST
FARMINGTON NM 87401

101106521030220934

L & L INVESTMENT GROUP LLC
8212 LOUISIANA BL NE
ALBUQUERQUE NM 87113

101106516031720404

FREEDMAN TED ETAL
PO DRAWER A
CORRALES NM 87048

101106510828820401

SCHORR RICHARD M & CAROL L
5647 PARADISE BL NW
ALBUQUERQUE NM 87114

101106503626520106

TROUTNER PATSY
PO BOX 66562
ALBUQUERQUE NM 87193

101106505827220109

HARDY BRENDA & FREEDOM CO INC
5717 PARADISE BL NW
ALBUQUERQUE NM 87120

101106508028120112

METZGAR DAVID
5705 PARADISE BL NW
ALBUQUERQUE NM 87114

101106508828420113

ÓCONNELL ROBERT
5701 PARADISE BL NW
ALBUQUERQUE NM 87114

101106506628820116

SANCHEZ FRANK A & CRUZITA C
5708 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106504027920119

HAGAN WILLIAM J ETUX
5720 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106508429620114

BLEIL MARVIN G ETUX
5700 FAIRFAX DR NW
ALBUQUERQUE NM 87114

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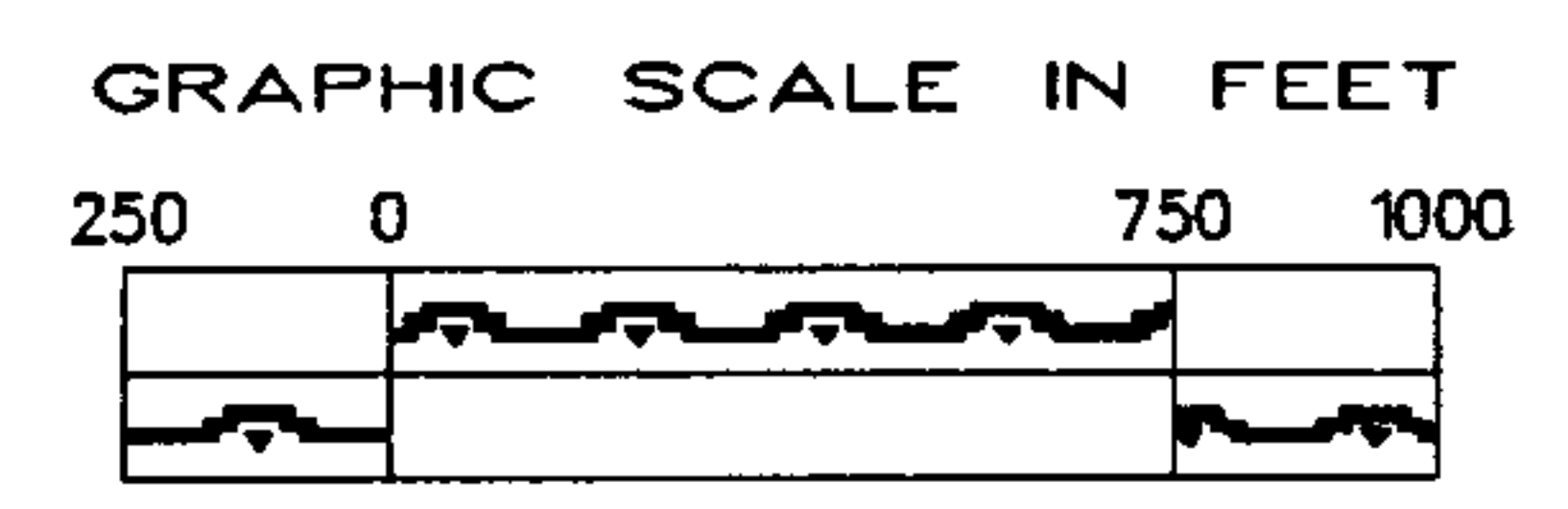
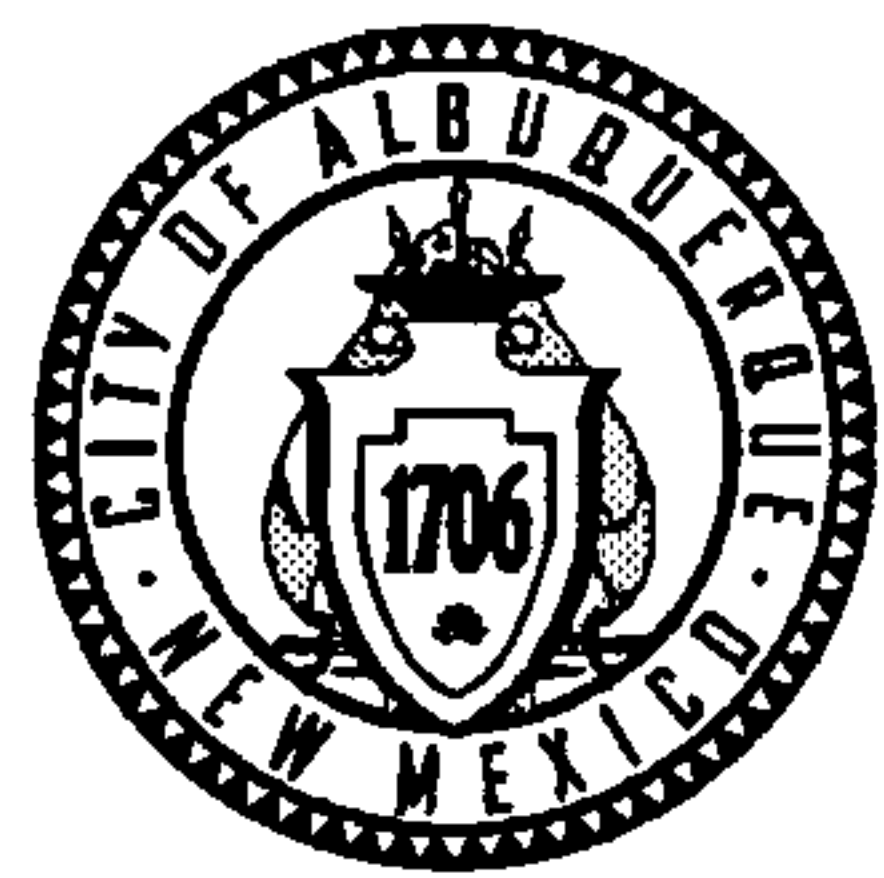
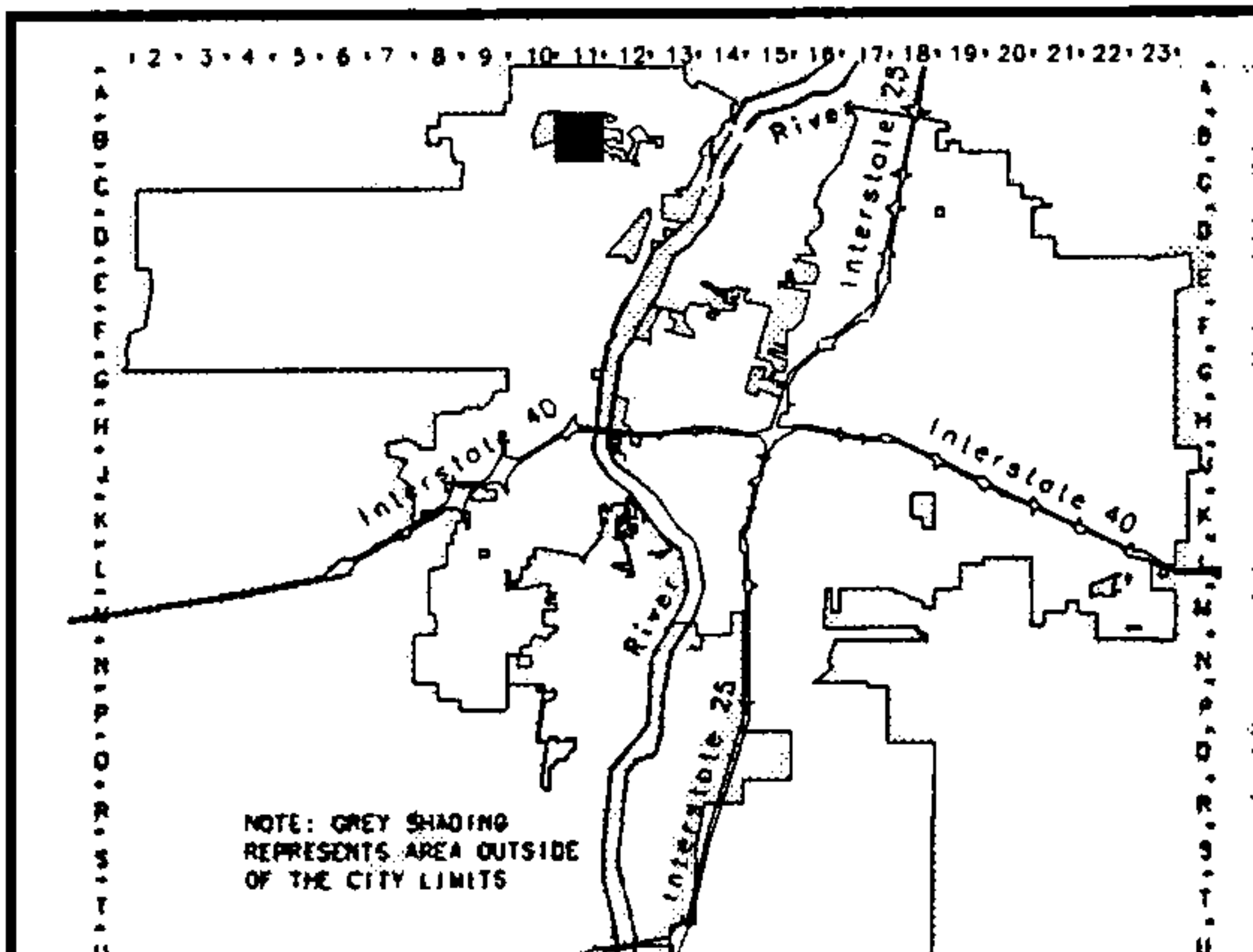
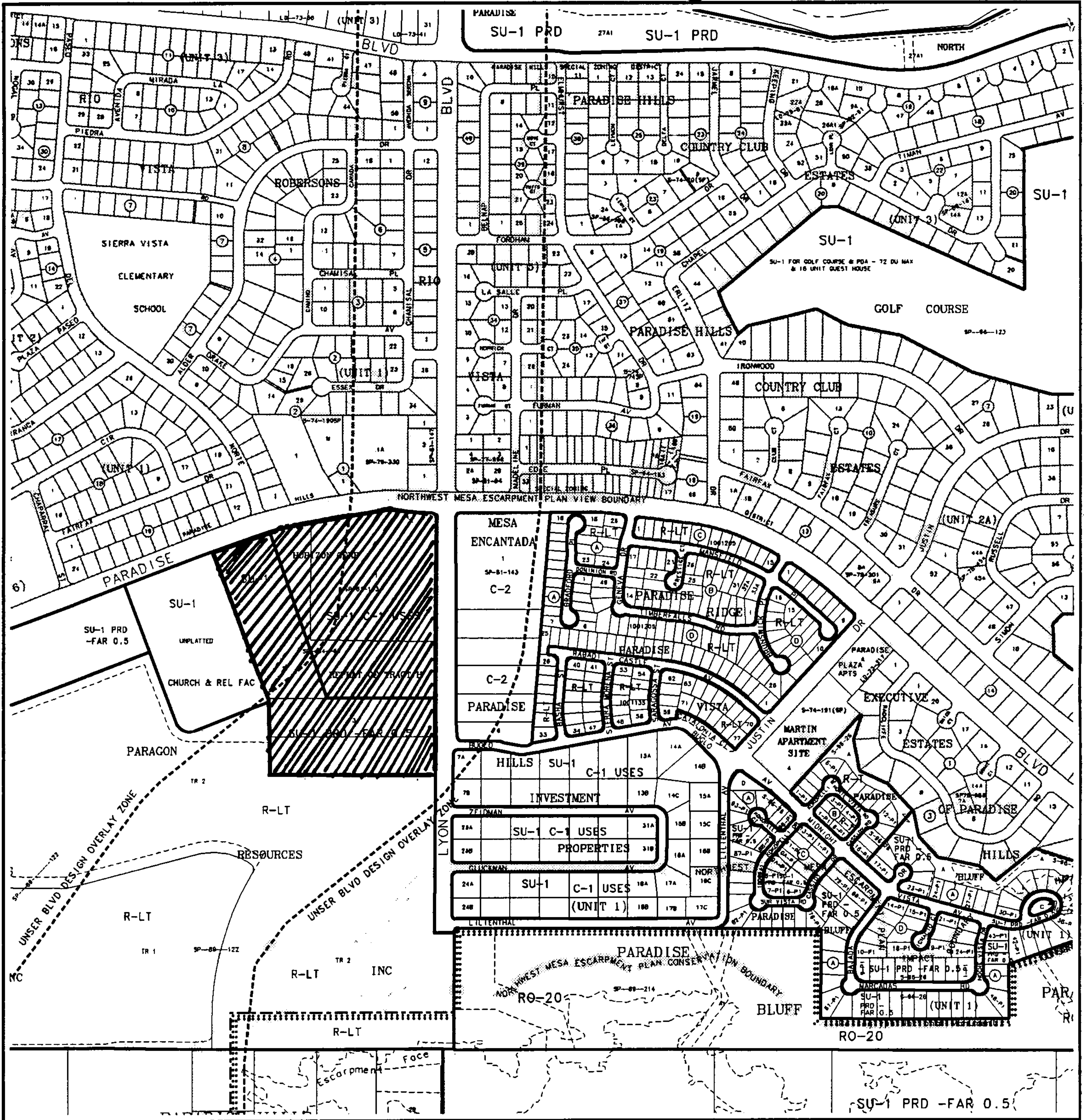
CHAVEZ SALLY C
5712 FAIRFAX DR NW
ALBUQUERQUE NM 87114

101106507529220115

NTIFORO GUSTAV K
5704 FAIRFAX NW
ALBUQUERQUE NM 87114

101106504828220118

CALIVA ROBERT D & CARMEN P
5716 FAIRFAX DR NW
ALBUQUERQUE NM 87114



Zone Atlas Page

B-11-Z

A G I S
 Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003

Map Amended through January 02, 2004

FORM V: SUBDIVISION VARIANCE & VACATIONS

- BULK LAND VARIANCE** *m r 501* (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.
 - NA* 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 *on Final Plat*
 - 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.

Fred C. Artman
 Applicant name (print)
Fred C. Artman 06.18.04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|---------------------------------|-------|
| Application case numbers | |
| 04DRB - | 00964 |
| 04DRB - | 00963 |
| 04DRB - | 00966 |
| 04DRB | 00967 |

[Signature] 6-18-04
 Planner signature / date
Project # 1002715



**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, July 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000614
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187
04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

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

Project # 1003503

04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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 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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

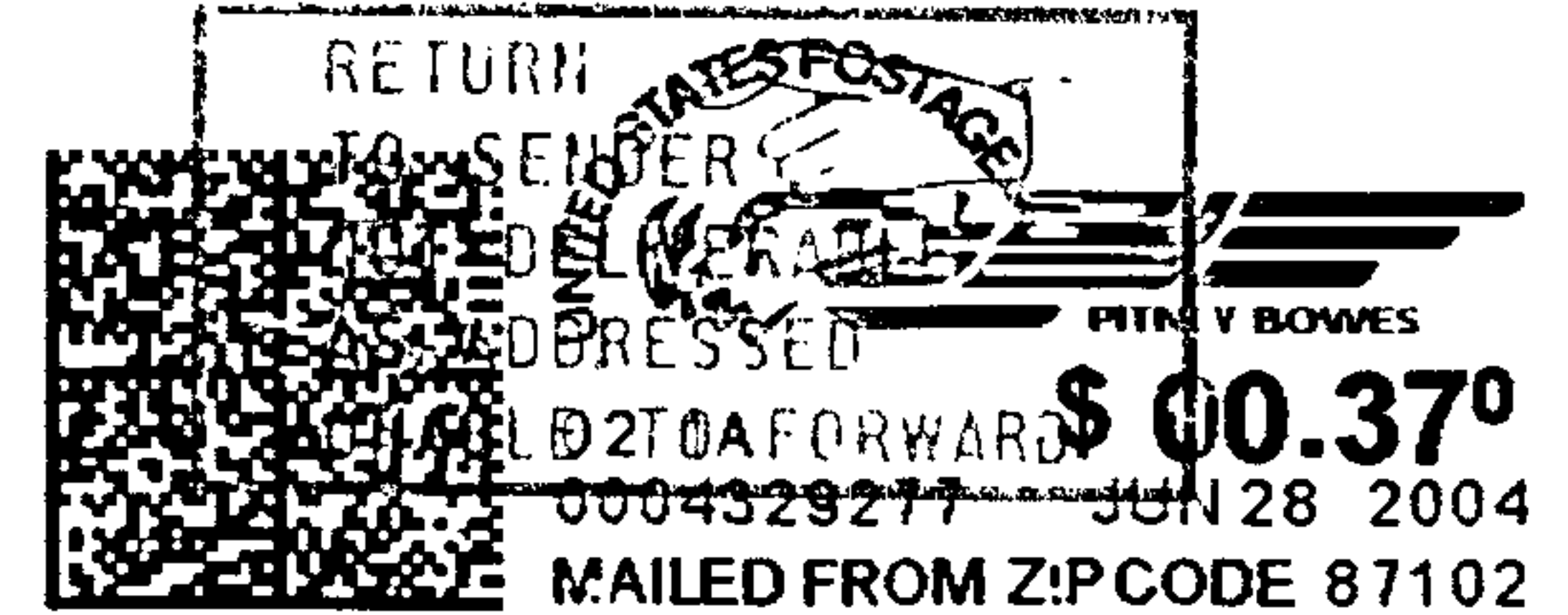
Albuquerque, NM 87103



10110051051205004

PICKARD IRREVOCABLE TRUST I
 7007 WYOMING BL NE
 ALBUQUERQUE NM 87109

101106522815040121



DLB

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**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, July 14, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000614

04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18)

Project # 1000399

04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Preliminary Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14)

Project # 1002176

04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned C-1 (SC), located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526](L-23)

Project # 1003187

04DRB-00910 Major-Preliminary Plat Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-CONTRACTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF NEW MEXICO, (to be known as **MARNA LYNN SUBDIVISION** zoned R-1, located on MARNA LYNN AVE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

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

Project # 1003503

04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13)

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 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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

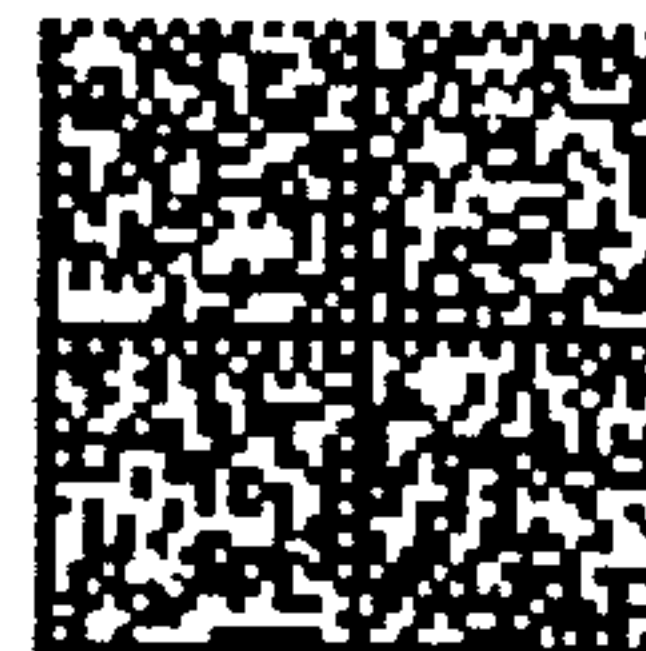
CITY OF ALBUQUERQUE



• Planning Department

P.O. Box 1293

Albuquerque, NM 87103



UNITED STATES POSTAGE
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SEYDEL SCOTT A & ANGELA A.B.
8716 PINECREST DR NW
ALBUQUERQUE NM 87114

DRB

101206422737720720

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RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

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

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Project # 1000399
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Project # 1002176
04DRB-00960 Major-Preliminary Plat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
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SEE PAGE 2 . . .



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

PAGE 2

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
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04DRB-00967 Minor-Prelim&Final Plat Approval

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Project # 1003226

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04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

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

Project # 1003503

04DRB-00950 Major-Vacation of Pub Right-of-Way
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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 28, 2004.

CITY OF ALBUQUERQUE

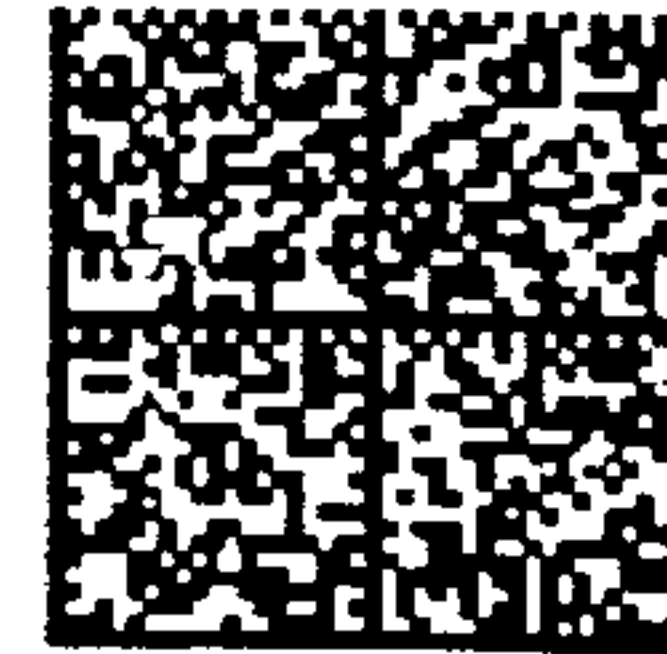


Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103



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MAILED FROM ZIP CODE 87102

DRB

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TROUTNER PATSY
PO BOX 66562
ALBUQUERQUE NM 87193

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NO FORWARD ORDER ON FILE
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RETURN TO SENDER

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City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

08/10/2007 Issued By: PLNABG

Permit Number: 2007 070 184

Category Code 910

Application Number: 07DRB-70184, Vacation Of Public Right-Of-Way

Address:

Location Description: UNSER BLVD BETWEEN NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW

Project Number: 1002715

Applicant

Paradise At Unser, LLC

400 Gold Ave Sw Ste 500
Albuquerque, NM 87102
792-4459

Agent / Contact

Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque, NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00

TOTAL: \$395.00

City Of Albuquerque
Treasury Division

8/10/2007 11:03AM LOC: ANNX
WS# 008 TRANSH# 0014
RECEIPT# 00079888-00079890
PERMITH 2007070184 TRSDMS
Trans Amt \$895.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
CK \$895.00
CHANGE \$0.00

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/10/2007 Issued By: PLNABG

Permit Number: 2007 070 186

Category Code 910

Application Number: 07DRB-70186, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: UNSER BLVD BETWEEN NW BETWEEN PARADISE BLVD NW AND LYONS BLVD
NW

Project Number: 1002715

Applicant
Paradise At Unser Llc

400 Gold Ave Sw Ste 500
Albuquerque, NM 87102
792-4459

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque, NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$355.00
TOTAL:		\$355.00

City Of Albuquerque
Treasury Division

8/10/2007 11:02AM LOC: ANN
WS#: 008 TRANS#: 0014
RECEIPT# 00079888-00079889
PERMIT# 2007070186 TRSDMG
Trans Amt \$895.00
DRB Actions \$355.00

Thank You

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/10/2007 Issued By: PLNABG

Permit Number: 2007 070 185

Category Code 910

Application Number: 07DRB-70185, Bulk Land Variance

Address:

Location Description: UNSER BLVD BETWEEN NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW

Project Number: 1002715

Applicant

Paradise At Unser Llc

400 Gold Ave Sw Ste 500

Albuquerque, NM 87102

792-4459

Agent / Contact

Isaacson And Arfman Pa

Jenny Donart

128 Monroe St Ne

Albuquerque, NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000 Public Notification

441032/3424000 Conflict Mgmt Fee

441006/4983000 DRB Actions

\$145.00

TOTAL: \$145.00

City Of Albuquerque
Treasury Division

8/10/2007

11:02AM

LOC: ANNX

WSH 008

TRANSH-0014

RECEIPT# 00079888-00079888

PERMITH# 2007070185

TRSDMG

Trans. Amt

\$995.00

DRB Actions

\$145.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____

APPLICANT: Paradise At Unser, LLC PHONE: 792-4459
 ADDRESS: 400 Gold Ave. SW, Suite 500 FAX: 220-0069
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: Minor 9d Preliminary/Final Plat Approval; Bulk Land Variance; + Vacation of Public R.O.W. Approval

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

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

Lot or Tract No. Lots 1, 2, 3, + 4, Replat of Tract H Block: _____ Unit: _____
 Subdiv/Addn/TBKA: (Paradise At Unser tbka) Lands of Horizon Corporation
 Existing Zoning: SU-1 C-1 Uses Proposed zoning: Same MRGCD Map No. NA
 Zone Atlas page(s): B-11 UPC Code: 101106514815430309; 10110651122103311; *

CASE HISTORY: 05DRB-01398; 05DRB-01396; 05DRB-01397; 05DRB-01399; 03EPC00918; 03EPC00919; 04DRB00964; 04DRB00965; 04DRB00965; 04DRB00967
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 3 Total area of site (acres): 29.8336
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Unser Blvd. NW
 Between: Paradise Blvd. NW and Lyons Blvd. NW

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

SIGNATURE Fred C. Artman DATE 8/10/07
 (Print) Fred C. Artman Applicant: Agent:

*101106514817430310; 101106515924330312

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	07DRB - 70184	VRW	✓	\$ 300. ⁰⁰
<input type="checkbox"/>	All fees have been collected	07DRB - 070185	BLV	✓	\$ 145. ⁰⁰
<input type="checkbox"/>	All case #s are assigned	07DRB - 070186	P&T	S(3)	\$ 355. ⁰⁰
<input type="checkbox"/>	AGIS copy has been sent	_____	cmf	_____	\$ 20. ⁰⁰
<input type="checkbox"/>	Case history #s are listed	_____	ADV	_____	\$ 75. ⁰⁰
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill	_____			Total
<input checked="" type="checkbox"/>	F.H.D.P. density bonus	Hearing date <u>9-5-07</u>			\$ 895. ⁰⁰
<input checked="" type="checkbox"/>	F.H.D.P. fee rebate				

FC Ses 8/10/07
 Planner signature / date

Project # 1002715

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies see plat**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

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

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

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

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

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

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

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

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

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

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

Fred C. Arfman
Applicant name (print)
Fred C. Arfman 8/10/07
Applicant signature / date



Form revised 4/07

Richard S. S. S. 8/10/07
Planner signature / date
Project # 1002715

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|-----------------|
| Application case numbers | |
| <u>07DRB</u> | - <u>070184</u> |
| <u>BLW 07DIL43</u> | - <u>070185</u> |

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required. *forth coming*

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

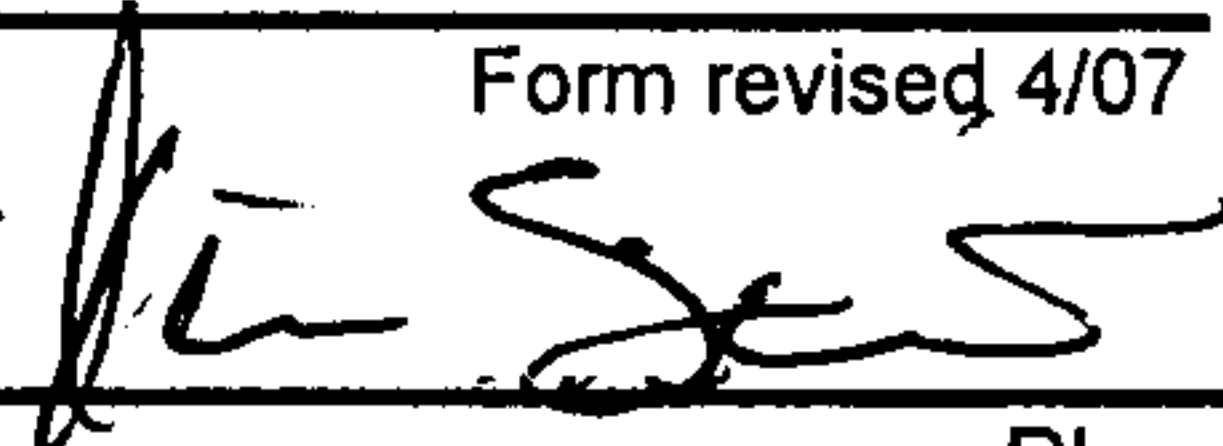
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded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

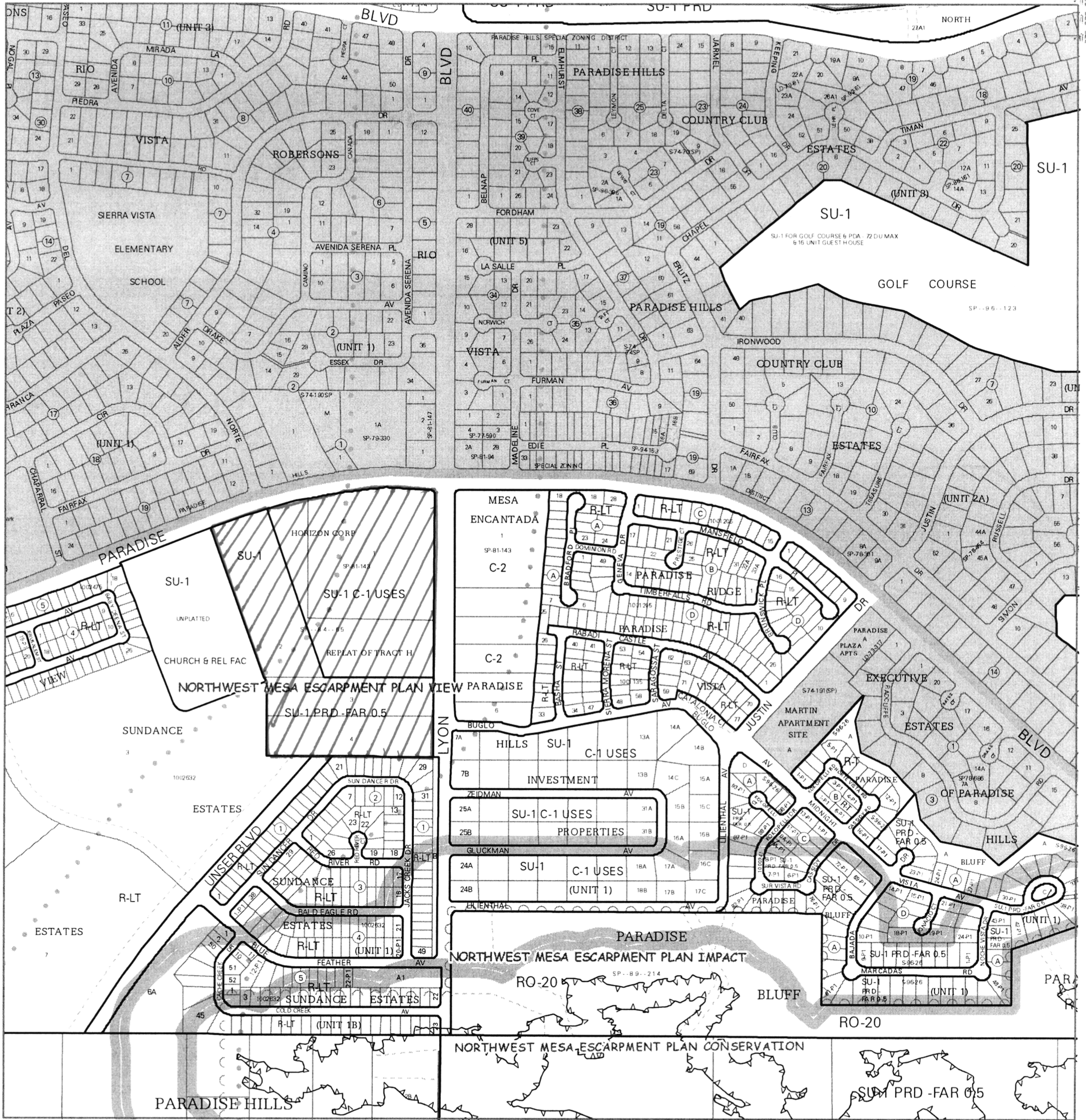
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Fred C. Artman
 Applicant name (print)
Fred C. Artman
 Applicant signature / date
 8/10/07



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	 Planner signature / date Project # 1002715
<input type="checkbox"/> Fees collected	02PKB - 070186	
<input type="checkbox"/> Case #s assigned	- -	
<input type="checkbox"/> Related #s listed	- -	



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

Map amended through: 2/18/2007

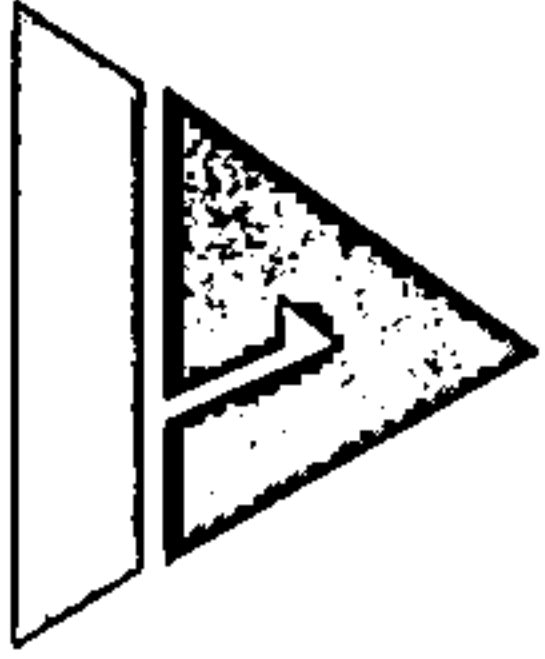
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-11-Z

Selected Symbols

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

0 750 1,500 Feet



PROJECT MEMORANDUM

08/03/07

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 1 – 4, Replat of Tract H,
Lands of Horizon Corporation

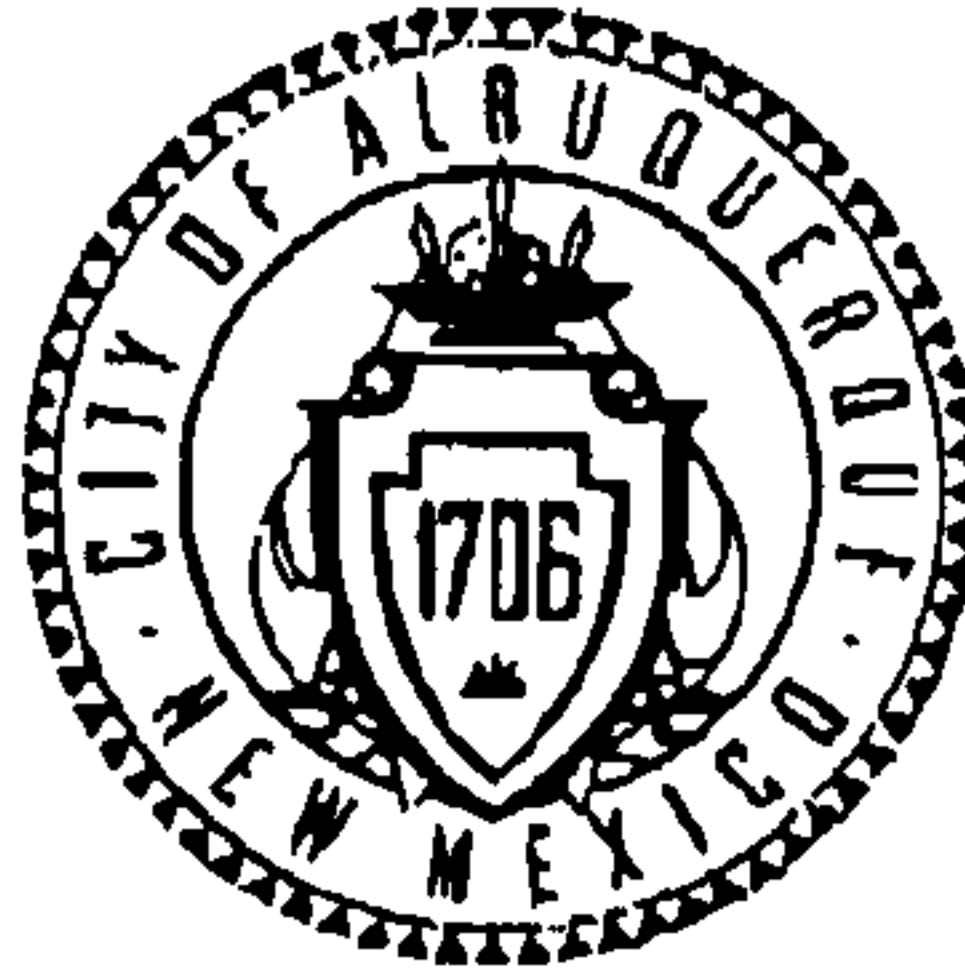
I&A PROJ NO: 1615

SUBJ: Minor Subdivision Preliminary/Final Plat, Bulk Land Variance, and
Vacation of Pubic Right-of-Way Action

This action is being presented to the DRB to dedicate the requested right-of-way for Unser Blvd. to conform to the approved major arterial corridor alignment. A portion of Lyons Blvd. will be vacated and alternate access to Lots 3-6 of Mesa Encantado (property situated to the east of Lyons) shall be provided by separate documents. Lot lines are being eliminated and the tract(s) renamed.

The development of Unser Blvd. is to be borne by others or at a future time. Therefore, a Bulk Land Plat variance is also being requested.

The above requested actions were previously approved under DRB action No. 1002715, but had expired in September 2006.



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: July 11, 2007

TO CONTACT NAME: Ruth Logano
 COMPANY/AGENCY: WALSON & ARFMAN
 ADDRESS/ZIP: 128 MONROE ST. NE 87108
 PHONE/FAX #: 268-8828 268-2632

Thank you for your inquiry of 7-11-07 requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 1, 2, 3 + 4, Replat of Tract H, Lands of Horizon Corporation located north of Unser Blvd. NW zone map page(s) B-11

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

Paradise Hills Civic

Neighborhood Association
 Contacts: Garry Weaver
6001 Unidas Ct. NW 87114
898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW 87114
897-2593 (h) 304-0106 (c)

Neighborhood Association
 Contacts: _____

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

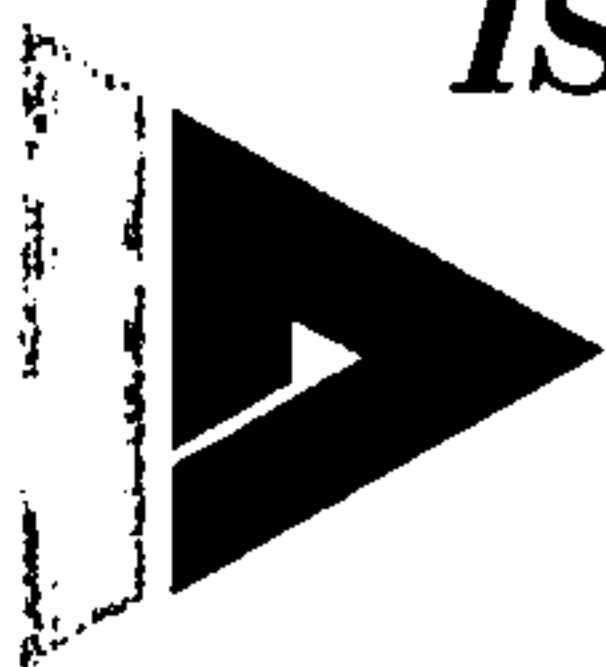
Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED 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,

Daluna G. Carmora

OFFICE OF NEIGHBORHOOD COORDINATION

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

July 13, 2007

Certified Mail 7005 1160 0001 1329 7153

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114


**RE: Boulevard Ltd.
(Present Legal Description -- Lots 1, 2, 3, & 4,
Replat of Tract H, Lands of Horizon Corporation)
DRB Project No. 1002715**

Dear Mr. Weaver:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a minor subdivision preliminary/final plat, bulk land variance, and vacation of public right-of-way (a portion of Lyons Blvd. NW and to dedicate rights-of-way for Unser Blvd. NW and Buglo Ave. NW) will be submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

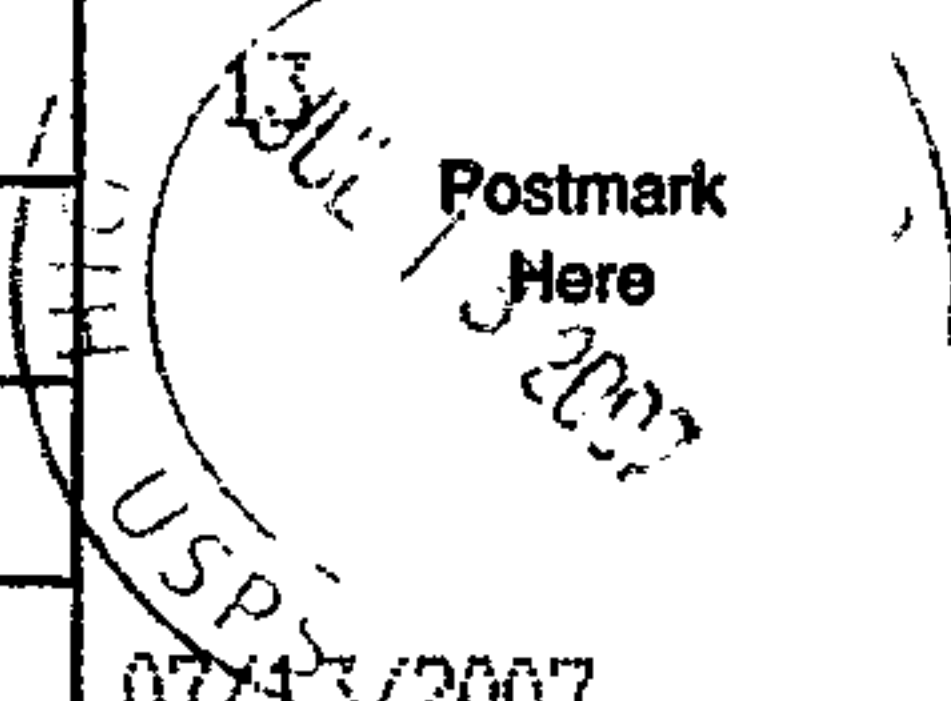

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 7153

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

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

OFFICIAL USE

Postage	\$ 0.41	0108
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

7005 1160 0001 1329 7153

Sent To: Larry Weaver
 Street, Apt. No.; or PO Box No.: Paradise Hills Civic Association
 City, State, ZIP+4: 6001 Unitas Court NW Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

July 13, 2007

Certified Mail 7005 1160 0001 1329 7160

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Present Legal Description -- Lots 1, 2, 3, & 4,
Replat of Tract H, Lands of Horizon Corporation)
DRB Project No. 1002715**

Dear Mr. Anderson:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a minor subdivision preliminary/final plat, bulk land variance, and vacation of public right-of-way (a portion of Lyons Blvd. NW and to dedicate rights-of-way for Unser Blvd. NW and Buglo Ave. NW) will be submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 7160

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
ALBUQUERQUE, NM 87114 OFFICIAL USE		
Postage	\$ 0.41	0108
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Postmark Here: ALBUQUERQUE, NM 07/13/2007

Sent To	Tom Anderson
Street, Apt. No., or PO Box No.	Paradise Hills Civic Association
City, State, ZIP+4	10013 Plunkett Drive NW Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street; and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from August 21, 2007 To SEPTEMBER 5, 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.

Ruth Longino 8/10/07
(Applicant or Agent) (Date)
for Isaacson & Hartman, P.A.

Issued 2 signs for this application, 8/10/07 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002715

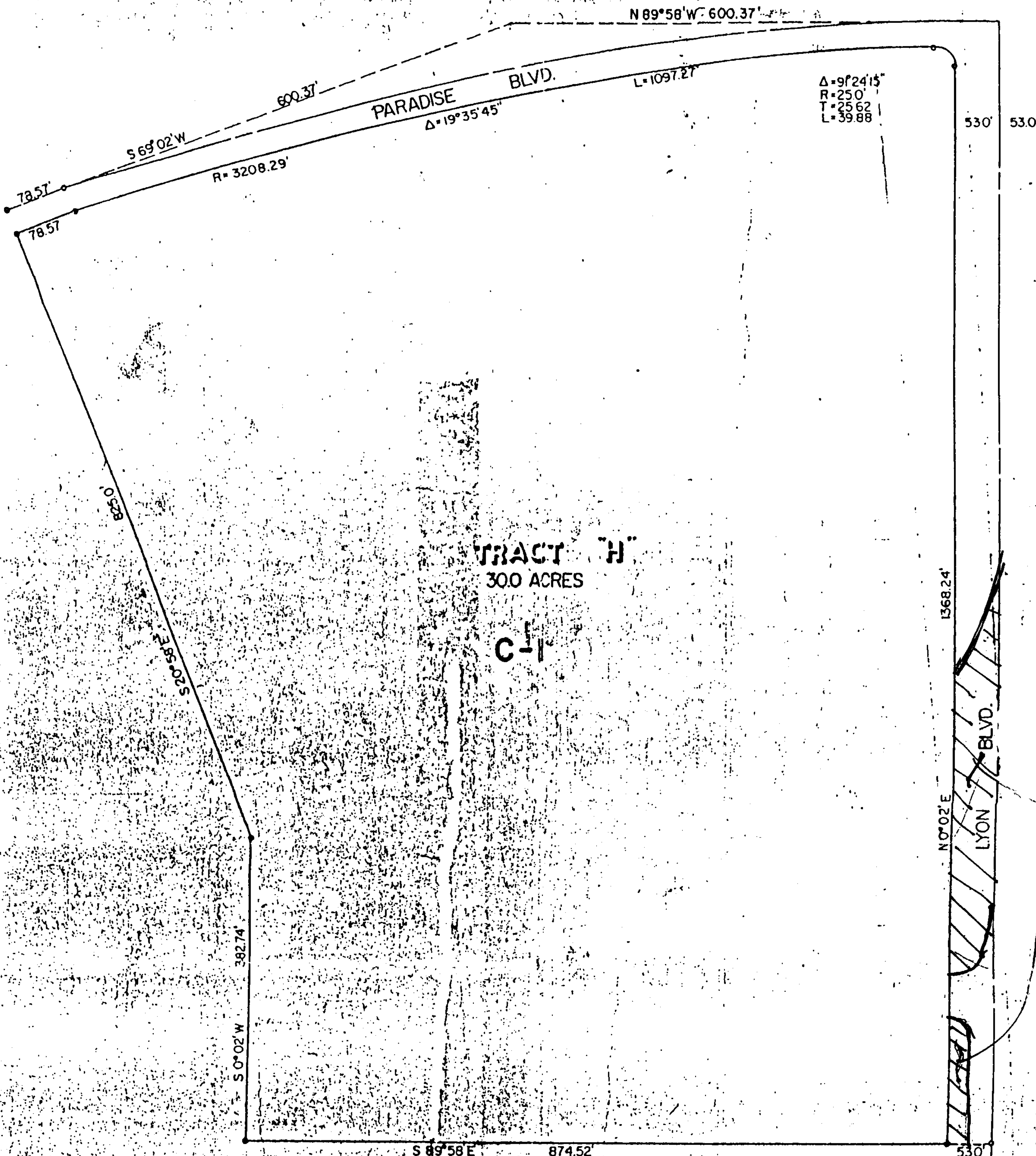
TRACT "H"
of
LAND of HORIZON CORPORATION
PARADISE HILLS DEVELOPMENT
BERNALILLO COUNTY, NEW MEXICO
30.0 ACRES

81-44069
81 44000



State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on

10:49 AM 08-17-07
At 10:49 AM, Recorded in Vol. 215
of records of said County Clerk
I, *[Signature]* Clerk & Recorder
Do hereby certify the foregoing



TRACT "H"
300 ACRES
C-1

APPROVAL

ON *10/01/07*
SPECIAL ZONING
DESIGNATED ON

[Signature]
EDWIN PARRI

PORTIONS
OF LYONS BLVD
TO BE
VACATED

VACATION
EXHIBIT B

NB
SOUTH Date 9/5/07

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.
 - ~~NA~~ 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. (not to exceed 8.5" by 14") **24 copies** *see plat*
 - 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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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.(not to exceed 8.5" by 14") **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.

Fred C. Arfman Applicant name (print)
Fred C. Arfman 8/26/05 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>KE 3LS</u>	<u>9/2/05</u>
<input checked="" type="checkbox"/> Fees collected	<u>05DRB - 01396</u> URW		Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	<u>05DRB - 01397</u> URE		
<input checked="" type="checkbox"/> Related #s listed	<u>05DRB - 01398</u>	Project # <u>1002715</u>	

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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.

Fred C. Arfman

Applicant name (print)

Fred C. Arfman

Applicant signature / date

8/26/05



Form revised 11/04

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

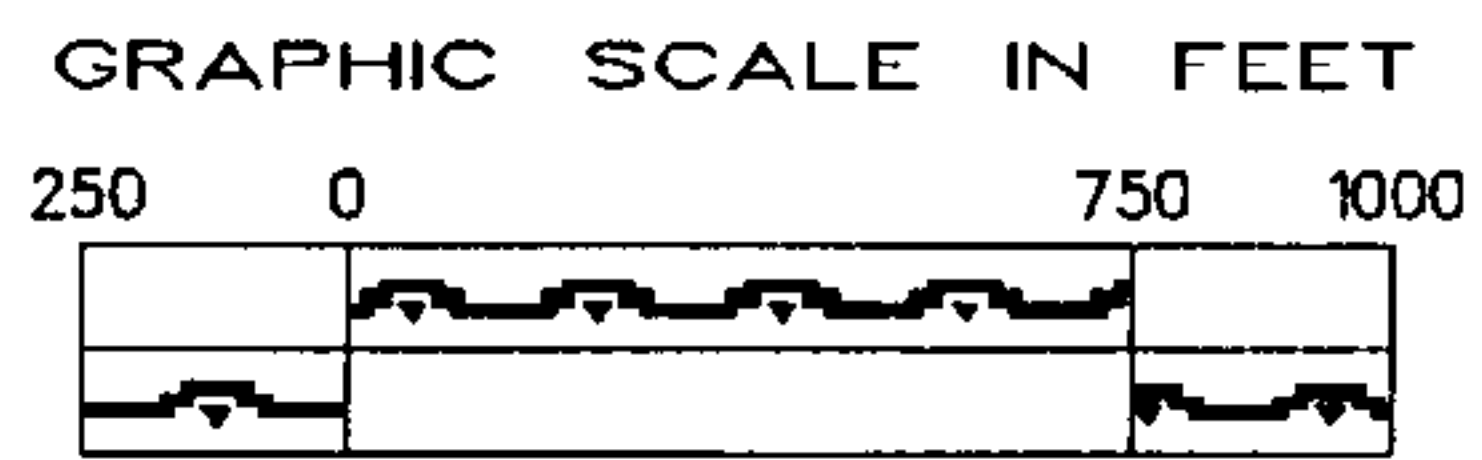
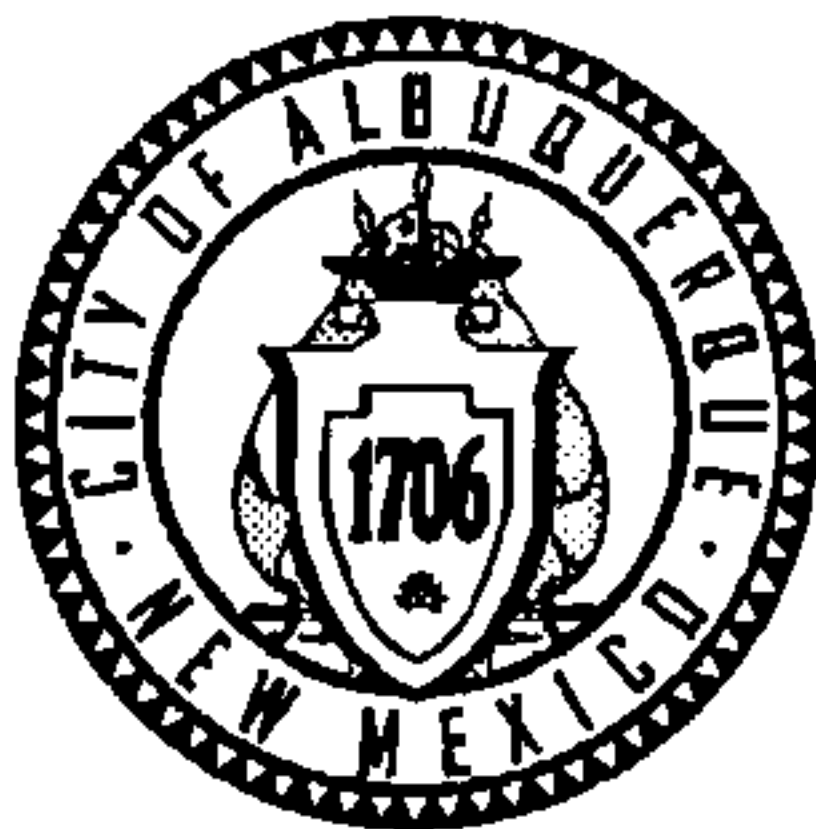
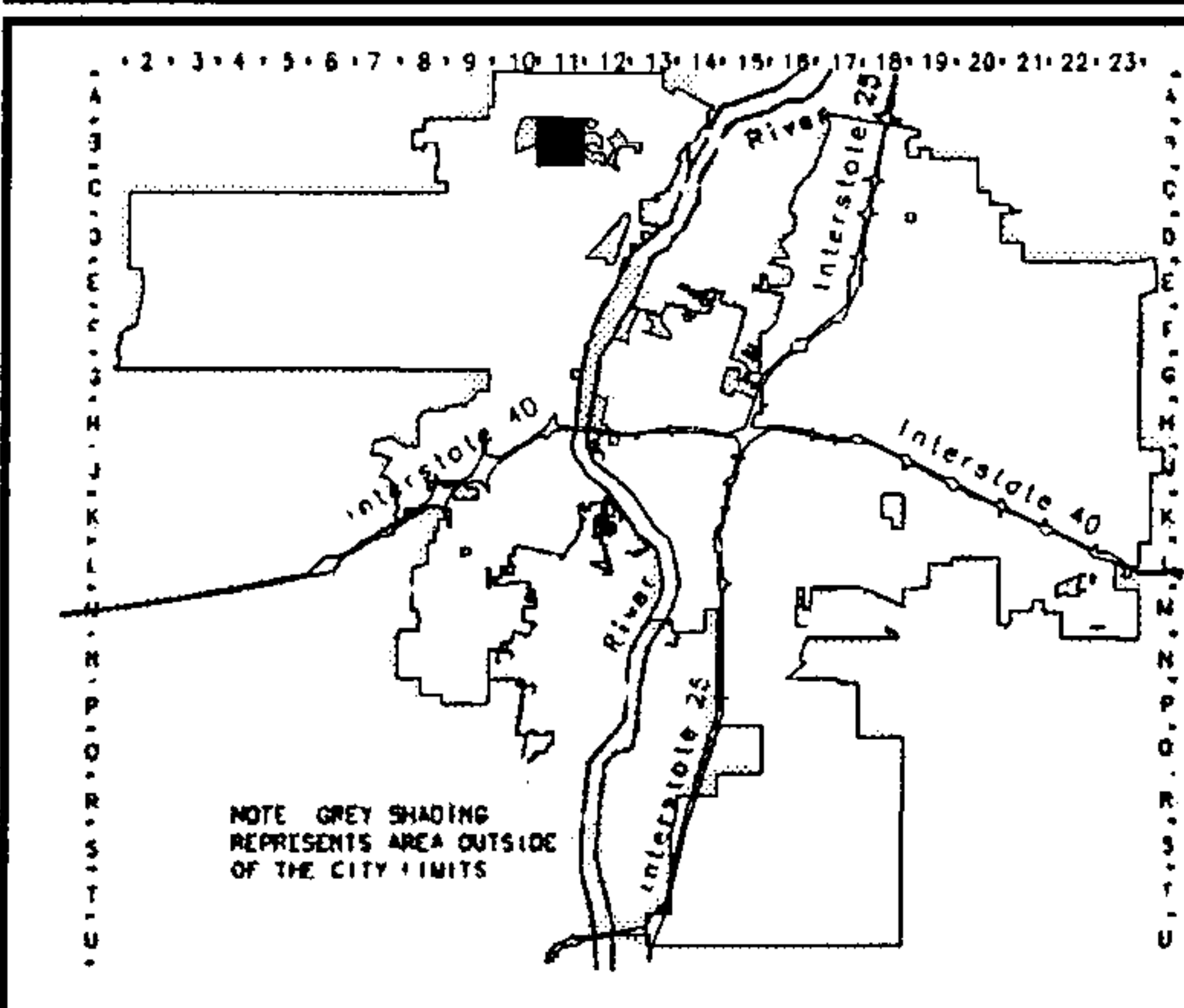
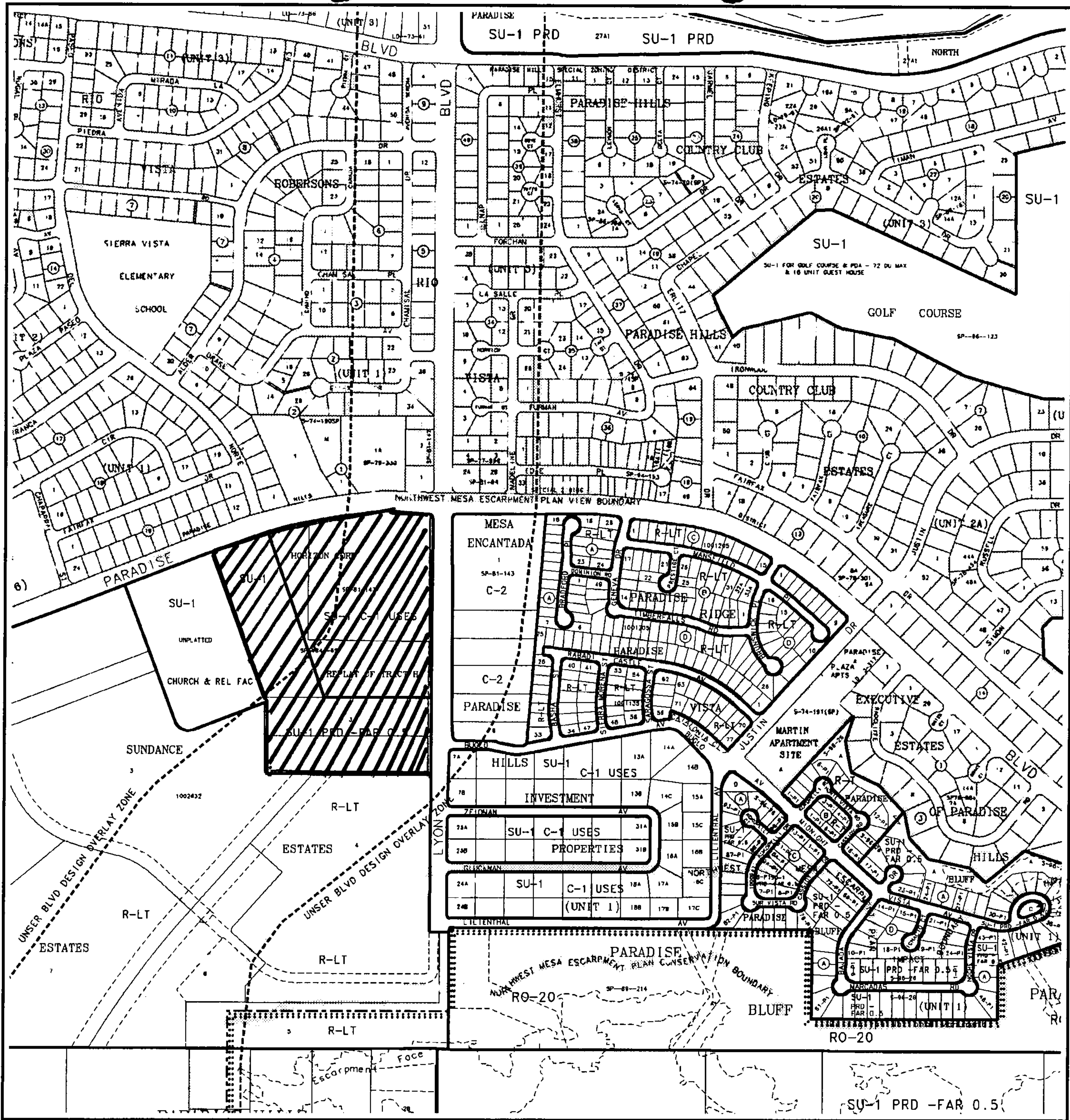
Application case numbers

05DRB - - 01399

Jim Suis 9/2/05

Planner signature / date

Project # 1002715



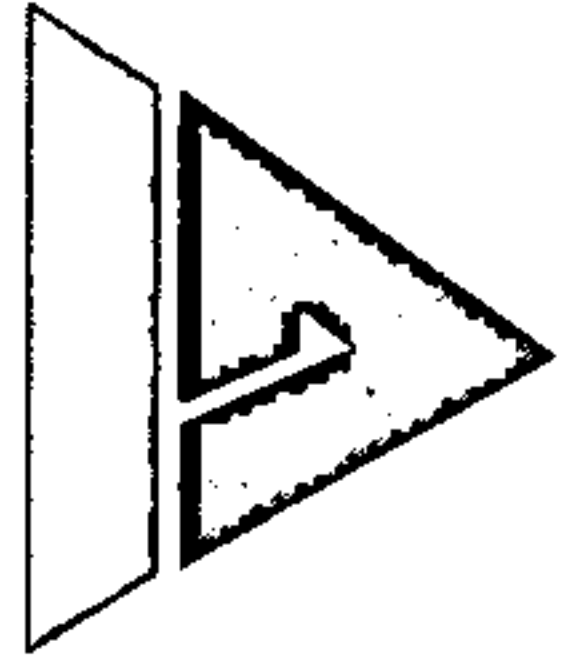
Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

B-11-Z

Map Amended through February 01, 2005



PROJECT MEMORANDUM

08/23/05

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 1 – 4, Lands of Horizon Corp.

I&A PROJ NO: 1245

SUBJ: Replatting and Vacation Action

This action is being presented to the DRB to dedicate the requested right-of-way for Unser Blvd. to conform to the approved major arterial corridor alignment. A portion of Lyons Blvd. will be vacated and alternate access to Lots 3-6 of Mesa Encantado (property situated to the east of Lyons) shall be provided by separate documents.

The development of Unser Blvd. is to be borne by others or at a future time. Therefore, a Bulk Land Plat variance is also being requested.

Minor easements are programmed for granting and vacation.

The above requested actions were previously approved under DRB action No. 1002715.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

August 23, 2005

Certified Mail 7004 2510 0006 7990 5362

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Lots 1, 2, 3, & 4,
Replat of Tract H, Lands of Horizon Corporation)
DRB Project No. 1002715**

Dear Mr. Weaver:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW will be submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7004 2510 0006 7990 5362

2985 0667 9000 0752 4002 7004 2510 0006 7990 5362

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>			
For delivery information visit our website at www.usps.com			
ALBUQUERQUE, NM 87114		OFFICIAL USE	
Postage	\$ 0.37	UNIT ID: 0108	
Certified Fee	2.30	Postmark Here	
Return Receipt Fee (Endorsement Required)	1.75	Clerk: KSMY5X	
Restricted Delivery Fee (Endorsement Required)		08/24/05	
Total Postage & Fees	\$ 4.42		
Sent To Larry Weaver Paradise Hills Civic Association Street, Apt. No. or PO Box No. 6001 Unitas Ct. NW City, State, ZIP+4 Albuquerque, NM 87114			
PS Form 3800, June 2002		See Reverse for Instructions	

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

M:\ACTIVE\PROJECT DOCUMENTS\1245\CORRESPONDENCE\OUT\1245 Aug-23-05 NA Ltr.doc



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

August 23, 2005

Certified Mail 7004 2510 0006 7990 5379

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Lots 1, 2, 3, & 4,
Replat of Tract H, Lands of Horizon Corporation)
DRB Project No. 1002715**

Dear Mr. Anderson:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW will be submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

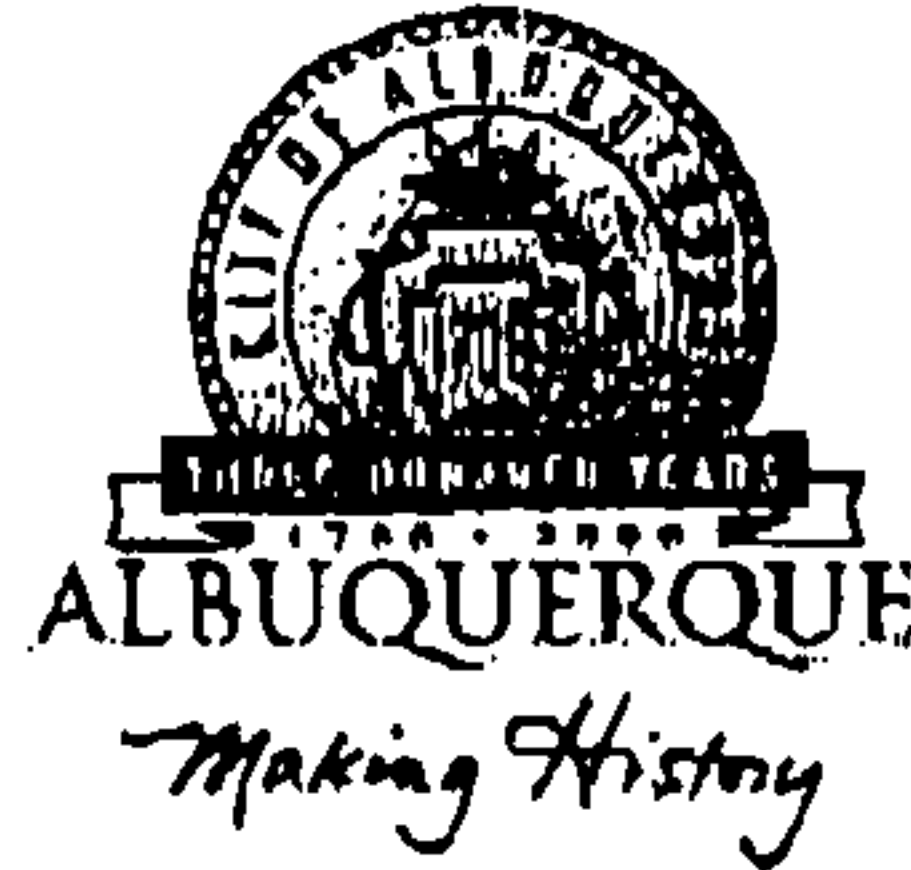
Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7004 2510 0006 7990 5379

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
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For delivery information visit our website at www.usps.com		
OFFICIAL USE		
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Total Postage & Fees	\$ 4.42	08/24/05
Sent To Tom Anderson		
Paradise Hills Civic Association		
Street, Apt. No., or PO Box No. 10013 Plunkett Dr. NW		
City, State, ZIP+4 Albuquerque, NM 87114		
PS Form 3800, June 2002 See Reverse for Instructions		



City of Albuquerque

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

August 23, 2005

Ruth Lozano
 Isaacson & Arfman, P.A.
 128 Monroe St. NE/87108
 Phone: 268-8828 /Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of August 23, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REPLAT OF LOTS 1, 2, 3, AND 4, REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, NORTH OF UNSER BOULEVARD NW, BETWEEN PARADISE BOULEVARD NW AND LYONS BOULEVARD NW** zone map B-11.

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"
 *Larry Weaver e-mail: larry.weaver@kirtland.af.mil
 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
 Tom Anderson e-mail: kb5vsg@arrl.net
 10013 Plunkett Dr. NW/87114 897-2593 (h)

Council District: 5&County
County District: 1
Police Beat: 113-114,116-118/WS
Zone Map #: A-C-9-13

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 S. Carmona

 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

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

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

PAID RECEIPT

APPLICANT NAME Boulevard Limited Partnership
AGENT ISAACSON & ARFMAN
ADDRESS 128 MONROE ST. NE
PROJECT & APP # 1002715/ 01396, 01397, 01398, 01399
PROJECT NAME LANDS of HORIZON Corporation

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 985.⁰⁰ 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
\$ 1080.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16686
95-219/1070 176
1350743997

DATE 9/2/05

PAY TO THE ORDER OF City of Albuquerque \$ 1,080.00
One Thousand, Eighty & 00/100 DOLLARS

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR 1245 DRB fee Scott M McFee MP

⑈00016686⑈ ⑆107002192⑆ 1350743997⑈

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 SEPT. 13, 2005 To SEPT. 28, 2005

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lozano 9/2/05
(Applicant or Agent) (Date)
for Isaacson + Artman, P.A.

I issued 2 signs for this application, 09/02/05, Sandy Hardley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002715

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

PAID RECEIPT

APPLICANT NAME Boulevard Limited Partnership
 AGENT ISAACSON & ARFMAN
 ADDRESS 128 MONROE ST. NE
 PROJECT & APP # 1002715/ 01396, 01397, 01398, 01399
 PROJECT NAME LANDS of HORIZON Corporation

City of Albuquerque
Treasury Division

9/2/2005 9:04AM LOC: ANNX
 RECEIPT# 00048829 US# 007 TRANSH 0012
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$1,080.00
 J24 Misc

CK CHANGE \$75.00
 \$1,080.00
 \$40.00
 Thank You

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 985.⁰⁰ 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
- \$ 1080.⁰⁰ TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

ISAACSON AND ARFMAN P A 128 MONROE ST NE ALBUQUERQUE, NM 87108-1247 268-8828		16686 95-219/1070 176 1350743997
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>9/2/05</u>
\$ <u>1,080.00</u>		\$ <u>1,080.00</u>
One Thousand, Eighty & 00/100		City of Albuquerque DOLLARS Treasury Division
WELLS FARGO Wells Fargo Bank, N.A. New Mexico wells Fargo.com	9/2/2005 9:04AM LOC: ANNX RECEIPT# 00048829 US# 007 TRANSH 0012 Account 441032 Fund 0110 Activity 4971000 TRSEJA Trans Amt \$1,080.00	FOR <u>1245 DRB fee</u>
00016686 1070021921 1350743997		\$20.00 Thank You

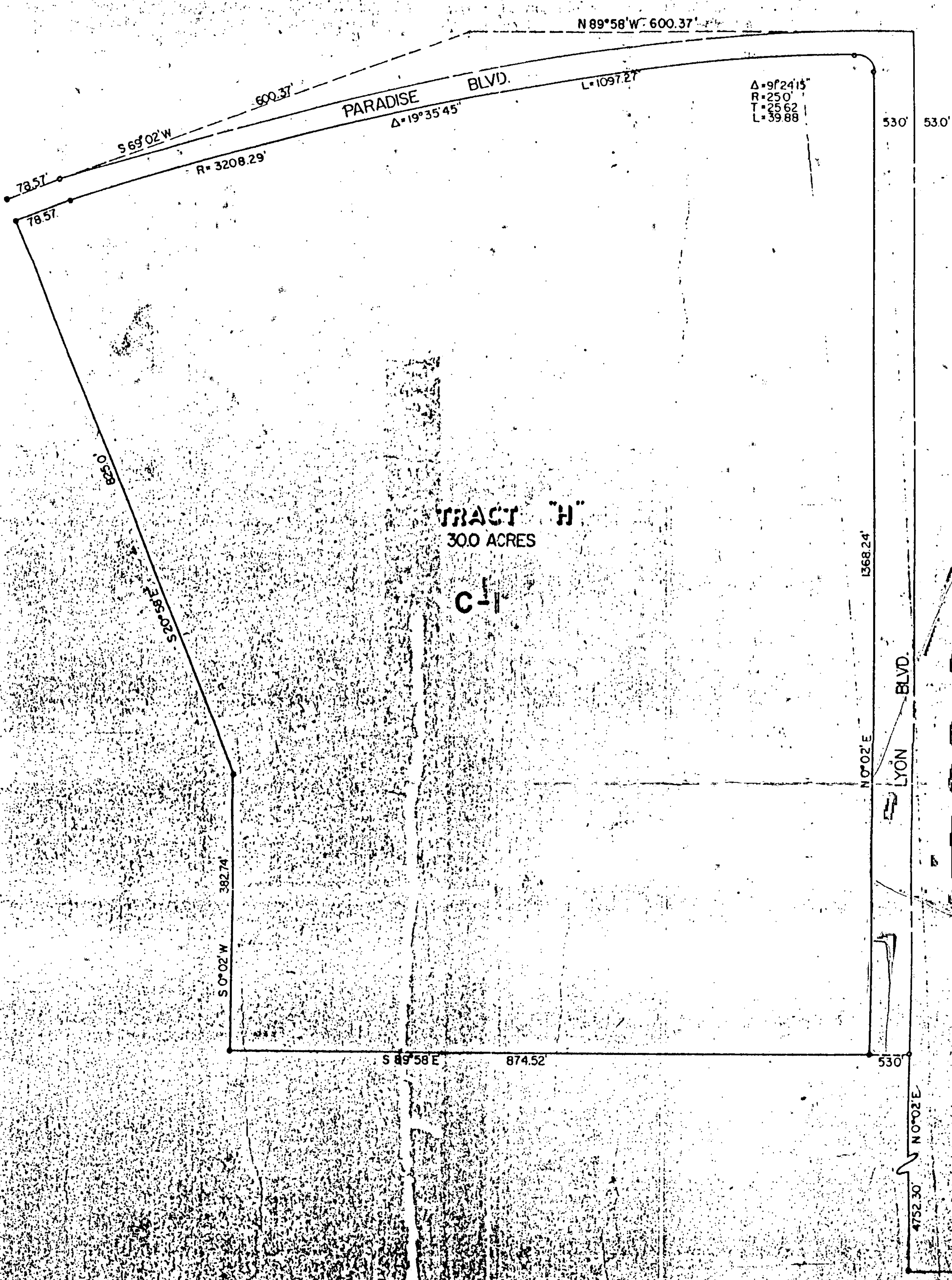
Thank You

TRACT "H"
 of
 LAND of HORIZON CORPORATION
 PARADISE HILLS DEVELOPMENT
 BERNALILLO COUNTY, NEW MEXICO
 30.0 ACRES

81-44069
 81 44000



State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
10:49 AUG 17 1991
 At 10:49 AM, Recorded in Vol. **133** 09
 of records of said County File **215**
 _____ Clerk & Recorder



TRACT "H"
 30.0 ACRES
 C-1

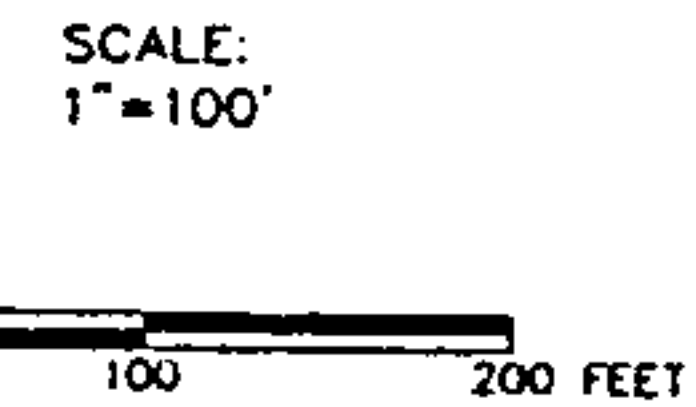
APPROVAL
 ON 10 Aug
 SPECIAL ZONING
 DESIGNATED ON

[Signature]
 EDWI
 PARI

EXHIBIT B
 Date 9/21/05

PLAT FOR BOULEVARD LTD.

BEING A REPLAT OF
 LOTS 1, 2, 3, & 4
 REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 JUNE 2004



BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3199.29	1079.18	544.76	1074.07	S 78°56'56" W	19°19'37"
		(1079.56')				(19°20'02")
C2	30.00	47.99	30.87	43.03	N 45°33'54" W	91°38'43"
		(47.14')	(30.01')			(90°31'42")
C3	1578.00	157.21	78.67	157.15	N 21°43'14" E	5°42'30"
C4	275.00	63.10	31.69	62.96	S 65°42'18" E	13°09'47"
C5	325.00	18.06	9.03	18.05	S 65°48'43" E	3°11'00"
C6	25.00	29.52	16.76	27.84	N 33°34'23" W	67°39'39"
C7	100.00	162.79	105.38	145.40	N 46°22'46" W	93°16'25"
C8	1422.00	727.16	371.72	719.26	N 14°54'25" E	29°17'57"
C9	1422.00	391.84	197.17	390.61	N 37°27'02" E	15°47'18"
C10	500.00	350.92	183.04	343.77	S 40°19'56" E	40°12'46"
C11	500.00	224.32	114.08	222.44	S 47°35'10" E	25°42'19"
C12	500.00	126.60	63.64	126.27	S 27°28'47" E	14°30'28"
C13	500.00	165.98	83.76	165.22	N 29°44'09" W	19°01'13"
C14	500.00	165.98	83.76	165.22	S 29°44'09" E	19°01'13"
C15	1578.00	240.50	120.48	240.27	N 35°42'37" E	8°43'57"
C16	25.00	38.49	24.23	34.80	S 75°27'01" W	88°12'45"
C17	325.00	39.48	19.76	39.45	S 63°55'25" E	6°57'36"
C18	1578.00	245.19	122.34	244.94	N 23°19'04" E	8°54'10"
C19	25.00	38.49	24.23	34.80	S 16°20'14" E	88°12'45"
C20	275.00	56.80	28.50	56.70	S 66°21'39" E	11°50'05"
C21	1500.00	341.60	171.54	340.87	N 36°04'50" E	13°02'54"
C22	1500.00	334.27	167.83	333.58	N 23°10'21" E	12°46'05"
C23	3199.29	198.33	99.20	198.30	S 71°03'41" W	3°33'07"
C24	3199.29	789.91	396.97	787.90	S 79°54'38" W	14°08'47"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°17'08" E	77.20
	(N 68°57'20" E)	(78.65')
L2	S 00°5'27" W	56.61
L3	S 00°15'27" W	145.38
L4	N 45°20'41" E	4.73
L5	S 60°26'37" E	38.94
L6	N 60°26'37" W	38.94
L7	S 60°26'37" E	6.25

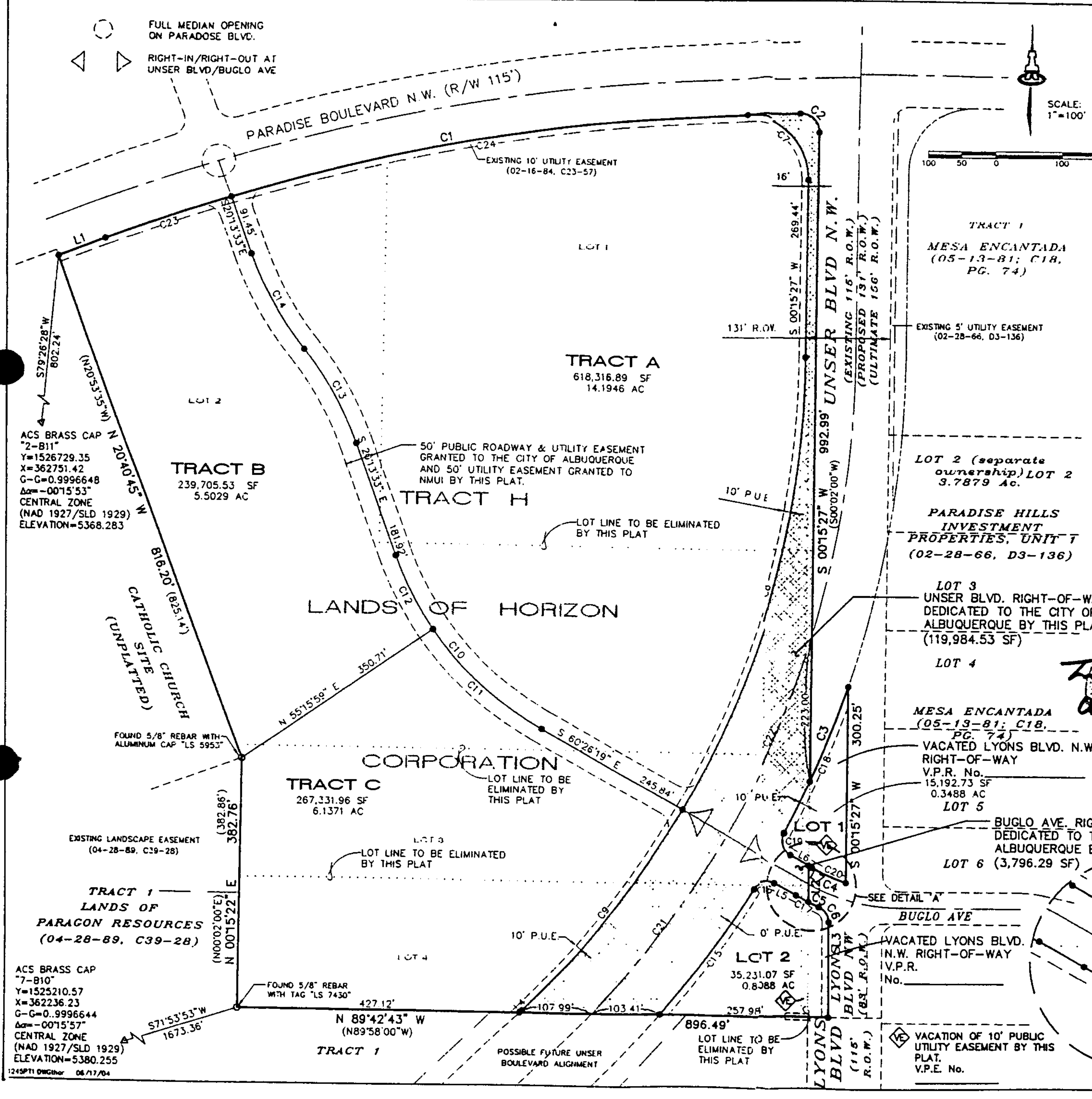
NOTES

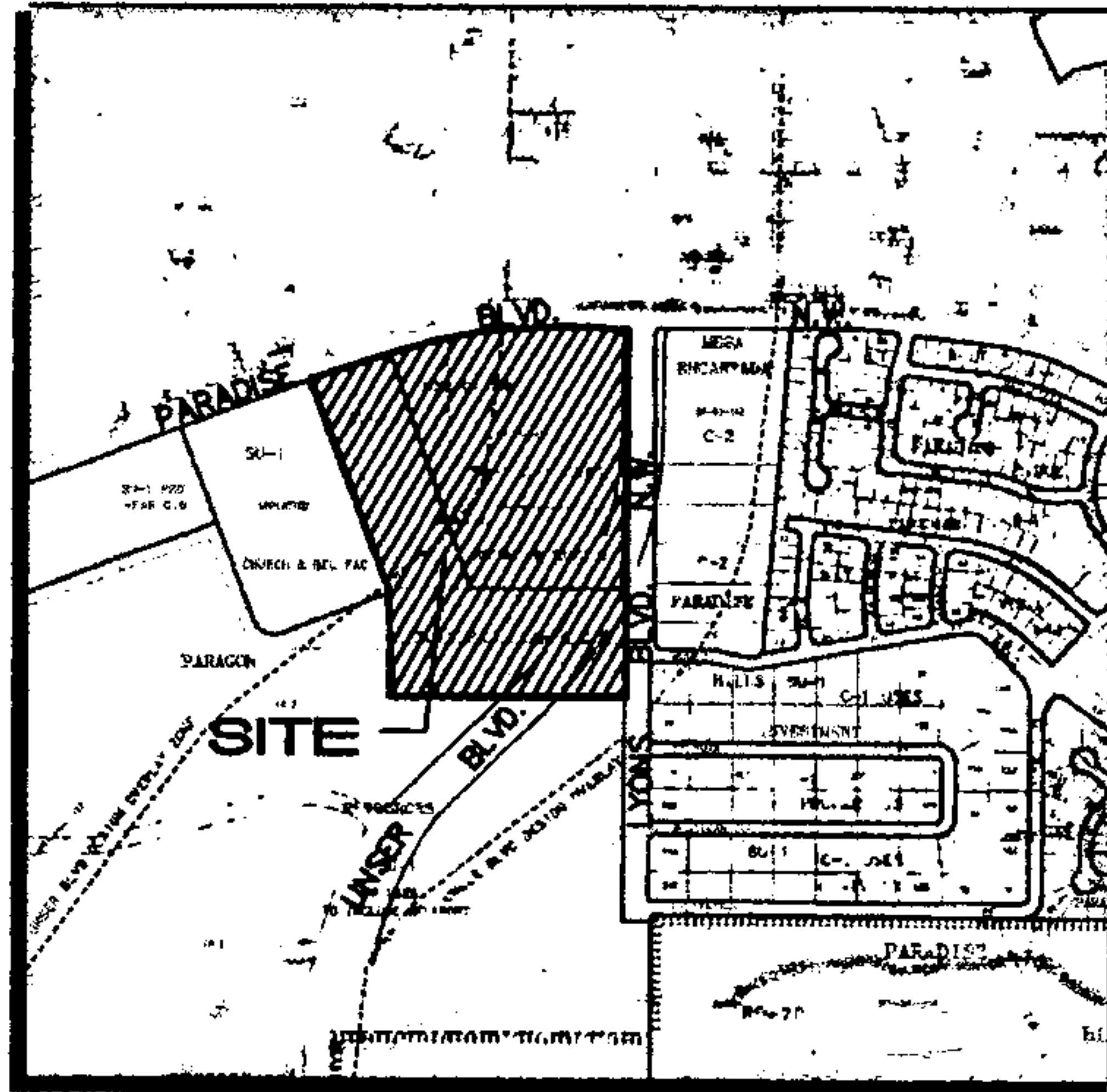
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- SEE THIS SHEET FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

DETAIL 'A'
 SCALE: 1"=50'





B-11

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 2
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 29.8336 Ac.
5. Total Mileage of Full Width Streets Created: 0.128
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:
 - "LANDS OF PARAGON RESOURCES, TRACTS 1 AND 2", (04-28-89, C39-28)
 - "REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, PARADISE HILLS DEVELOPMENT CORPORATION", (02-16-84, C23-57)
 - "PARADISE RIDGE", (01-15-03, O3C-8)
 - "PARADISE HILLS INVESTMENT PROPERTIES, UNIT 1", (02-28-66, D3-136)
 - "MESA ENCANTADA, TRACT 1", (05-13-81, C18-74)
 records of Bernalillo County, New Mexico.
10. Field Survey performed by Aldrich Land Surveying, January, 2004.
11. Title Report(s): provided by First American Title Insurance Company GF NO. 78270.PJU(KM) (Effective date: 06-18-92) LOT 1 provided by LandAmerica Albuquerque Title Company File No: 238412TD (Effective date: 02-03-04) LOT 2 File No: 125760VM (Effective date: 04-13-94) LOTS 3 and 4
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City of Albuquerque zoning: C-2 and as affected by all applicable provisions of the NORTHWEST MESA ESCARPMENT PLAN.
14. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque, water and sanitary sewer improvements must, however, be approved by both City of Albuquerque, and NMU, Inc.
15. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots and the vacated public right-of-way into commercial tracts, to dedicate and vacate public rights-of-way, and to grant those easements necessary to serve the residential development and to vacate easements.

PLAT FOR BOULEVARD LTD.

BEING A REPLAT OF
 LOTS 1, 2, 3, & 4
 REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 AUGUST 2004

LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Town of Atrisco Grant, Bernalillo County, New Mexico. Being comprised of all of Lots 1, 2, 3, & 4. Replat of Tract H, Lands of Horizon Corporation as the same is shown and designated upon the Plat of said Lands of Horizon. Filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984 in Vol. C23, Folio 57 together with a portion of vacated Lyons Blvd. N.W. a Public Right-Of-Way and containing an area of 29.8336 acres (1,299,552.27 sqft) more or less.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) warrants that [he/she] holds complete and indefeasible title in fee simple to the land subdivided and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____, 200____, IN _____, PAGE _____

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT E _____ ITS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

OWNER

**BOULEVARD LIMITED PARTNERSHIP,
 A NEW MEXICO LIMITED PARTNERSHIP**

ROBERT J. SCHAEFER, PRESIDENT _____ Date
 R. J. SCHAEFER REALTY INVESTMENT CO.
 MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____
 2004, R.J. Schaefer as President of R.J. Schaefer Realty Investment Inc.,
 Managing and limited partner of Boulevard Limited Partnership, New Mexico
 Limited Partnership, on behalf of said limited partnership.

My Commission Expires: _____

Notary Public _____

APPROVALS

DRB PROJECT NO.
 APPLICATION NO.
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals	DATE
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719

Date

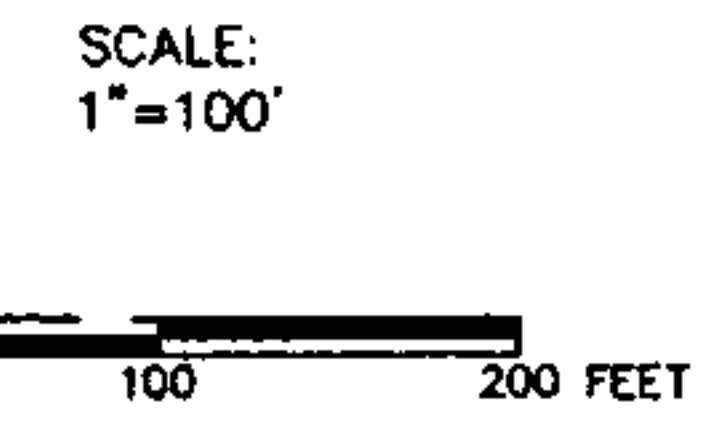


INTERSECTION NOTES:

- FULL MEDIAN OPENING ON PARADOSE BLVD.
- RIGHT-IN/RIGHT-OUT AT UNSER BLVD/BUGLO AVE

PLAT FOR BOULEVARD LTD.

BEING A REPLAT OF
 LOTS 1, 2, 3, & 4
 REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 AUGUST 2004



BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3199.29	1079.18 (1079.56')	544.76	1074.07	S 78°56'56" W	19°19'37" (19°20'02")
C2	30.00	47.99 (47.14')	30.87	43.03	N 45°33'54" W	91°38'43" (90°01'42")
C3	1658.00	161.01	80.57	160.94	N 21°11'24" E	5°33'50"
C4	275.00	56.80	28.50	56.70	S 66°21'39" E	11°50'05"
C5	325.00	18.06	9.03	18.05	S 65°48'43" E	3°11'00"
C6	25.00	29.52	16.76	27.84	N 33°34'23" W	67°39'39"
C7	100.00	162.79	105.88	145.40	N 46°22'46" W	93°16'25"
C8	1502.00	800.80	410.16	791.35	N 15°31'53" E	30°32'51"
C9	1502.00	297.09	149.03	296.61	N 36°28'18" E	11°19'59"
C13	500.00	165.98	83.76	165.22	N 29°44'09" W	19°01'13"
C14	500.00	165.98	83.76	165.22	S 29°44'09" E	19°01'13"
C15	1658.00	265.67	133.12	265.38	N 37°04'35" E	9°10'50"
C17	325.00	39.48	19.76	39.45	S 63°55'25" E	6°57'36"
C18	1658.00	308.79	154.84	308.35	N 23°44'37" E	10°40'16"
C19	25.00	39.10	24.83	35.23	S 15°39'20" E	89°36'34"
C20	275.00	56.80	28.50	56.70	S 66°21'39" E	11°50'05"
C21	1580.00	310.93	155.97	310.43	N 36°30'01" E	11°16'32"
C22	1580.00	399.88	201.02	398.82	N 23°36'43" E	14°30'04"
C23	3199.29	198.33	99.20	198.30	S 71°03'41" W	3°33'07"
C24	3199.29	789.91	396.97	787.90	S 79°54'38" W	14°08'47"

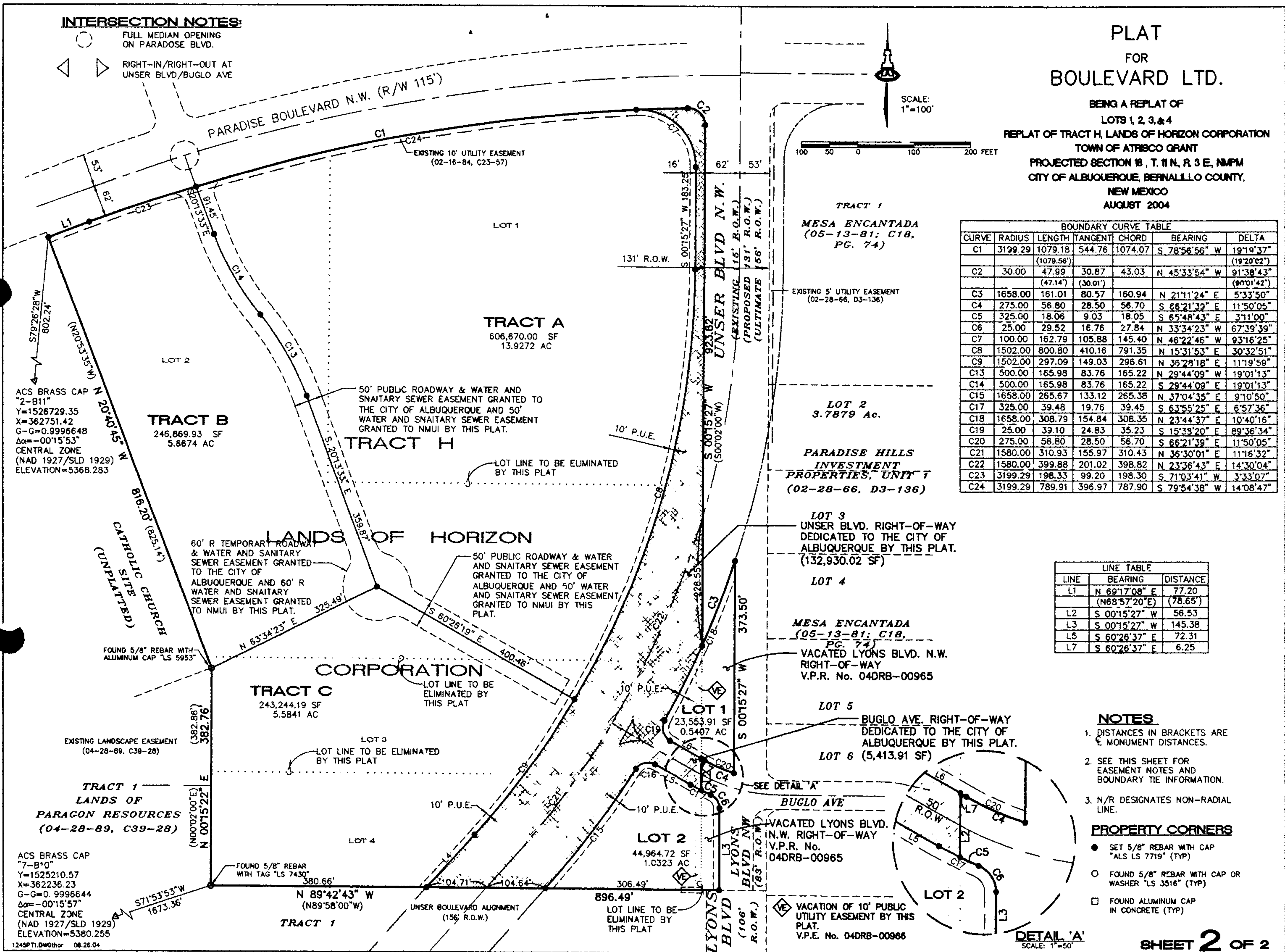
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°17'08" E	77.20
	(N 68°57'20" E)	(78.65')
L2	S 00°15'27" W	56.53
L3	S 00°15'27" W	145.38
L5	S 60°26'37" E	72.31
L7	S 60°26'37" E	6.25

- NOTES**
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
 - SEE THIS SHEET FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
 - N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)



ACS BRASS CAP "2-B11"
 Y=1526729.35
 X=362751.42
 G-G=0.9996648
 Δα=-00°15'53"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5368.283

TRACT B
 246,869.93 SF
 5.6674 AC

TRACT A
 606,670.00 SF
 13.9272 AC

TRACT C
 243,244.19 SF
 5.5841 AC

TRACT 1 LANDS OF PARAGON RESOURCES
 (04-28-89, C39-28)

ACS BRASS CAP "7-B10"
 Y=1525210.57
 X=362236.23
 G-G=0.9996644
 Δα=-00°15'57"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5380.255



1002715

04-00967

04-01061

Note to File

01/11/05

D. Schaeffer, F. Arkman, J. Valdez,
J. Stroyer

I agreed to the signoff on SPS
provided they then go back to
EPC to amend it for Unser
alignment change!

I agreed to signoff on the plat
as well with the Unser align-
ment change since that was
why plat not completely signed
off when it was approved.

Unser alignment was moved
250+ feet to accommodate
large residential subdivision
immediately to the south.

Sam

REAL ESTATE SERVICES
COMMERCIAL
INVESTMENTS
LEASING
PROPERTY MANAGEMENT
RESIDENTIAL

1717 LOUISIANA BLVD. NE
SUITE 111
ALBUQUERQUE, NM 87110

(505)268-2800
FAX (505)260-2179



ROGER COX
AND ASSOCIATES
REAL ESTATE BROKERAGE

Mr. Alan Ivener
3504 La Sala Redonda N.E.
Albuquerque, NM 87111

Re: Lot2, Paradise Hills
October 20, 2004

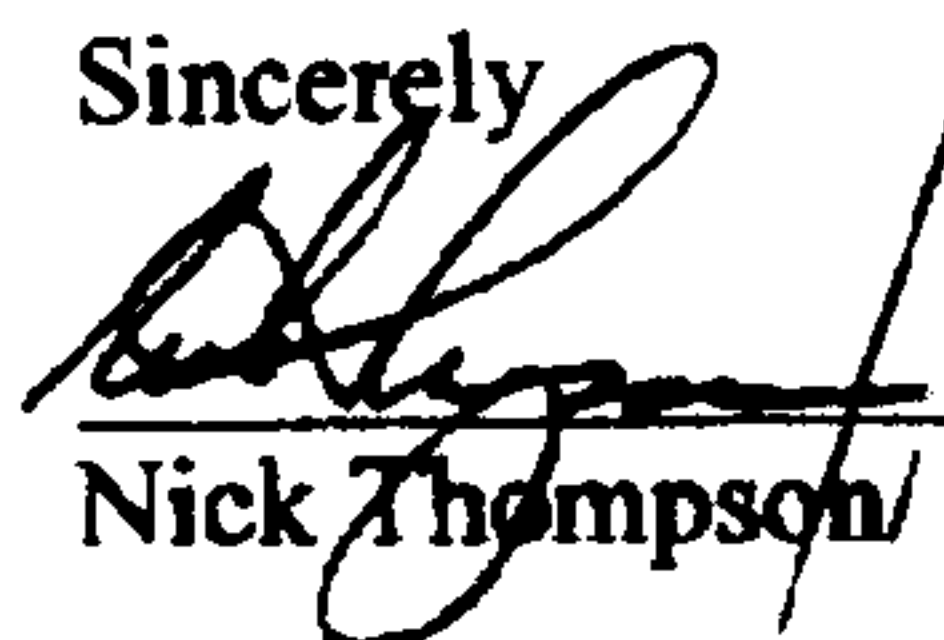
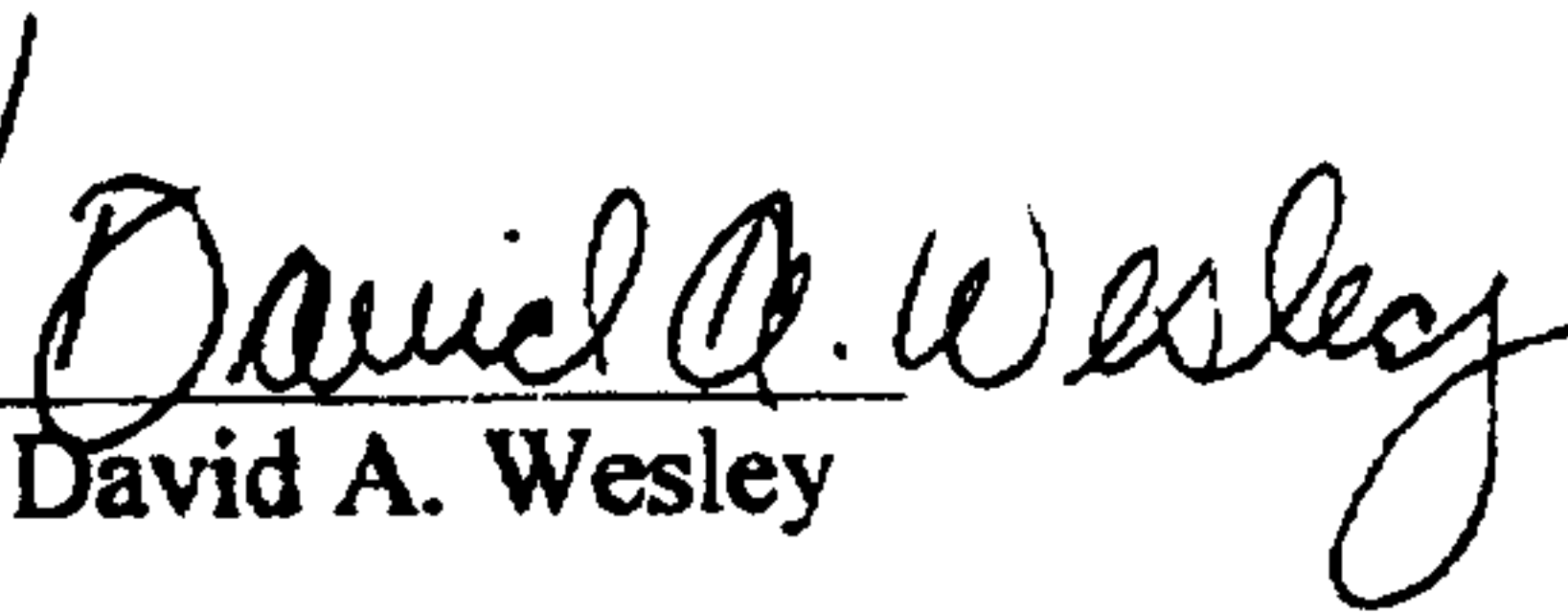
Dear Mr. Ivener

Yesterday you showed us two possible access points for your Lot # 2 which is located within the Southeast quadrant of Paradise and Lyons Boulevards, eventually to become the SEC of Unser and Paradise. The original proposed access was to the western boundary of the property closest to the alignment of Unser. Currently there is a proposed realignment of the access to the eastern boundary of your property farthest from Unser.

It is our opinion that the eventual value of your Lot 2, as well as its highest and best use and its marketability will be diminished if the access is relocated to the eastern boundary.

If you have any other questions, please don't hesitate to call.

Sincerely

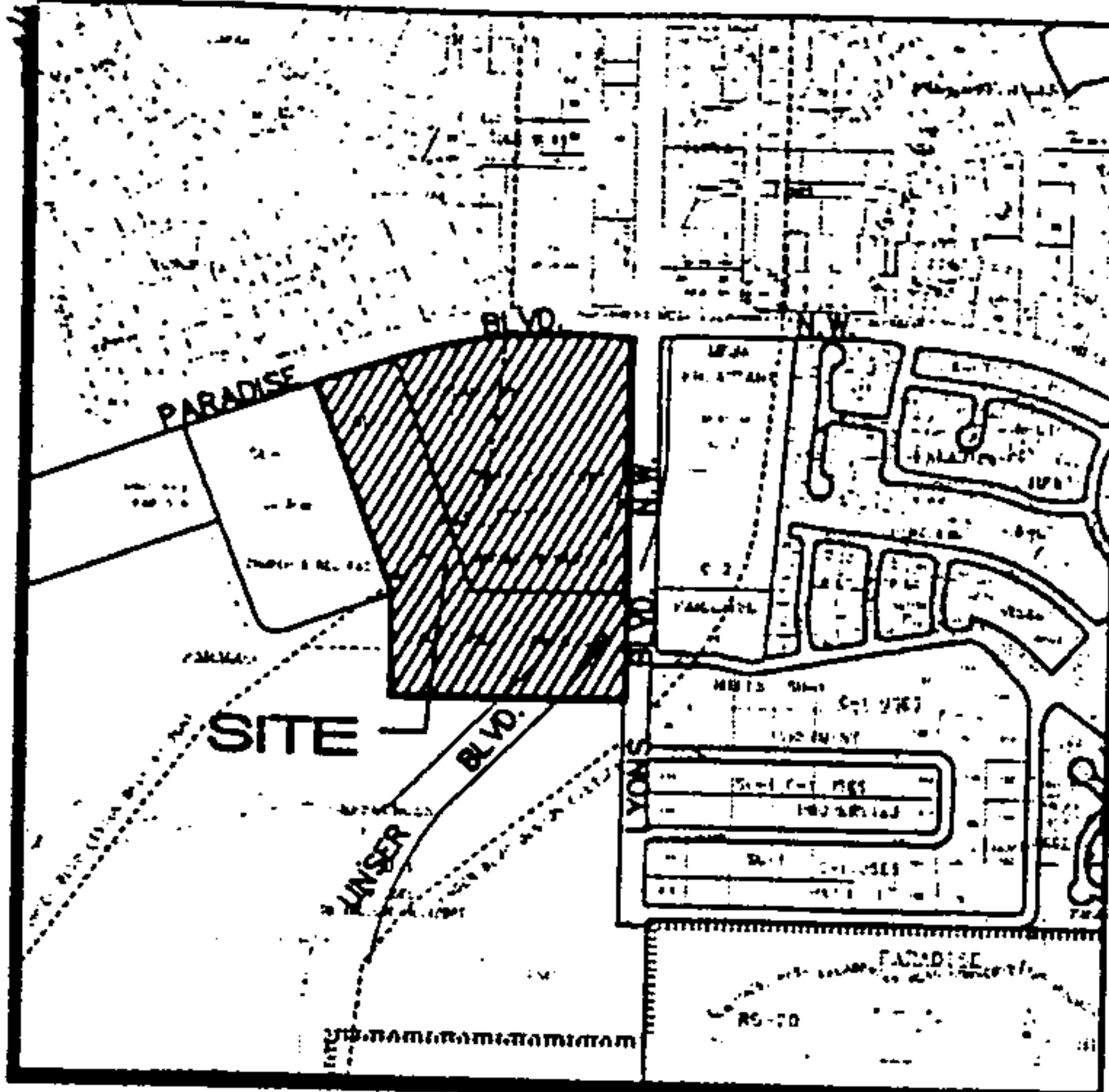
 
Nick Thompson/ David A. Wesley

Bc10/20/04



ROGER-COX.COM

New Evidence
at EPC appeal
10/21/04



B-11

VICINITY MAP

1"=780'

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 5
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 29.8336 Ac.
- Total Mileage of Full Width Streets Created: 0.128
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 - "LANDS OF PARAGON RESOURCES, TRACTS 1 AND 2", (04-28-89, C39-28)
 - "REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, PARADISE HILLS DEVELOPMENT CORPORATION", (02-16-84, C23-57)
 - "PARADISE RIDGE", (01-15-03, O3C-8)
 - "PARADISE HILLS INVESTMENT PROPERTIES, UNIT 1", (02-28-66, D3-136)
 - "MESA ENCANTADA, TRACT 1", (05-13-81, C18-74)
 records of Bernalillo County, New Mexico.
- Field Survey performed by Aldrich Land Surveying, January, 2004.
- Title Report(s): provided by First American Title Insurance Company GF NO. 78270.PJJ(KM) (Effective date: 06-18-92) LOT 1 provided by LandAmerica Albuquerque Title Company File No: 238412TD (Effective date: 02-03-04). LOT 2 File No: 125760VM (Effective date: 04-13-94) LOTS 3 and 4
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- City of Albuquerque zoning: C-2 and as affected by all applicable provisions of the NORTHWEST MESA ESCARPMENT PLAN.
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque, water and sanitary sewer improvements must, however, be approved by both City of Albuquerque, and NMU, Inc.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots and the vacated public right-of-way into commercial tracts, to dedicate and vacate public rights-of-way, and to grant those easements necessary to serve the residential development and to vacate easements.

LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Town of Atrisco Grant, Bernalillo County, New Mexico. Being comprised of all of Lots 1, 2, 3, & 4. Replat of Tract H, Lands of Horizon Corporation as the same is shown and designated upon the Plat of said Lands of Horizon. Filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984 in Vol. C23, Folio 57 together with a portion of vacated Lyons Blvd. N.W. a Public Right-Of-Way and containing an area of 29.8336 acres (1,299,552.27 sqft) more or less.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) warrants that [he/she] holds complete and indefeasible title in fee simple to the land subdivided and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____ 200__ IN _____ PAGE _____

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

OWNER

BOULEVARD LIMITED PARTNERSHIP,
A NEW MEXICO LIMITED PARTNERSHIP

Robert J. Schaefer 6/17/04
ROBERT J. SCHAEFER, PRESIDENT Date
R. J. SCHAEFER REALTY INVESTMENT CO.
MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 6/17/04
2004, R.J. Schaefer as President of R.J. Schaefer Realty Investment Inc., Managing and limited partner of Boulevard Limited Partnership, New Mexico Limited Partnership, on behalf of said limited partnership.

My Commission Expires: 6/30/2007
Sharon Sponsler
Notary Public



**PLAT
FOR
BOULEVARD LTD.**

BEING A REPLAT OF
LOTS 1, 2, 3, & 4
REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
JUNE 2004

APPROVALS

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION _____ DATE _____

PNM GAS SERVICES DIVISION _____ DATE _____

QWEST _____ DATE _____

COMCAST _____ DATE _____

NEW MEXICO UTILITIES _____ DATE _____

City Approvals
Timothy Aldrich
CITY SURVEYOR 6-18-04
DATE

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 06-17-04
Timothy Aldrich, P.S. No. 7719 Date

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Alan Ivenner PHONE: 505-296-8962
 ADDRESS: 3504 La Sala Redonda NE FAX: 505-296-0309
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: alanivenner@msn.com
 Proprietary interest in site: owner List all owners: Alan and Ruth Ivenner
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: We are appealing the access control for Project 1002715/ Application # 04DRB-00965 & 00967 (DRB APPEAL TO EPC)

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. Lot #2 1 thru 4 & TR.M. Block: NA Unit: #1
 Subdiv. / Addn. Paradise Hills LANDS OF HORIZON CORP.
 Current Zoning: C2 S4-1 for C-1 Proposed zoning: NA
 Zone Atlas page(s): B-11 No. of existing lots: 1 No. of proposed lots: NA
 Total area of site (acres): 30.157 acres Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 0411065228 22630205 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Lyons (Unser) and Paradise Blvd (SE corner)
 Between: Lyons Blvd. NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1002715 04DRB 00965 & 00967, COSEPC-00918, 03EPC-00919

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/8/04

SIGNATURE Alan Ivenner DATE 9/8/04
 (Print) Alan Ivenner Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04EPC-01379</u>	<u>Ap</u>	<u>A</u>	<u>\$ 190⁰⁰</u>
<input type="checkbox"/> All fees have been collected		<u>Adv. & Net. Fee</u>		<u>\$ 50</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>10-21-04</u>			Total <u>\$ 240⁰⁰</u>

Patricia 9/8/04
 Planner signature / date

Project # 1002715

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:

DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER
 DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council through the Land Use Hearing Officer regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF
 DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION
 ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL
 DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002715

Application number of case being appealed; 04 DRB-00965 AND 00967

Reason for the appeal.*

Appellant's basis of standing as an appellant *

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

ALAN IVEWER

[Handwritten Signature]

Applicant name (print)

9/8/04

Applicant signature / date



Form revised January 2004

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

Application case numbers
04EPL - - 01379
_____-_____-_____
_____-_____-_____

[Handwritten Signature] 9/8/04

Planner signature / date

Project # 1002715

September 7, 2004

City of Albuquerque
Development Review Board

Re: Project 1002715
Application number of case being appealed: 04DRB-00965 and 00967

To Whom It May Concern,

I was not notified of the DRB meeting of August 25, 2004 and I apparently have not been notified of previous meetings concerning lot #2, unit 1, Paradise Hills belonging to my wife and I, Ruth and Alan Ivener. (Refer to letter of 2-4-03 to Mr. John Costello and accompanying certified mail and return receipt.)

Wilfred Gallegos had assured me as to the access control for our property (refer to accompanied fax transmission and map of access control for our property from Mr. Gallegos). I have met with Mr. Schaffer on several occasions (most recently in the spring of 2004) to voice my preference of access control to lot #2. This was the access control originally initiated by Mr. Schaffer and the one faxed to me by Mr. Gallegos. During my meeting with Mr. Schaffer, he asked for and received a copy of his original access control (the one faxed by Mr. Gallegos), that we agreed upon for my wife's and my lot #2.

It appears the City is taking a small portion in the northwest corner of our property in both access control situations and we have never been notified of this action.

My wife and I have talked with several commercial realtors who have assured us that access in the front is essential for the development of our property (lot #2). They have told us that the access control to the rear of the property would be extremely detrimental to the worth and development of the property. (Note attached letter from commercial realtor)

We therefore have to appeal Project #1002715/ Application number 04DRB-00965 and 00967 because it would adversely affect the future development and access control for our property.

We also feel that the City should refund all monies we have paid to appeal the above action due to the City's negligence in notifying us of all actions pertaining to our property.

*Our property is within the required area of concern and we
Sincerely, therefore have standing as an appellant*

*Alan Ivener
Ruth Ivener*

Alan and Ruth Ivener

2/04/03

Mr. John Costello,

My name is Glen Turner and I own a piece of commercial property in the S.E. corner of Paradise Blvd. and Lyon Blvd.

I have been informed that there have been several meetings with city officials and area landowners regarding changes in the area; most notably the extension of Unser Blvd. and Paseo Del Norte.

I have not been notified of any of these meetings in the past. Please notify me of any meetings regarding any changes to this area. My address is:

**TURNER
1000 S. 1000 E.
DENVER, CO 80211**

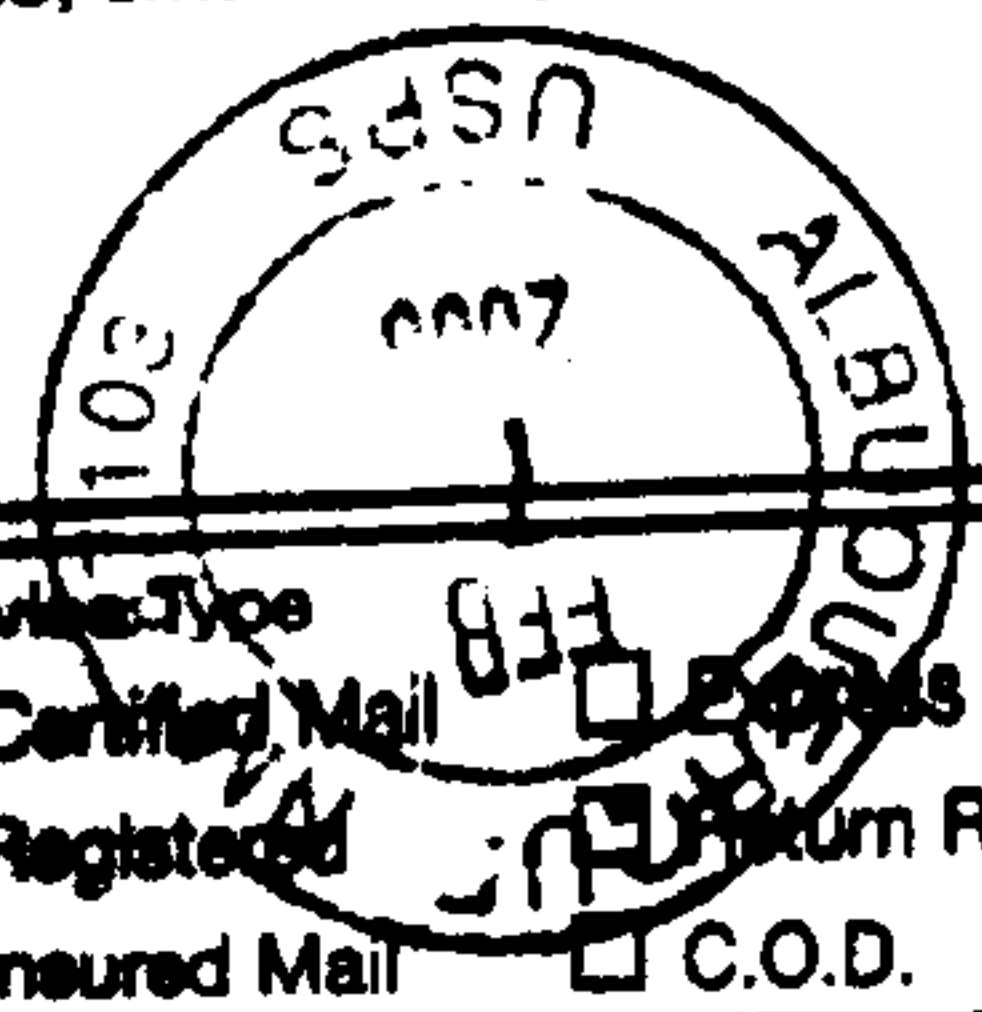
Sincerely,

Glen Turner

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.

Article Addressed to:
 Mr. John Castello
 Pub. - Public Works Dept
 P.O. Box 1293
 Albany, N.M. 87103

A. Signature Agent Addressee
 B. Received by (Printed Name) E. Cedeno C. Date of Delivery
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:
 3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes



Article Number (Transfer to service label) 7001 2510 0008 6757 7909
 Domestic Return Receipt 102595-01-M-250

PS Form 3871, August 2001

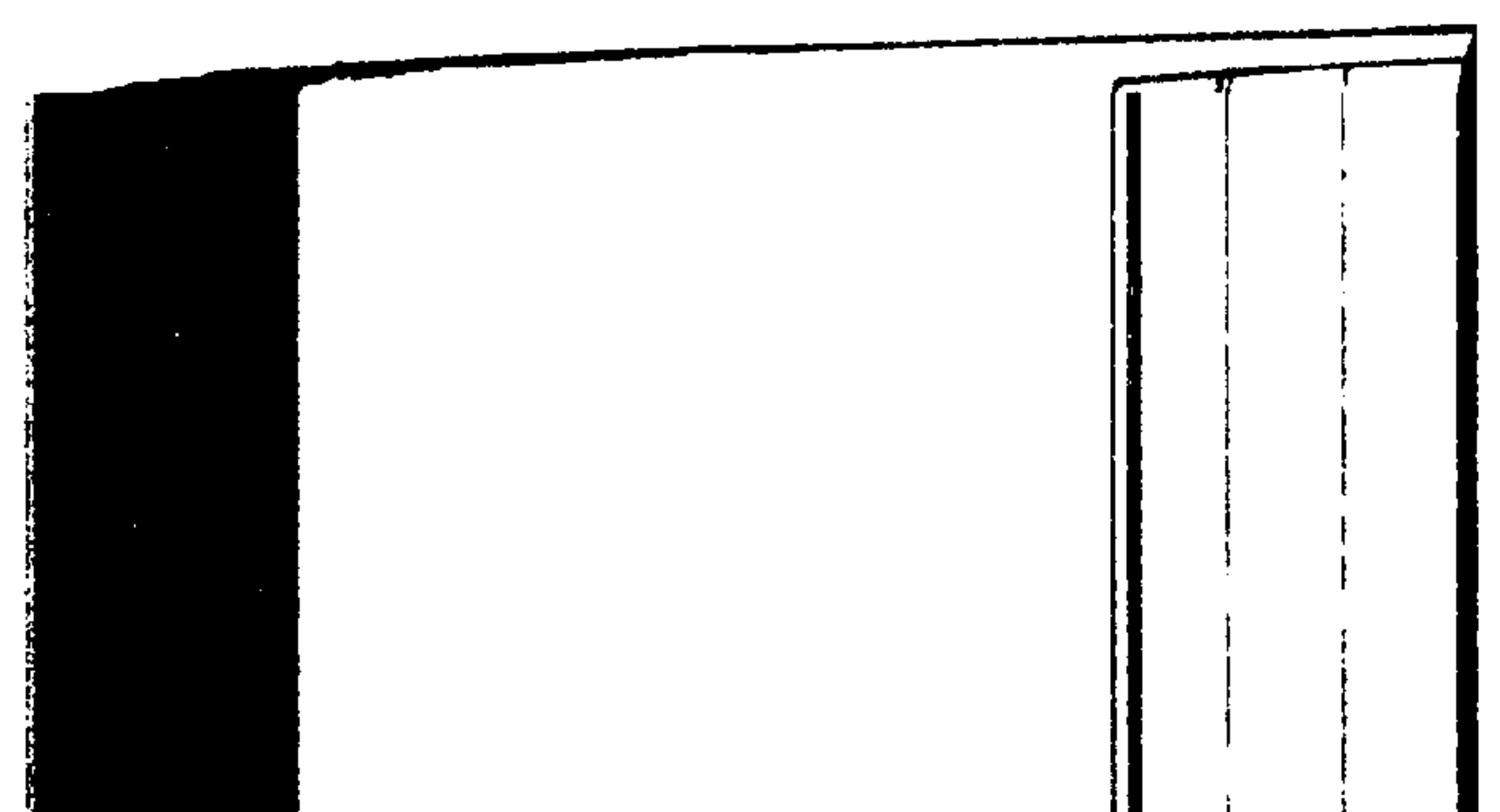
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insur...)

ALBUQUERQUE, NM 87103

Postage	\$ 0.37	UNIT ID: 0000
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 0.37	

Postmark Here
 Clerk: KKTUNG

Sent to: Mr. John Castello
 Street, Apt. No., or PO Box No.: P.O. Box 1293
 City, State, ZIP+4: Albany, N.M. 87103



September 02, 2004

IVENER ALAN & RUTH

VIA FACSIMILE: 505-296-0309

RE: LOT 2 PARADISE HILLS INVESTMENT PROPERTIES UNIT 1

Dear Mr. and Mrs. Ivener:

Per our telephone conversation yesterday the following please find Listing Agreement for your property at Lyon and Paradise Blvd.

The listing price is justified under the circumstances that the property access is the same or similar to the Drawing that you share with me last week-end which is attached to the Listing Agreement as Exhibit A. should the access to the property changes then we need to reevaluate the listing price accordingly.

Please sign and initial the listing agreement and return to me as your earliest convenience.

Please contact me with any question you may have.

Best Regards



FAX TRANSMISSION

CITY OF ALBUQUERQUE
PO Box 1293
ALBUQUERQUE, NEW MEXICO 87103
(505) 768-2680
FAX: (505) 768-2733

To:

Allan Ivener

From:

Transportation Development, PWD
City of Albuquerque 505 7682680

Date:

04/09/97 08:46a

Pages:

2

Message:

Mr. Ivener,

Attached is a copy of access control near your property.
Call if you have any other questions.

Wilfred Gallegos

*Public Work Unit
Transportation
PO Box 1293
Albuquerque*

read me

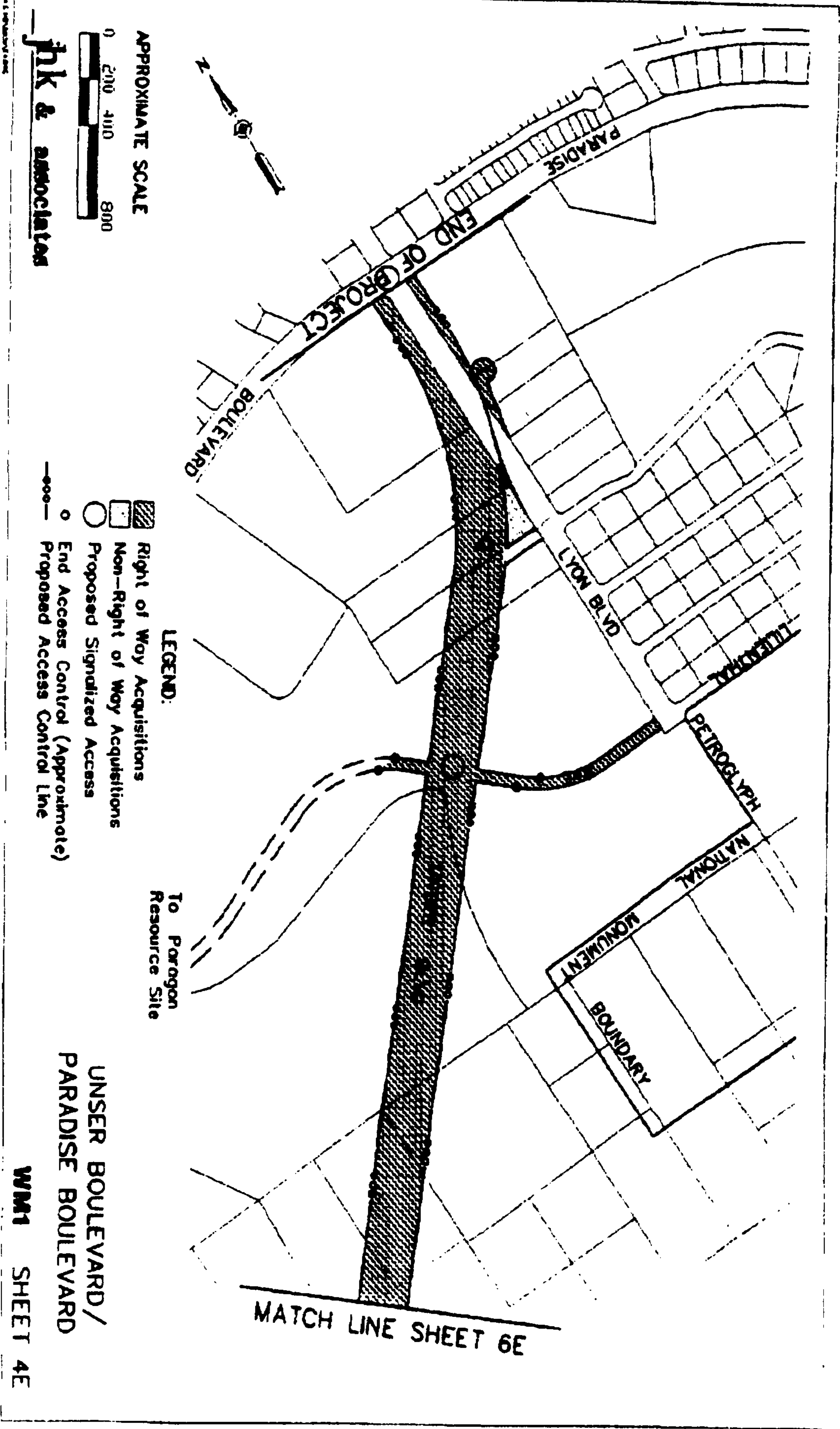
*400 1st St SW
3rd floor Rm 307
Alb. 87102*

Wilfred Gallegos 768-3621

John Hartman

Jo David Montano 924-3991






*this fax as per conversation with John Hartman
just prior to date shown on fax*



fhk & associates

APPROXIMATE SCALE
0 200 400 800

LEGEND:

-  Right of Way Acquisitions
-  Non-Right of Way Acquisitions
-  Proposed Signalized Access
-  End Access Control (Approximate)
-  Proposed Access Control Line

To Porogon Resource Site

UNSER BOULEVARD/
PARADISE BOULEVARD

WM1 SHEET 4E

MATCH LINE SHEET 6E



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

6. Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way —
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval —

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11)

At the August 25, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacations were 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.



OFFICIAL NOTICE OF DECISION
PAGE 2

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary and final plat were approved with final plat signoff delegated to Transportation Development, for needed easement from Buglo north recorded and to review dedication of Unser and Planning for NMU Inc. signature, to check that tract acreages match site plan and the 15-day appeal period.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** [Deferred from 7/14/04 & 7/21/04] (B-11)

The site plan for subdivision was approved with final sign off delegated to Transportation Development, need to remove access to Unser and Planning to check that tract acreages match plat, 15-day appeal period and signature block infrastructure list language.

If you wish to appeal this decision, you must do so by September 9, 2004 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.



OFFICIAL NOTICE OF DECISION
PAGE 3

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: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Consensus Planning Inc., 924 Park Ave SW, 87102
Felix Rabadi, 120 Wyoming SE, 87123
Tierra West, LLC, 8509 Jefferson NE, 87113
Robert J Schaefer, 5600 Wyoming Blvd NE, 87109
Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME ALAN IVENER
 AGENT NA
 ADDRESS 3504 La Sala Redonda, N.E.
 PROJECT & APP # 1002715 / 04EPC-01379
 PROJECT NAME APPEAL DRB TO EPC:

\$ _____ 441032/3424000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ 190 441006/4971000 (EPC/AA/LUCC) Actions & All Appeals
 \$ 50 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
 \$ 240⁰⁰ TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

9/8/2004 11:12AM LOC: ANNX
 RECEIPT# 00031059 WSH 007 TRANS# 0021
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$240.00
 J24 Misc \$50.00
 CK \$240.00
 CHANGE \$0.00

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

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

9/8/2004 11:12AM LOC: ANNX
 RECEIPT# 00031058 WSH 007 TRANS# 0021
 Account 441006 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$240.00
 J24 Misc \$190.00

Thank You



7/28

#6
transmittal memo

Date: July 19, 2005

Via: Hand Delivery

To: Sheran Matson

From: John Valdez 

Re: Amended Drawing and Letter

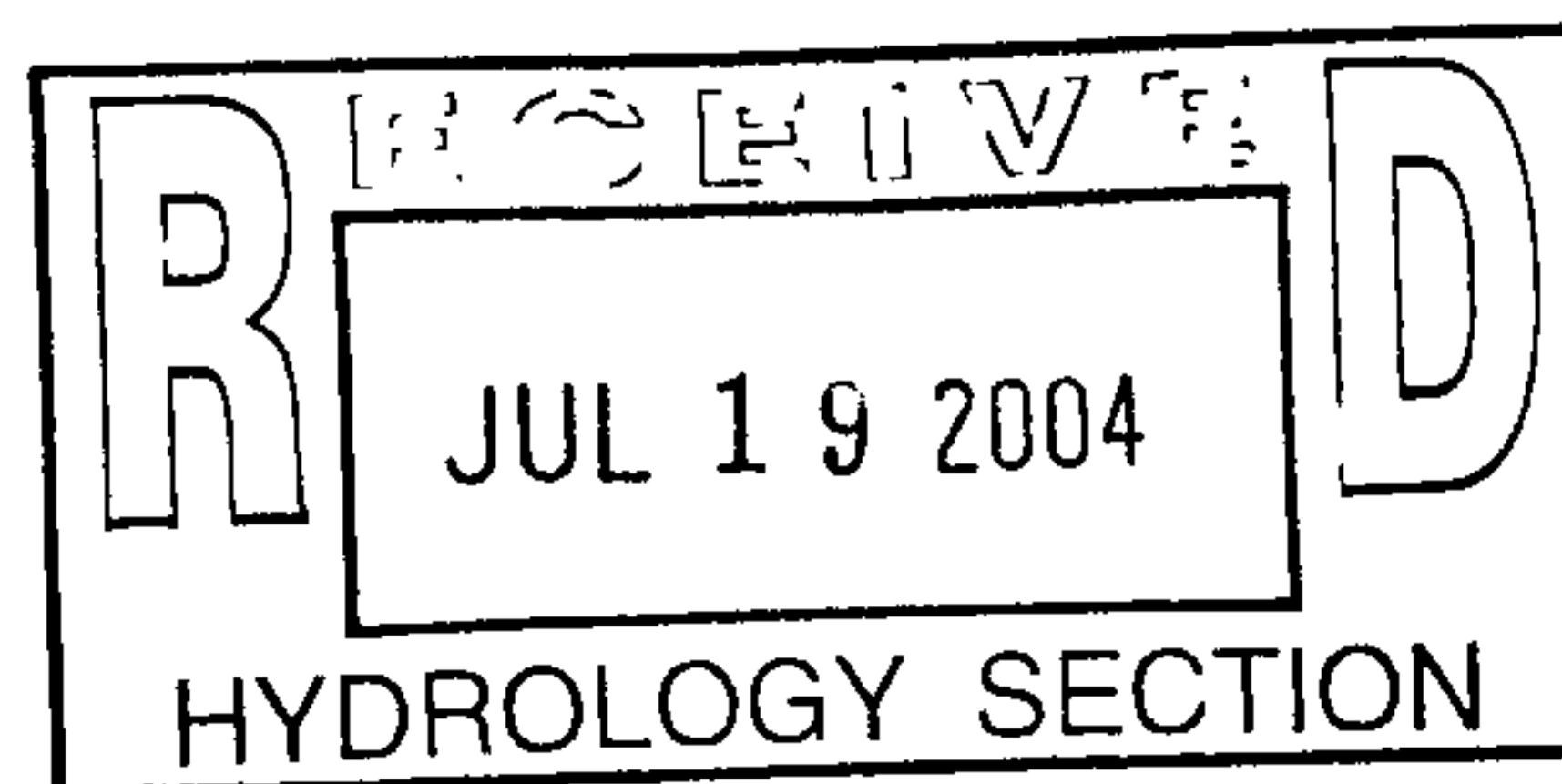
Job #: 1332

We are transmitting the following: Amended site plans and letter responding to memo dated July 13, 2004 regarding Project # 1002715 – Unser & Paradise Village Center.

For your: File

Comments: Let me know if you need anything else.

John Valdez





PLANNING

CONSENSUS

July 15, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project #1002715, 03EPC-00918, 03EPC-00919, Unser & Paradise Village Center

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Matson:

The purpose of this letter is to respond to the memo from Juanita Vigil to yourself, dated July 13, 2004. We have reviewed her concerns and have amended our site plan for building permit accordingly. Ms. Vigil's principle concern deals with the building heights and setbacks. More specifically, the building height and setbacks need to be consistent with the C-1 zoning. This was not adequately reflected on the site plan notes or the design guidelines as submitted.

Our proposed height is consistent with the C-1 zoning. In terms of setbacks, we have developed customized standards given the property's location along Unser Boulevard. These setbacks are more restrictive than what is permitted in the O-1 zone, which sets the standards for the C-1 zone.

In order to address Ms. Vigil's concerns, we have made the following amendments to the Site Plan notes, which now reads:

"Customized height and setback standards have been created for development on the site. Maximum building height is 32 feet. Setbacks are as follows; 35 feet from the Unser Boulevard R.O.W. and 20' for internal roadways, 50 feet from the property line of a residential zone, and 10 feet from internal lot lines".

This language mirrors that which is found on page two of the design guidelines. Both the amended site plan and design guidelines accompany this letter. Please feel free to call me if you have any questions or need additional information.

Sincerely,

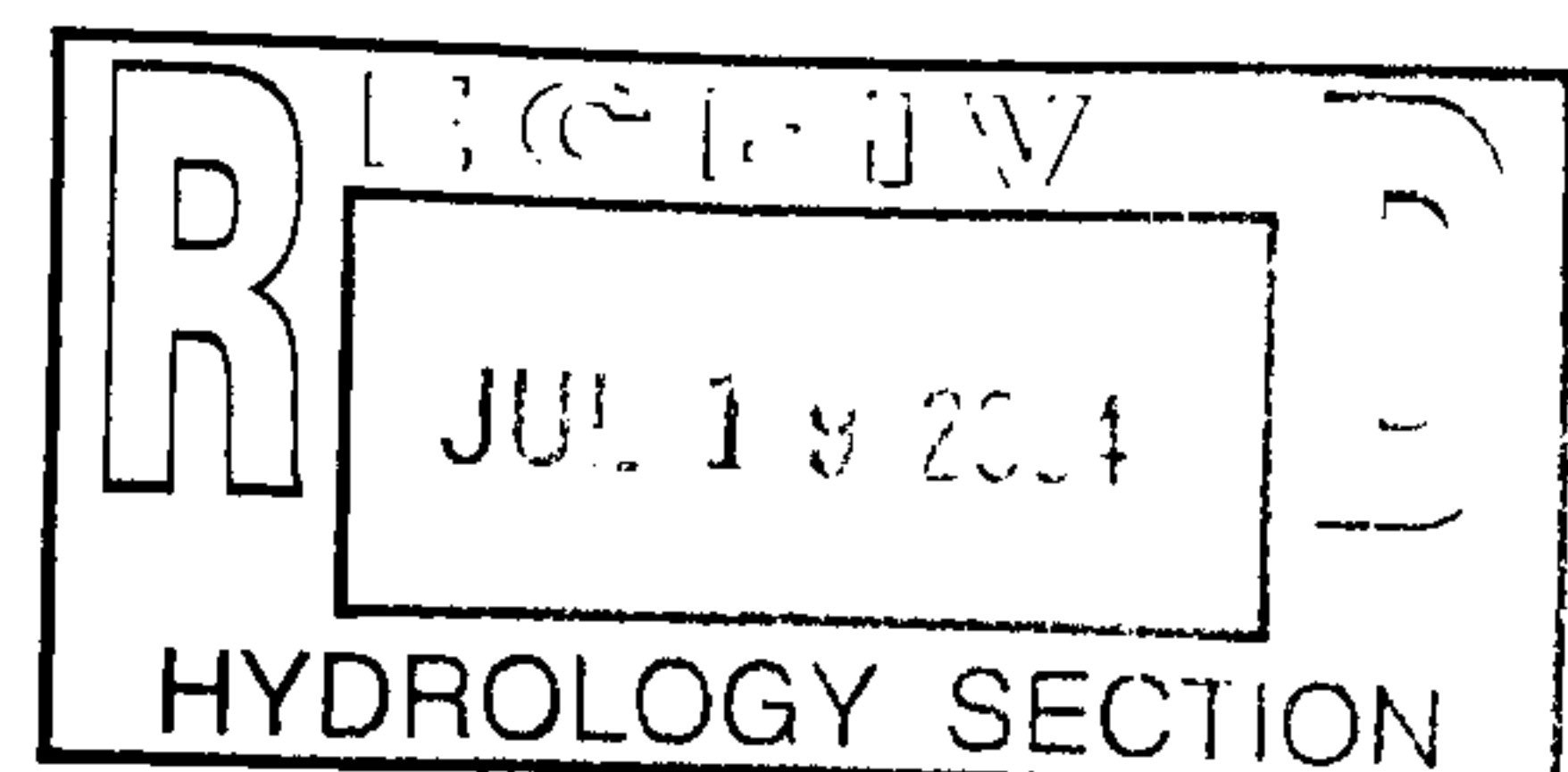
FOR

James K. Strozier, AICP
Principal

c: RJ Schaefer, RJ Schaefer Realty and Investments

PRINCIPALS

Ben R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



20x
Comments

July 13, 2004

#5 for

TO: Sheran Matson, DRB Chair
FROM: Juanita Vigil, Planner
SUBJECT: Project # 1002715 – Unser & Paradise Village Center

The EPC approved application 03EPC-00919, Site Development Plan for Subdivision on August 21, 2003 with conditions. The following issue should be resolved:

1. Under condition number two, the applicant was to “clearly specify that building setbacks shall be consistent with the Ci-1 zone category of the Comprehensive City Zoning Code.” The applicant has not clearly specified that on the submittal. The “Site Plan notes” lists “Building Height and Setbacks” on Sheet 1 of the submittal, but indicates “Building Height shall be consistent with the provisions of the C-1 zone.” This sentence does not include building setbacks. In addition, the Design Guidelines on Sheet 2 of the submittal lists specific building setbacks, which are not consistent with the C-1 zone. The applicant should clearly specify that Building Setbacks shall be as regulated in the C-1 zone and should contain such notation on both sheets.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.



FRONT COUNTER ROUTING FAX FORM

TO: Jim Stronier

FAX NUMBER: _____

SENT BY: Clare
Initial

DATE: 7/15/04

PROJECT NO: _____ APPLICATION NO: _____

Comments for 7/14/04 meeting

8/25/04

Kabadi

BLP
doesn't have
↓ need one

① No Master Drainage Plan

② Vacating Lyons Blvd creates
Two way street - 52 lots

→ ~~To north of Ludlow~~

8/25/04

Kabadi

BLP
doesn't ~~work~~
↓ need one

① No Master Drainage Plan

② Vacating Lyons Blvd creates
Two way street - 52 lots

→ ~~To north of Luatlow~~

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1683
CONNECTION TEL 92682632
SUBADDRESS
CONNECTION ID
ST. TIME 06/28 14:19
USAGE T 00'53
PGS. 2
RESULT OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO Fred Arfman FAX # 260-2632

PAGES (INCLUDING COVER SHEET) 2

1002715

6/28/04

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Planning comments.

Call if you have questions.

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

PAID RECEIPT

APPLICANT NAME Lands of Blvd. Ltd.
AGENT James & Argman
ADDRESS _____
PROJECT & APP # 1002715-
PROJECT NAME Boulevard Limited
\$ _____ 441032/3424000 Conflict Management Fee
\$ 110⁰⁰ 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
\$ 110.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

The vacation exhibit does not show the same information as the bulk plat. Please submit a revised vacation exhibit using a reduced plat clearly showing the proposed vacation(s).

✓
O.K.
Now

Project # 1003226

04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] (K-10)

The highlighted vacation exhibit is missing from the submittal. The agent was called on June 26, 2004 & asked to bring in a highlighted copy or mark ours.

If this development is going to have a fence or wall abutting any street, a perimeter wall design submittal approval is required before the plat is approved.

The City Surveyor's signature is required on the plat submitted to DRB at the time of application. Please get his signature & resubmit a new plat to Planning for the file before the July 14th hearing.

Project # 1003366

04DRB-00912 Major-Vacation of Pub Right-of-Way

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

The vacation exhibit needs to be color highlighted & clearly marked to show exactly what is proposed for vacation. Agent was notified on June 28, 2004.

Defer to Transportation for comments.



PROJECT MEMORANDUM

07/26/04

TO: Claire Senova, DRB Administrative Assistant

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Plat for Boulevard Ltd.
COA Project No. 1002715
DRB Hearing Date: July 28, 2004 -- Item No. 6

I&A NO: 1245

SUBJ: Plat Deferral

Isaacson & Arfman, P.A., acting as agents for Boulevard Limited Partnership, is requesting a deferral for the above referenced project so that the adjacent (southerly) misalignment of Unser Blvd. can be resolved. Please schedule project to August 25, 2004 DRB hearing.

END



PLANNING

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

#6

July 27, 2004

Ms. Sheran Matson
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Project # 1002715, 04DRB-00964, 04DRB-00965, 04DRB-0966, 04DRB-00967, 04DRB-01061

Dear Ms. Matson:

The purpose of this letter is to request a one month DRB deferral of the above referenced cases for major bulk land plat, major vacation of public right away, major vacation of public easements, and final sign off for site plan for subdivision. We would now like to be heard on the August 25, 2004 hearing date. The purpose of the deferral is to resolve roadway alignment issues.

Please let me know if you have any questions or require additional information. I can be reached at 764-9801.

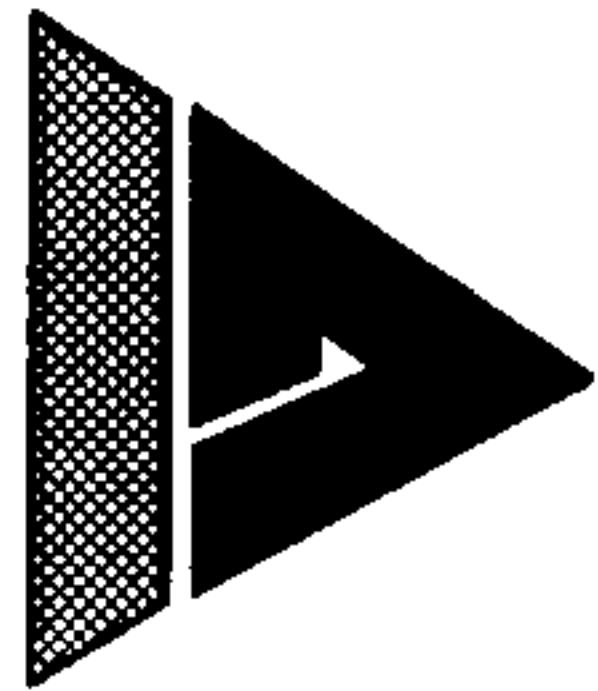
Sincerely,

John Valdez, AICP
Senior Planner

c: RJ Schaefer (via fax; 797-2900)
Fred Arfman (via fax; 268-2632)

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



PROJECT MEMORANDUM

07/13/04

TO: PLANNING DEPT., CITY OF ALBUQUERQUE
FROM: FRED C. ARFMAN, P.E., Isaacson & Arfman, P.A.
REF: LANDS OF HORIZON CORP. PROJNO: 1002715
SUBJ: REQUEST OF DRB DEFERRAL.

ISAACSON & ARFMAN, P.A., AGENTS FOR BLVD. LTD,
HEREBY REQUEST A DEFERRAL OF ITEM #5
AND ANY OTHER RELATED ITEM (04DRB-01061)
TO THE DRB HEARING ON JULY 28, 2004.

THIS DEFERRAL IS NECESSARY TO ADJUST UNSER
ALIGNMENT AND TO REDEFINE THE FUTURE
RIGHT-IN / RIGHT-OUT ALONG THE WESTERLY
RIGHT-OF-WAY AT BUGLO ST.

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

PAID RECEIPT

APPLICANT NAME Bauler & A.D. Otrish
AGENT Isabel & Ingman
ADDRESS _____
PROJECT & APP # 1002715, 04-00964, 00965,
PROJECT NAME Ranky Homeyn Corp. 00966,
\$ _____ 441032/3424000 Conflict Management Fee 00967
\$ 110.00 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
\$ 110.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

7/13/2004 1:41PM LOC: ANNX
RECEIPT# 00025893 WSH 006 TRANS# 0023
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$110.00
J24 Misc \$110.00
CK \$110.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING & PLANNING Supplemental form **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... Supplemental form **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: Boulevard Limited Partnership PHONE: 797-2600
 ADDRESS: P.O. Box 14708 FAX: 797-2900
 CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: SAME AS ABOVE
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: PLAT & VACATION ACTION TO REALIGN AND RENAME LYON BLVD TO UNSSR BLVD, CREATE ESM'7 & BULK PLAT

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

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

Lot or Tract No. Lots 1, 2, 3, + 4 Replat of Block: Tract H Unit: _____
 Subdiv. / Addn. Lands of Horizon Corporation
 Current Zoning: SU-1 C-1 USES Proposed zoning: SAME
 Zone Atlas page(s): B-11 No. of existing lots: 4 No. of proposed lots: 25
 Total area of site (acres) 29.8336 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. 101106514817430310; 101106511221030311; 101106515924330312 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Unser Blvd NW
 Between: Paradise Blvd. NW and Lyons Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 03 EPC 00918

03 EPC 00919

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

SIGNATURE Fred C. Artman DATE 6/18/04
 (Print) Fred C. Artman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

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

Application case numbers	Action	S.F.	Fees
<u>04 DRB - 00964</u>	<u>BLV</u>		<u>\$ 145.00</u>
<u>04 DRB - 00965</u>	<u>VRW</u>		<u>\$ 1200.00</u>
<u>04 DRB - 00966</u>	<u>VPE</u>		<u>\$ 135.00</u>
<u>04 DRB - 00967</u>	<u>P&F</u>		<u>\$ 495.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
	<u>Ad Fee</u>		<u>75.00</u>
			<u>Total</u>
			<u>\$ 2070.00</u>

Hearing date 7-14-04

[Signature] 6-18-04
 Planner signature / date

Project # 1002715

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.
- 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.
- 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. *see plat*
- 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
- 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.** *Forthcoming*

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.

Fred C. Artman

Applicant name (print)

Fred C. Artman

06.18.04
Applicant signature / date



Form revised 3/03 and 8/03

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

Application case numbers	
04DRB -	-00964
04DRB -	-00965
04DRB -	-00966
04DRB	00967

[Signature] 6-18-04
Planner signature / date

Project # 1002715

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** *m r 30v* (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.
NA 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 *on Final Plat*
 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.

Fred C. Artman
 Applicant name (print)
Fred C. Artman 06.18.04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- | | |
|--------------------------|--------|
| Application case numbers | |
| 04DRB - | -00964 |
| 04DRB - | -00963 |
| 04DRB - | -00966 |
| 04DRB | 00967 |

[Signature] 6-18-04
 Planner signature / date
Project # 1002715

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 \$3.50 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 crosshairs 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 6-29 To 7-14-04

5. REMOVAL

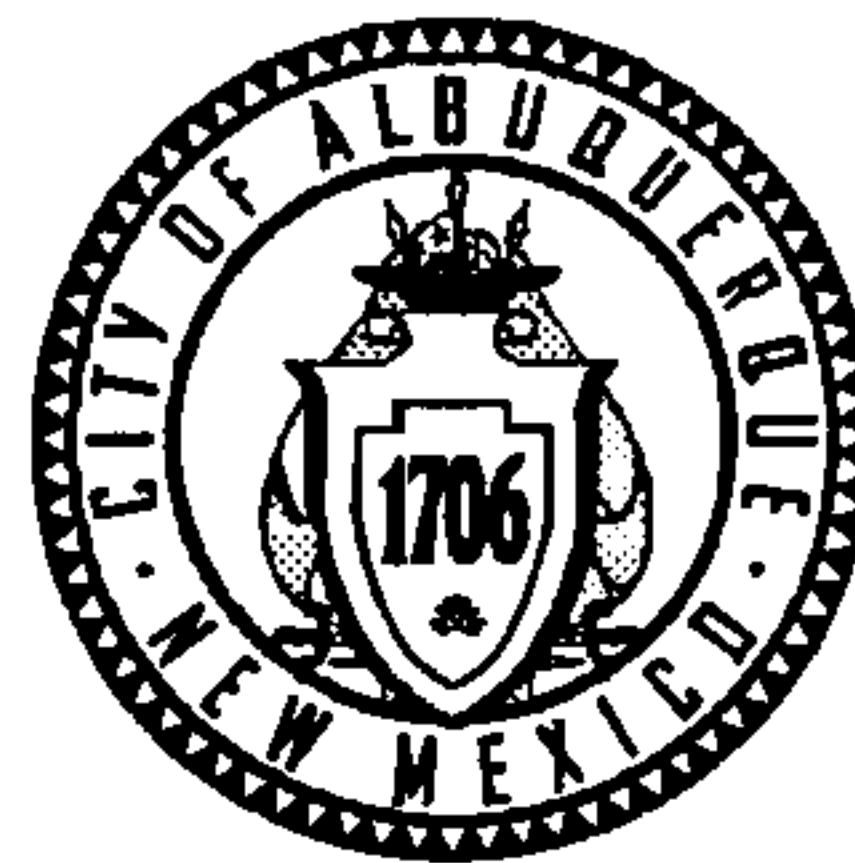
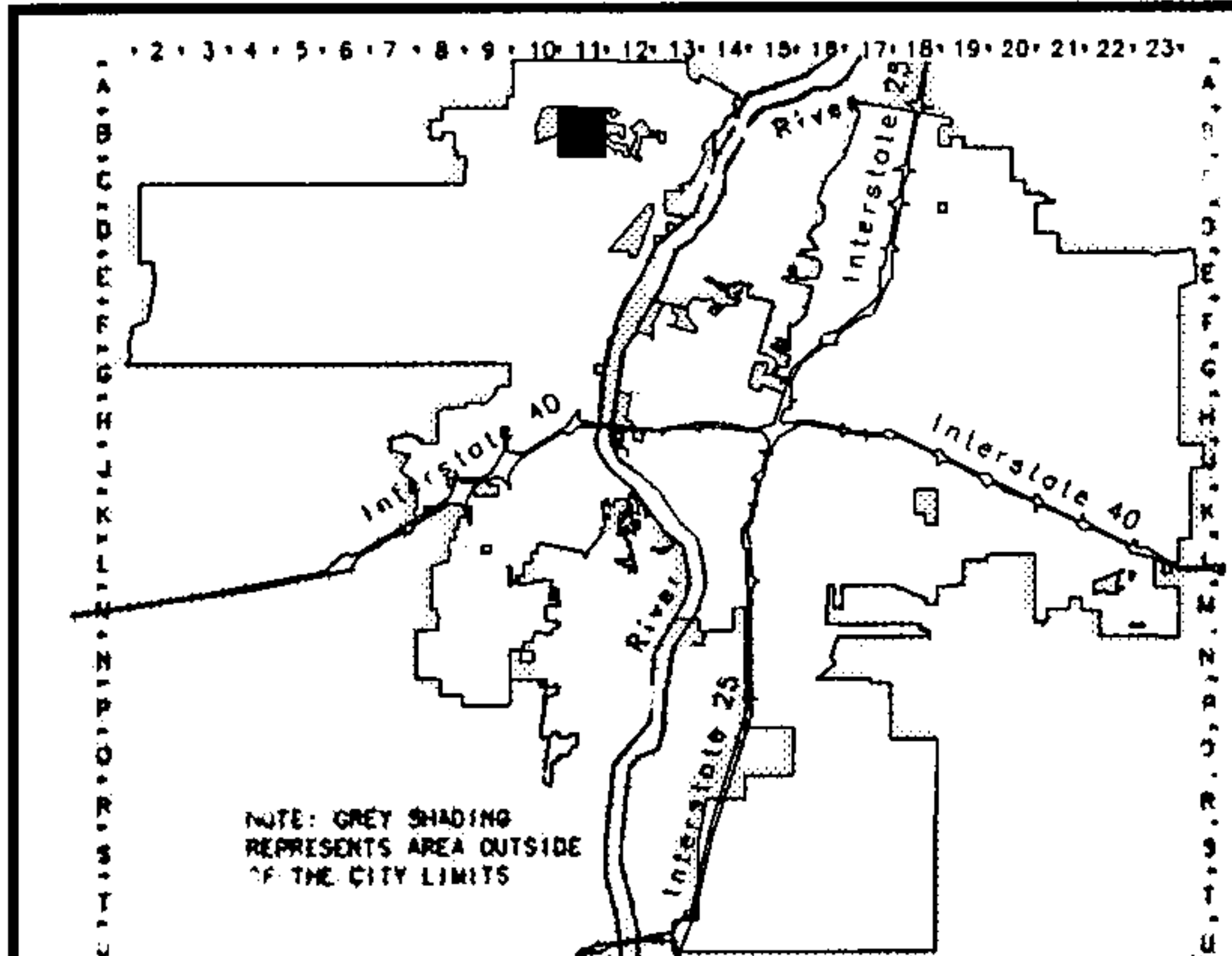
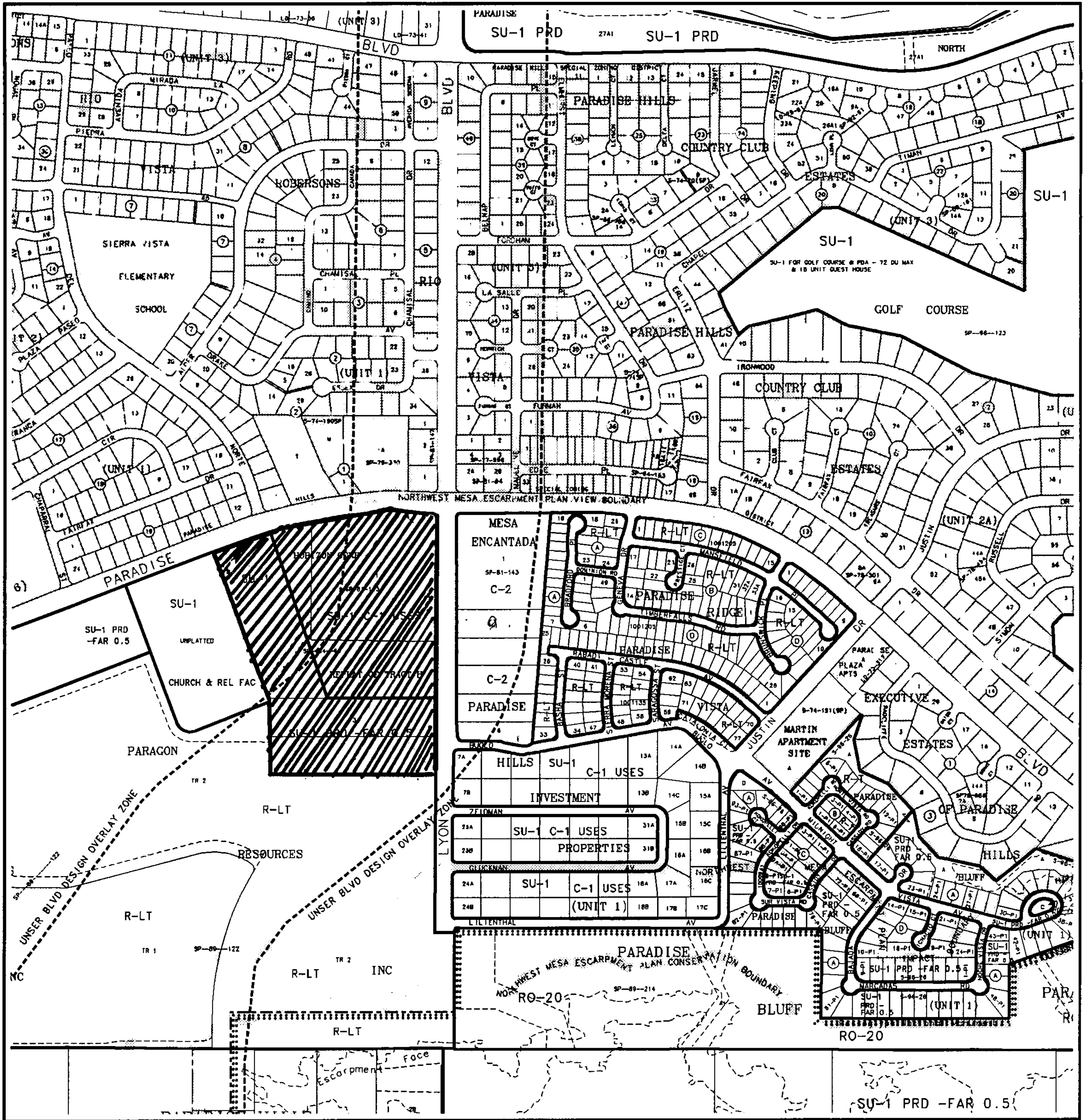
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Ruth Lopez 6/18/04
(Applicant or Agent) (Date)
for Isaacson & Artman

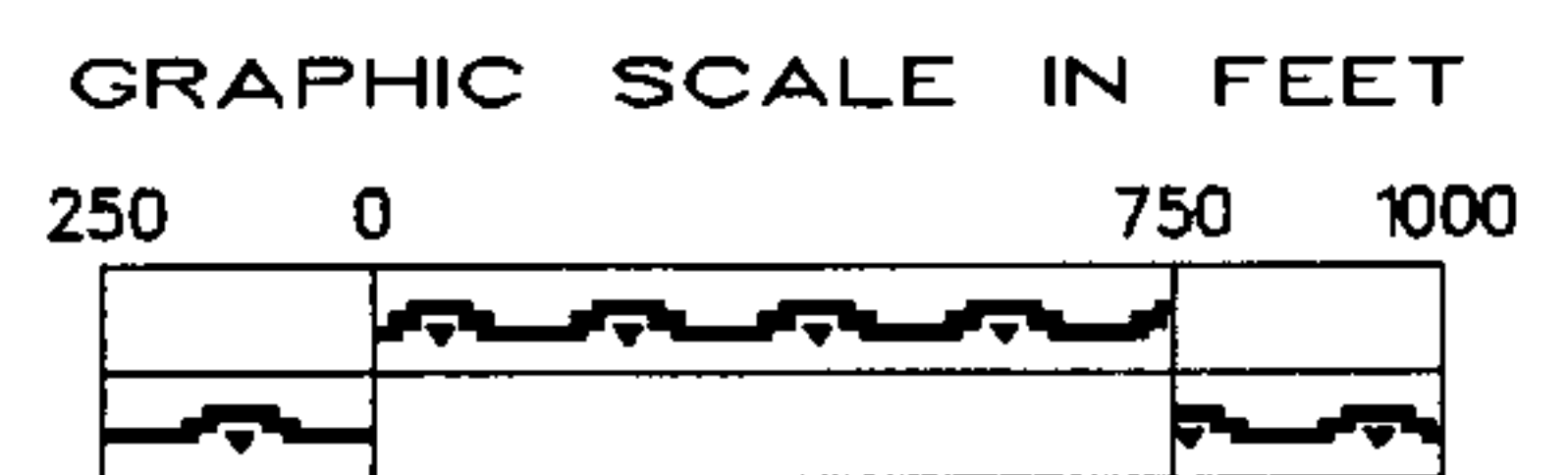
I issued 2 signs for this application, 6-18-04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002715



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

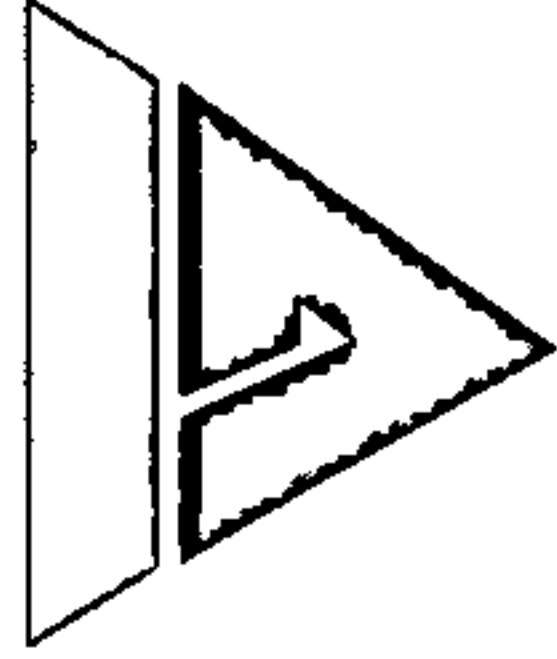
© Copyright 2003



Zone Atlas Page

B-11-Z

Map Amended through January 02, 2004



PROJECT MEMORANDUM

06/18/04

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 1 – 4, Lands of Horizon Corp.

I&A PROJ NO: 1245

SUBJ: Replatting & Vacation Action

This action is being presented to the DRB to dedicate the requested right-of-way for Unser Blvd. to conform to the approved major arterial corridor alignment. A portion of Lyons Blvd. will be vacated and alternate access to Lots 3-6 of Mesa Encantado (property situated to the east of Lyons) shall be provided by separate documents.

The development of Unser Blvd. is to be borne by others or at a future time. Therefore, a Bulk Land Plat variance is also being requested.

Minor easements are programmed for granting and vacation.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 17, 2004

Certified Mail 7003 3110 0006 0554 2809

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Replat of Lots 1, 2, 3, & 4
Replat of Tract H, Lands of Horizon
Corporation)**

Dear Mr. Weaver:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment
7003 3110 0006 0554 2809

6092 4550 9000 07TE 6002

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 87114 **AL USE**

Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Larry Weaver
Paradise Hills Civic Assoc.
Street, Apt. No.; or PO Box No.: 6001 Unitas Ct. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

June 17, 2004

Certified Mail 7003 3110 0006 0554 2816

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Replat of Lots 1, 2, 3, & 4
Replat of Tract H, Lands of Horizon
Corporation)**

Dear Mr. Anderson:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2816

9182 4550 9000 07TE 0002

U.S. Postal Service	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE NM 87114 MAIL USE	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42
UNIT ID: 0108	
Postmark Here JUN 17 2004 CLERK: WYW5V	
Sent To	Tom Anderson Paradise Hills Civic Assoc.
Street, Apt. No.; or PO Box No.	10013 Plunkett Dr. NW
City, State, ZIP+4	Albuquerque, NM 87114
PS Form 3800, June 2002 See Reverse for Instructions	

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



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.

June 14, 2004

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **June 11, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REPLAT OF LOTS 1,2,3 AND 4, REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, zone map B-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: B-11

PARADISE HILLS CIVIC ASSOC. (R)

***Larry Weaver**

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

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

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

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

PAID RECEIPT

APPLICANT NAME Boulevard Limited
 AGENT Isaacson & Arfman
 ADDRESS 128 Monroe St NE
 PROJECT & APP # 1002715/04DRB 00964-00965 00966
 PROJECT NAME Lands of Horizon Corp

*****UP-ICATE*****
 City of Albuquerque
 Treasury Division

06/18/2004 12:01PM LOC: ANN
 RECEIPT# 00025242-45# 008 TRANSH 0017
 ACCOUNT# 441018 Fund 0110
 ACT# 4971000- TRSDMM
 TRS# 00966 \$2,070.00
 J24 Misc \$75.00
 CN \$2,070.00
 CHANGE \$0.00

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 1975.00 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
- \$ 2070.00 TOTAL AMOUNT DUE

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

268-8828

ISAACSON AND ARFMAN, P.A.
 128 MONROE ST. NE
 ALBUQUERQUE, NM 87108

15851

DATE 6/18/04

PAY TO THE ORDER OF City of Albuquerque

\$ 2,070.00

DOLLARS

FOR 1245 DRB 1002715

RECEIVED Scott M. McFee

ACCOUNT# 441018 FUND# 0110

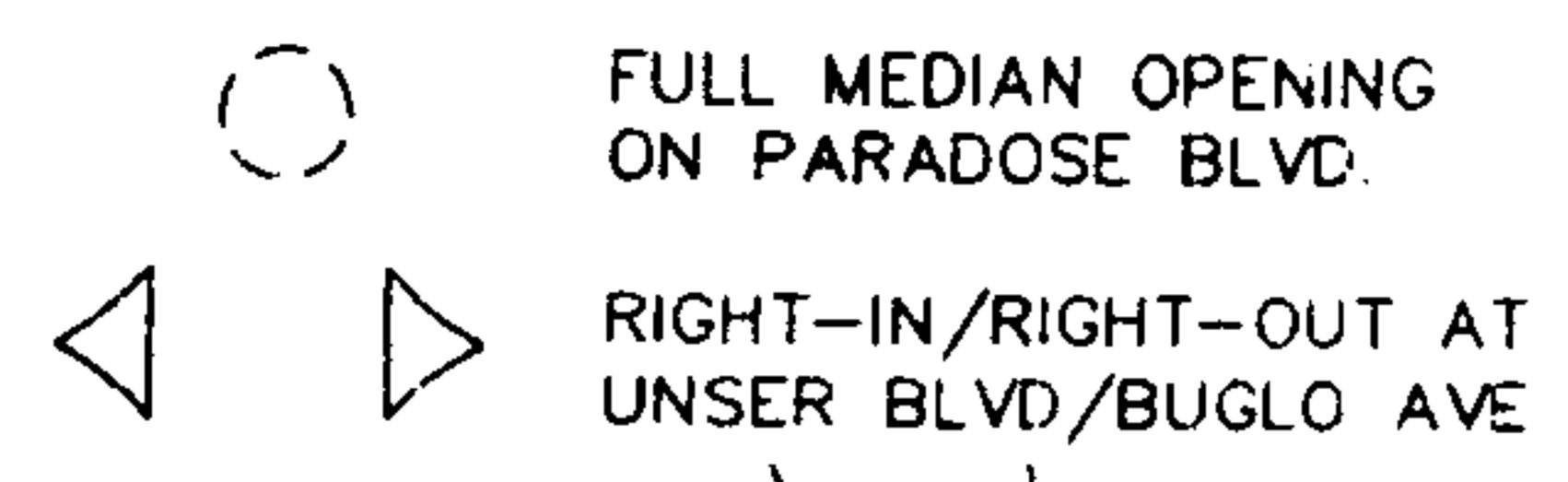
1350743997

Thank You

J24 Misc

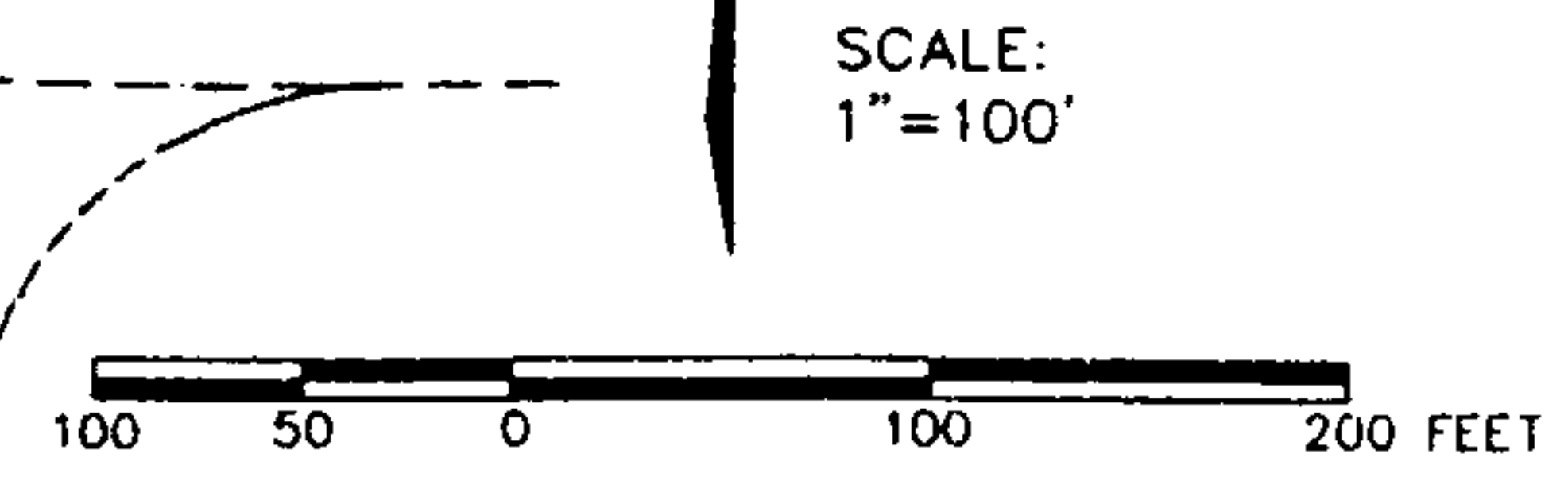
\$1,975.00

Thank You



PLAT FOR BOULEVARD LTD.

BEING A REPLAT OF LOTS 1, 2, 3, & 4
 REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 JUNE 2004



BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3199.29	1079.18	544.76	1074.07	S 78°56'56" W	19°19'37"
		(1079.56')				(19°20'02")
C2	30.00	47.99	30.87	43.03	N 45°33'54" W	91°38'43"
		(47.14')	(30.01')			(90°01'42")
C3	1578.00	157.21	78.67	157.15	N 21°43'14" E	5°42'30"
C4	275.00	63.10	31.69	62.96	S 65°42'18" E	13°08'47"
C5	325.00	18.06	9.03	18.05	S 65°48'43" E	3°11'00"
C6	25.00	29.52	16.76	27.84	N 33°34'23" W	67°39'39"
C7	100.00	162.79	105.88	145.40	N 46°22'46" W	93°16'25"
C8	1422.00	727.16	371.72	719.26	N 14°54'25" E	29°17'57"
C9	1422.00	391.84	197.17	390.61	N 37°27'02" E	15°47'18"
C10	500.00	350.92	183.04	343.77	S 40°19'56" E	40°12'46"
C11	500.00	224.32	114.08	222.44	S 47°35'10" E	25°42'19"
C12	500.00	126.60	63.64	126.27	S 27°28'47" E	14°30'28"
C13	500.00	165.98	83.76	165.22	N 29°44'09" W	19°01'13"
C14	500.00	165.98	83.76	165.22	S 29°44'09" E	19°01'13"
C15	1578.00	240.50	120.48	240.27	N 35°42'37" E	8°43'57"
C16	25.00	38.49	24.23	34.80	S 75°27'01" W	88°12'45"
C17	325.00	39.48	19.76	39.45	S 63°55'25" E	6°57'36"
C18	1578.00	245.19	122.84	244.94	N 23°19'04" E	8°54'10"
C19	25.00	38.49	24.23	34.80	S 16°20'14" E	88°12'45"
C20	275.00	56.80	28.50	56.70	S 66°21'39" E	11°50'05"
C21	1500.00	341.60	171.54	340.87	N 36°04'50" E	13°02'54"
C22	1500.00	334.27	167.83	333.58	N 23°10'21" E	12°46'05"
C23	3199.29	198.33	99.20	198.30	S 71°03'41" W	3°33'07"
C24	3199.29	789.91	396.97	787.90	S 79°54'38" W	14°08'47"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°17'08" E	77.20
	(N68°57'20"E)	(78.65')
L2	S 00°15'27" W	56.61
L3	S 00°15'27" W	145.38
L4	N 45°20'41" E	4.73
L5	S 60°26'37" E	38.94
L6	N 60°26'37" W	38.94
L7	S 60°26'37" E	6.25

ACS BRASS CAP "2-B11"
 Y=1526729.35
 X=362751.42
 G-G=0.9996648
 Δα=-00°15'53"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5368.283

TRACT B
 239,705.53 SF
 5.5029 AC

TRACT A
 618,316.89 SF
 14.1946 AC

TRACT C
 267,331.96 SF
 6.1371 AC

LOT 2
 35,231.07 SF
 0.8088 AC

TRACT 1
 MESA ENCANTADA
 (05-13-81; C18,
 PG. 74)

LOT 3
 UNSER BLVD. RIGHT-OF-WAY
 DEDICATED TO THE CITY OF
 ALBUQUERQUE BY THIS PLAT.
 (119,984.53 SF)

LOT 6
 (3,796.29 SF)

ACS BRASS CAP "7-B10"
 Y=1525210.57
 X=362236.23
 G-G=0.9996644
 Δα=-00°15'57"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5380.255

TRACT 1
 N 89°42'43" W
 (N89°58'00"W)

VACATED LYONS BLVD.
 N.W. RIGHT-OF-WAY
 V.P.R. No.

VACATION OF 10' PUBLIC
 UTILITY EASEMENT BY THIS
 PLAT.
 V.P.E. No.

- NOTES**
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
 - SEE THIS SHEET FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
 - N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP.)
- FOUND ALUMINUM CAP IN CONCRETE (TYP.)

RECORDED
 JUN 29 2004
 HYDROLOGY SECTION

Plat 1002715

EVACTION EXHIBIT
 Date 7/11/04

"Records w/ Labels"

BASED ON THE INFORMATION DRB HAD AT THE TIME OF THE AUGUST 24, 2004, PUBLIC HEARING, DRB HAD NO BASIS TO DENY THE REQUESTS.

THE APPLICANT WAS IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION ORDINANCE AND DPM REGULATIONS REGARDING BULK LAND VARIANCE, VACATIONS OF PUBLIC RIGHT OF WAY & EASEMENTS & BULK LAND PLAT.

THE APPELLANTS ARE ACTUALLY APPEALING THE ACCESS TO LOT 2 ON THE EAST SIDE OF LYONS, ~~LOT 2~~ ~~IS THEIR PROPERTY~~. NOT ANY OF THE DRB APPROVED ACTIONS ON 8/24.

THE ACCESS TO LOTS 2-6 AND TRACT 1 ON THE EAST SIDE OF LYONS BOULEVARD PROPOSED BY THE APPLICANT AT THAT DRB HEARING IS BETTER THAN THE ACCESS SHOWN IN THE EIS ACCORDING TO THE CITY TRAFFIC ENGINEER WHO IS A DRB MEMBER.

THERE IS EVIDENCE IN THE PROJECT FILE THAT APPLICANTS HAD MORE THAN ONE WAY TO OBTAIN NOTICE OF THE DRB HEARING.

THE ISSUE OF A TAKING OF A PORTION OF THEIR PROPERTY BY THE CITY FOR ROAD RIGHT OF WAY IS NOT AN ISSUE GERMANE TO THE DRB APPROVALS OF AUGUST 24TH. BECAUSE DRB ACTION DOES NOT CONSTITUTE A TAKING.

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION

AGENDA NUMBER: 16
ENVIRONMENTAL PLANNING COMMISSION

Project # 1002715
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final Plat
Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)

DEVELOPMENT REVIEW BOARD'S COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION OCTOBER 21, 2004:

Request Summary:

This is an appeal of the August 25, 2004, Development Review Board (DRB) approval of the vacation of public right-of-way and the bulk land plat of 30 acres of land located at the northwest corner of Paradise Boulevard and the new alignment of Unser Boulevard, NW, formerly Lyon Boulevard. SEE EXHIBIT A.

Background/Analysis:

The Applicant, Boulevard Limited Partnership, received approval for a bulk land variance and a bulk land plat. Their stated reason for approval at this time was to set the alignment for this portion of Unser Boulevard and dedicate their portion. To accomplish this, a portion of Lyons Boulevard was vacated through the same DRB

approval action. The vacation action will be completed with the recording of the approved bulk land plat.

The Appellants, Alan and Ruth Ivener, are the property owners of Lot 2, across the new Unser Boulevard alignment from the property which is the subject of DRB Project # 1002715.

The Appellants state in their application that they are actually appealing the access control for Unser Boulevard as it may affect their property, shown as Lot 2 on the approved bulk plat. SEE EXHIBIT A.

Response to Appeal:

Listed here are the reasons for Appellants' appeal as noted in their letter of September 7, 2004, and DRB's response to each. It's not clear which of the three bases of appeal as stated in the Subdivision Ordinance the Appellants believe apply here.

1. *I was not notified of the DRB meeting of August 24, 2004 and I apparently have not been notified of previous meetings concerning lot #2.....*

The applications involved in this appeal were originally scheduled for the July 14, 2004 DRB meeting. Prior to this hearing date, the Applicant sent letters to the representatives of the Paradise Hills Civic Association as required by the Subdivision Ordinance. Planning sent copies of the legal ad appearing in the Albuquerque Sunday Journal to all adjacent property owners of record in the County Assessor's database. The list does show that the Appellants were sent a copy of the legal ad. SEE EXHIBIT B.

In addition, the Applicant was issued two large yellow signs containing information on the project and the hearing date along with contact information for interested parties. The applicant must post these signs for at least 15 days prior to the DRB meeting at which the project is scheduled for hearing.

The project was not heard on July 14th. The Applicant requested a deferral to the 7/28/04 DRB meeting, then to the August 25, 2004 meeting. When publicly advertised projects are deferred, an announcement is made at the DRB meeting originally scheduled as the hearing date giving the new date for the hearing. Each time the project is deferred, this procedure is followed.

2. *The access control for our property has changed from what Wilfred Gallegos, RJ*



2. *The access control for our property has changed from what Wilfred Gallegos, RJ Schaefer and I previously agreed was suitable [paraphrased language].... SEE EXHIBIT C.*

The Final Environmental Impact Statement for the Unser Middle Transportation Corridor provided for Access Control Maps in Appendix A. The record of decision for the Environmental Impact Statement adopted alignment WM1. SEE EXHIBIT C.

The purpose of these access control maps is to show the proposed alignment of Unser (designated as an "access controlled" facility) and to show proposed alternate access for properties that are affected by the access control.

The DRB action under appeal here has proposed an alternate access for the properties affected by the new alignment of Unser. In considering future development and the traffic generated by commercial development on these sites east of Unser, moving the access to the east side of the lots allows for longer queing distances at the proposed intersection of Buglo and Unser.

Again, the access control maps provided as part of the EIS documents are planning level tools designed to show conceptually how access could be provided. The applicants proposed an alternate access for better traffic operations. The DRB accepted this alternate access. SEE EXHIBIT D.

3. *It appears the City is taking a small portion in the northwest corner of our property in both access control situations.*

The City typically waits until property comes in for platting and development to acquire needed right of way. At that time, the property owner provides right of way as part of the required infrastructure for development of their land. If the City needs the right of way before subdivision of land or planning applications occur, there are other procedures to obtain necessary land before condemnation actions begin. Notification of property owners is one of the initial steps in acquiring property for right of way.

4. *... Several commercial realtors have assured us that access in the front is essential for the development of our property. They have told us that the access control to the rear of the property would be extremely detrimental to the worth and development of the property.*

Whether access to Appellant's property is granted in the front or the rear, there is no direct access to Unser Boulevard for any properties in this location including the applicant in this case. See #2 above also.

FINDINGS:

1. The DRB acted according to Sections 14-14-7-2(E)(2) of the Subdivision Ordinance in notifying the owners of record of all lots adjacent to the vacated right of way. All methods of such notification including: letters to adjacent neighborhood associations, sign posting, publication of the legal ad in the Sunday Journal and mailing copies of the legal ad to adjacent property owners as identified by the County Assessor's records were followed.

2. Since direct access for the Appellants' property off Unser Boulevard is not possible, the alternate access control proposed by Applicant ~~allows better traffic operations than the previous design supported by Appellants.~~

because Unser's controlled access facility provides alternative reasonable access,

3. The DRB acted according to Section 14-14-7-2 (A) & (B) of the Subdivision Ordinance in approving the vacation of Lyons Boulevard public right of way. The request to vacate was filed by property owners of a majority of the front footage of land abutting the proposed vacation. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation and there is no convincing evidence that any substantial property right is being abridged against the owner of the right.

4. There is no evidence to support Appellants' claim that the City is taking a small portion of the Appellant's property in either access control situation.

5. *No one is entitled to the flow of traffic past his property*

RECOMMENDATION: DENIAL OF Appeal Application 04EPC-01379, Project # 1002715, 04DRB-00965 Major-Vacation of Right-of-Way, 04DRB-00967 Minor-Preliminary & Final Plat Approval, based on the preceding Summary/Findings.



Sheran Matson, AICP
Development Review Board Chair



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: Alan Ivener PHONE: 505-296-8962
 ADDRESS: 3504 La Sala Redonda NE FAX: 505-296-0309
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: alanivener@msn.com
 Proprietary interest in site: owner List all owners: Alan and Ruth Ivener
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: We are appealing the access control for Project 1002715/ application # 04DRB-00965 & 00967 (see APPEAL to EPC)

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. Lot #2 thru 4 & TR.H. Block: NA Unit: #1
 Subdiv. / Addn. Paradise Hills LANDS OF HORIZON CORP.
 Current Zoning: GZ S4-1 for C-1 Proposed zoning: NA
 Zone Atlas page(s): B-11 No. of existing lots: 1 No. of proposed lots: NA
 Total area of site (acres): 1.57 acres Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 0411065228 22630205 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: Lyons (Unser) and Paradise Blvd (SE corner)
 Between: _____ and Lyons Blvd. NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1002715
04DRB-00965 & 00967, COSEPC-00918, 03EPC-00919

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 9/8/04

SIGNATURE Alan Ivener DATE 9/8/04
 (Print) Alan Ivener Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- Case #s are assigned
- S 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

04EPC-01379

Action

Ap
Adv. & Net. Fee

S.F.

A

Fees

\$ 190.00
 \$ 50
 \$ _____
 \$ _____
 \$ _____

Total

\$ 240.00

Hearing date 10-21-04

Planner 9/8/04
 Planner signature / date

Project #

1002715

5

FORM A: APPEAL

Appeal to the Zoning Board of Appeals regarding:
DECISION OF THE ZONING HEARING EXAMINER

Appeal to the Landmarks and Urban Conservation Commission regarding:

CERTIFICATE OF APPROPRIATENESS DECISION OF THE PLANNING DIRECTOR OR STAFF

Appeal to the Environmental Planning Commission regarding:

DECLARATORY RULING OF THE ZONING ENFORCEMENT OFFICER

DETERMINATION OR ACTION OF THE DEVELOPMENT REVIEW BOARD

Appeal to the City Council through the Land Use Hearing Officer regarding:

ADMINISTRATIVE AMENDMENT OR DECISION OF THE PLANNING DIRECTOR OR STAFF

DETERMINATION OR ACTION OF THE ENVIRONMENTAL PLANNING COMMISSION

ACTION OF THE ZONING BOARD OF APPEALS REGARDING AN APPEAL

DECISION OF THE LANDMARKS AND URBAN CONSERVATION COMMISSION

Project number of case being appealed; 1002715

Application number of case being appealed; 04 DRB-00965 AND 00967

Reason for the appeal.*

Appellant's basis of standing as an appellant *

Letter of authorization from the appellant if this application for appeal is submitted by an agent

Copy of the Official Notification of Decision regarding the matter being appealed

Fee (see schedule)

* Criteria for reasonable appeals and criteria for standing as an appellant are given in *Zoning Code §14-16-4-4*. Any appeal must meet these criteria to be heard. The applicant should review these and other relevant documents carefully before preparing an application for appeal.

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

ALAN IVEWER
[Signature]

Applicant name (print)

Applicant signature / date

Form revised January 2004



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

Application case numbers
04 EPL - 01379

[Signature] 9/8/04
Planner signature / date

Project # 1002715

September 7, 2004

City of Albuquerque
Development Review Board

Re: Project 1002715
Application number of case being appealed: 04DRB-00965 and 00967

To Whom It May Concern,

I was not notified of the DRB meeting of August 25, 2004 and I apparently have not been notified of previous meetings concerning lot #2, unit 1, Paradise Hills belonging to my wife and I, Ruth and Alan Ivener. (Refer to letter of 2-4-03 to Mr. John Costello and accompanying certified mail and return receipt.)

Wilfred Gallegos had assured me as to the access control for our property (refer to accompanied fax transmission and map of access control for our property from Mr. Gallegos). I have met with Mr. Schaffer on several occasions (most recently in the spring of 2004) to voice my preference of access control to lot #2. This was the access control originally initiated by Mr. Schaffer and the one faxed to me by Mr. Gallegos. During my meeting with Mr. Schaffer, he asked for and received a copy of his original access control (the one faxed by Mr. Gallegos), that we agreed upon for my wife's and my lot #2.

It appears the City is taking a small portion in the northwest corner of our property in both access control situations and we have never been notified of this action.

My wife and I have talked with several commercial realtors who have assured us that access in the front is essential for the development of our property (lot #2). They have told us that the access control to the rear of the property would be extremely detrimental to the worth and development of the property. (Note attached letter from commercial realtor)

We therefore have to appeal Project #1002715/ Application number 04DRB-00965 and 00967 because it would adversely affect the future development and access control for our property.

We also feel that the City should refund all monies we have paid to appeal the above action due to the City's negligence in notifying us of all actions pertaining to our property.

*Our property is within the required area of concern and we
Sincerely, therefore have standing as an appellant.*

*Alan Ivener
Ruth Ivener*

Alan and Ruth Ivener

2/04/03

Mr. John Costello,

My name is Alan Jirner and I own a piece of commercial property in the S.E. corner of Paradise Blvd. and Lyon Blvd.

I have been informed that there have been several meetings with city officials and area landowners regarding changes in the area; most notably the extension of Unser Blvd. and Paseo Del Norte.

I have not been notified of any of these meetings in the past. Please notify me of any meetings regarding any changes to this area. My address is:

**ALAN JIRNER
10000 PARADISE BLVD. NE
REDONKID, WA 98111**

Sincerely,

Alan Jirner 8

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.

Article Addressed to:
 Mr. John Castilla
 P.O. Box 1293
 Albany, N.M. 87103

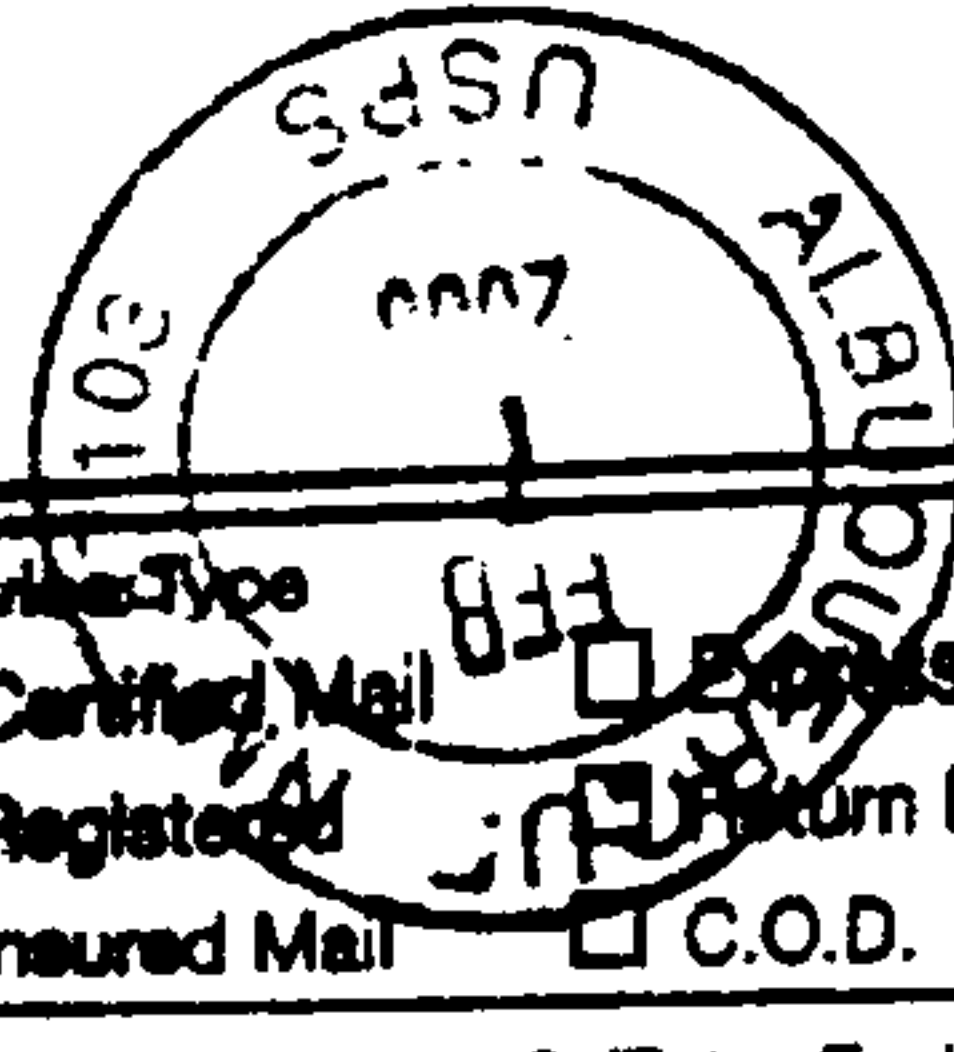
A. Signature Agent
 Addressee

B. Received by (Printed Name) E. Cedeno 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



Article Number (Transfer to service label) 7001 2510 0008 6757 7909
 Domestic Return Receipt 102595-01-M-2501
 S Form 3871, August 2001

CERTIFIED MAIL RECEIPT
 (Domestic Mail Only: No Insur...)

ALBUQUERQUE, NM 87103

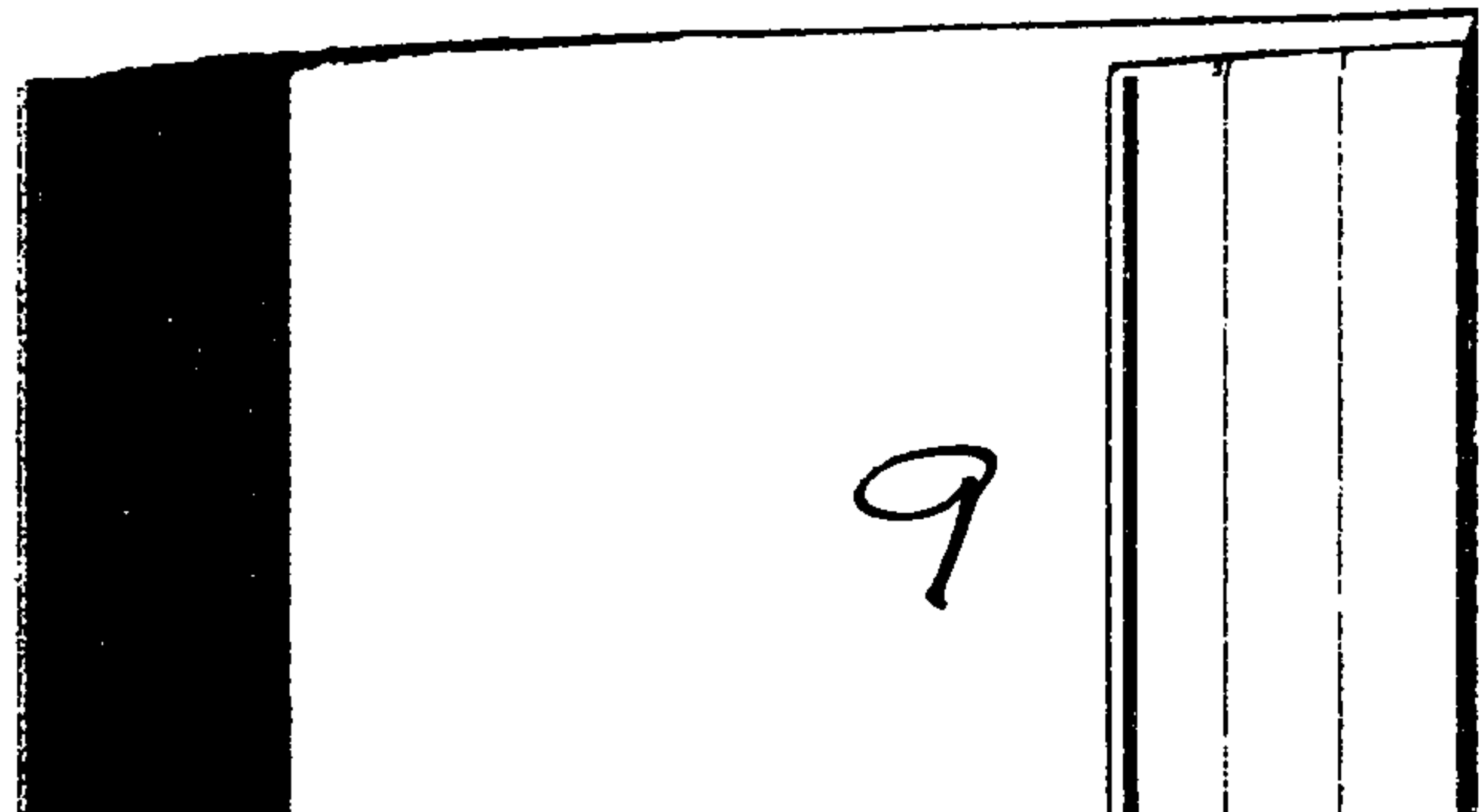
Postage	\$ 0.37
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 0.37

UNIT ID: 0000

Postmark Here

Clerk: KKTUNG

Sent To: Mr. John Castilla
 Street, Apt. No., or PO Box No.: P.O. Box 1293
 City, State, ZIP: Albany, N.M. 87103



September 02, 2004

IVENER ALAN & RUTH

VIA FACSIMILE: 505-296-0309

RE: LOT 2 PARADISE HILLS INVESTMENT PROPERTIES UNIT 1

Dear Mr. and Mrs. Ivener:

Per our telephone conversation yesterday the following please find Listing Agreement for your property at Lyon and Paradise Blvd.

The listing price is justified under the circumstances that the property access is the same or similar to the Drawing that you share with me last week-end which is attached to the Listing Agreement as Exhibit A. should the access to the property changes then we need to reevaluate the listing price accordingly.

Please sign and initial the listing agreement and return to me as your earliest convenience.

Please contact me with any question you may have.

Best Regards



FAX TRANSMISSION

CITY OF ALBUQUERQUE

PO Box 1293

ALBUQUERQUE, NEW MEXICO 87103

(505) 768-2680

FAX: (505) 768-2733

To:

Allan Ivener

From:

Transportation Development, PWD
City of Albuquerque 505 7682680

Date:

04/09/97 08:46a

Pages:

2

Message:

Mr. Ivener,

Attached is a copy of access control near your property.
Call if you have any other questions.

Wilfred Gallegos

*Public Work at
Transportation Dev.
PO Box 1293
Alb. 87103*

7 called me

*400 W. ...
3rd floor Room 307
Alb. 87103*

Wilfred Gallegos 768-3621

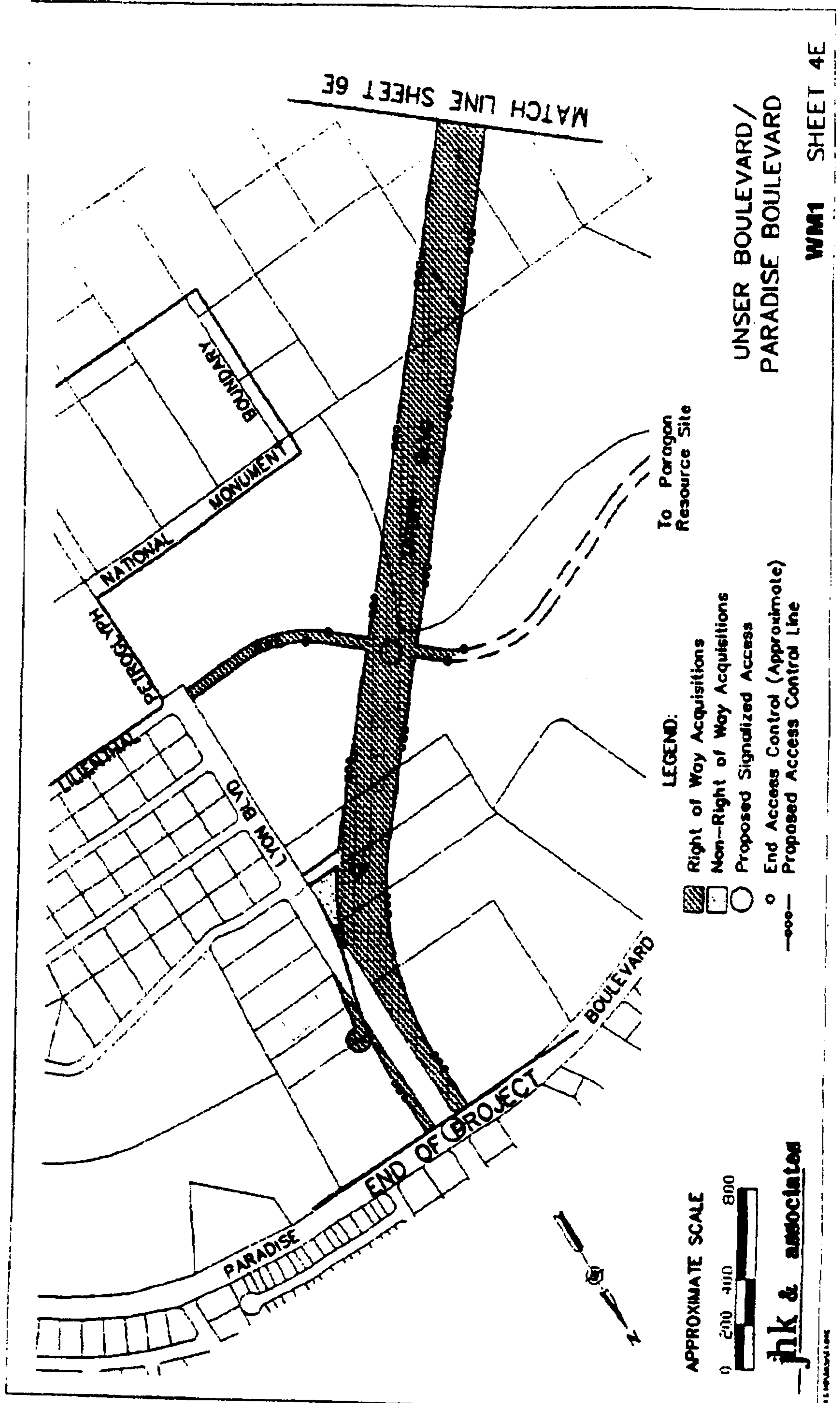
John Hartman

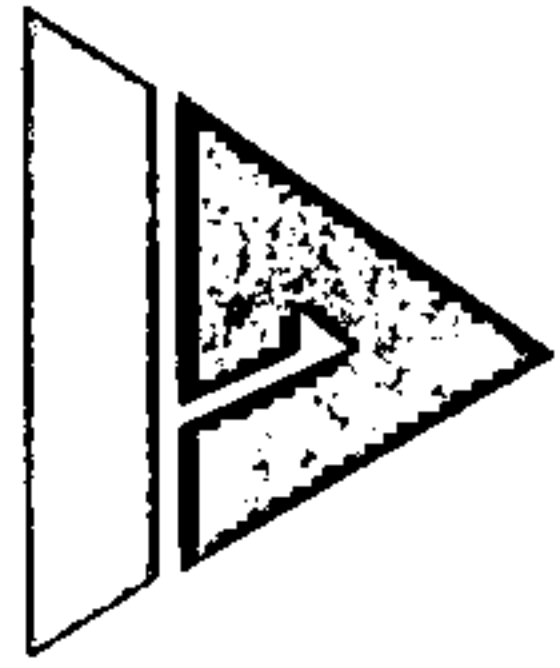
Jo David Montano 924-3991

*this fax as per conversation with John Hartman
just prior to date shown on fax*

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PROJECT MEMORANDUM

10/12/04

TO: Jeff Jesionowski, Chairman, Environmental Planning Commission

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Boulevard Limited Partnerhsip

I&A PROJ NO: 1245

SUBJ: Bulk Land Plat, COA Project No. 1002715

The actions of the Development Review Board were consistent with the desire of both the City of Albuquerque Transportation Development Division and the Owner of the subject property situated within the southwest quadrant of Paradise Blvd. and Lyons Blvd. NW. The actions consisted of the following items:

1. Dedication of Unser Blvd. (2.7545 Ac, 119,984.53 SF) in accordance with the previously adopted environment impact alignment as approved for Unser Blvd.
2. A portion of Lyons Blvd. was vacated by 04DRB-00965 as a partial trade-out for dedicating Unser Blvd. Only that portion adjacent to the Blvd. Ltd. property to the Lyons Blvd. centerline is shown as being assembled into the Blvd. Ltd. land holdings.
3. Tract portion of vacated Lyons Blvd. adjacent to Lots 1 through 6, Mesa Encantada (east of Lyons between Paradise Blvd. and Buglo Ave.) is not being replatted into Lots 1-6, Mesa Encantada by the subject plat action.
4. COA Transportation Development Division is requiring that a forty-foot (40') public access easement be granted to the COA along the easterly property line of Lots 3-6, Mesa Encantada as condition of final plat approval.
5. The request easement was determined to be a superior roadway location by the City by placing the intersection on Buglo Ave. further from the Buglo/Unser intersection. Property Owner of Lots 3-6, Mesa Encantada is in agreement to grant the easement and will do so prior to final plat approval.
6. Northwest Land & Holding Company, G.P. will apply for a plat action to assemble that portion of the adjacent Lyons Blvd. vacated right-of-way. Until then, the Lyons Blvd. frontage along Lots 3-6, Mesa Encantada right-of-way would remain open until access issues are resolved.

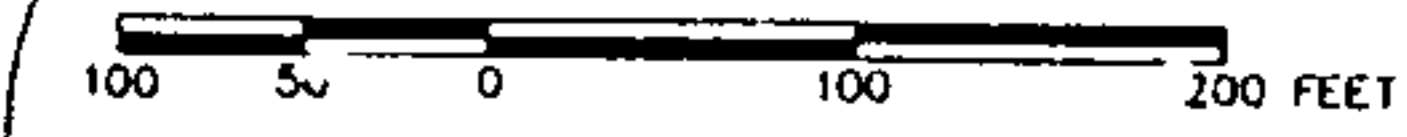
END.

13

PLAN
FOR
BOULEVARD LTD.

BEING A REPLAT OF
LOTS 1, 2, 3, & 4
REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 18, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
JUNE 2004

SCALE
1"=100'



BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3199.29	1079.18	544.76	1074.01	S 78°5'56" W	12°19'37"
		(1079.56)				(19°20'02")
C2	30.00	47.99	30.87	43.03	N 45°33'54" W	91°38'43"
		(47.14)	(30.01)			(90°21'42")
C3	1578.00	157.21	78.67	157.15	N 21°43'14" E	5°42'30"
C4	275.00	63.10	31.69	62.96	S 65°42'18" E	13°08'47"
C5	325.00	18.05	9.03	18.05	S 65°49'43" E	3°11'00"
C6	25.00	29.52	16.76	27.84	N 33°34'23" W	67°39'39"
C7	100.00	152.79	105.38	145.40	N 46°22'46" W	93°16'25"
C8	1422.00	7.716	371.72	719.26	N 14°54'25" E	29°17'57"
C9	1422.00	391.84	197.17	390.61	N 37°27'02" E	15°47'18"
C10	500.00	350.92	183.04	343.77	S 40°19'56" E	40°12'46"
C11	500.00	224.32	114.08	224.44	S 47°35'07" E	25°42'19"
C12	500.00	126.60	63.64	126.27	S 27°29'47" E	14°09'28"
C13	500.00	165.99	83.76	165.22	N 29°44'09" W	9°01'13"
C14	500.00	165.98	83.76	165.22	S 29°44'09" E	19°01'13"
C15	1578.00	240.50	120.48	240.27	N 35°42'37" E	9°43'57"
C16	25.00	58.49	24.23	34.80	S 75°27'01" W	89°21'45"
C17	325.00	39.48	19.76	39.45	S 63°55'25" E	6°57'35"
C18	1578.00	245.19	122.84	244.94	N 23°19'04" E	8°54'10"
C19	275.00	38.49	24.23	34.60	S 62°17'14" E	8°12'45"
C20	275.00	56.80	28.50	56.70	S 56°21'39" E	11°50'05"
C21	1500.00	341.60	171.54	340.87	N 36°04'50" E	13°02'54"
C22	1500.00	334.27	167.33	333.58	N 23°12'21" E	12°46'05"
C23	3199.29	198.33	99.20	198.30	S 71°6'34" W	3°33'07"
C24	3199.29	789.91	396.97	787.70	S 79°54'38" W	14°08'47"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°17'08" E	77.20
	(N 68°57'20" E)	(78.65)
L2	S 0°15'27" W	56.61
L3	S 00°15'27" W	145.38
L4	N 45°20'41" E	4.73
L5	S 60°26'37" E	38.94
L6	N 60°26'37" W	36.94
L7	S 60°26'37" E	6.25

NOTES

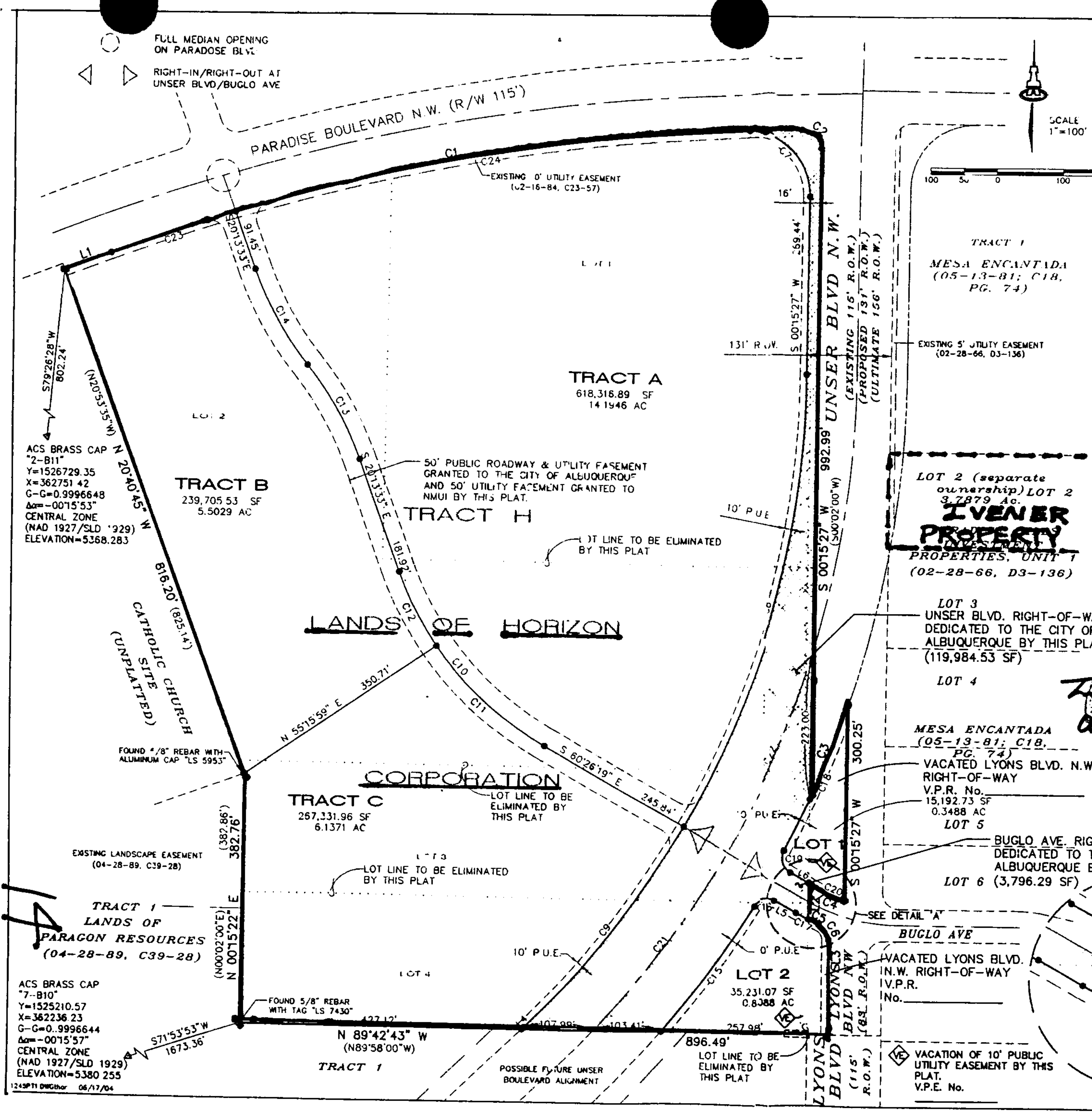
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- SEE THIS SHEET FOR EASEMENT NOTES AND BOUNDARY LINE INFORMATION.
- N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

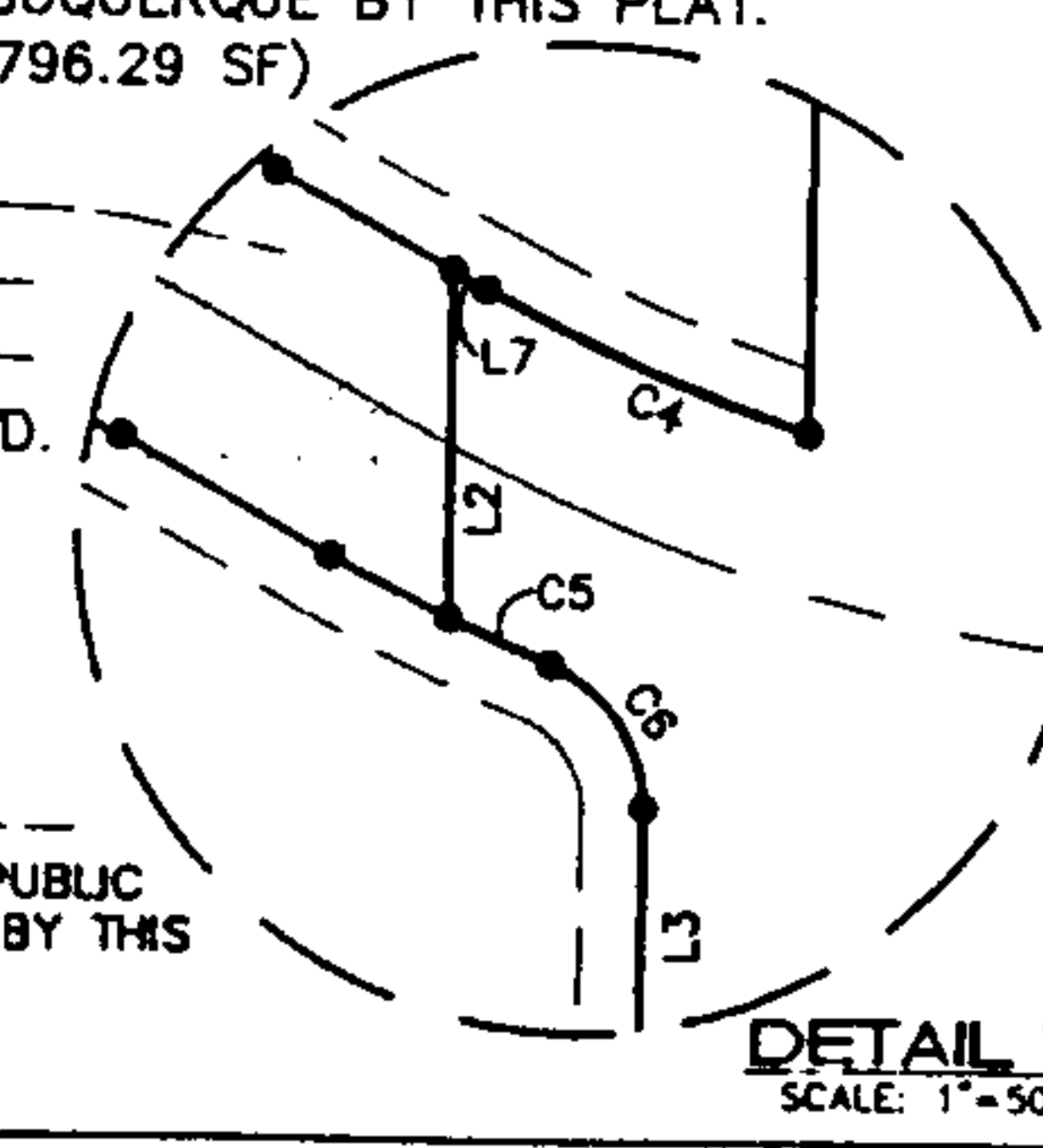
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

EXHIBIT

A



Handwritten: TWP 06-17-04



ACS BRASS CAP "2-B11"
Y=1526729.35
X=362751.42
G-G=0.9996648
Δα=-00°15'53"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5368.283

TRACT B
239,705.53 SF
5.5029 AC

TRACT A
618,316.89 SF
14.1946 AC

TRACT C
267,331.96 SF
6.1371 AC

ACS BRASS CAP "7-B10"
Y=1525210.57
X=362236.23
G-G=0.9996644
Δα=-00°15'57"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5380.255

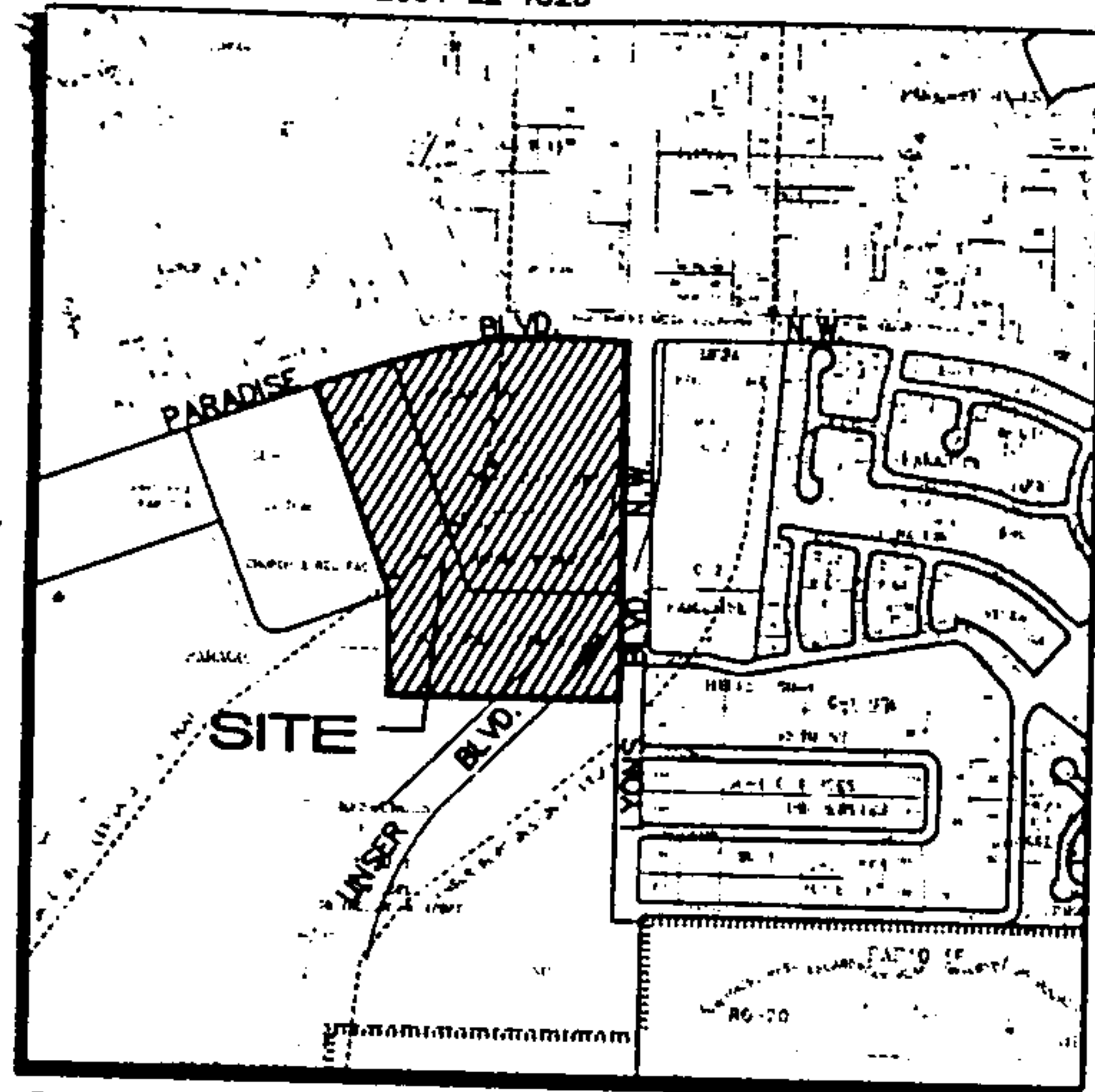
LOT 2
35,231.07 SF
0.8088 AC

LOT 2 (separate ownership) LOT 2
3,7879 Ac.
Z VENER PROPERTIES, UNIT 1
(02-28-66, D3-136)

LOT 3
UNSER BLVD. RIGHT-OF-WAY
DEDICATED TO THE CITY OF
ALBUQUERQUE BY THIS PLAT.
(119,984.53 SF)

LOT 5
BUGLO AVE. RIGHT-OF-WAY
DEDICATED TO THE CITY OF
ALBUQUERQUE BY THIS PLAT.
(3,796.29 SF)

LOT 6
VACATION OF 10' PUBLIC
UTILITY EASEMENT BY THIS
PLAT.
V.P.E. No.



B-11 VICINITY MAP 1"=780'±

SUBMISSION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 5
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 29.8336 Ac.
- Total Mileage of Full Width Streets Created: 0.128
- Bearings are New Mexico State Plane Grid Bearings - (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 - "LANDS OF PARAGON RESOURCES, TRACTS 1 AND 2", (04-28-89, C39-28)
 - "REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, PARADISE HILLS DEVELOPMENT CORPORATION", (02-16-84, C23-57)
 - "PARADISE RIDGE", (01-15-03, O3C-8)
 - "PARADISE HILLS INVESTMENT PROPERTIES, UNIT 1", (02-28-66, D3-136)
 - "MESA ENCANTADA, TRACT 1", (05-13-81, C18-74) records of Bernalillo County, New Mexico.
- Field Survey performed by Aldrich Land Surveying, January, 2004.
- Title Report(s): provided by First American Title Insurance Company OF NO. 78270.PJU(KM) (Effective date: 06-18-92) LOT 1 provided by LandAmerica Albuquerque Title Company File No: 238412TD (Effective date: 02-03-04). LOT 2 File No: 125760VM (Effective date: 04-13-94) LOTS 3 and 4
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- City of Albuquerque zoning: C-2 and as affected by all applicable provisions of the NORTHWEST MESA ESCARPMENT PLAN.
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, water and sanitary sewer system capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque, water and sanitary sewer improvements must, however, be approved by both City of Albuquerque, and NMU, Inc.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lots and the vacated public right-of-way into commercial tracts, to dedicate and vacate public rights-of-way, and to grant those easements necessary to serve the residential development and to vacate easements.

PLAT FOR BOULEVARD LTD.

BEING A REPLAT OF
 LOTS 1, 2, 3, & 4
 REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 18, T. 11 N, R. 3 E, NMPM
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 JUNE 2004

LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Town of Atrisco Grant, Bernalillo County, New Mexico. Being comprised of all of Lots 1, 2, 3, & 4. Replat of Tract H, Lands of Horizon Corporation as the same is shown and designated upon the Plat of said Lands of Horizon. Filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984 in Vol. C23, Folio 57 together with a portion of vacated Lyons Blvd. N.W. a Public Right-Of-Way and containing an area of 29.8336 acres (1,299,552.27 sqft) more or less.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) warrants that [he/she] holds complete and indefeasible title in fee simple to the land subdivided and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 200 IN PAGE

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

OWNER

BOULEVARD LIMITED PARTNERSHIP,
 A NEW MEXICO LIMITED PARTNERSHIP

Robert J. Schaefer 6/17/04
 ROBERT J. SCHAEFER, PRESIDENT
 R. J. SCHAEFER REALTY INVESTMENT CO.
 MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 6/17/04
 2004, R.J. Schaefer as President of R.J. Schaefer Realty Investment Inc., Managing and limited partner of Boulevard Limited Partnership, New Mexico Limited Partnership, on behalf of said limited partnership.

My Commission Expires: 6/30/09 2007
Janet S. Engstrom
 Notary Public

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

APPROVALS

DRB PROJECT NO.	APPLICATION NO.	Utility Approvals
PNM ELECTRIC SERVICES DIVISION	DATE	
PNM GAS SERVICES DIVISION	DATE	
QWEST	DATE	
COMCAST	DATE	
NEW MEXICO UTILITIES City Approvals	DATE	6-18-04
<i>Timothy Aldrich</i> CITY SURVEYOR	DATE	
REAL PROPERTY DIVISION	DATE	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	
UTILITIES DEVELOPMENT	DATE	
PARKS AND RECREATION DEPARTMENT	DATE	
AMAFCA	DATE	
CITY ENGINEER	DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 6-17-04
 Timothy Aldrich, P.S. No. 7719
 Date

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 14, 2004
Zone Atlas Page: B-11-Z
Notification Radius: 100 Ft.

Project# 1002715
App# 04DRB-00964
App# 04DRB-00965
App# 04DRB-00966
App# 04DRB-00967

Cross Reference and Location:

Applicant: BOULEVARD LIMITED PARTNERSHIP
Address: PO BOX 14708
ALBUQUERQUE NM 87191

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

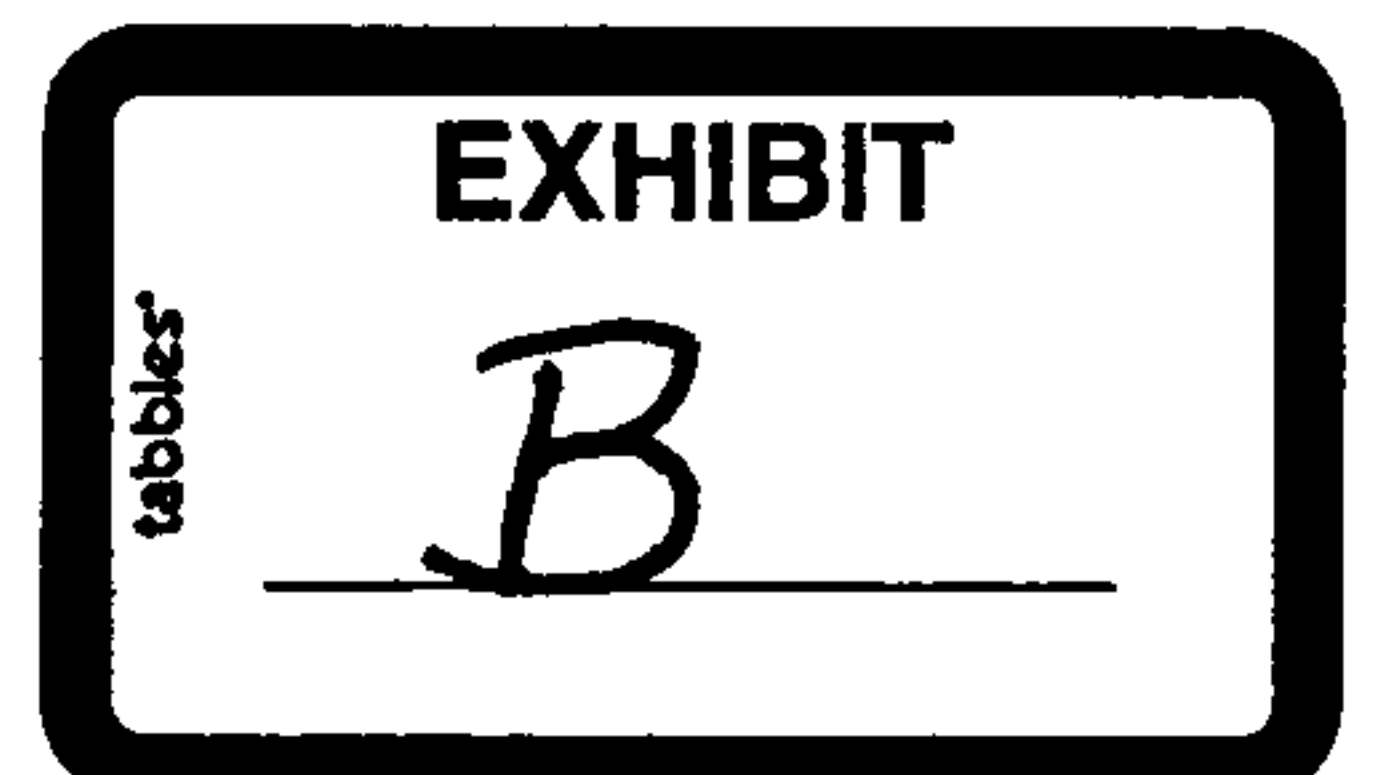
Special Instructions:

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

Date Mailed: JUNE 25, 2004

Signature: KYLE TSETHLIKAI

16



PROPERTIES O LAND USE:

~~*~~

PROPERTY ADDR: 00000 LYONS
OWNER NAME: IVENER ALAN & RUTH
OWNER ADDR: 03504 LA SALA REDONDA

NE

ALBUQUERQUE NM 87111
0101106522821230204 LEGAL: 3 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYONS
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522819630203 LEGAL: 4 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
1 R E C O R D S W I T H L A B E L S

PAGE

2
0101106522618130202 LEGAL: 5 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522616830201 LEGAL: 6 UN IT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES O LAND USE:

PROPERTY ADDR: 00000 LYON
OWNER NAME: NORTHWEST LAND COMPANY
OWNER ADDR: 00000

ALBUQUERQUE NM 87191
0101106522815040121 LEGAL: 08A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 LILENTHAL
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

ALBUQUERQUE NM 87108
0101106521315040122 LEGAL: 07A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BUGLO
OWNER NAME: ~~MCMURREY FAE J~~
OWNER ADDR: ~~00000~~

*Rabadi Shariff A & Samira
120 Wyoming Blvd NE
Albuquerque NM*

~~LEXINGTON TX 78947~~
0101106521313640123 LEGAL: 07B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: KEN WILLIAMS ENTERPRISES INC
OWNER ADDR: 00000 *Bx 14874*

ALBUQUERQUE NM 87191
0101106522813840124 LEGAL: 08B UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 ZEIDMAN
OWNER NAME: TAYLOR GANARLD
OWNER ADDR: 00615 LA VETA

NE

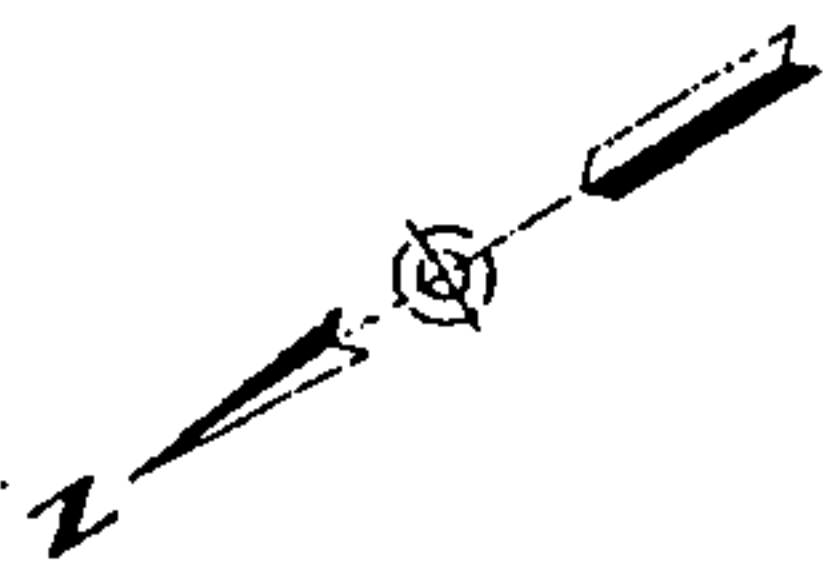
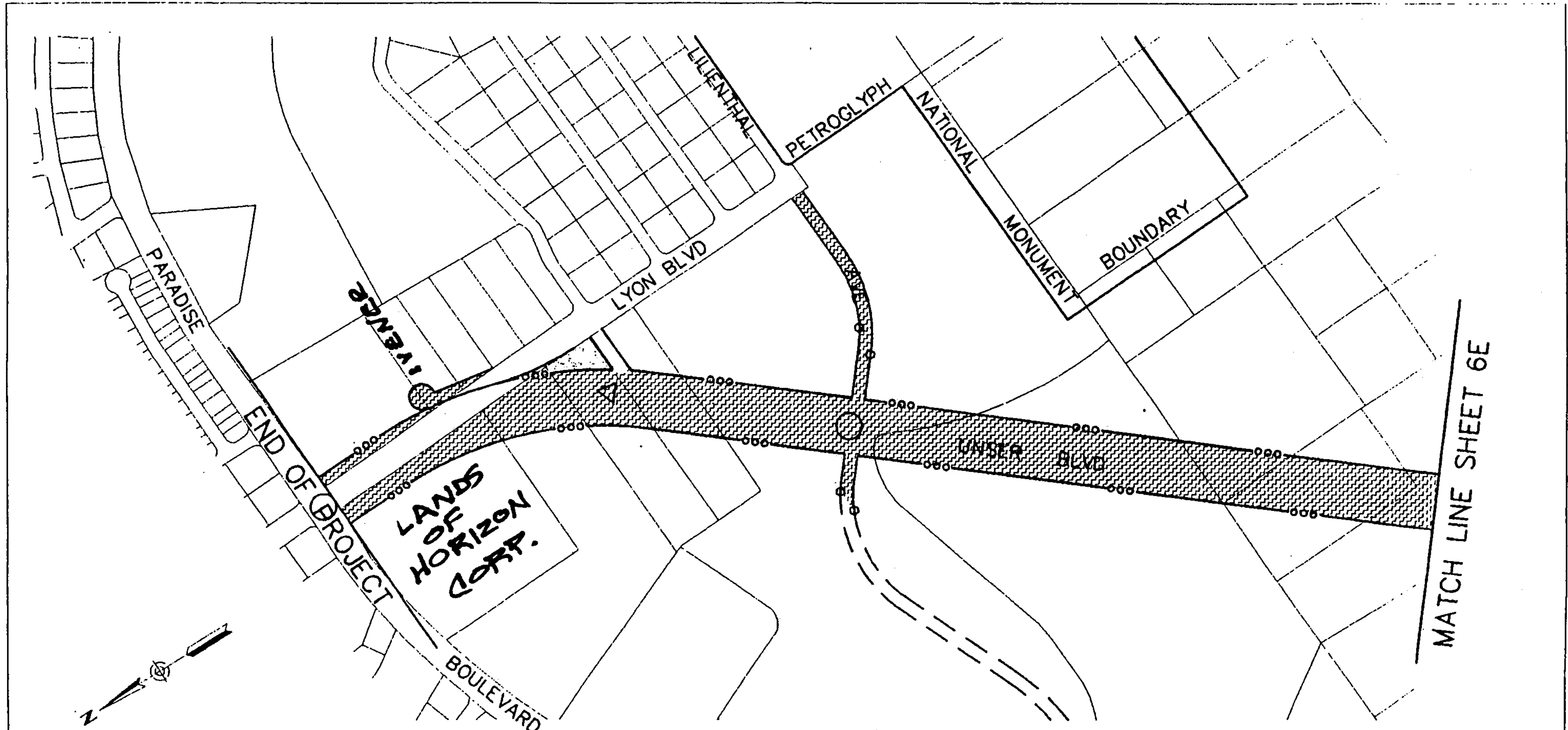
ALBUQUERQUE NM 87108
0101106522811730113 LEGAL: 26A UNIT 1 OF PARADISE HILLS INVESTMENT
PROPERTIES LAND USE:

PROPERTY ADDR: 00000 BEIDMAN
OWNER NAME: KRAMER LORENE M AND
OWNER ADDR: 01613 E TWENTY-SEVENTH

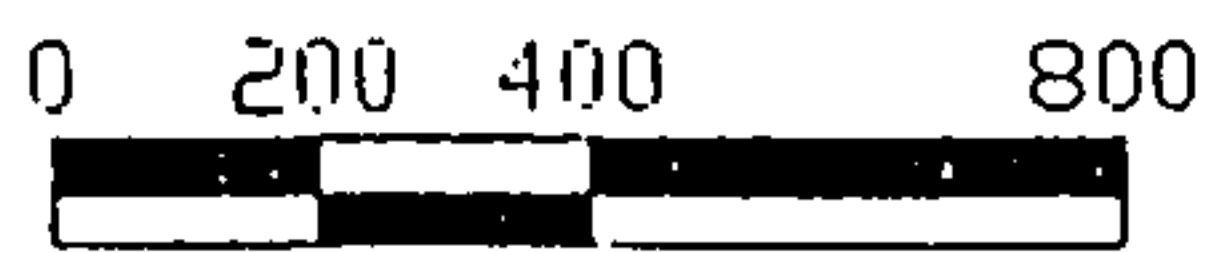
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FARMINGTON NM 87401






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APPROXIMATE SCALE



LEGEND:

-  Right of Way Acquisitions
-  Non-Right of Way Acquisitions
-  Proposed Signalized Access
-  End Access Control (Approximate)
-  Proposed Access Control Line

To Paragon Resource Site

UNSER BOULEVARD/
PARADISE BOULEVARD

jhk & associates

NIM 5 HD\802v\4.DWG

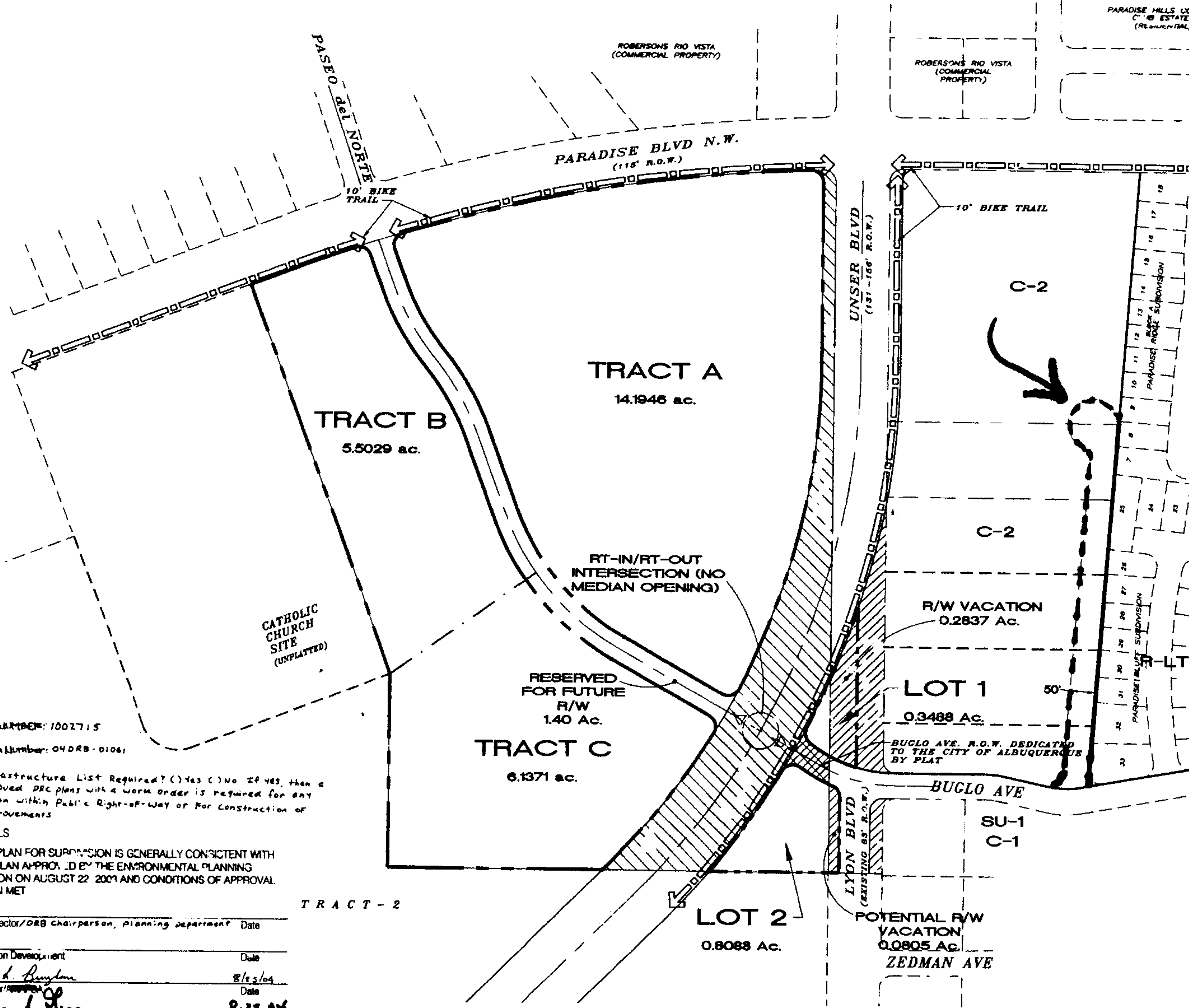
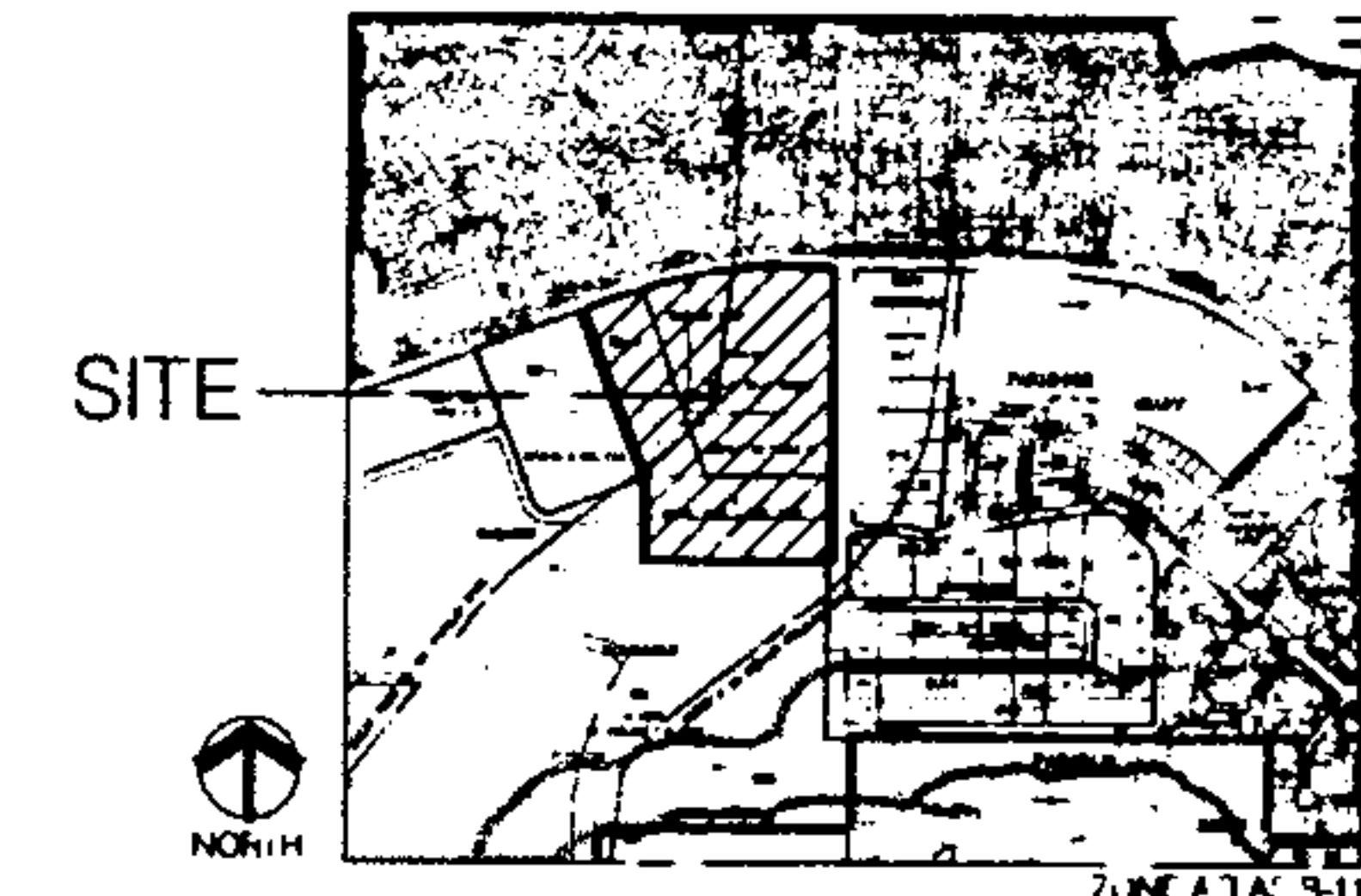
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EXHIBIT

C

WM1 SHEET 4E

VICINITY MAP



SITE PLAN NOTES

Site:
The Site is composed of four tracts: Tracts 1-4 Heron Corporation, Replat of Tract H. Upon platting, the four tracts will be reconfigured to reflect the new roadway alignments. In its entirety, the site consists of ±29 acres.

Lots 1 and 2 will be created by the dedication of the Unser Boulevard right-of-way. These parcels will be zoned consistent with the adjoining properties to the east.

Proposed Use:
The original Lot 1 and approximately 6.4 acres of Lot 2 are already zoned SU-1 for C-1 uses. A portion of the original lot 2 (6.3 acres) and the original Lots 3-4 are zoned SU-1 for PRD - FAR 5. The site is subject of a zone map amendment which seeks to change the zoning for the entire property to SU-1 for C-1 uses, with the exception of the proposed Tract L. Zoning for Tract O will be C-2. Neighborhood commercial uses are planned for the site. Tract L will become part of the contiguous properties to the east (Lots 4-6 Paradise Hills Investment Properties).

Pedestrian and Vehicular Ingress and Egress:
Primary vehicular access to the site will occur in three different places. Access will occur off of Paradise Boulevard and Unser Boulevard as indicated. Access to the tracts shall be from the new local street (Buglo Avenue Extension).

A Traffic Impact Study is required prior to Site Development Plan for Building Permit.

Transportation System:
The proposed Unser Boulevard right-of-way bisects the property from the southwest. The right-of-way will be dedicated to the City for the purposes of linking the proposed Unser Boulevard to the existing Unser Boulevard. Right-of-way will also be reserved for dedication for the Buglo Avenue extension to Paradise Boulevard (final alignment to be determined by the DDB).

Pedestrian, Bicycle, and Trail Access:
An existing trail is located on Paradise Boulevard. A trail is also proposed for the Unser Boulevard right-of-way. The design guidelines located on sheet 2 of this site plan describes the nature of the pedestrian connections.

Transit Access:
The site is currently not located on a Transit Route; however, a Commuter Route does exist on Unser Boulevard. It can be assumed that once the Unser Boulevard extension is completed that Route 94 would be extended to serve this area.

Building Height and Setbacks:
Building height shall be consistent with the provisions of the C-1 Zone.

Drainage:
The Environmental Study for Unser Boulevard identified the need for an additional 60-foot of right-of-way for a drainage facility on the West Side of Unser Boulevard. The need for this additional right-of-way will be reviewed pursuant to the final grading and drainage plan, prepared with future site Plans for Building Permit.

Maximum FAR:
A maximum FAR of 30 shall be allowed.

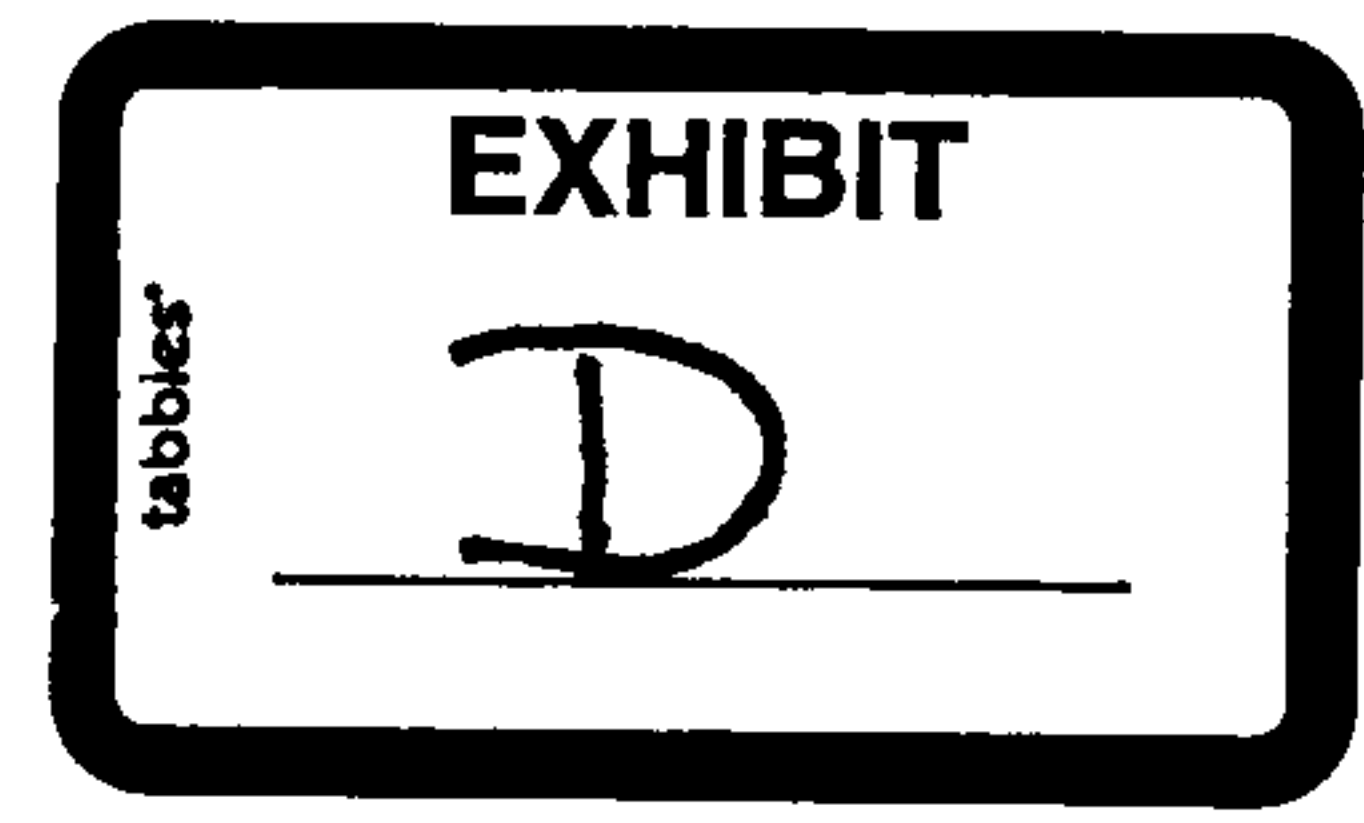
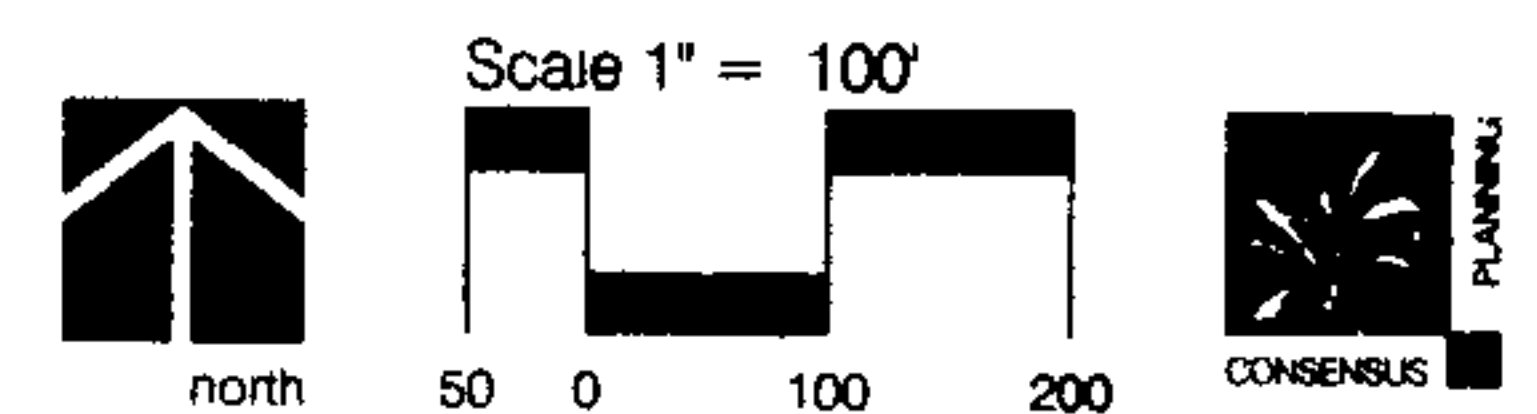
Landscape Plan:
Conceptual landscape plans shall be developed in accordance with the future Site Plan for Building Permit and consistent with the landscaping and screening requirements contained within the Design Guidelines (see sheet 2).

SITE PLAN FOR SUBDIVISION
**UNSER & PARADISE
VILLAGE CENTER**

Prepared for: Boulevard Limited Partnership
P.O. Box 14708
Albuquerque, NM 87191

Prepared By: Consensus Planning, Inc.
824 Park Avenue SW
Albuquerque, NM 87102
June 29, 2004

Sheet 1 of 2



PROJECT NUMBER: 1002715
Application Number: 040RB-01061

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

APPROVALS
THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 22, 2003 AND CONDITIONS OF APPROVAL HAVE BEEN MET

Planning Director/DRB chairperson, Planning Department	Date
<i>Brendley A. Bunting</i>	8/23/04
<i>Roger A. Stinson</i>	8-23-04
<i>Christina Sandoval</i>	8/23/04

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City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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: Boulevard Limited Partnership PHONE: 797-2600
 ADDRESS: P.O. Box 14708 FAX: 797-2900
 CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: SAME AS ABOVE
 AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
 ADDRESS: 128 Monroe Street NE FAX: 268-2632
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: PLAT & VACATION ACTION TO REALIGN AND RENAME LYON BLVD TO UNSER BLVD, CREATE ESM'T & BULK PLAT

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

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

Lot or Tract No. Lots 1, 2, 3, + 4 Replat of Block: TRACT H Unit: _____
 Subdiv. / Addn. Lands of Horizon Corporation
 Current Zoning: SU-1 C-1 USES Proposed zoning: SAME
 Zone Atlas page(s): B-11 No. of existing lots: 4 No. of proposed lots: 25
 Total area of site (acres) 29.8336 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. 101106514815430309; 101106511221030311; 101106514817430310; 101106515924330312 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: North of Unser Blvd NW
 Between: Paradise Blvd. NW and Lyons Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 03 EPC 00918

03 EPC 00919

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

SIGNATURE Fred C. Artman DATE 6/18/04
 (Print) Fred C. Artman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 00964</u>	<u>BLV</u>		<u>\$ 145.00</u>
<input type="checkbox"/> All fees have been collected	<u>04DRB - 00965</u>	<u>VRW</u>		<u>\$ 1200.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>04DRB - 00966</u>	<u>VPE</u>		<u>\$ 135.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>04DRB - 00967</u>	<u>PIF</u>		<u>\$ 495.00</u>
<input type="checkbox"/> Case history #s are listed		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>Ad Fee</u>		<u>\$ 25.00</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 2070.00</u>

Hearing date 7-14-04

[Signature] 6-18-04
 Planner signature / date

Project # 1002715 20

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.
 - 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.
 - 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. *receipt*
 - 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
 - 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.** *Forthcoming*

- 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.

Fred C. Artman Applicant name (print)
Fred C. Artman Applicant signature / date
 06-18-04



- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | 04DRB - 00964 |
| <input type="checkbox"/> Case #s assigned | 04DRB - 00965 |
| <input type="checkbox"/> Related #s listed | 04DRB - 00966 |
| | 04DRB 00967 |

[Signature] 6-18-04
 Planner signature / date
Project # 100271521

Form revised 3/03 and 8/03

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** *m r 50v* (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.
NA 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 *on Final Plat*
 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.

Fred C. Artman
 Applicant name (print)
Fred C. Artman 06-18-04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- | | |
|-----------------------------|--|
| Application case numbers | |
| <u>04DRB</u> - <u>00964</u> | |
| <u>04DRB</u> - <u>00965</u> | |
| <u>04DRB</u> - <u>00966</u> | |
| <u>04DRB</u> - <u>00967</u> | |

Seibel 6-18-04
 Planner signature / date

Project # 1002715
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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 \$3.50 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 6-29 To 7-14-04

5. REMOVAL

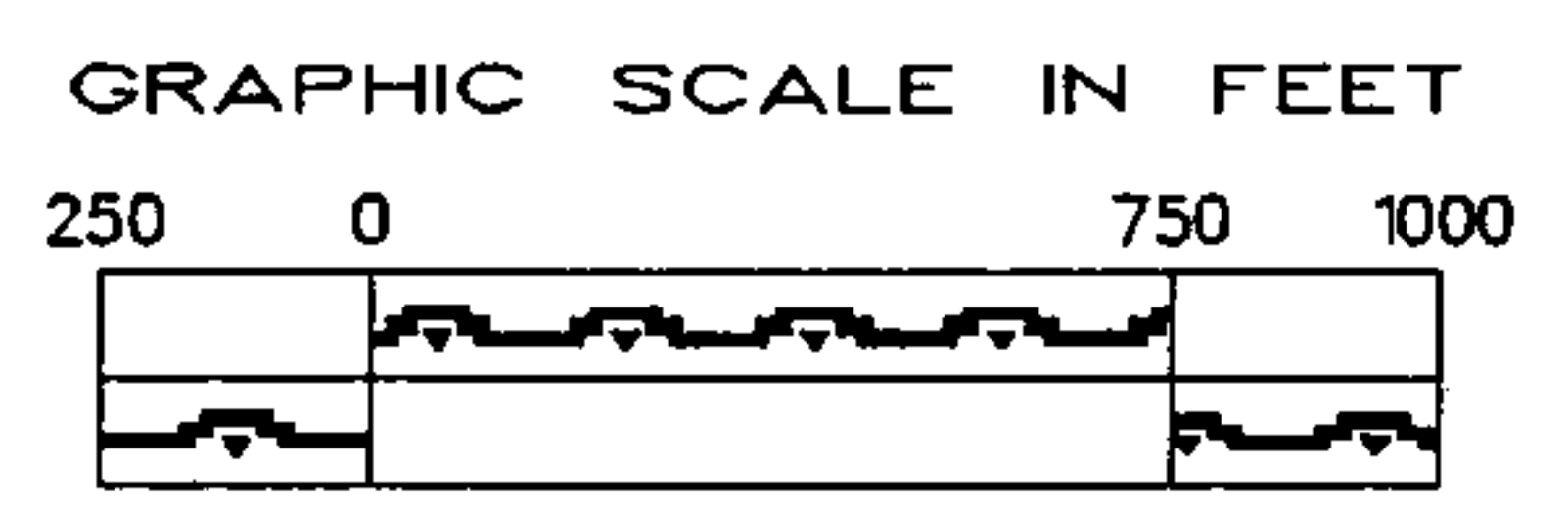
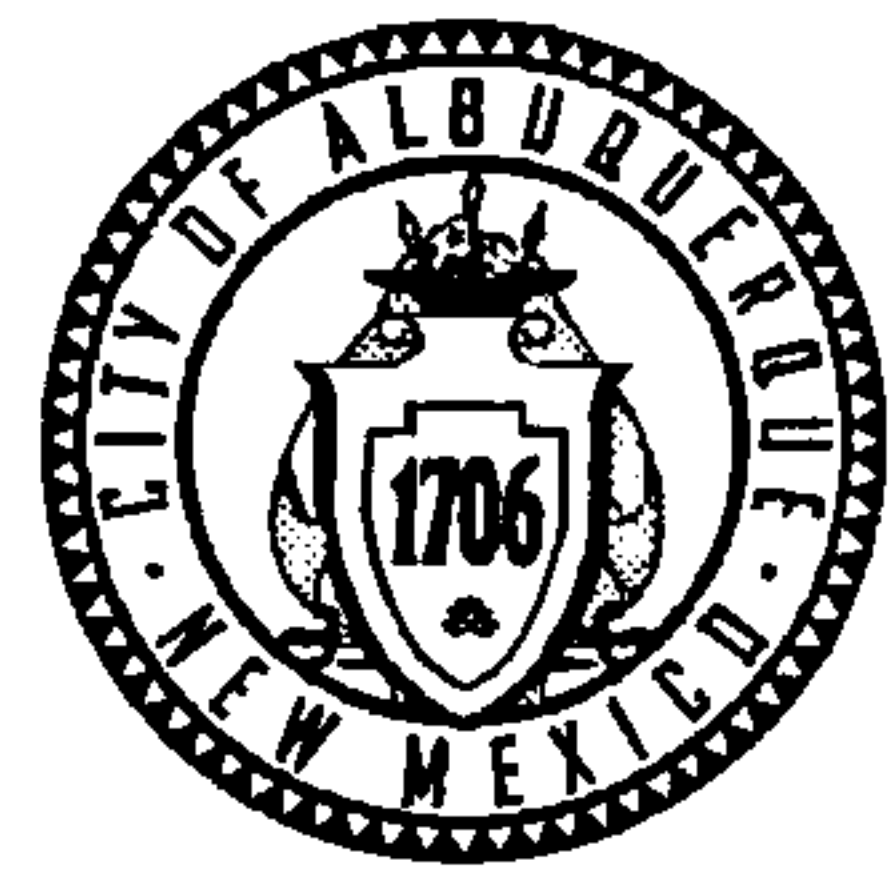
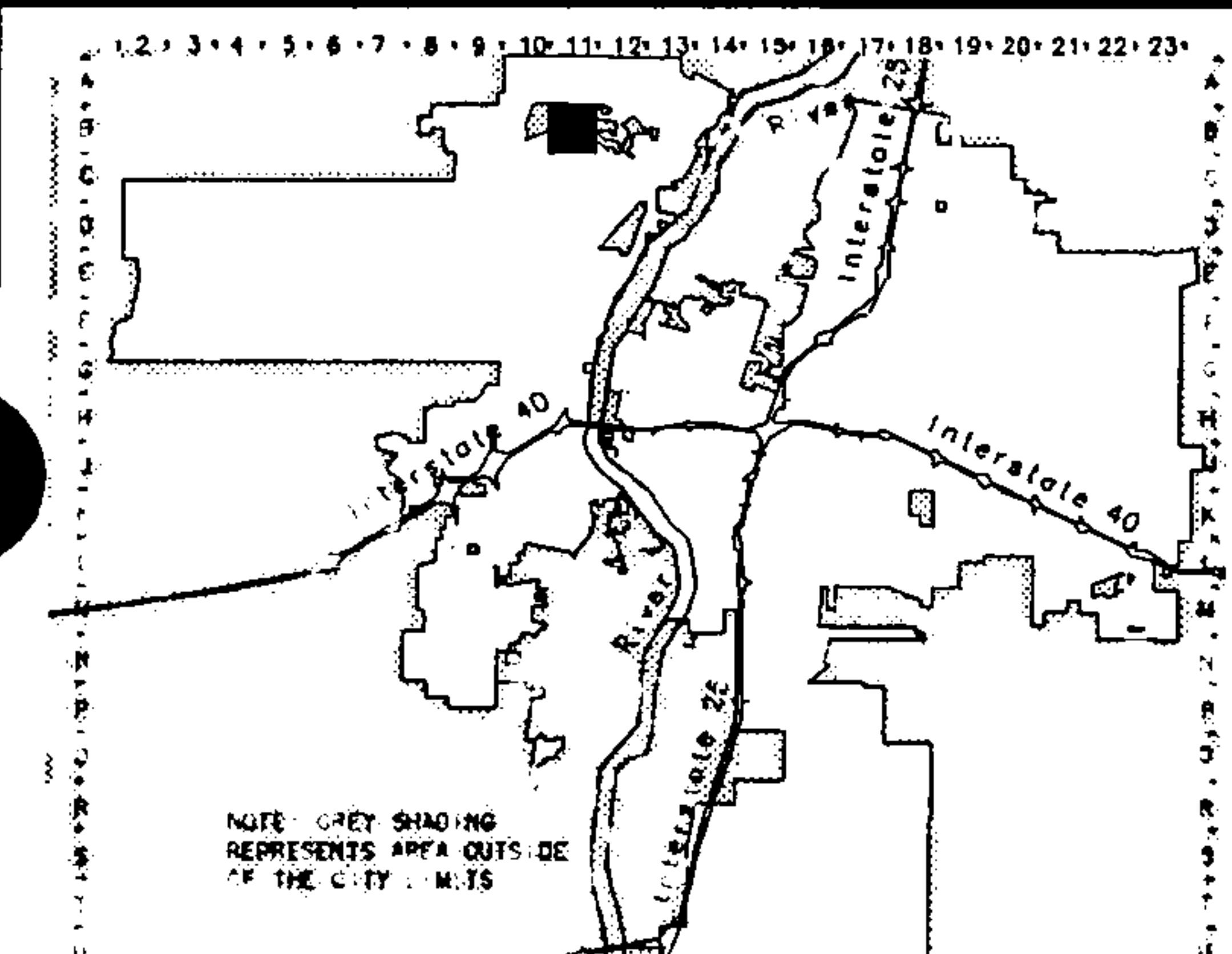
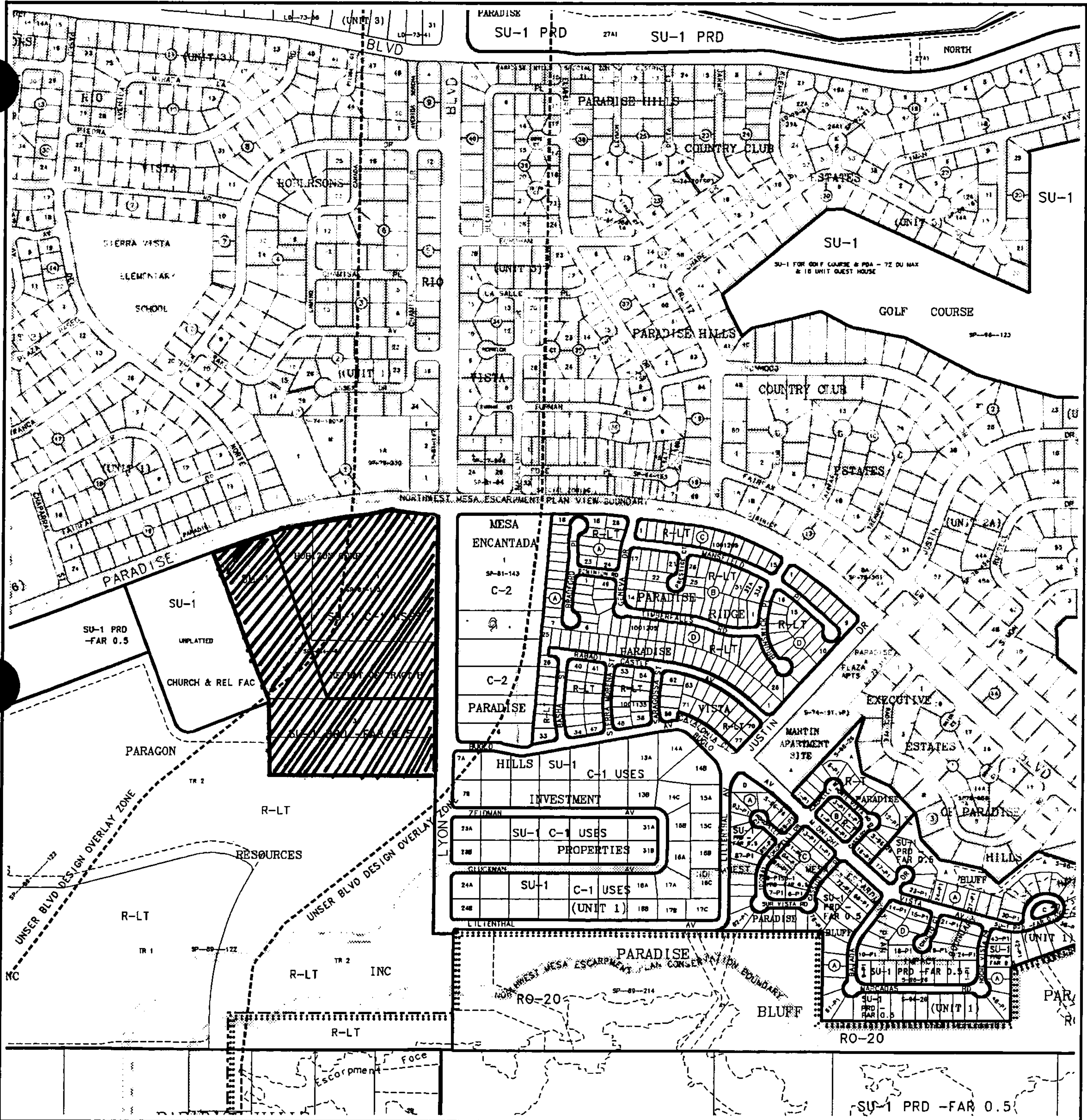
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Ruth Lopez 6/18/04
(Applicant or Agent) (Date)
for Isaacson Artman

I issued 2 signs for this application, 6-18-04 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002715

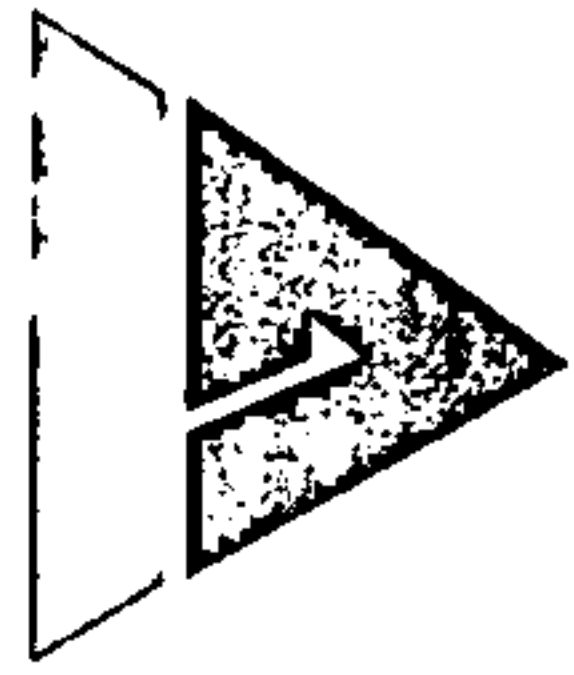


Zone Atlas Page

B-11-Z 24

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
© Copyright 2003

Map Amended through January 02, 2004



PROJECT MEMORANDUM

06/18/04

TO: Sheran Matson, DRB Chair

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Lots 1 – 4, Lands of Horizon Corp.

I&A PROJ NO: 1245

SUBJ: Replatting & Vacation Action

This action is being presented to the DRB to dedicate the requested right-of-way for Unser Blvd. to conform to the approved major arterial corridor alignment. A portion of Lyons Blvd. will be vacated and alternate access to Lots 3-6 of Mesa Encantado (property situated to the east of Lyons) shall be provided by separate documents.

The development of Unser Blvd. is to be borne by others or at a future time. Therefore, a Bulk Land Plat variance is also being requested.

Minor easements are programmed for granting and vacation.

25



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 17, 2004

Certified Mail 7003 3110 0006 0554 2809

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Replat of Lots 1, 2, 3, & 4
Replat of Tract H, Lands of Horizon
Corporation)**

Dear Mr. Weaver:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE
FCA/rtl

Attachment

7003 3110 0006 0554 2809

6092 4550 9000 0TTE E002

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

ALBUQUERQUE, NM 87114

HIGHLAND
JUN 7 2004
Clerk: KATIEV

Sent To	Larry Weaver Paradise Hills Civic Assoc.
Street, Apt. No., or PO Box No.	6001 Unitas Ct. NW
City, State, ZIP+4	Albuquerque, NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

M:\ACTIVE\RUTH\LETTERS\1245 Jun-17-04 NA Ltr.doc

26



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 17, 2004

Certified Mail 7003 3110 0006 0554 2816

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

**RE: Boulevard Ltd.
(Legal Description -- Replat of Lots 1, 2, 3, & 4
Replat of Tract H, Lands of Horizon
Corporation)**

Dear Mr. Anderson:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Paradise Hills Civic Association that a request for approval of a bulk land variance, final plat, vacation of public easements, vacation of a portion of Lyons Blvd. and to dedicate rights-of-way for Unser Blvd. and Buglo Ave. NW was submitted to the City of Albuquerque. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman
Fred C. Arfman, PE

FCA/rtl

Attachment

7003 3110 0006 0554 2816

9192 2816
4550 0554
9000 0116
0116 0002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE, NM 87114 OFFICIAL USE	
Postage \$	0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	4.42
UNIT ID: 0108	
Postmark Here	
Clerk: AWYU5V	
JUN 17 2004	
ALBUQUERQUE, NM	
Sent To Tom Anderson	
Paradise Hills Civic Assoc.	
Street, Apt. No.; or PO Box No. 10013 Plunkett Dr. NW	
City, State, ZIP+4 Albuquerque, NM 87114	
PS Form 3800, June 2002 See Reverse for Instructions	

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

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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.

June 14, 2004

Ruth Lozano
 Isaacson and Arfman, P.A.
 128 Monroe St. NE/87108
 Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **June 11, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **REPLAT OF LOTS 1,2,3 AND 4, REPLAT OF TRACT H, LANDS OF HORIZON CORPORATION, zone map B-11.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
 Senior Administrative Assistant
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

planningrnaform(03/09/04)

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"Attachment A"

Ruth Lozano, Isaacson and Arfman, PA
Zone Map: B-11

PARADISE HILLS CIVIC ASSOC. (R)

*Larry Weaver

6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)

Tom Anderson

10013 Plunkett Dr. NW/87114 897-2593 (h)

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

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

6. Project # 1002715

04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way —
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval —

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11)

At the August 25, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacations were 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.

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OFFICIAL NOTICE OF DECISION
PAGE 2

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary and final plat were approved with final plat signoff delegated to Transportation Development, for needed easement from Buglo north recorded and to review dedication of Unser and Planning for NMU Inc. signature, to check that tract acreages match site plan and the 15-day appeal period.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11)

The site plan for subdivision was approved with final sign off delegated to Transportation Development, need to remove access to Unser and Planning to check that tract acreages match plat, 15-day appeal period and signature block infrastructure list language.

If you wish to appeal this decision, you must do so by September 9, 2004 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.



OFFICIAL NOTICE OF DECISION
PAGE 3

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: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Consensus Planning Inc., 924 Park Ave SW, 87102
Felix Rabadi, 120 Wyoming SE, 87123
Tierra West, LLC, 8509 Jefferson NE, 87113
Robert J Schaefer, 5600 Wyoming Blvd NE, 87109
Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB MINUTES FROM THE AUGUST 25, 2004, DEVELOPMENT REVIEW BOARD MEETING.

Project # 1002715

04DRB-00964 Major-Bulk Land Variance

04DRB-00965 Major-Vacation of Pub Right-of-Way

04DRB-00966 Major-Vacation of Public Easements

04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11)

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Ron Bohannon, Tierra West, LLC, 8509 Jefferson NE, 87113

Jim Strozier, Consensus Planning, 924 Park Avenue SW, 87102

Fred Arfman, Isaacson & Arfman PA, 128 Monroe St NE, 87108

Robert J Schaefer, 5600 Wyoming Blvd NE, 87109

PERSONS SPEAKING IN OPPOSITION:

Felix Rabadi, 120 Wyoming SE, 87123

PERSONS PRESENT:

John Valdez, Consensus Planning, 924 Park Avenue SW, 87102

Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114

CHAIR MATSON: We are now on Project #1002715. Those of you who think you are going to speak, would you please state your name and who you represent please, before we get started.

MR. ARFMAN: I'm Fred Arfman with Isaacson & Arfman representing Boulevard Limited Partnership, managed by R. J. Schaefer.

MR. STROZIER: I'm Jim Strozier with Consensus Planning also representing Boulevard Partnership.

MR. BOHANNAN: Ron Bohannan with Tierra West LLC, representing Builders Investment Corporation.

DEACON RANGEL: I'm Deacon Steve Rangel representing St. Jude Church.

MR. RABADI: Felix Rabadi, representing the Star Trust.

MR. SCHAEFER: R. J. Schaefer, land owner.

MR. VALDEZ: John Valdez representing Consensus Planning.

CHAIR MATSON: Is that everybody? (Yes) If one of you will tell us why you are here today.

MR. ARFMAN: First of all, we have two actions in front of the Board. We have a preliminary and final Plat action which is my action entitled Plat for Boulevard Limited which the primary function is to just dedicate a right-of-way for the Unser Boulevard agreed upon alignment. It also creates new tracts by elimination of previously platted lot lines.

MR. STROZIER: With regard to the Site Plan for Subdivision, all this property was zoned SU-1 prior to this. We have gone through the Environmental Planning Commission (EPC) and actually have kept the SU-1 designation along with the site plan for subdivision and rezoned this property in accordance with that. We are under a time constraint.

One of the issues is trying to get the site plan resolved and signed off within the one-year time constraint from the Environmental Planning Commission (EPC) decision. As you can tell from the number of people that are up here, and this is just on the property owner's side of the equation, there's been a lot of coordination among a number of parties to make sure that the alignment and right-of-way dedication for Unser Boulevard is done correctly and that the access points are in the correct locations. We have been working very diligently to try and get those items resolved and we believe that we are very close to having that alignment established.

One of the things, just as a point, the tracts that are being created by this site plan for subdivision and the bulk land plat, the right-of-way necessary has been increasing, so those tract sizes are actually getting slightly smaller than what went through the Planning Commission. They are all shifting slightly in order to accommodate this correct right-of-way alignment and working with the adjoining property owners to make sure not only that we have the correct alignment, but that our alignment matches up with their alignment et cetera, et cetera, as we go down the line.

MR. STROZIER: That has been the challenge on this particular site, but we believe that we have those issues resolved. Fred (Arfman) actually has an exhibit that's part of the plat that shows how the shift would occur in terms of the alignment that we originally showed and where we are today.

CHAIR MATSON: Do the tracts on the plat, the acreage, does it still match the site plan and vice-versa?

MR. STROZIER: What we would like to do based on the draft plat that Fred (Arfman) has today has been amended and this is literally hot off the press. So what we would like to do in order to meet the time constraints on the site plan is be able to have someone take delegation to have us then revise this to match the tract boundaries proposed in the plat.

CHAIR MATSON: Did you get Juanita's (Vigils) initials on your site plan?

MR. STROZIER: No.

CHAIR MATSON: I will probably take delegation for one person anyway. I know she's gone for a week. She's due back next week I hope. Do you wish to speak?

MR. BOHANNAN: Just to say that we are in agreement with Fred's (Arfman) proposed alignment. We've literally worked actually right up to this meeting for the alignment to match the bulk land plat to the south on this one. It's an adjustment of both and the actual alignment matches the EIS Document for Unser.

CHAIR MATSON: Deacon, did you have anything to say?

DEACON RANGEL: I'm here for the interest of St. Jude to make sure that you are aware anything that is developed around there does affect us. We are trying to get up to speed on all the development because we've never been contacted by any of the developers except for Felix (Rabadi) on what plans they were having. And that's why I've been attending these meetings to make sure that our interest is protected.

The questions I have are concerning the vacation of public easement and how is that going to affect us. Possible drainage in the future so that we would have an opportunity to drain into the proposed drainage that you are planning. Also, what the vacation of public right-of-way is. I'm here to try and find out what their plans are so that we can see how they will affect us.

CHAIR MATSON: Mr. Arfman, would you like to speak to those issues, please? Do you need this colored exhibit to show him?

MR. ARFMAN: That would be terrific. It's a brief summary. I will just explain that the right-of-way being vacated is a portion of Lyons Boulevard. We can no longer have two roads diverging off without having major traffic problems and one would never be built.

When Unser Boulevard is constructed and the side streets intersecting it, the need for the portions of Lyons that we have outlined here in blue are no longer required. The better planning and use of the land is to have it integrated into the adjoining properties. The access routes to Paradise are still intact by the dedication of the new right-of-way of Unser and Buglo. We feel this is a clean up action and it's very typical of these development procedures.

The public easements were adjacent to Lyons Boulevard and since we are granting new easements along the new right-of-way of Unser the old easements here are being vacated. Those are the only easements we are talking about just in this area here.

DEACON RANGEL: With this new development, how would that affect us as far as the easement bordering our property and having access to the drainage with this?

MR. ARFMAN: It's premature to do that. This is just a clean up action for the dedication of Unser Boulevard only. The site plan will be followed up by other engineering and planning documents and plans to handle that. I'm not too sure what other easements you are referring to as far as how it affects the church.

DEACON RANGEL: When it borders your property here this development?

MR. ARFMAN: We are not vacating any easements along the border of your property.

CHAIR MATSON: Does that answer your questions?

DEACON RANGEL: Yes, thank you, Madam Chair.

CHAIR MATSON: Mr. Rabadi?

MR. RABADI: I have two concerns with this. Concern number one, there is a Master Drainage Plan supposed to be worked out for everybody. We have not worked it out yet. There is no drainage on the board that is assigned or agreed by everybody yet. That's one concern.

The other thing is there are 52 lots on the Buglo Subdivision. These 52 lots, I own one-third of those lots. These are commercial lots and they are vacating Lyons Boulevard. By vacating this they are creating just a one-way street that you can go in and you can go back out.

MR. RABADI: These are commercial lots and as you know, this is a problem. These 52 lots, none of those people were informed about this vacation of Lyons. I would suggest or recommend if you could inform the rest of those members before we vacate any easement. I'm very concerned about in and out. We'd like to have a road that goes in and out, not just out.

MR. ARFMAN: Madam Chair, may I address that?

CHAIR MATSON: Yes please.

MR. ARFMAN: The portion of Lyons Boulevard that is being totally vacated is to the north of Buglo. It has frontage on different properties. To the south of Buglo, we are only vacating a 23-foot strip that borders our property, thereby leaving what we hope would be at least a 60 to 68-foot wide right-of-way for the access to those commercial properties to the south and to the east. The intersection of Buglo with Unser is and always has been designated as a right-in, right-out only. Trust us, we would like to have it be more than that as a full-median opening, but it is not and it probably will not become that. We will live with what the Council of Governments says in the environmental statements that designate it.

CHAIR MATSON: Okay. Is there anyone else to speak who hasn't signed up? (No). We'll go to Parks then?

MS. SANDOVAL: No objection to any of the requests.

CHAIR MATSON: Hydrology?

MR. BINGHAM: I have no objection to the vacation requests or to the bulk land variance and no adverse comments on the plat.

CHAIR MATSON: Could you address Mr. Rabadi's comment about the no extra drainage plan?

MR. BINGHAM: Because this is a bulk land plat, it's typical not to have a drainage master plan necessarily. The corridors that are needed for drainage will either have been or will be granted on subsequent platting. So, they are not adversely impacting anybody now and, like Mr. Arfman said, it's a little premature to grant easements when the church itself, or any other property hasn't needed to use those corridors for drainage. There is nothing planned yet, so it's premature to grant something. Typically, we get that when the tracts resubdivide.

MR. STROZIER: Just to add to that, since the entire property is zoned SU-1 and this is just a site plan for subdivision, site plans for building permit with full drainage and site plan packages will be required at the time any development occurs on this. So that's another opportunity to address those issues.

MR. BINGHAM: And I will be looking for those issues to make sure nobody gets cut-off. I'm not leaving anybody out in the cold.

CHAIR MATSON: Jim, the site plan, do you have the correct signature block on it?

MR. STROZIER: No, unfortunately this has been in the works so long we have the old one on. What I would suggest, if the Board was amenable, that we proceed with this. We are going to have to redo this sheet to show the new alignments of the roadway and what I would like to do is then get back with the individuals if we do get delegated and signatures today that we prepare a new sheet. I get with the folks who have already signed and get them to sign the new sheet before I get back with you for the final signature.

CHAIR MATSON: What usually happens is if we sign everything and then you make changes, then that means there is an amendment to the site plan.

MR. STROZIER: I believe on the signature block it's the top portion. We can replace that portion of it and update that prior to bringing it back to you with the new road alignments. The reason we got this on mylar is so we can physically make those changes on this sheet to bring it up so it's consistent with the plat and bring that through for your review if you accept delegation on that.

CHAIR MATSON: Is that okay with the other Board members to do that? (Board replied yes) I was going to say you could just add the infrastructure list language on there. We can go ahead and sign. Planning has no other objections and we will take delegation to make sure that the tract acreages on the plat and the site plan match and to get Juanita's initials on the site plan. Utilities?

MR. GREEN: On the plat, do we have New Mexico Utilities signature?

MR. ARFMAN: Their signature is not on there but their signature block is.

MR. GREEN: If somebody will look for that, I'll not take delegation. I have no objection to the bulk land variance, the vacations or the plat approval. I have no objection to the site plan approval.

CHAIR MATSON: Transportation?

MR. GALLEGOS: I'm probably going to want to take delegation on both of the items to take a look to be sure these things match. Before we go further than that, last time I had some comments about the dedication of Unser, at least on your northern part. It should have been 20-1/2 feet, was that looked at? For your half to be the 156 on your side.

38

MR. GALLEGOS: I guess that's something you're going to need to look at before we come back again. You did get rid of the access running through Tracts A, B and C tying into Unser right?

MR. ARFMAN: Correct.

MR. GALLEGOS: Do you have the easement for the lots north of Buglo?

MR. ARFMAN: We have that ready to be presented to you if this was going to go, yes.

MR. GALLEGOS: I need that recorded before we vacate.

MR. ARFMAN: I thought that condition was before we approve final plat. I can get that to you.

MR. GALLEGOS: Has the property owner, the one south of the big tract up there, concurred with you pushing it over to the far right?

MR. ARFMAN: We are not in contact with that property owner and we don't think it's relevant.

MR. GALLEGOS: You know which tract I'm talking about?

MR. ARFMAN: I certainly do, Lot 2.

MR. GALLEGOS: You never contacted him?

MR. ARFMAN: No.

MR. GALLEGOS: That was one thing I asked you to do is to be sure to talk to him. I mean it made sense to push it over to the far east side there.

MR. ARFMAN: We don't have our easements so we can dedicate or grant to the City. We'll only be on lots 3 through 6 up to the south boundary of his property. We never intended to try and ask him for an easement through his property, just to the south boundary of it so he is not landlocked.

MR. SCHAEFER : I sent him a copy of the plat.

MR. GALLEGOS: Did he ever respond at all?

MR. SCHAEFER: He's in the partnership that owns the land.

MR. GALLEGOS: He is aware of what's being planned then at this point?

MR. SCHAEFER: Yes, he doesn't like it. He doesn't like what the City came up with because the City is talking about doing an easement down the east side to his property. He'd like to have it come down Unser but we'd like to have a full-opening in Unser too, but it's not going to happen. He has been aware of all of this and I'm sure he's been talking to the City.

MR. GALLEGOS: I guess what I'd like to then is, before you come back with the signatures, that I see that easement recorded so we can go ahead and vacate. I want to have that recorded before we sign when you come back in.

MR. ARFMAN: Yes.

MR. GALLEGOS: When you come back for the final platting action, at least on the southern portion of Lyons, along Mr. Rabadi's property there, we are going to have to take a look again at what the ultimate width might be in there for providing access, since they are zoned commercial lots. With that I have no other comments.

CHAIR MATSON: So you need to take delegation on the plat. Are you okay with the site plan?

MR. GALLEGOS: No, I'll have to take delegation on that, too.

CHAIR MATSON: Planning needs to take delegation on both for the tract acreages and Juanita's signature. Then New Mexico Utilities signature on the plat. Claire are you ready?

MS. SENOVA: Yes.

CHAIR MATSON: We'll approve the bulk land variance for waiver of infrastructure. Approval of this variance is subject to the provisions of the DPM (Development Process Manual) and the Subdivision Ordinance.

We'll approve the vacations as shown on Exhibit B subject to the provisions of the Subdivision Ordinance.

We'll approve the site plan for subdivision with final sign off delegated to Planning and Transportation. We'll approve the preliminary and final plat and delegate the final plat to Planning and Transportation. There is a 15-day appeal period on the plat and the site plan as well.

The following action was taken:

The Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The vacations were 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. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

The preliminary and final plat were approved with final plat signoff delegated to Transportation Development, for the recording of the easement from Buglo north and to review dedication of Unser and to Planning for NMU Inc. signature, to check that tract acreages match site plan and to wait for the 15-day appeal period to expire.

THE INFORMATION LISTED BELOW IS RELATED TO THE SITE PLAN REQUEST WHICH IS NOT BEING APPEALED.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (B-11)

The site plan for subdivision was approved with final sign off delegated to Transportation Development, to remove access to Unser and to Planning to check that tract acreages match the plat, to wait for the 15-day appeal period to expire and the addition to the signature block of infrastructure list language.



DRB LEGAL AD FOR THE EPC HEARING OCTOBER 21, 2004

PLANNING DEPARTMENT CITY OF ALBUQUERQUE

LAND DEVELOPMENT COORDINATION SECTION

04EPC-01379 Project # 1002715
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00967 Minor-Prelim&Final
Plat Approval

ALAN IVENER, appeals the Development Review Board's approval of the listed action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] (B-11)



NOTICE OF HEARING

September 17, 2004

Alan Ivener
3504 La Sala Redonda NE
Albuquerque, NM 87111

RE: APPEAL 04EPC-01379 /PROJECT #1002715 (CASE WAS HEARD UNDER APPLICATION NUMBERS #04DRB-00964 Major-Vacation of Right-of-Way, 04DRB-00967 Minor-Preliminary & Final Plat

Dear Mr. Ivener:

The above referenced appeal, which was filed September 8, 2004, has been **scheduled** to be heard before the Environmental Planning Commission (EPC) on **Thursday, October 21, 2004 at 8:30 A.M.**

The meeting will be held in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd Street, NW, 87102.**

Approximately one week prior to the hearing, you will receive a copy of the agenda and a staff report. **THIS WILL SHOW YOU WHERE YOUR CASE WILL BE ON THE AGENDA.**

If you have any questions, please contact Claire Senova, Administrative Assistant at 924-3946.

Sincerely,

Sheran Matson, AICP, Chair, Development Review Board

cc: Boulevard Limited Partnership, P.O. Box 14708, 87191
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Felix Rabadi, 120 Wyoming SE, 87123
Ron Bohannan, Tierra West, LLC, 8509 Jefferson NE, 87113
Consensus Planning, 924 Park Ave SW, 87102
Robert J Schaefer, 5600 Wyoming Blvd NE, 87109
Deacon Steve Rangel, St. Jude Thaddeus Parrish, 5712 Paradise Blvd NW, 87114
Stephani Winklepleck, Neighborhood Coordination
File

July 13, 2004

#5

TO: Sheran Matson, DRB Chair
FROM: Juanita Vigil, Planner *JV*
SUBJECT: Project # 1002715 – Unser & Paradise Village Center

The EPC approved application 03EPC-00919, Site Development Plan for Subdivision on August 21, 2003 with conditions. The following issue should be resolved:

1. Under condition number two, the applicant was to “clearly specify that building setbacks shall be consistent with the Ci-1 zone category of the Comprehensive City Zoning Code.” The applicant has not clearly specified that on the submittal. The “Site Plan notes” lists “Building Height and Setbacks” on Sheet 1 of the submittal, but indicates “Building Height shall be consistent with the provisions of the C-1 zone.” This sentence does not include building setbacks. In addition, the Design Guidelines on Sheet 2 of the submittal lists specific building setbacks, which are not consistent with the C-1 zone. The applicant should clearly specify that Building Setbacks shall be as regulated in the C-1 zone and should contain such notation on both sheets.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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: Boulevard Limited Partnership PHONE: (505) 797-2600
 ADDRESS: PO Box 14708 FAX: (505) 797-2900
 CITY: Albuquerque STATE: NM ZIP: 87191 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Boulevard Limited Partnership
 AGENT (if any): Consensus Planning, Inc. PHONE: (505) 764-9801
 ADDRESS: 924 Park Avenue SW FAX: (505) 842-5495
 CITY: Albuquerque STATE: NM ZIP: 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final DRB sign-off of EPC approved Site Plan for Subdivision

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

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

Lot or Tract No. Lots 1, 2, 3, & 4 Block: _____ Unit: _____
 Subdiv. / Addn. Horizon Corporation Replat of Tract H
 Current Zoning: See attached sheet 54-1 Proposed zoning: NA
 Zone Atlas page(s): B-11 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): +/- 30 Acres Density if applicable: NA dwellings per gross acre: NA dwellings per net acre: NA
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No.: See attached sheet MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Boulevard NW
 Between: Lyon Boulevard NW and Universe Boulevard NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
Guadalupe Vigil, EPC Case Planner
 Project # 1002715 04DRB-00964, 04DRB-00965, 04DRB-00966, 04DRB-00967
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

James K. Strozier DATE 7.1.04
 (Print) James K. Strozier, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01061</u>	<u>SPS</u>	<u>PC3</u>	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>7-14-04</u>	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>20.00</u>

Subal 7-6-04
 Planner signature / date

Project # 1002715

Delegated 8-25-04

SITE PLAN

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - NA* Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies. *see letter*
 - NA* Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - NA* Infrastructure List, if relevant to the site plan *B-1K Land Use Variance*
 - NA* 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - NA* Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

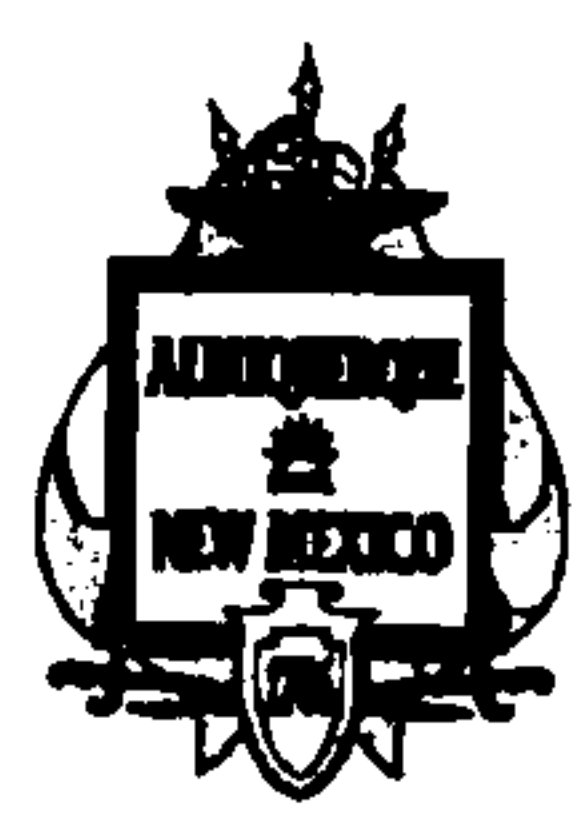
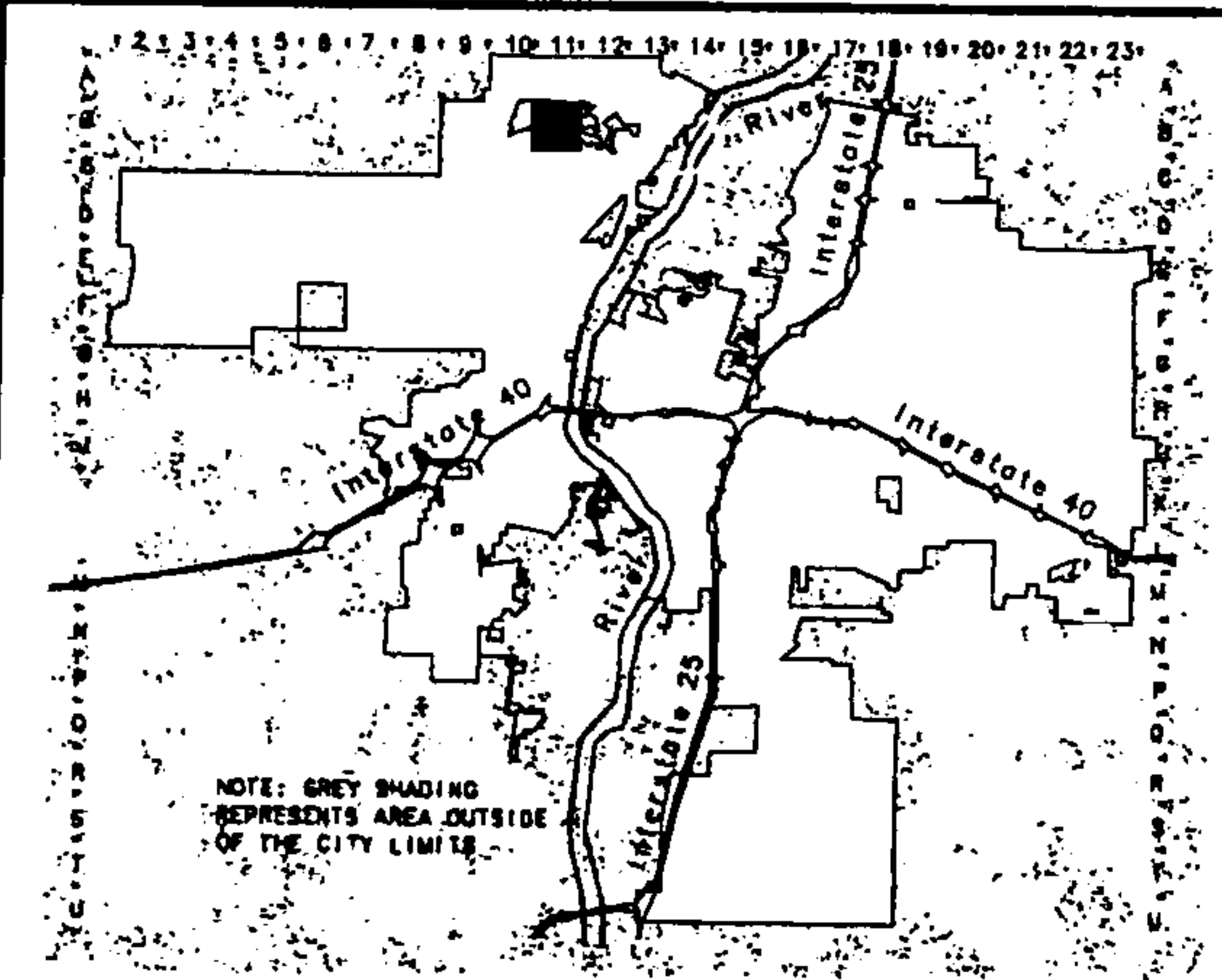
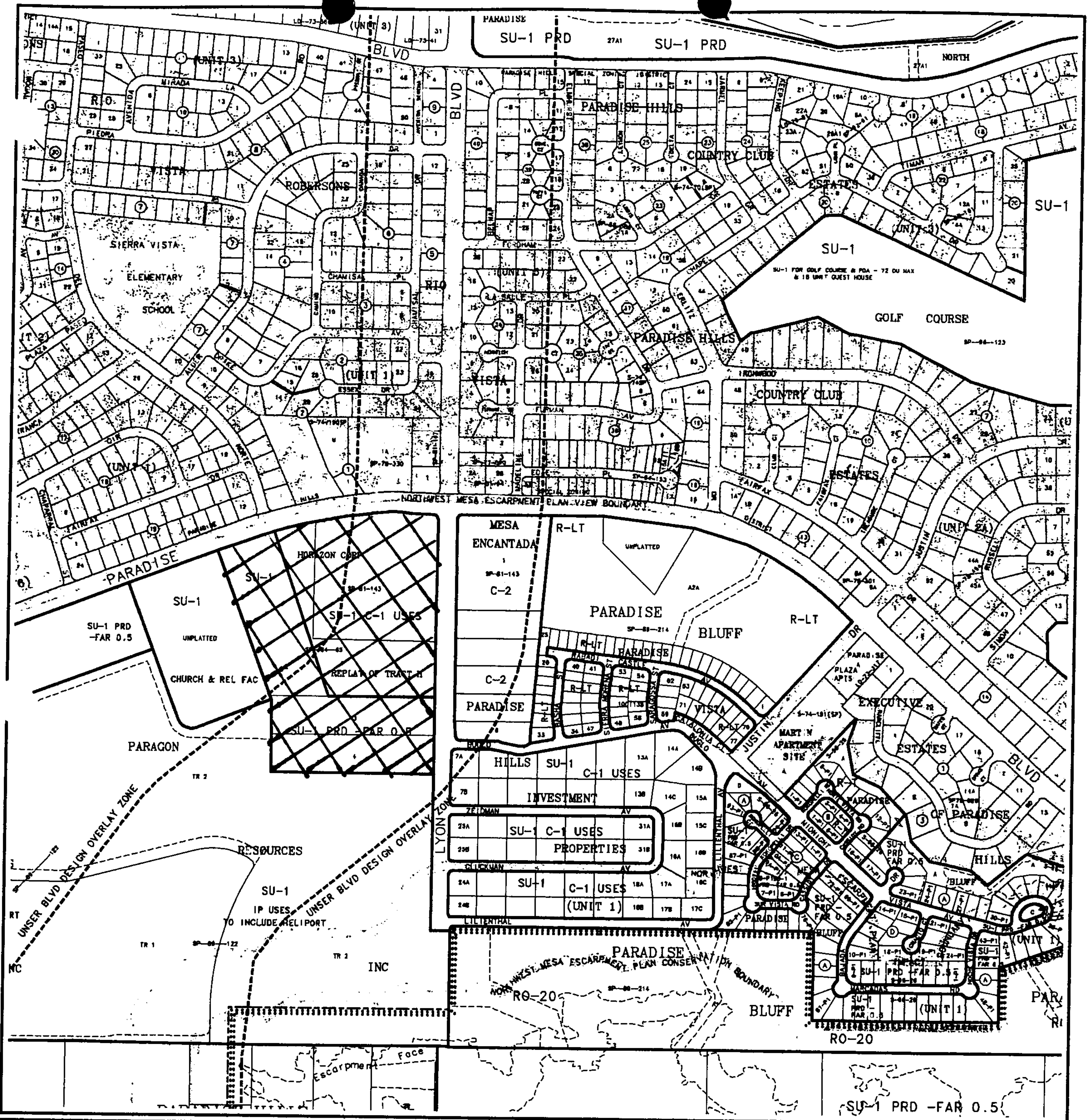
James K. Strozic, AICP
Applicant name (print)
[Signature] 7.1.04
Applicant signature / date



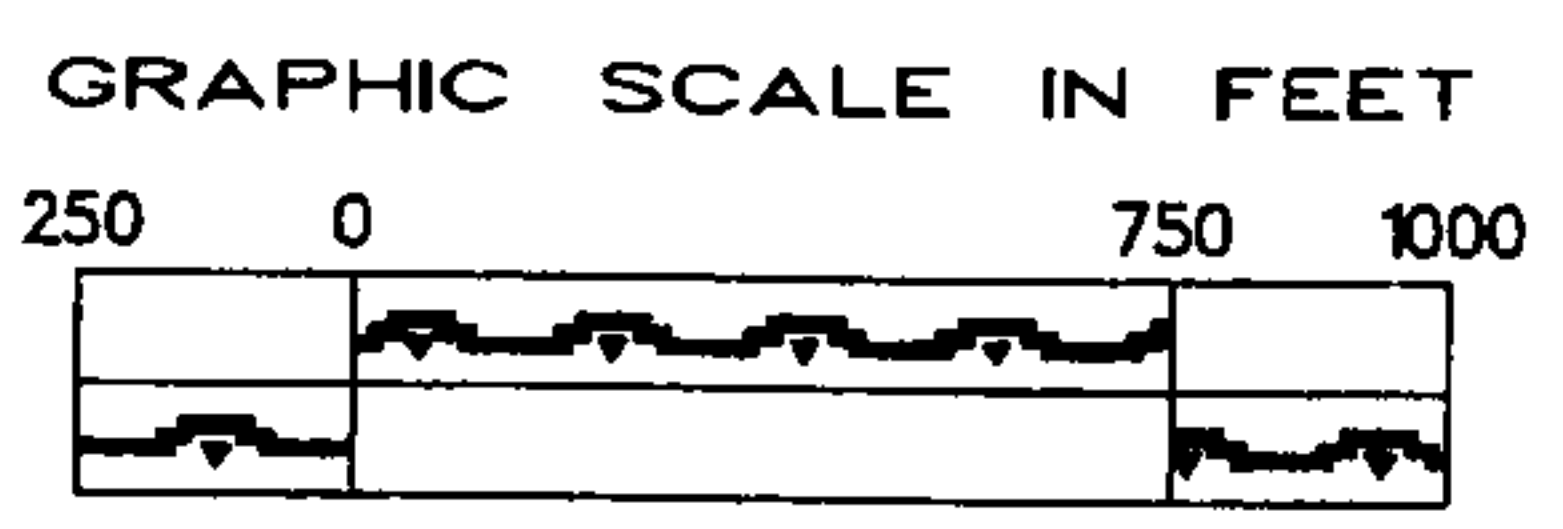
Form revised September 2001

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

Application case numbers
04 DRB - 01061
[Signature] 7-6-04
Planner signature / date
Project # 1002715



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

B-11-Z

Map Amended through January 21, 2003

DRB Submittal

**Existing Zoning and UPC Numbers for Final DRB Sign-off for Site Plan for
Subdivision**

June 18, 2004

Existing Zoning (Approved by EPC, August 22, 2003)

SU-1 for C-1 Uses for Portions of Tracts 2, 3, and 4 and SU-1 for PRD
F.A.R. 0.5 to C-2 for Portions of Tracts 2 and 3, Horizon Corporation, Re-
plat of Tract H.

UPC Numbers for Lots 1 – 4, Horizon Corporation Replat of Tract H

- UPC # 101106515924330312
- UPC # 101106511221030311
- UPC # 101106514817430310
- UPC # 101106514815430309



PLANNING

CONSENSUS

July 1, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project #1002715, 03EPC-00918, 03EPC-00919

Dear Ms. Matson:

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp: consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to provide an explanation of our submittal regarding the above reference project. It also demonstrates compliance with the findings and conditions set forth in the Notice of Decision dated, August 22, 2003. This is a submittal for site development plan for subdivision approval and is being submitted in conjunction with the bulk land plat, which has been submitted for public hearing by Isaacson & Arfman. The subject site is located on Albuquerque's West Side and contains approximately 30 acres. The EPC approved a zone map amendment and site development plan for subdivision.

The subject site is located south of Paradise Boulevard at the intersection of Lyon Boulevard NW. Unser Blvd. is expected to replace Lyon Blvd. The alignment of Unser Blvd. that is proposed on the site plan is consistent with the Unser Middle Transportation Corridor Study, Final Environmental Impact Study (Council Bill R-277).

Conformance to the Bulk Land Plat.

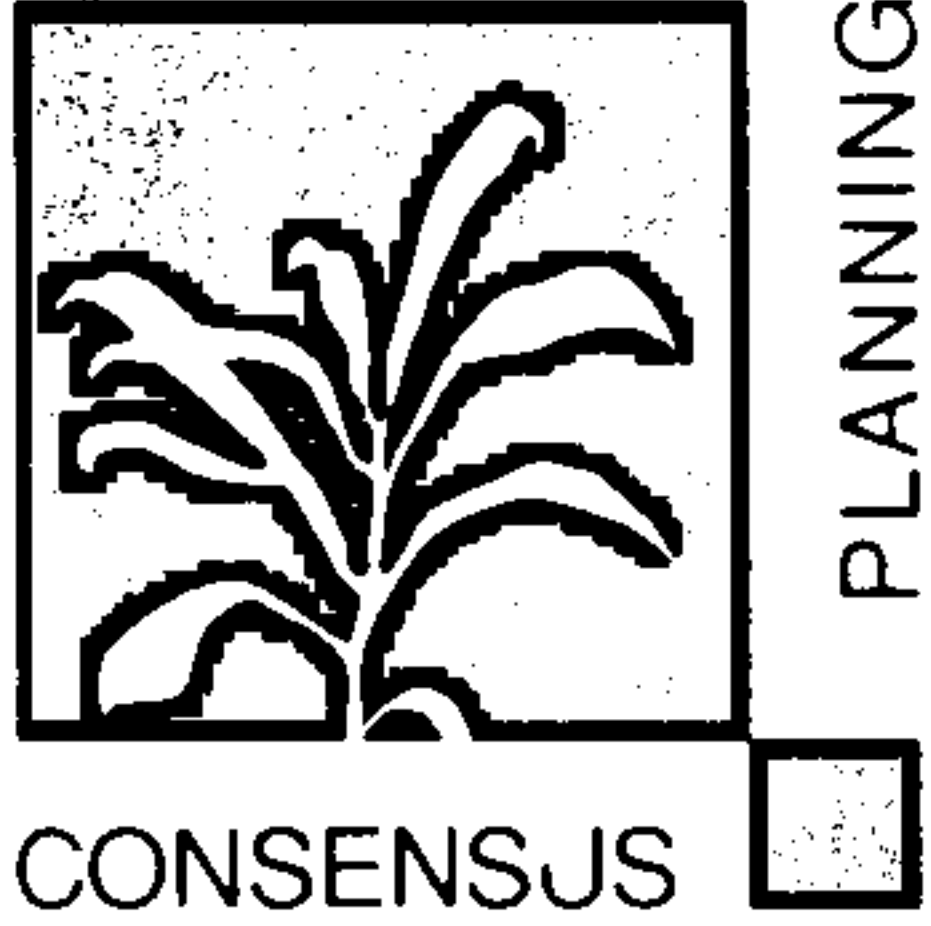
This Site Plan for Subdivision conforms to the preliminary Bulk Land Plat, which we would like to have heard at the same time. The Bulk Land Plat divides the property into five different tracts, which are identified as:

- Tract A;
- Tract B;
- Tract C;
- Lot 1; and
- Lot 2

Lots 1 and 2 are unique in that they will be created by the Unser Boulevard right-of-way dedication. In addition, Lot 1 will be platted to join the existing lot to the east. A portion of land between Lot 1 and Lot 2 will also be dedicated to the City of Albuquerque in order to become part of the Buglo Avenue Right-of-Way. Lyon Boulevard will be vacated as the new Unser Boulevard connection is made to Paradise Boulevard NW through the dedication of this property to the City of Albuquerque.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



The Site Plan for Subdivision also covers the land to the east of the Lyon Boulevard right-of-way (as indicated on the site plan). While that property is covered by this site plan, it is not covered by the bulk land plat. That property will be covered by a separate plat, after the bulk land plat to be submitted, after the bulk land plat for Tracts A, B, and C, and Lots 1 and 2 for Boulevard Limited has been approved.

EPC Conditions of Approval

This submittal is consistent with the findings and conditions approved by the EPC. The following section demonstrates compliance with the Notice of Decision.

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to the site plan, including before or after the DRB sign-off, may result in forfeiture of approvals.

The purpose of this letter is to specify the ways in which the site plan has been modified in accordance to the findings and conditions set forth in the Notice of Decision, dated August 21, 2003.

2. The applicant shall clearly specify that building setbacks shall be consistent with the C-1 zone category of the Comprehensive Plan.

Any site plan for building permit that is submitted will show setbacks that are consistent with the C-1 zone category. Setbacks are also included as part of the design guidelines (Sheet 2, Site Development Plan for Subdivision) for the property.

3. The applicant must comply with the following conditions as stated by the City Engineer and the Public Works Department.

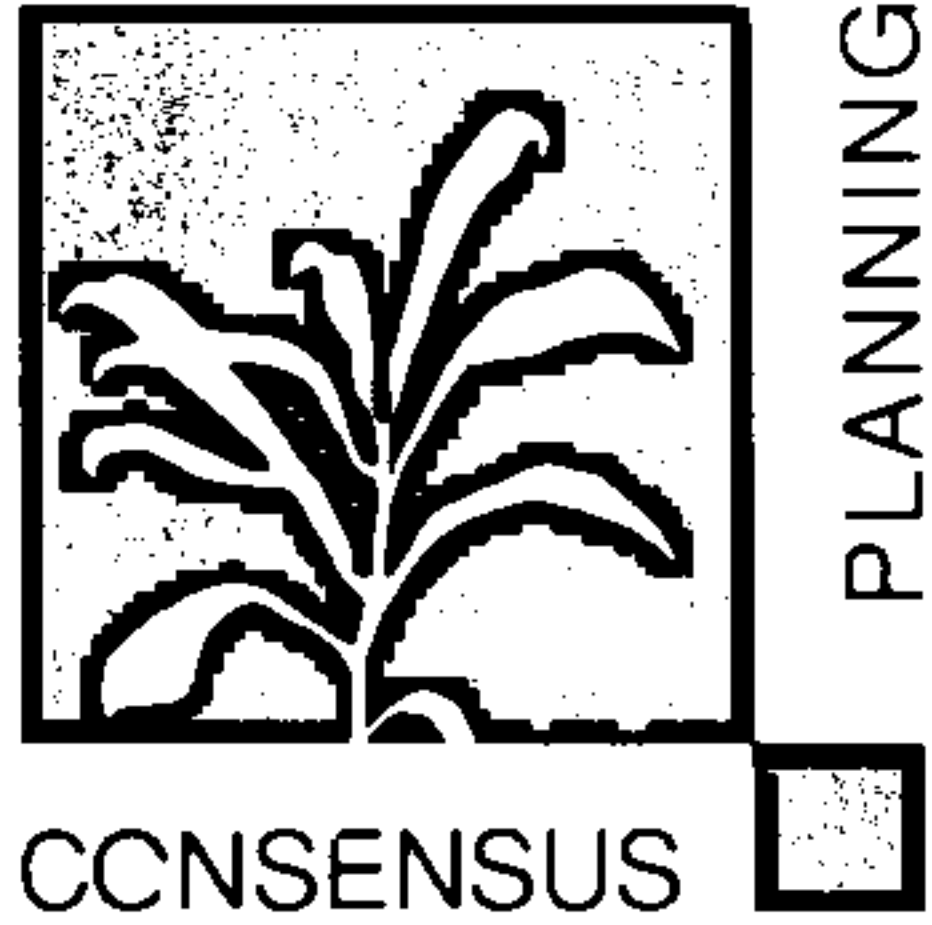
a. Full Traffic Impact Study (TIS) will be required prior to site development plan for building permit.

We are in agreement with this condition.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.

We are in agreement with this condition.

c. Provide cross-access easements between all tracts.



This requirement is shown on the plat.

- d. Dedication of a 108 feet of right-of-way from the centerline of Unser Boulevard, a limited access principal arterial as required by the adopted Unser Middle Transportation Corridor Study, a Final Environmental Impact Statement (Council Bill R-277).*

This condition is shown on both the site plan and the bulk land plat

- e. Site Plan for Subdivision approval, is contingent on receiving approval by the Metropolitan Transportation Board of the Mid-Region Council of Governments for access of Buglo Avenue to Unser Boulevard.*

We are in agreement with this condition. In fact, approval of the site plan will help to facilitate all transportation improvements and extensions in this area, per the Long Range Roadway System plan. Unser Boulevard is to be built through this area to link to Paradise, completing a critical connection for the West Side. Access from Buglo to Unser will help implement the overall transportation plan for the area.

- f. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities will be required. Any required infrastructure must be designed to the City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.*

This letter is part of the preliminary plat submittal.

- g. An approved conceptual grading and drainage plan is required for Preliminary Plat approval/site plan sign-off by the City engineer. Approval of drainage plan required prior*

Item g is provided above as it appears on the notice of decision. Per project engineer discussion with City Hydrology staff, a conceptual grading and drainage plan is not required at the time of bulk land plat approval. It will be provided at the time of site plan for building permit. The site is also located within the boundaries of the Chamisa Storm Drainage Master Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', written over a large, faint circular mark.

James K. Strozier, AICP
Principal

c: RJ Schaefer, Boulevard Limited Partnership



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 22, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002715**
03EPC-00918 Zone Map Amendment
03EPC-00919 EPC Site Development Plan-
Subdivision

RJ Schaefer Realty & Investments, Inc.
P.O.Box 14708
Albuq. NM 87191

LEGAL DESCRIPTION: for all or a portion of Lot(s) 1-4, **Horizon Corporation Replat of Tract H**, a zone map amendment from SU-1 for C-1 Uses & SU-1 for PRD (FAR.5) to SU-1 for C-1 Uses for Lots 2, 3, & 4 and zone map amendment from SU-1 PRD (FAR .5) to C-2 for 0.0967 acre portion of Tract 2, located on PARADISE BLVD. NW, between LYON BLVD. NW and UNIVERSE BLVD. NW, containing approximately 29 acre(s). (B-19) Juanita Vigil, Staff Planner (**DEFERRED FROM 17 JULY 2003**)

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002715/03EPC 00918, a zone map amendment from SU-1 for PRD F.A.R. 0.5 to SU-1 for C-1 Uses for Portions of Tracts 2, 3 & 4 and SU-1 for PRD F.A.R 0.5 to C-2 for Portions of Tracts 2 & 3, Horizon Corporation, Re-plat of Tract H, containing approximately 29.46 acres located on Paradise Blvd between Lyon Blvd and Universe Blvd NW, based on the following Findings

FINDINGS:

1. This is a request for a zone map amendment from SU-1 PRD F.A.R.- 0.5 to SU-1 for C-1 Uses for a portion of Tracts 2, 3 & 4 and from SU-1 PRD F.A.R. – 0.5 to C-2 for portions of Tracts 2 & 3, Horizon Corporation Re-Plat of Tract H, located on Paradise Blvd between Lyon and Universe Blvd NW, containing approximately 29.46 acres. The applicant requested a deferral from the July 17, 2003 EPC to allow for proper advertisement of the zone map amendment request to C-2.

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OFFICIAL NOTICE OF DECISION

AUGUST 21, 2003

PROJECT #1002715

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2. The applicant is applying for approval of a site development plan for subdivision that will encompass all of Tracts 1-4, Horizon Corporation, Re-plat of Tract H. Tract 1 and portions of Tract 2 are currently zoned SU-1 for C-1 Uses and therefore does not require to be included in the zone map amendment request. The applicant will submit a site development plan for building permit at a future date.
3. Tracts 1 & portions of Tract 2 are currently within a designated Neighborhood Center within the Paradise Community as identified in the *West Side Strategic Plan*.
4. The site is located south of Paradise Boulevard at the intersection of Lyon Blvd NW. Lyon Blvd south of Paradise Blvd is shown on the zone atlas but is not actually constructed on the site. Unser Blvd is expected to replace Lyon Blvd and the alignment of Unser Blvd proposed by the applicant is consistent with the Unser Middle Transportation Corridor Study, Final Environmental Impact States (Council Bill R-277).
5. The request will further Policy 5a, Established Urban, of the Comprehensive Plan by allowing for a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre. The applicant is requesting for C-1 Uses, which will still allows for the possibility of a residential development.
6. The site is zoned SU-1 and is site controlled, which will further Policy 5g, Established Urban of the Comprehensive Plan that requires development to be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
7. This request will further Policy 3.8, of the West Side Strategic Plan by allowing for the largest mix of land uses and the highest density to develop in a Neighborhood Center. This policy encourages multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses along with commercial services in these areas. The proposed zone category will allow for all of the uses that have been encouraged by this policy.
8. Regarding Policy 2.5, of the *West Side Strategic Plan* this request may affect the public schools identified under APS comments because the applicant is requesting for SU-1 for C-1 uses, which would still allow for a residential development, which will affect the local public schools.
9. The development of Unser Blvd in this area will create a major intersection in the immediate vicinity and will eventually assist in completing a critical vehicular alignment for the west side. The changes in the community described by the applicant are significant to satisfy Section 1.D.2 of Resolution 270-1980.
10. Allowing the opportunity to provide commercial services in an essential location is advantageous to the community satisfying Section 1.D.3 of Resolution 270-1980.

11. The request for SU-1 for C-1 uses will allow for uses that are complementary to residential zones, thereby, satisfying Section 1.E. of Resolution 270-1980.

On August 21, 2003 the Environmental Planning Commission voted to approve Project 1002715/03EPC 00919, a site development plan for subdivision, for Tracts 1-4, Horizon Corporation, Replat of Tract H, containing approximately 29 acres, located on Paradise Blvd NW between Lyon Blvd NW and Universe Blvd NW, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tract 1 and portions of Tract 2-4, Horizon Corporation Re-Plat of Tract H, located on Paradise Blvd between Lyon and Universe Blvd NW, containing approximately 29.46 acres.
2. The applicant is proposing to re-plat the site and will continue to maintain 4 separate tracts but will be reconfigured and will also contain public streets. The new tracts will be identified as Tracts A, B, C & D and are clearly noted on the proposed site development plan for subdivision. A small portion of current Tract 4 is proposed to be located east of the proposed Unser Blvd and will be identified as Tract C. The applicant is not proposing any immediate development and will return to EPC for a future site development plan for building permit approval.
3. The site is currently zoned SU-1 zone and the applicant is requesting a zone map amendment from SU-1 for PRD F.A.R. 0.5 to SU-1 for C-1 Uses for a portion of Tracts 2 & 3 and all of Tract 4, and SU-1 for PRD F.A.R. 0.5 to C-2 for portions of Tract 2 & 3. Tract 1 and portions of Tract 2 are currently zoned SU-1 for C-1 Uses and therefore does not require to be included in the zone map amendment request.
4. Tracts 1 & portions of Tract 2 are currently within a designated Neighborhood Center within the Paradise Community as identified in the *West Side Strategic Plan*.
5. The site is located south of Paradise Boulevard at the intersection of Lyon Blvd NW. Lyon Blvd south of Paradise Blvd is shown on the zone atlas but is not actually constructed on the site. Unser Blvd is expected to replace Lyon Blvd and the alignment of Unser Blvd proposed by the applicant is consistent with the Unser Middle Transportation Corridor Study, Final Environmental Impact States (Council Bill R-277).

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OFFICIAL NOTICE OF DECISION

AUGUST 21, 2003

PROJECT #1002715

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6. The site plan is in compliance with Policy 5d, Established Urban of the Comprehensive Plan by proposing development at a location and intensity that will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
7. The applicant is proposing a zone category that will further Policy 5i, Established Urban of the Comprehensive Plan by providing employment and service uses complementary of residential areas.
8. The proposed site development plan for subdivision furthers Policy 3.9, of the West Side Strategic Plan which requires the City of Albuquerque to continue to work closely with MRGCOG and the Petroglyph National Monument to resolve several critical road issues greatly impacting the Paradise Community, including Unser Blvd.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall clearly specify that building setbacks shall be consistent with the C-1 zone category of the Comprehensive City Zoning Code.
3. The applicant must comply with the following conditions as stated by the City Engineer and the Public Works Department:
 - a. Full Traffic Impact Study (TIS) will be required prior to site development plan for building permit.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 - c. Provide cross access agreement between all tracts.
 - d. Dedication of a 108 feet of right-of-way from the centerline of Unser Boulevard, a limited access principal arterial as required by the adopted Unser Middle Transportation Corridor Study, Final Environmental Impact Statement (Council Bill R-277).
 - e. Site Plan for Subdivision approval, is contingent on receiving approval by the Metropolitan Transportation Board of the Mid-Region Council of Governments for access of Buglo Avenue to Unser Boulevard.

OFFICIAL NOTICE OF DECISION
AUGUST 21, 2003
PROJECT #1002715
PAGE 5 OF 6

- f. Land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Any required infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
- g. An approved conceptual grading and drainage plan is required for Preliminary Plat approval/Site Plan sign-off by the City Engineer. Approval of drainage plan required prior

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY SEPTEMBER 5, 2003 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

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

PAID RECEIPT

APPLICANT NAME Boulevard Limited Partnership
AGENT Consensus Planning Inc
ADDRESS 924 Park Av SW
PROJECT & APP # 1002715/04 DRB 01061
PROJECT NAME Horizon Corp Tr H

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

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\$ 20.00 TOTAL AMOUNT DUE

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DUPLICATE
City Of Albuquerque
Treasury Division

7/6/2004 9:54AM LOC: ANNX
RECEIPT# 00028117 WS# 007 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00