CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002776 **AGENDA ITEM NO: 5**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Need cross-lot drainage easement.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 23, 2008

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002776 **AGENDA ITEM NO: 5 & 12**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Vacation
Final Plat
Preliminary Plat

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: November 14, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002776 **AGENDA ITEM NO: 7**

SUBJECT:

Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-14-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___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
0

DATE: OCTOBER 31, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: October 30, 2007

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Senior Planner CL

RE: Project #1002776, Taylor Ranch Self Storage

On September 20th, 2007, the Environmental Planning Commission (EPC) approved a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for Tract Y-2A-1, Taylor Ranch, approximately 10.1 acres, zoned C-2(SC). The subject site is known as the Homestead Hills Shopping Center.

Staff met with the agent and the applicant, Kevin Juno and Dan Rich, on October 22nd, 2007 to discuss compliance with the EPC's Conditions of Approval. Staff finds that the conditions are satisfactorily complied with. Below Staff offers some clarifications.

Note: Planning Staff did not check Transportation Staff's conditions.

A. Site Development Plan for Subdivision

Condition #4

Regarding height, the C-2 zone refers to the O-1 zone. Height in the O-1 zone is as follows: Structure height up to 26 feet is allowed. Over 20 feet is allowed if the structure's height and width fall with 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises.

A portion of the officer/manager's quarters measures 30 feet at the middle of the roofline. The applicant has discussed this with Staff and has demonstrated that the structure complies.

B. Site Development Plan for Building Permit

Condition #5d
There is an existing London Plane tree at this location, which was not obvious to Staff in the previous version of the landscape plan.

Condition #8
Regarding height, the C-2 zone refers to the O-1 zone. Height in the O-1 zone is as follows: Structure height up to 26 feet is allowed. Over 20 feet is allowed if the structure's height and width fall with 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises.

A portion of the officer/manager's quarters measures 30 feet at the middle of the roofline. The applicant has discussed this with Staff and has demonstrated that the structure complies.

If you have any questions regarding this case, please call me at 924-3935.

#5

Complete Ag 2/22/08

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70018 Project # 1002776

Project Name: TAYLOR RANCH

Agent: PRECISION SURVEY'S INC. Phone No.:

Your request was approved on 1/23/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☒ UTILITIES: need Temp. Waterline Easement reviewed and ready for recording.

☒ CITY ENGINEER / ~~AMAFCA~~: S/A ; PUE signatures BOB

☐ PARKS / CIP:

☐ PLANNING (Last to sign):

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

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

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

Created On: 1/23/08

2776

DXF Electronic Approval Form

DRB Project Case #: 1002776

Subdivision Name: TAYLOR RANCH TRACT Y2A1A Y2A1B Y2A1C & Y2A1D

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 1/23/2008 Hard Copy Received: 1/23/2008

Coordinate System: NMSP Grid (NAD 83)

Approved 01·23·2008 Date

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

AGIS Use Only

Copied fc **2776** to agiscov on **1/23/2008** Contact person notified on **1/23/2008**

#5

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 08DRB-70018 Project # 1002776

Project Name: TAYLOR RANCH

Agent: PRECISION SURVEY'S INC. Phone No.:

Your request was approved on 1/23/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☒ UTILITIES: need Temp. Waterline Easement reviewed and ready for recording.

☒ CITY ENGINEER / ~~AMAFCA~~: S/A ; PUE signatures

☐ PARKS / CIP:

☐ PLANNING (Last to sign):

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

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

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

Created On: 1/23/08

Complete Rg 2/22/08

#4

DRB CASE ACTION LOG (SITE PLAN BLDG PERMIT)

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-70140 (SPB)** Project # **1000351**

Project Name: **LANDS OF ZIA TRADING COMPANY**

Agent: Claudio Vigil Architects Phone No.:

Project Number 1000351

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/1/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA: SIA (ok) Bus
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): 3 copies

☐ **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.**

DEVELOPMENT REVIEW BOARD
AGENDA

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

January 23, 2008 9:00 AM
MEMBERS:

Andrew Garcia, Acting DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

1. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/08).* **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

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

2. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

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

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

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

4. **Project# 1004071**
08DRB-70017 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract C, **ANCIENT MESA,** zoned C-9, located on RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). (C-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

5. **Project# 1002776**
08DRB-70018 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1 to be known asY-2A-1- A, Y-2A-1-B,Y-2A-1C,Y-2A-1D, **TAYLOR RANCH,** zoned C-2(SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TRAIL NW containing approximately 10.1154 acre(s). (D-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, PUBLIC UTILITY SIGNATURES, AGIS DXF AND COPY OF RECORDED PLAT, AND TO ABCWUA: NEED TEMPORARY WATERLINE EASEMENT REVIEWED AND READY FOR RECORDING.**

6. **Project# 1004526**
08DRB-70022 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LORETTA CHAVEZ/CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 400 & 399, **TOWN OF ATRISCO GRANT UNIT 3,** zoned R-D, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO RD SW containing approximately 6.3718 acre(s). (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project# 1007063**
08DRB-70019 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) for all or a portion of Tract(s) A, **LLD** zoned M-1 & SU-1 PERMISSIVE USES, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16/17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND SITE PLAN WITH PARKING, AND TO ABCWUA: GRANT PRIVATE WATER/SEWER SERVICE LINE EASEMENTS FOR TRACT A-2 AND TRACT 'A' TO THE NORTH. ALSO NEED BENEFICIARY AND MAINTENANCE NOTES.**

8. **Project# 1006000**
08DRB-70026 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK,** zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/23/08 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT IS DEFERRED PENDING THE SIA. CONDITION OF FINAL PLAT: DEDICATION OF 20 FT RADIUS PER TRANSPORTATION.**

9. **Project# 1007060**
08DRB-70015 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot 1, **HURLEY REPLAT W/ A PORTION OF VACATED HARWOOD LATERAL,** zoned R-1, located on 8TH ST NW BETWEEN ALTA MONTE PL NW AND ALTA MONTE AVE NW containing approximately 0.4996 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 5 FOOT SETBACK WITH RECORDED AGREEMENT.**

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

10. **Project# 1007033**
08DRB-70013 SKETCH PLAT REVIEW AND COMMENT

GILFERD J PACHECO agent(s) for GILFERD J PACHECO request(s) the above action(s) for all or a portion of Lot(s) 5-8, **MESA PARK ADDITION,** zoned C-1, located on ZUNI RD SE BETWEEN INDIANA SE AND KENTUCKY SE containing approximately 0.3652 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007062**
08DRB-70016 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) 50 - 52, **TO BE KNOW AS TRACT A, SOUTH SAN JOSE PARISH,** zoned SU-2/MR, located on BROADWAY BLVD SE BETWEEN ETHLYN AVE SE AND SAN JOSE AVE SE containing approximately 6.8196 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007067**
08DRB-70025 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD agent(s) for BLUE MOUNTAIN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF LANDS OF BRUCE D. JOHNSON,** zoned M-1, located on VASSAR DR NE BETWEEN COMANCHE RD NE JOHNVILLE DR NE containing approximately 3.0532 acre(s). (G-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:05

Item# 5
Project# 1002776
Hearing Date: Jan 23, 2008
R-1
CONESTOGA
Y2A1
C-2
Y2A2
HOMESTEAD
R-1
A
Y1
13A
12A
11A
10A
9A
8A
7A

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 23, 2008
DRB Comments

ITEM # 5

PROJECT # 1002776 APPLICATION # 08-70018

RE: Tract Y-2A-1, Taylor Ranch

For future reference, please revise solar note (No. 8) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the word "THIS PLAT" at the beginning of the note, and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

Easements need to be called out on plat for access, drainage, etc. to serve new lots in rear of property.

Jack Cloud AICP, DRB Chairman
924-3934/ jcloud@cabq.gov

#12a

DRB CASE ACTION LOG (EPC SITE PLAN – BP)

REVISED 10/08/07

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

DRB Application No.: **07DRB-70329** Project # **1002776**

Project Name: **TAYLOR RANCH STORAGE**

Agent: **JUNO ARCHITECTS** Phone No.:

Your request was approved on 11/14/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: Comments on staff report

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): 3 Copies

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

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

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

Created On: 11/14/07

#126

DRB CASE ACTION LOG (EPC SITE PLAN-SUBD)

REVISED 10/08/07

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

DRB Application No.: **07DRB-70330** Project # **1002776**

Project Name: **TAYLOR RANCH STORAGE**

Agent: **JUNO ARCHITECTS** Phone No.:

Your request was approved on 11/14/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION:

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☑ PLANNING (Last to sign): 3 Copies

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

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

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

Created On: 11/14/07

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1002776
07DRB-70325 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

At the November 14, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

CONDITIONS:

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

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

07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 11/14/07 the preliminary plat was approved. Condition of final plat is for the existing water line to be removed and replaced.

If you wish to appeal this decision, you must do so by November 29, 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: Isaacson and Arfman PA – 9912 Park Ln NW – Albuquerque, NM 87108
Cc: KLD Enterprises LLC – 12231 Academy Rd NE #301-189 – Albuquerque, NM 87111
Marilyn Maldonado
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

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

1.	**Project# 1003483** 07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit 2,** zoned SU2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND SIGNAL AVE NE containing approximately 2.74 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**
2.	**Project# 1004404** 07DRB-70296 VACATION OF PUBLIC EASEMENT 07DRB-70297 BULK LAND VARIANCE 07DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL	SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A,** zoned SU2-UR, SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) *[Deferred from 10/31/07]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE,** zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) *[Deferred from 11/7/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**

4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC EASEMENT
07DRB-70327 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2 ,** zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**

5. ~~**Project#:1002776**~~
07DRB-70325 VACATION OF PUBLIC EASEMENT
07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR SUBDIVISION
07DRB-70376 MINOR - SDP FOR BUILDING PERMIT

07DRB-70370 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B,** zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXIBIT TO THAT EFFECT.**

ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B,** zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**

7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING),** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from10/10/07]* **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH,** zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR SUBDIVISION

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6,** zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.

10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR BUILDING PERMIT

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6,** zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) ***[EPC Planner – Anna DiMambro]*** **DEFEFFED TO 11/21/07 AT THE AGENT'S REQUEST.**

11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION,** zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) ***[EPC Planner – Carol Toffaleti]*** **DEFEFFED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING PERMIT
07DRB-70330 EPC/SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE,** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A,** zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B,** zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. Project# 1004851
07DRB-70367 EXT OF MAJOR PRELIMINARY PLAT

HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD,** zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

15. Project# 1006768
07DRB-70371 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION,** zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**

16. Project# 1006931
07DRB-70368 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION,** zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**

17. Project# 1006935
07DRB-70372 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION,** zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION,** zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION,** zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION,** zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: October 30, 2007

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Senior Planner

RE: Project #1002776, Taylor Ranch Self Storage

On September 20th, 2007, the Environmental Planning Commission (EPC) approved a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for Tract Y-2A-1, Taylor Ranch, approximately 10.1 acres, zoned C-2(SC). The subject site is known as the Homestead Hills Shopping Center.

Staff met with the agent and the applicant, Kevin Juno and Dan Rich, on October 22nd, 2007 to discuss compliance with the EPC's Conditions of Approval. Staff finds that the conditions are satisfactorily complied with. Below Staff offers some clarifications.

Note: Planning Staff did not check Transportation Staff's conditions.

A. Site Development Plan for Subdivision

Condition #4

Regarding height, the C-2 zone refers to the O-1 zone. Height in the O-1 zone is as follows: Structure height up to 26 feet is allowed. Over 20 feet is allowed if the structure's height and width fall with 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises.

A portion of the officer/manager's quarters measures 30 feet at the middle of the roofline. The applicant has discussed this with Staff and has demonstrated that the structure complies.

B. Site Development Plan for Building Permit

Condition #5d
There is an existing London Plane tree at this location, which was not obvious to Staff in the previous version of the landscape plan.

Condition #8
Regarding height, the C-2 zone refers to the O-1 zone. Height in the O-1 zone is as follows: Structure height up to 26 feet is allowed. Over 20 feet is allowed if the structure's height and width fall with 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises.

A portion of the officer/manager's quarters measures 30 feet at the middle of the roofline. The applicant has discussed this with Staff and has demonstrated that the structure complies.

If you have any questions regarding this case, please call me at 924-3935.

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

Planning Department

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

Interoffice Memorandum

November 13, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s): **DRB #1002776**
Case Number(s):
Agent: **Isaacson and Arfman**
Applicant:
Legal Description: **Tract Y-2A-1, Taylor Ranch**
Acreage:
Zone Atlas Page: **D-11**

CERTIFICATE OF NO EFFECT: Yes X No ____

CERTIFICATE OF APPROVAL: Yes ____ No ____

SUPPORTING DOCUMENTATION:
Phase I environmental report

RECOMMENDATION(S):

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

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

Matson, Sheran A.

From: Emeraldprops@aol.com
Sent: Tuesday, October 30, 2007 3:25 PM
To: Matson, Sheran A.
Cc: Junoarchitects@aol.com; gennyd@iacivil.com
Subject: Project # 1002776

Sheran,

As per our conversation we will defer our hearing of the above referenced project (originally scheduled for tomorrow October 31st), to November 14th so that we can be heard concurrently with the subdivision and vacation actions being represented by Isacson & Arfman on the same day.

Thank you,

Dan Rich

See what's new at AOL.com and Make AOL Your Homepage.

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1002776 **AGENDA#** 5 **DATE:** 11/14/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. 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 REVIEW BOARD

November 14, 2007

Project# 1002776
07DRB-70325 VACATION OF PUBLIC EASEMENT
07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this proposal. For information purposes, Taylor Ranch Dr. is classified an urban collector.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination Letter(s) sent to: **TAYLOR RANCH NA (R)**

APS

The owner of the above property requests a vacation of public easement and approval of a minor preliminary/final plat for a proposed self-storage facility with 69,086 sf of storage and a 2,841 sf manager's apartment/office. This will have no adverse impacts on the APS district.

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

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

Defer to agencies having interest in easements. No objection to the platting action.

Transportation Development

Comments will be issued once site plan submittal is received.

Parks & Recreation

Defer to affected agencies regarding the vacation request.

No objection to the preliminary plat.

ABCWUA

No objection to Vacation request with the condition that "Final Plat will not be approved until the existing water line is removed and replaced." No objection to Preliminary Plat approval.

Planning Department

The agent reported that the perimeter wall design was approved via the site plan at EPC.

No objection to the vacation request.

Planning has no objection to the preliminary plat approval. A comparison to the EPC approved site plans will be made when the site plans are submitted.

However, because the site is over 5 acres, compliance with the City's Archaeological Ordinance is required prior to approval of the preliminary plat.

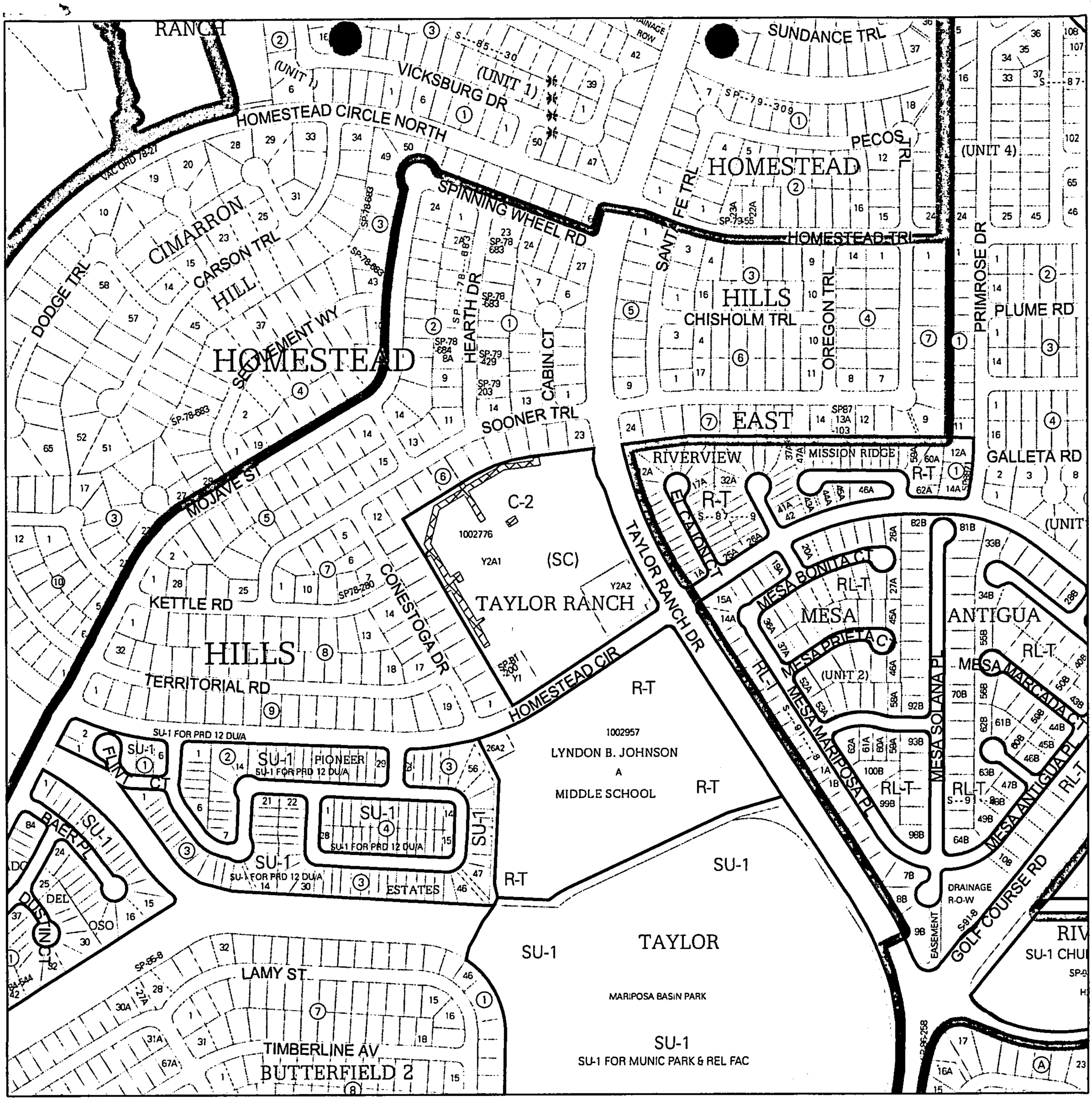
Impact Fee Administrator

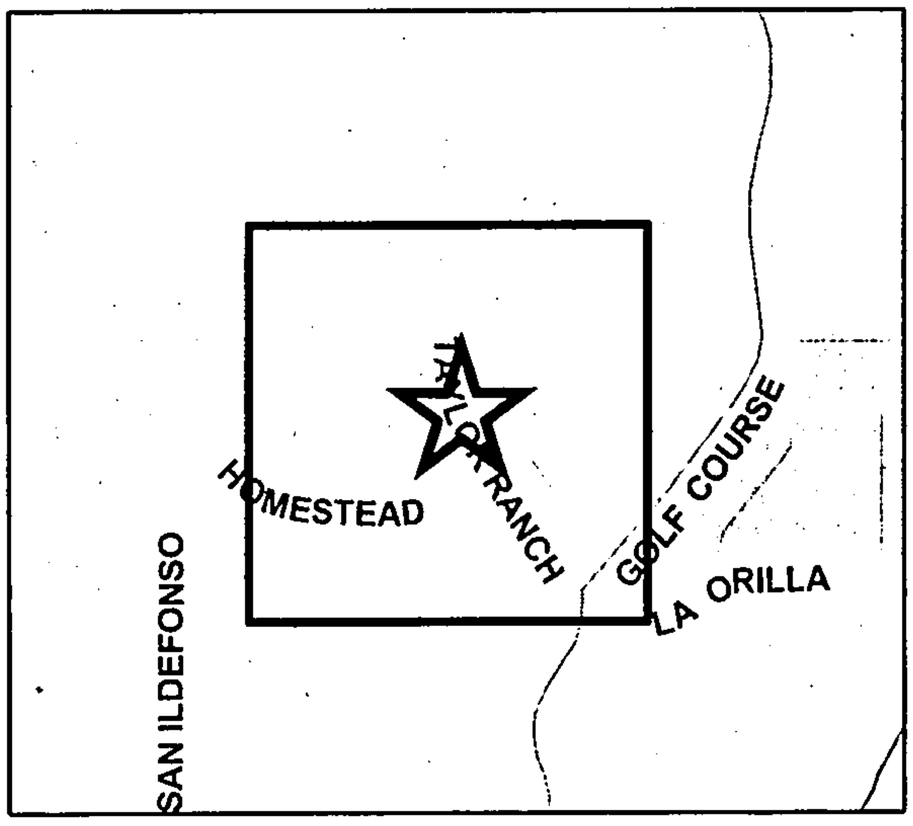
No comment on the proposed vacation of public easements. Construction of new non-residential facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa for Roadways, and the Westside for Public Safety. The consultant has been contacted regarding the Roadways Fees for the self storage units.

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

Cc: Isaacson & Arfman, P.A. – 9912 Park Ln NW – Albuquerque, NM 87108

Cc: KLD Enterprises LLC – 12231 Academy Rd NE # 301-189 – Albuquerque, NM 87111





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002776
Hearing Date:
November 14, 2007
Zone Map Page:
D-11
Additional Case Numbers:
07DRB-70325 07DRB-70328

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 14, 2007
Zone Atlas Page: D-11
Notification Radius: 100 Ft.

Project# 1002776
App#07DRB-70325
07DRB-70328

Cross Reference and Location: TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW

Applicant: KLD ENTERPRISES LLC
12231 ACADEMY RD NE #301-189
ALBUQUERQUE, NM 87111

Agent: ISAACSON & ARFMAN, PA
9912 PARK LN NW
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: OCTOBER 26, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 9912 PARK LN NW FAX: 268-2632
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: gennyd@iacivil.com

APPLICANT: KLD ENTERPRISES, LLC. PHONE: 304-4516
ADDRESS: 12231 ACADEMY RD NE #301-189 FAX: 296-8100
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: emeraldprops@aol.com
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: REQUEST FOR PRELIMINARY PLAT & VACATION OF PUBLIC EASEMENTS

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

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

Lot or Tract No. Y-2A-1 Block: Unit:
Subdiv/Addn/TBKA: TAYLOR RANCH (Aka Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, + Y-2A-1-D, Taylor Ranch)
Existing Zoning: C-2 (SC) Proposed zoning: SAME
Zone Atlas page(s): D-11 UPC Code: 101106336612540925 MRGCD Map No NA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Proj. # 1002776, 07EPC-40040, 07EPC-40041

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): 10.1154 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: TAYLOR RANCH DR. NW
Between: HOMESTEAD CIR NW and SOONER TR NW

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

SIGNATURE Genevieve Donart DATE 10/18/07
(Print) GENEVIEVE DONART Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-70325	VPE	V	$ 180.00
07DRB-70328	PP		$ 720.00
			$
	ADV		$ 75.00
	CMF		$ 20.00
		Total	$ 995.00

Hearing date 11/14/07

Sandy Handley 10/19/07
Planner signature / date

Project # 1002776

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 10/17/07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - 70325
____ - ____ - ____
____ - ____ - ____

Sandy Handlee 10/19/07
Planner signature / date

Project # 1002776

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101106 336612 540925	KLD ENTERPRISES LLC #301 -189	12231 AC ADEMY RD NE	ALBU QUER QUE	N M	871 11	C	A1 A	TR Y-2A- 1 CORRECTION PLAT OF TRACT Y- 2A-1 AND Y-2A- 2 TAYLOR RANCH CONT 10.1154 AC
2	101106 339910 940926	BLAKES LOTABURGER LLC	PO BOX 36 48	ALBU QUER QUE	N M	871 90 3 648	C	A1 A	TR Y-2A- 2 CORRECTION PLAT OF TRACT Y- 2A-1 & Y-2A- 2 TAYLOR RANCH CONT .8971 AC
3	101106 340004 640115	BOARD OF EDUCATION OF T HE CITY OF ALBUQ PROP M ANAGEMENT	PO BOX 25 704	ALBU QUER QUE	N M	871 25 0 704	C	A1 A	TR A VACATION AND PLAT OF TRAC T A LYNDON B. JOHNSON MIDDLE S CHOOL CONT 13.8954 AC
4	101106 339617 240923	RAMIREZ EDWARD A & ELIZ ABETH J	5100 SOO NER TRL N W	ALBU QUER QUE	N M	871 20 2 946	R	A1 A	*023 006 HOMESTEAD HILLS
5	101106 338917 140922	VON BUSCH CANDACE J	5104 SOO NER TRL N W	ALBU QUER QUE	N M	871 20	R	A1 A	*022 006 HOMESTEAD HILLS
6	101106 338117 040921	SANCHEZ ANTHONY H ETUX	5108 SOO NER TR N W	ALBU QUER QUE	N M	871 20	R	A1 A	*021 006 HOMESTEAD HILLS
7	101106 332216 040515	BULLOCK SCOTT E & JANET M	5217 SOO NER TRL N W	ALBU QUER QUE	N M	871 20	R	A1 A	*015 005 HOMESTEAD HILLS
8	101106 333512 440909	MASHBURN KENNETH D ETU X	7000 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 915	R	A1 A	*009 006 HOMESTEAD HILLS
9	101106 334211 140907	PEDRO GEORGIA P	6924 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 909	R	A1 A	*007 006 HOMESTEAD HILLS
10	101106 332112 040405	LUCERO DAVID A & HILDA F	4523 4TH ST NW	ALBU QUER QUE	N M	871 07 3 900	R	A1 A	*7- A 7 REPLAT OF LOTS 7 & 8 BLK 7 HO MESTEAD HILLS
11	101106 334615 840916	SAVONEN STEVEN J & SHER I J	19 PICAS SO CT	LAMA R	C O	810 52	R	A1 A	*016 006 HOMESTEAD HILLS
12	101106 336016 440918	ARCHULETA DANIEL	5200 SOO NER TRL N W	ALBU QUER QUE	N M	871 20	R	A1 A	*018 006 HOMESTEAD HILLS
13	101106 342416 541137	SINENI ALICE & CYNTHIA F H OLT	6949 EL C AJON CT N W	ALBU QUER QUE	N M	871 20 5 229	R	A1 A	LT 13A, A REPL OF MISSION RIDGE CONT 10,936 SQ FT M/L
14	101106 343812 141125	GOLDMAN MICHAEL ELLIS	6901 EL C AJON CT N W	ALBU QUER QUE	N M	871 20	R	A1 A	LOT 1A, A REPL OF MISSION RIDGE CONT 5,193 SQ FT M/L
15	101106 342913 541130	ANDERSON JOYCE O	6921 EL C AJON NW	ALBU QUER QUE	N M	871 20	R	A1 A	LOT 6A, A REPL OF MISSION RIDGE CONT 5,132 SQ FT M/L
16	101106 342813 841131	RAY MICHAEL J & NIKKI L	6925 EL C AJON CT N W	ALBU QUER QUE	N M	871 20 5 229	R	A1 A	LOT 7A, A REPL OF MISSION RIDGE CONT 3,875 SQ FT M/L
17	101106 331113 540407	BOGGIO JAMES G ETUX	5300 SOO NER TR N W	ALBU QUER QUE	N M	871 20	R	A1 A	*005 007 HOMESTEAD HILLS
18	101106 332913 540911	HINDSLEY JEFFERY F & FRA N M	7008 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 915	R	A1 A	*011 006 HOMESTEAD HILLS
1	101106	NEAL DEWITT JR & MYRNA J	5211 SOO	ALBU	N	871	R	A1	*013 002 HOMESTEAD HILLS

9	333316 740701		NER TR N W	QUER QUE	M	20		A	
20	101106 337316 940920	ARCA FOUNDATION	11300 LO MAS NE	ALBU QUER QUE	N M	871 12	R	A1 A	*020 006 HOMESTEAD HILLS
21	101106 334015 440915	ALLISON HARVEY D ETUX	5212 SOO NER TR N W	ALBU QUER QUE	N M	871 20	R	A1 A	*015 006 HOMESTEAD HILLS
22	101106 343612 541126	NARANJO MARY E	6905 EL C AJON CT N W	ALBU QUER QUE	N M	871 20	R	A1 A	LOT 2A, A REPL OF MISSION RIDGE CONT 3,866 SQ FT M/L
23	101106 333911 740908	CHAVEZ PASQUALITA	6928 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 909	R	A1 A	*008 006 HOMESTEAD HILLS
24	101106 333409 140317	ASHWOOD LAWRENCE F	6919 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 908	R	A1 A	*016 008 HOMESTEAD HILLS
25	101106 334807 140219	LARKIN EDMUND E & ROSE MARIE	5200 TER RITORIAL R D NW	ALBU QUER QUE	N M	871 20 2 937	R	A1 A	*019 009 HOMESTEAD HILLS
26	101106 336407 540901	GILLETT PETER A & BEVERL Y P	1811 W VI STA LEJOS	TUCS ON	AZ	857 04 1 136	R	A1 A	*001 006 HOMESTEAD HILLS
27	101106 341616 041136	HOWIESON JANICE Y	6945 EL C AJON CT N W	ALBU QUER QUE	N M	871 20 5 229	R	A1 A	LT 12A, A REPL OF MISSION RIDGE CONT 10,628 SQ FT M/L
28	101106 332214 240912	HARMEYER DANIEL E & TER RY DOWLER-HURST	5224 SOO NER TRL N W	ALBU QUER QUE	N M	871 20	R	A1 A	*012 006 HOMESTEAD HILLS
29	101106 342414 541133	BAKER KENNETH H & CLAUD IA J	6933 EL C AJON CT N W	ALBU QUER QUE	N M	871 20 5 229	R	A1 A	LOT 9A, A REPL OF MISSION RIDGE CONT 3,712 SQ FT M/L
30	101106 335316 140917	FEDERAL NATIONAL MORTG AGE ASSOCIATION	PO BOX 65 0043	DALL AS	TX	752 65	R	A1 A	*017 006 HOMESTEAD HILLS
31	101106 342115 341135	WILSON JOHN RAY & KELLE R-WILSON ALICE R	6941 EL C AJON CT N W	ALBU QUER QUE	N M	871 20 5 229	R	A1 A	LT 11A, A REPL OF MISSION RIDGE CONT 5,822 SQ FT M/L
32	101106 333414 940914	WALKER JUSTIN G	5216 SOO NER TRL N W	ALBU QUER QUE	N M	871 20	R	A1 A	*014 006 HOMESTEAD HILLS
33	101106 331515 740514	SNYDER GREGORY W & LOR I GILES	5221 SOO NER TR N W	ALBU QUER QUE	N M	871 20	R	A1 A	*016 005 HOMESTEAD HILLS
34	101106 336716 740919	ORTIZ DAVID J ETUX	5116 SOO NER TR N W	ALBU QUER QUE	N M	871 20	R	A1 A	*019 006 HOMESTEAD HILLS
35	101106 344710 742122	SACHS TARA T	6721 MES A MARIPOS A PL NW	ALBU QUER QUE	N M	871 20 3 357	R	A1 A	LT 14A PLAT OF MESA ANTIGUA SUB D UNIT 1 CONT 0.2352 AC +- OR 10,245 SQ FT +-
36	101106 334510 540906	JOHNSON MATTHEW & KATH RYN M	6920 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 909	R	A1 A	*006 006 HOMESTEAD HILLS
37	101106 344811 542123	MONTOYA FRED & THRESA A	4917 MES A BONITA CT NW	ALBU QUER QUE	N M	871 20 4 643	R	A1 A	LT 15A PLAT OF MESA ANTIGUA SUB D UNIT 1 CONT 0.2362 AC +- OR 10,289 SQ FT +-
38	101106 333608 640316	STEVENS CHARLES W & LAV ERNE	6915 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 908	R	A1 A	*017 008 HOMESTEAD HILLS
39	101106 337408 340924	ALLSUP'S CONV STORE #150	PO BOX 19 07	CLOV IS	N M	881 01	C	A1 A	TR Y-1 - TRS Y-1 & Y- 2 TAYLOR RANCH WITHIN SEC 23 T1 1N R2E (BEING A REPL O F TR Y) C ONT 0.435 AC

40	101106 332814 640913	RESTINE MICHAEL S & BLANCA A	PO BOX 150	NEW LAGUNA	NM	870 38 0 150	R	A1 A	*013 006 HOMESTEAD HILLS
41	101106 342214 941134	FRANCO FELIX	6937 EL CAJON CT NW	ALBUQUERQUE	NM	871 20	R	A1 A	LT 10A, A REPL OF MISSION RIDGE CONT 3,578 SQ FT M/L
42	101106 334910 040905	WITKOWSKI GARY L	6916 CONESTOGA DR NW	ALBUQUERQUE	NM	871 20 2 909	R	A1 A	*005 006 HOMESTEAD HILLS
43	101106 333112 940910	ERICKSON LARRY E & KAREN R	4805 WELLSBURG NW	ALBUQUERQUE	NM	871 20	R	A1 A	*010 006 HOMESTEAD HILLS
44	101106 343213 141128	COLLINS DEANELL R	6915 EL CAJON CT NW	ALBUQUERQUE	NM	871 20 5 229	R	A1 A	LOT 4A, A REPL OF MISSION RIDGE CONT 3,941 SQ FT M/L
45	101106 331412 740406	COBOS ATHENA A	7009 CONESTOGA DR NW	ALBUQUERQUE	NM	871 20	R	A1 A	*006 007 HOMESTEAD HILLS
46	101106 333109 840318	NIEMEYER STEPHEN A ETUX	PO BOX 67 091	ALBUQUERQUE	NM	871 93 7 091	R	A1 A	*015 008 HOMESTEAD HILLS
47	101106 335209 440904	HERNANDEZ JOSE A ETUX	6912 CONESTOGA DR NW	ALBUQUERQUE	NM	871 20 2 909	R	A1 A	*004 006 HOMESTEAD HILLS
48	101106 342217 641102	SILVA HERMAN D & JOANN C	8316 HILLSBORO CT NW	ALBUQUERQUE	NM	871 20	R	A1 A	* 23 7 AMENDED REPL OF HOMESTEAD HILLS EAST
49	101106 341518 941301	DAVISON GUY C	7201 SANTA FE TRL NW	ALBUQUERQUE	NM	871 20	R	A1 A	* 9 5 AMENDED REPL OF HOMESTEAD HILLS EAST
50	101106 339218 740827	LOPEZ JOSEPH D & BETTE G	7100 CABIN CT NW	ALBUQUERQUE	NM	871 20	R	A1 A	*001 001 HOMESTEAD HILLS
51	101106 337618 340815	GONCALVES ANTONIO M ETUX	7101 CABIN CT NW	ALBUQUERQUE	NM	871 20 2 901	R	A1 A	*013 001 HOMESTEAD HILLS
52	101106 336318 240814	BARTHELEMY MICHAEL J & MARY E TRUSTEES BARTHELEMY FAMILY TRUST	7100 HEARTH DR NW	ALBUQUERQUE	NM	871 20 2 913	R	A1 A	*014 001 HOMESTEAD HILLS
53	101106 334817 640703	URBAN MARY JANE	5201 SOONER TRL NW	ALBUQUERQUE	NM	871 20	R	A1 A	*011 002 HOMESTEAD HILLS
54	101106 341517 441101	LOCKHART RAYMOND C & ANITA L	5016 SOONER TR NW	ALBUQUERQUE	NM	871 20	R	A1 A	* 24 7 AMENDED REPL OF HOMESTEAD HILLS EAST
55	101106 334017 340702	STUBBS ROBERT L & HARRIET A	3147 N COUPLES DR	GOODYEAR	AZ	853 38 3 659	R	A1 A	*012 002 HOMESTEAD HILLS
56	101106 343013 341129	KRIEBEL KATHRYN M	6917 EL CAJON CT NW	ALBUQUERQUE	NM	871 20	R	A1 A	LOT 5A, A REPL OF MISSION RIDGE CONT 3,943 SQ FT M/L
57	101106 331015 340513	NALDA JEAN B & JEANNE C	5225 SOONER TR NW	ALBUQUERQUE	NM	871 20	R	A1 A	*017 005 HOMESTEAD HILLS
58	101106 342614 141132	LOBATO JIMMY & PAT	6929 EL CAJON CT NW	ALBUQUERQUE	NM	871 20 5 229	R	A1 A	LOT 8A, A REPL OF MISSION RIDGE CONT 3,805 SQ FT M/L
59	101106 343412 841127	C DE BACA MARCOS & MISHA	6909 EL CAJON CT NW	ALBUQUERQUE	NM	871 20 5 229	R	A1 A	LOT 3A, A REPL OF MISSION RIDGE CONT 3,915 SQ FT M/L
60	101106 332710 440319	SANDOVAL JERRY H & ROSE MARIE	6927 CONESTOGA DR NW	ALBUQUERQUE	NM	871 20 2 908	R	A1 A	*014 008 HOMESTEAD HILLS

61	101106 335708 840903	SERRANO MICHAEL	6908 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20	R	A1 A	*003 006 HOMESTEAD HILLS
62	101106 336008 240902	MAESTAS ANTHONY & CYNT HIA A	6904 CON ESTOGA D R NW	ALBU QUER QUE	N M	871 20 2 909	R	A1 A	*002 006 HOMESTEAD HILLS

Or Current Resident
ALLISON HARVEY D ETUX
5212 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
ALLSUP'S CONV STORE #150
PO BOX 1907
CLOVIS, NM 88101

Or Current Resident
ANDERSON JOYCE O
6921 EL CAJON NW
ALBUQUERQUE, NM 87120

Or Current Resident
ARCA FOUNDATION
11300 LOMAS NE
ALBUQUERQUE, NM 87112

Or Current Resident
ARCHULETA DANIEL
5200 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ASHWOOD LAWRENCE F
6919 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2908

Or Current Resident
BAKER KENNETH H & CLAUDIA J
6933 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
BARTHELEMY MICHAEL J & MARY E
7100 HEARTH DR NW
ALBUQUERQUE, NM 87120 2913

Or Current Resident
BLAKES LOTABURGER LLC
PO BOX 3648
ALBUQUERQUE, NM 87190 3648

Or Current Resident
BOARD OF EDUCATION OF THE CITY
OF ALBUQ PROP MANAGEMENT
PO BOX 25704
ALBUQUERQUE, NM 87125 0704

Or Current Resident
BOGGIO JAMES G ETUX
5300 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BULLOCK SCOTT E & JANET M
5217 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
C DE BACA MARCOS & MISHA
6909 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
CHAVEZ PASQUALITA
6928 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Or Current Resident
COBOS ATHENA A
7009 CONESTOGA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
COLLINS DEANELL R
6915 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
DAVISON GUY C
7201 SANTA FE TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
ERICKSON LARRY E & KAREN R
4805 WELLSBURG NW
ALBUQUERQUE, NM 87120

Or Current Resident
FEDERAL NATIONAL MORTGAGE
ASSOCIATION
PO BOX 650043
DALLAS, TX 75265

Or Current Resident
FRANCO FELIX
6937 EL CAJON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
GILLETT PETER A & BEVERLY P
1811 W VISTA LEJOS
TUCSON, AZ 85704 1136

Or Current Resident
GOLDMAN MICHAEL ELLIS
6901 EL CAJON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONCALVES ANTONIO M ETUX
7101 CABIN CT NW
ALBUQUERQUE, NM 87120 2901

Or Current Resident
HARMEYER DANIEL E & TERRY
DOWLER-HURST
5224 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
HERNANDEZ JOSE A ETUX
6912 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Or Current Resident
HINDSLEY JEFFERY F & FRAN M
7008 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2915

Or Current Resident
HOWIESON JANICE Y
6945 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
JOHNSON MATTHEW & KATHRYN M
6920 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Or Current Resident
KLD ENTERPRISES LLC #301-189
12231 ACADEMY RD NE
ALBUQUERQUE, NM 87111

Or Current Resident
KRIEBEL KATHRYN M
6917 EL CAJON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
LARKIN EDMUND E & ROSE MARIE
5200 TERRITORIAL RD NW
ALBUQUERQUE, NM 87120 2937

Or Current Resident
LOBATO JIMMY & PAT
6929 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
LOCKHART RAYMOND C & ANITA L
5016 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
LOPEZ JOSEPH D & BETTE G
7100 CABIN CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUCERO DAVID A & HILDA F
4523 4TH ST NW
ALBUQUERQUE, NM 87107 3900

Or Current Resident
MAESTAS ANTHONY & CYNTHIA A
6904 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Or Current Resident
MASHBURN KENNETH D ETUX
7000 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2915

Or Current Resident
MONTOYA FRED & THRESA A
4917 MESA BONITA CT NW
ALBUQUERQUE, NM 87120 4643

Or Current Resident
NALDA JEAN B & JEANNE C
5225 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
NARANJO MARY E
6905 EL CAJON CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
NEAL DEWITT JR & MYRNA J
5211 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
NIEMEYER STEPHEN A ETUX
PO BOX 67091
ALBUQUERQUE, NM 87193 7091

Or Current Resident
ORTIZ DAVID J ETUX
5116 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
PEDRO GEORGIA P
6924 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Or Current Resident
RAMIREZ EDWARD A & ELIZABETH J
5100 SOONER TRL NW
ALBUQUERQUE, NM 87120 2946

Or Current Resident
RAY MICHAEL J & NIKKI L
6925 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
RESTINE MICHAEL S & BLANCA A
PO BOX 150
NEW LAGUNA, NM 87038 0150

Or Current Resident
SACHS TARA T
6721 MESA MARIPOSA PL NW
ALBUQUERQUE, NM 87120 3357

Or Current Resident
SANCHEZ ANTHONY H ETUX
5108 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANDOVAL JERRY H & ROSEMARIE
6927 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2908

Or Current Resident
SAVONEN STEVEN J & SHERI J
19 PICASSO CT
LAMAR, CO 81052

Or Current Resident
SERRANO MICHAEL
6908 CONESTOGA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SILVA HERMAN D & JOANN C
8316 HILLSBORO CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
SINENI ALICE & CYNTHIA F HOLT
6949 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

Or Current Resident
SNYDER GREGORY W & LORI GILES
5221 SOONER TR NW
ALBUQUERQUE, NM 87120

Or Current Resident
STEVENS CHARLES W & LAVERNE
6915 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2908

Or Current Resident
STUBBS ROBERT L & HARRIET A
3147 N COUPLES DR
GOODYEAR, AZ 85338 3659

Or Current Resident
URBAN MARY JANE
5201 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
VON BUSCH CANDACE J
5104 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WALKER JUSTIN G
5216 SOONER TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
WILSON JOHN RAY & KELLER-
WILSON ALICE R
6941 EL CAJON CT NW
ALBUQUERQUE, NM 87120 5229

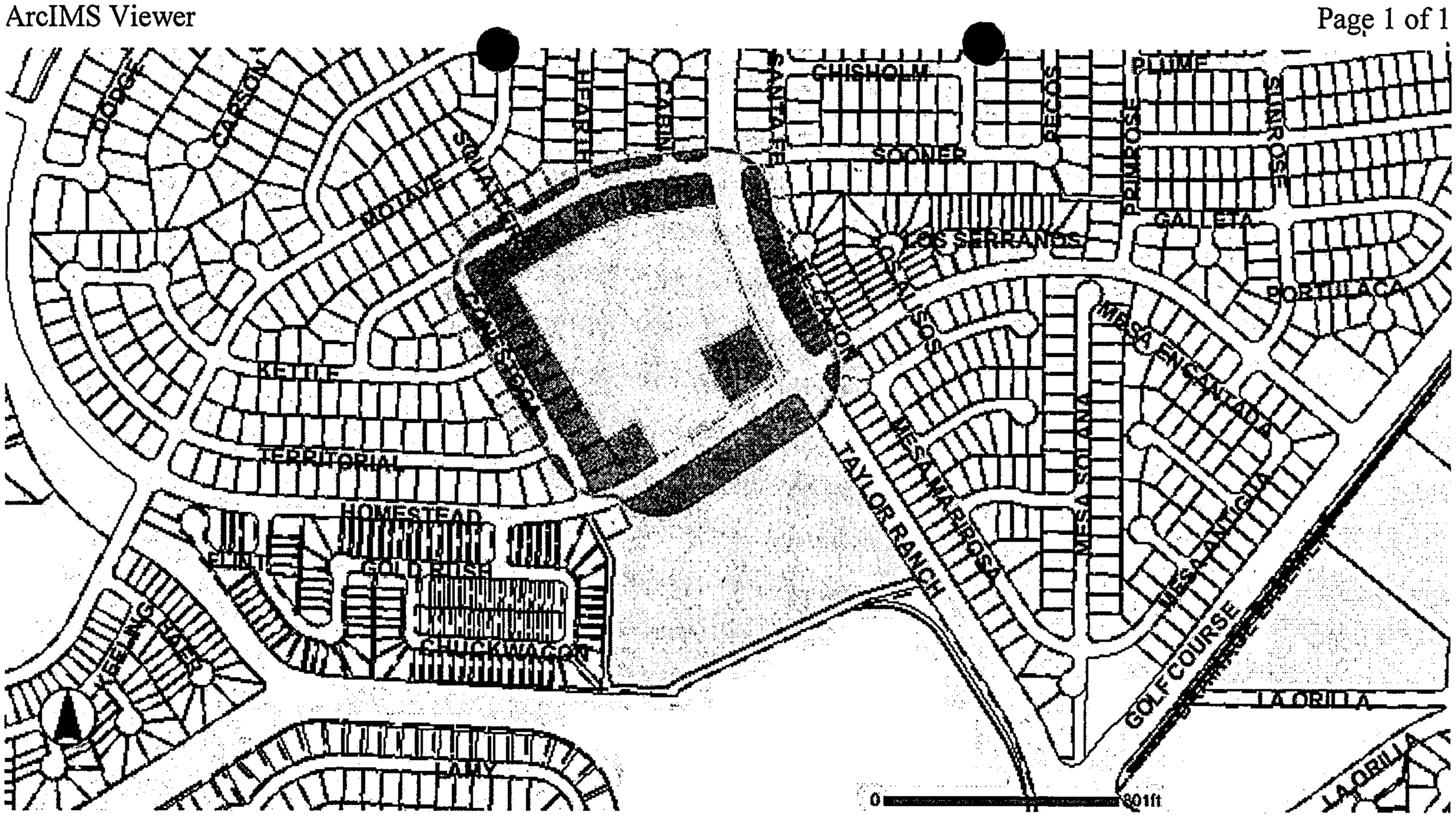
Or Current Resident
WITKOWSKI GARY L
6916 CONESTOGA DR NW
ALBUQUERQUE, NM 87120 2909

Project# 1002776
ISAACSON & ARFMAN PA
9912 PARK LN NW
ALBUQUERQUE, NM

Project# 1002776
KLD ENTERPRISES LLC
12231 ACADEMY RD NE #301-189
ALBUQUERQUE, NM 87111

Project# 1002776
JOLENE WOLFLEY
Taylor Ranch NA
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

Project# 1002776
RENE HORVATH
Taylor Ranch NA
5515 PALIMINO DR NW
ALBUQUERQUE, NM 87120


CHISHOLM
SOONER
PLUME
PRIMROSE
GALLETA
LOS SERRANOS
PORTULACA
MESA ENCANTADA
MESA ANTIGUA
MESA ANA
MESA MARIPOSA
TAYLOR RANCH
GOLF COURSE
LA ORILLA
KETTLE
TERRITORIAL
HOMESTEAD
GOLD RUSH
CHUCKWAGON
LAMY
0
801ft

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: 18 Oct 2007

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson & Gutman, PA
ADDRESS/ZIP: 128 Monroe St NE
PHONE/FAX #: 268-8828 / FAX 268-2632

Thank you for your inquiry of 18 October 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract Y-24-1, Taylor Ranch Located Taylor Ranch Dr. NW Between Homestead Cir. NW and Sommer Dr. NW
zone map page(s) D-11.

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

Taylor Ranch NA
Neighborhood Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW 87120
890-9414(h)
Rene Horvath
5515 Palomino Dr. NW 87120
898-2114(h)

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

October 18, 2007 Certified Mail 7005 1160 0001 1329 7337

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Stag Horn Drive NW
Albuquerque, NM 87120

RE: Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, & Y-2A-1-D, Taylor Ranch (Present Legal Description - Tract Y-2A-1, Taylor Ranch)

Dear Ms. Wolfley:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of public easements will be submitted to the City of Albuquerque Review Development Board. 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.

Genny L. Donart, PE
GLD/rtl
Attachment

7005 1160 0001 1329 7337

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

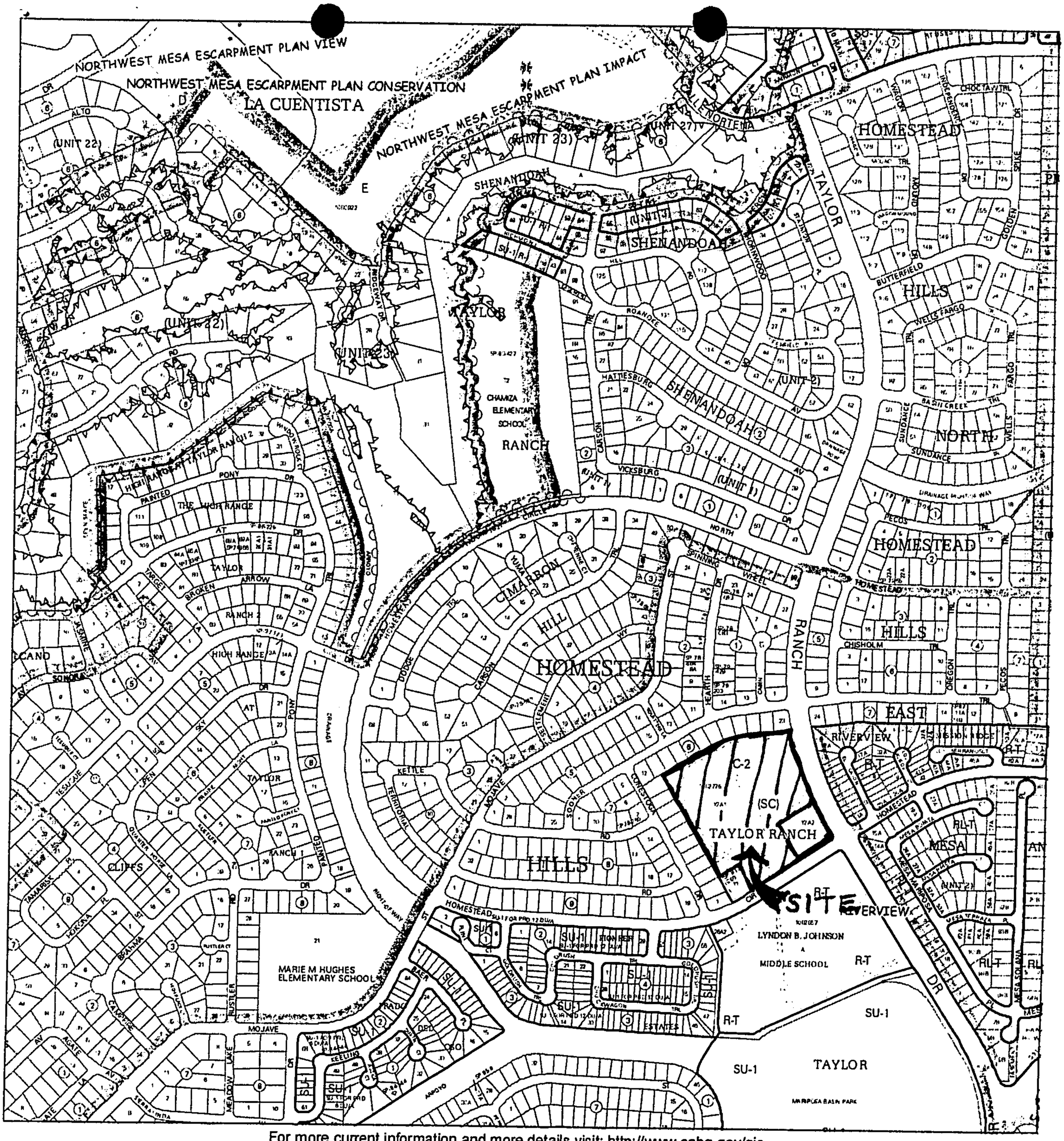
Postage	$ $0.41	0108
Certified Fee	$2.65	
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	10/18/2007

HIGHLAND STA ALBUQUERQUE NM OCT 18 2007 USPS

Sent To: Jolene Wolfley
Street, Apt. No.; or PO Box No.: Taylor Ranch N.A.
City, State, ZIP+4: 6804 Stag Horn Dr. NW, Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

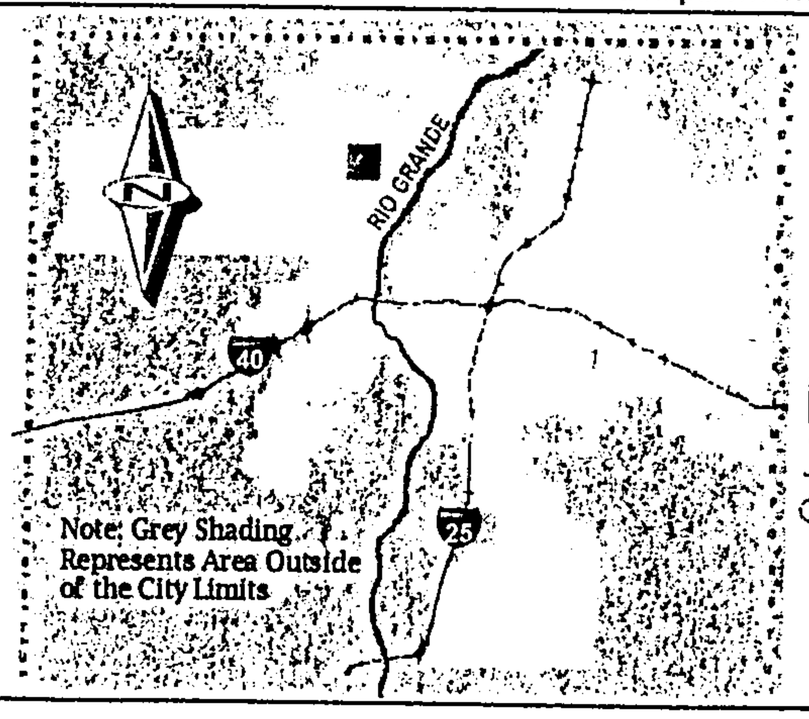
128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
SDP Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve Dart 10/17/07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB-_____-70328
_____-_____-_____
_____-_____-_____

Sandy Handley 10/19/07
Planner signature / date

Project # 1002776

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 14, 2007
Zone Atlas Page: C-18
Notification Radius: 100 Ft.

Project# 1003483
App#07DRB-70324

Cross Reference and Location: ON THE CORNER OF SIGNAL AVE NE AND SAN PEDRO AVE NE

Applicant: BHARAT H & CHAMPA B MODY
7019 STARSHINE ST NE
ALBUQUERQUE, NM 87111

Agent: SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: OCTOBER 26, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		___ Sector Plan **(Phase I, II, III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			
___ Administrative Amendment (AA)			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan	D		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE (Form D)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ 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): SANTOSH MODY PHONE: (505) 440-5857
ADDRESS: 5817 SIGNAL AVE NE FAX: (505) 266-7829
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: ehinc@comcast.net

APPLICANT: BHARAT H. MODY & CHAMPA B. MODY PHONE: (505) 797-9997
ADDRESS: 7019 STARSHINE ST. NE FAX: (505) 797-7775
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: ehinc@comcast.net
Proprietary interest in site: OWNER List all owners: BHARAT & CHAMPA MODY

DESCRIPTION OF REQUEST: EXTENSION OF CURRENT SUBDIVISION IMPROVEMENT AGREEMENT FOR AN ADDITIONAL 2 YEARS

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

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

Lot or Tract No. LOT 17-A TRACT A Block: 12 Unit: B
Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
Existing Zoning: SU-2 (IP) Proposed zoning: SU-2 (IP) MRGCD Map No ___
Zone Atlas page(s): C-18-Z UPC Code: ___

CASE HISTORY: STAYBRIDGE INN PROJ # 748381
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ZA-95-414
DRB-98-273, PROJ # 1003483, APPL # 06DRB-00400

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? YES
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.7375
LOCATION OF PROPERTY BY STREETS: On or Near: 5817 SIGNAL AVE. NE 87113
~~Between:~~ CORNER OF: SAN PEDRO AVE. NE and SIGNAL AVE NE

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

SIGNATURE Santosh Mody DATE 10/10/07
(Print) SANTOSH MODY Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70324	SFA		$ 50.00
- -	CMP		$ 20.00
- -	Adv		$ 75.00
- -			$
- -			$
			Total $ 145.00

Hearing date November 14, 2007

Planner signature / date 10/19/07

Project # 1003483

FORM S SUBDIVISION - D.R.B. PUBLIC HEARING

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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(Temporary sidewalk deferral extension use FORM-V)

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✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
N/A Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ List any original and/or related file numbers on the cover application
✓ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

SANTOSH MODY
Applicant name (print)

Smh mody 10/10/07
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
07DRB - _____ - 70324
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 10/19/07
Planner signature / date

Project # 1003483

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10180 64221 33020 405	MODY B H & C B	601 PAIS ANO DR N E	ALB UQU ERQ UE	N M	871 23	V	A1 A	* 019 012QUERQUE ACRES TRACT A UNIT B NORTH ALBU
2	10180 64238 33020 406	MODY B H & C B	601 PAIS ANO DR N E	ALB UQU ERQ UE	N M	871 23	V	A1 A	* 018 012TRACT A UNIT B NORTH ALBUQUERQUE A CRES
3	10180 64250 33020 407	MODY B H & C B	601 PAIS ANO DR N E	ALB UQU ERQ UE	N M	871 23	V	A1 A	LT 17 BLK 12 TR A UNIT B NORTH ALBUQUERQUE A CRES (EXECPT ELY PORTION OUT TO R/W) CONT 27,886 SQ FT M/L
4	10180 64252 30120 209	BARLOW SCOTT D	209 SOM BRERO N E	ALB UQU ERQ UE	N M	871 13	C	A1 A	* 016 013TRA UNIT B N ALBU AC
5	10180 64272 30110 675	SEDILLO BRYAN R & JENNIFER K	5016 CAL LE DE TIE RRA NE	ALB UQU ERQ UE	N M	871 11	V	A1 A	* 001 030N ALBUQ AC TR AUB 31,590 SF M/L
6	10180 64238 30120 210	GADDIS LIMITED P ARTNERSHIP	11401 M ODESTO A VE NE	ALB UQU ERQ UE	N M	871 22 415 0	C	A1 A	* 015 013TRA UNIT B N ALBU AC
7	10180 64225 30020 212	HERMAN ROBERT W & DIANE M	1650 NEZ PERCE L P NE	RIO RAN CHO	N M	871 44	C	A1 A	*B 13 REPLAT OF LOTS 12, 13 & 14 BLK 13 TR A UNI T B NORTH AL BUQUERQUE ACRES CONT 0.500 AC
8	10180 64201 30020 213	GOOD NEWS BAP TIST CHURCH	5812 SIG NAL AVE NE	ALB UQU ERQ UE	N M	871 13 190 3	C	A1 A	*A 13 REPLAT OF LOTS 12, 13 & 14 BLK 13 TR A UNI T B NORTH AL BUQUERQUE ACRES CONT 2.159 AC
9	10180 64273 35410 232	HAIDARI ESMAIL & GHAMAR ASGHAR ZADEH & V MOD L LC	12904 CA LLE DE SA NDIAS NE	ALB UQU ERQ UE	N M	871 11 292 3	V	A1 A	* 001 029TRA UB N ALBU AC
10	10180 64274 33010 201	SEDILLO BRYAN R & JENNIFER K C/O EMPIRE ENGINES	5016 CAL LE DE TIE RRA NE	ALB UQU ERQ UE	N M	871 11	C	A1 A	LT 32 BLK 29 TR A UNIT B NORTH ALBUQUERQUE A CRES CONT .7252 AC
11	10180 64191 34820 412	ALAMEDA GRAND E PARTNERSHIP	3535 PRI NCETON A VE NE	ALB UQU ERQ UE	N M	871 07	C	A1 A	LT 22B-1 BLK 12 PLAT FOR LT 22B- 1 BLK 12 TR A UNIT B NORTH A LBUQUERQUE ACR ES CONT. 0.9288 (AC. +/-) OR 40,459 (SQ. FT. + /-
12	10180 64211 35020 411	PRP INC	3200 BR OADWAY BLVD SE	ALB UQU ERQ UE	N M	871 05	C	A1 A	LT 22C BLK 12 CORRECTED PLAT FOR LTS 22A, 22 B, 22C & 22D BLK 12 TR A UNIT B NORTH ALBUQUE RQUE ACRES CONT 1.0101 AC M/L O R 44,000 SQ F T M/L
13	10180 64245 35320 408	QUALITY JEEP LIM ITED PARTNERSHI P	8101 LO MAS BLVD NE	ALB UQU ERQ UE	N M	871 10	C	A1 A	LT 22-D-2 BLK 12 PLAT OF LOTS 22-D-1 AND 22-D- 2 BEING A REPLAT OF LOT 22- D BLOCK 12 TRACT A UNIT B NORTH ALBUQURQUE ACRES CONT .9183 AC
14	10180 64228 35120 409	KAMEYAB IMPORT S INC	11409 FAI RINGTON NE	ALB UQU ERQ UE	N M	871 11	C	A1 A	LT 22 D-1 BLK 12 PLAT OF LOTS 22 D-1 & D- 2 BLK 12 BEING A REPL OF LT 22 D BLK 12 TRACT A UNIT B NORTH ALBUQ ACRES

15	1018064198331204 02	W2005/FARGO HOTELS (POOL C) REALTY LP	100 CRESCENT CT SUITE 1000	DALLAS	TX	75201	C	A1A	LT 22A BLK 12 CORRECTED PLAT FOR LTS 22A, 22B, 22C & 22D BLK 12 TR A UNIT B NORTH ALBUQUERQUE ACRES CONT 1.6070 AC M/L O R 70,001 SQ FT M/L

Or Current Resident
ALAMEDA GRANDE PARTNERSHIP
3535 PRINCETON AVE NE
ALBUQUERQUE, NM 87107

Or Current Resident
BARLOW SCOTT D
209 SOMBRERO NE
ALBUQUERQUE, NM 87113

Or Current Resident
GADDIS LIMITED PARTNERSHIP
11401 MODESTO AVE NE
ALBUQUERQUE, NM 87122 4150

Or Current Resident
GOOD NEWS BAPTIST CHURCH
5812 SIGNAL AVE NE
ALBUQUERQUE, NM 87113 1903

Or Current Resident
HAIDARI ESMAIL & GHAMAR
ASGHARZADEH & V MOD LLC
12904 CALLE DE SANDIAS NE
ALBUQUERQUE, NM 87111 2923

Or Current Resident
HERMAN ROBERT W & DIANE M
1650 NEZ PERCE LP NE
RIO RANCHO, NM 87144

Or Current Resident
KAMEYAB IMPORTS INC
11409 FAIRINGTON NE
ALBUQUERQUE, NM 87111

Or Current Resident
MODY B H & C B
601 PAISANO DR NE
ALBUQUERQUE, NM 87123

Or Current Resident
MODY B H & C B
601 PAISANO DR NE
ALBUQUERQUE, NM 87123

Or Current Resident
MODY B H & C B
601 PAISANO DR NE
ALBUQUERQUE, NM 87123

Or Current Resident
PRP INC
3200 BROADWAY BLVD SE
ALBUQUERQUE, NM 87105

Or Current Resident
QUALITY JEEP LIMITED
PARTNERSHIP
8101 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Or Current Resident
SEDILLO BRYAN R & JENNIFER K
5016 CALLE DE TIERRA NE
ALBUQUERQUE, NM 87111

Or Current Resident
SEDILLO BRYAN R & JENNIFER K
C/O EMPIRE ENGINES
5016 CALLE DE TIERRA NE
ALBUQUERQUE, NM 87111

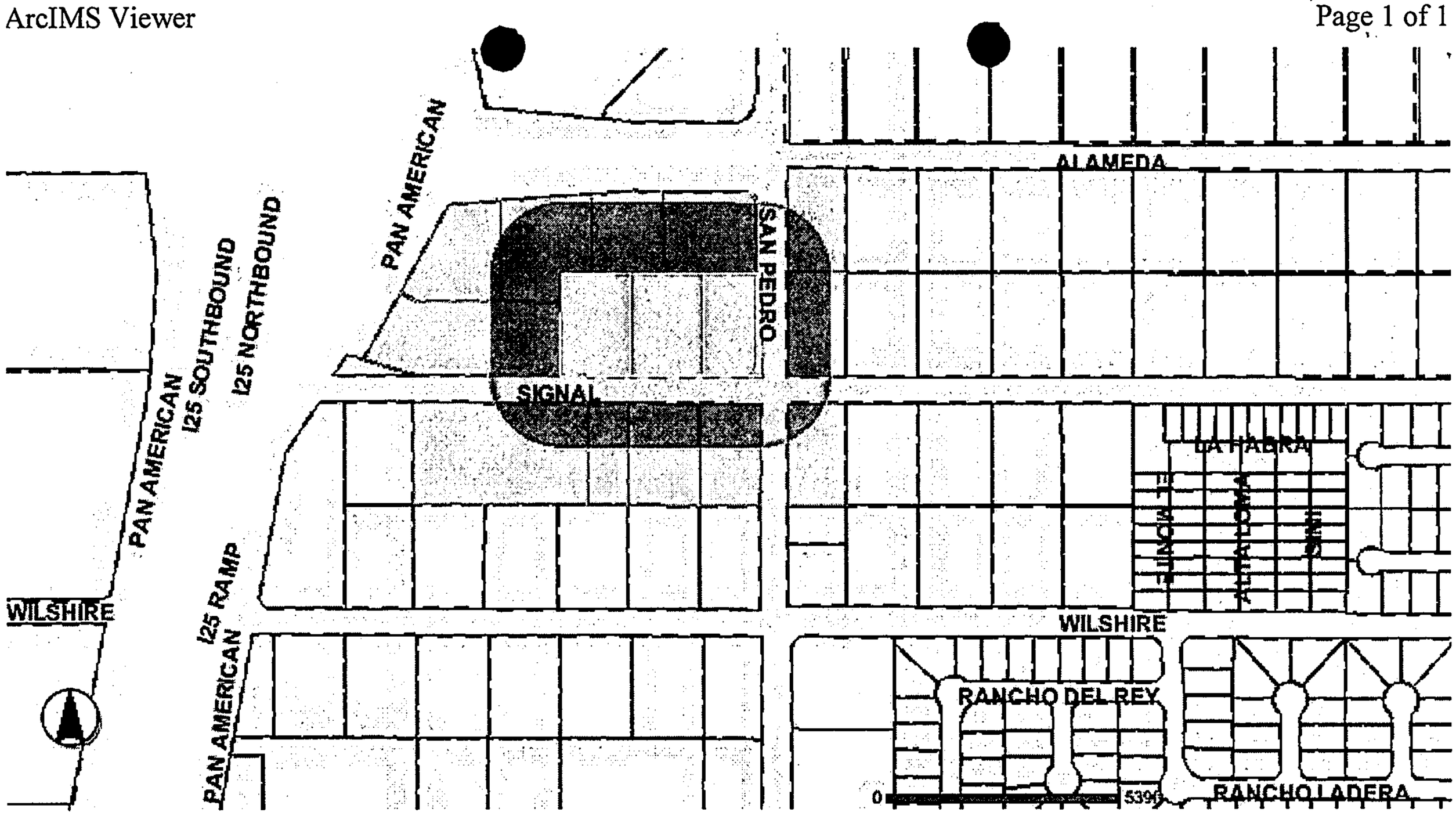
Or Current Resident
W2005/FARGO HOTELS (POOL C)
REALTY LP
100 CRESCENT CT SUITE 1000
DALLAS, TX 75201

Project# 1003483
SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE, NM 87113

Project# 1003483
BHARAT H & CHAMPA B. MODY
7019 STARSHINE ST NE
ALBUQUERQUE, NM 87111

Project# 1003483
PEGGY NEFF
West La Cueva
8305 CALLE SEQUELLE NE
ALBUQUERQUE, NM 87113

Project# 1003483
APRIL SWEET
West La Cueva
6939 CARMELITO LP NE
ALBUQUERQUE, NM 87113


PAN AMERICAN
I25 SOUTHBOUND
I25 NORTHBOUND
PAN AMERICAN
WILSHIRE
I25 RAMP
PAN AMERICAN
SAN PEDRO
SIGNAL
ALAMEDA
LA HABRA
WILSHIRE
RANCHO DEL REY
RANCHO LADERA
0
5396

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: October 19, 2007

TO CONTACT NAME: Santosh Mody
COMPANY/AGENCY: Staybridge Suites
ADDRESS/ZIP: 5817 Signal Ave NE 87113
PHONE/FAX #: 440-5857 / 266-2602

Thank you for your inquiry of 10-19-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Plat of Lot 17-A, North Albuquerque Acres, Block 12, Unit "B", Tract "A", projected section 18, T11N, R3E, NMPM, Elena Gallegos Land Grant.
zone map page(s) C-18.

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

West La Cueva
Neighborhood Association
Contacts: Peggy Neff
8305 Calle Sequelle NE
823-1041 (h) 87113
April Sweet
6939 Carmelito Dr NE
280-8586 (c) 87113

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/07)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.

2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

3. A physical description of the location, referenced to streets and existing land uses.

4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

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

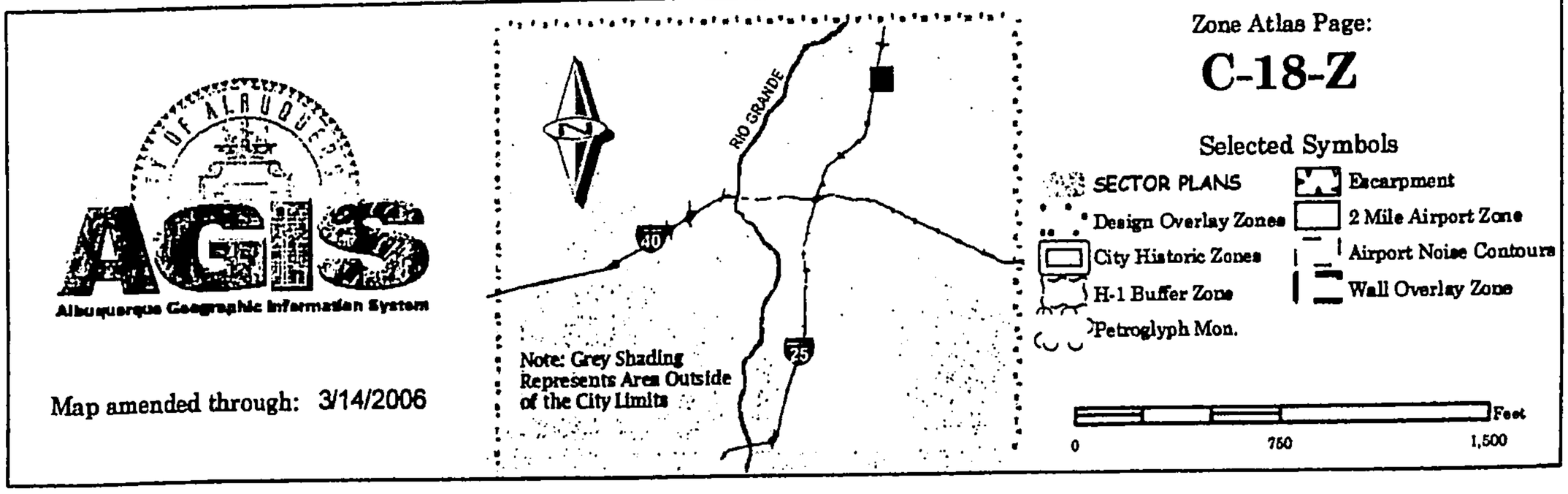
Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

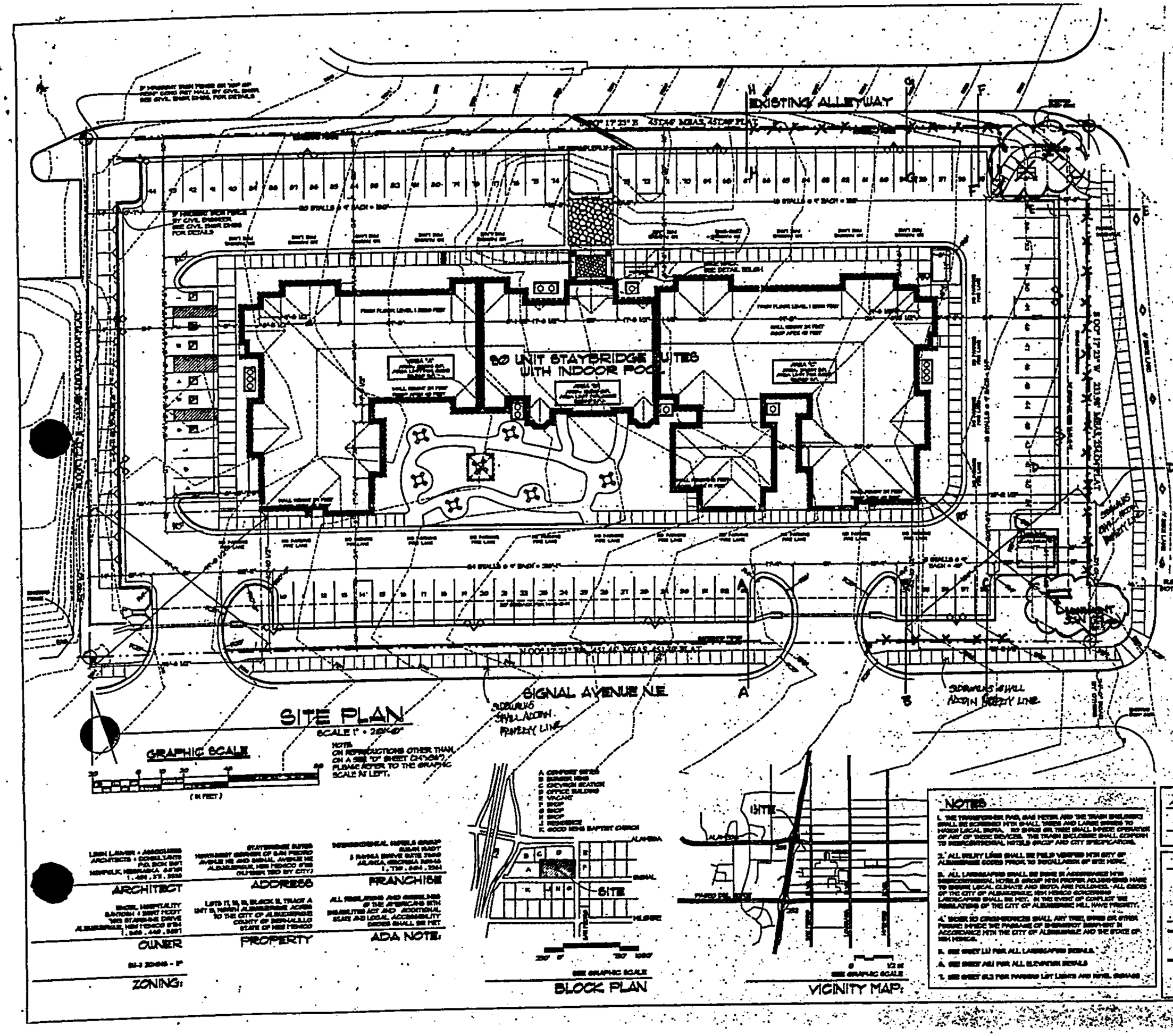
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

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





PROJECT NUMBER
APPLICATION NUMBER

BASIC DESIGN DATA:

SURFACE MATERIALS LIST

BIKE RACK DETAIL

NOTES

SQUARE FOOTAGE

LOT LAND USAGE

Staybridge Suites

site development plan for building permit

albuquerque, new mexico

revisions:

leon lauver + associates architects + consultants

job no: 455

sheet: G2.1

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 14, 2007
Zone Atlas Page: C-9
Notification Radius: 100 Ft.

Project# 1002962
App#07DRB-70326
07DRB-70327

Cross Reference and Location: NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD NE

Applicant: THE CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
830 EAST 2ND AVE
MESA, AZ 85204

Agent: HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: OCTOBER 26, 2007
Signature: ERIN TREMLIN

200?.015.3

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	S
☐ Major Subdivision action	
☒ Minor Subdivision action	
☒ Vacation	V
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	P
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	L

	Supplemental form
ZONING	Z
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	A
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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: The Church of Jesus Christ of Latter-Day Saints — PHONE: 480-844-7793
ADDRESS: 830 East Second Avenue — FAX: 480-834-4087
CITY: Mesa STATE AZ ZIP85204 — E-MAIL: ____
Proprietary interest in site: Owners
AGENT (if any): High Mesa Consulting Group — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 — E-MAIL: dtrujillo@highmesacg.com

DESCRIPTION OF REQUEST: Vacation Request of Public Drainage Easement and Preliminary / Final Plat Approval -- To be Known as Tract 10-A-1, The Trails, Unit 2

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

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

Lot or Tract No. Tract 10-A — Block: ____ — Unit: 2

Subdiv. / Addn. The Trails, Unit 2

Current Zoning: SU-2 SRSL 26 — Proposed zoning: n/a

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

Total area of site (acres): +/- 5.1021 — Density if applicable: dwellings per gross acre: n/a — dwellings per net acre: n/a

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 100906426924440101 — MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Woodmont Avenue, NW and Rainbow Boulevard, NW
Between: Paseo Del Norte 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.): Project No. 1002962, 05EPC-01692, 05EPC-01746

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

SIGNATURE Debie LeBlanc Trujillo — DATE October 19,2007

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group — ☐ Applicant ☒ Agent

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

		Application case numbers	Action	S.F.	Fees
NH ☐	**INTERNAL ROUTING**				
☒	All checklists are complete	07 DRB - - 70326	VPF		$ 345.00
☒	All fees have been collected	07DRB - - 70327	PP		$ 215.00
☒	All case #s are assigned	- -	CMF		$ 50.00
☒	AGIS copy has been sent	- -	GPV		$ 75.00
☒	Case history #s are listed	- -			$
NH ☐	Site is within 1000ft of a landfill	- -			Total
NH ☐	F.H.D.P. density bonus	Hearing date November 14 2007			$ 685.00
NH ☐	F.H.D.P. fee rebate				

Planner signature / date

Project # 1002962

2007.[illegible]5.3

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

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

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

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

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

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

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

HIGH MESA CONSULTING GROUP
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo
Applicant signature / date 10-19-07

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70326
____ - ____ - ____
____ - ____ - ____

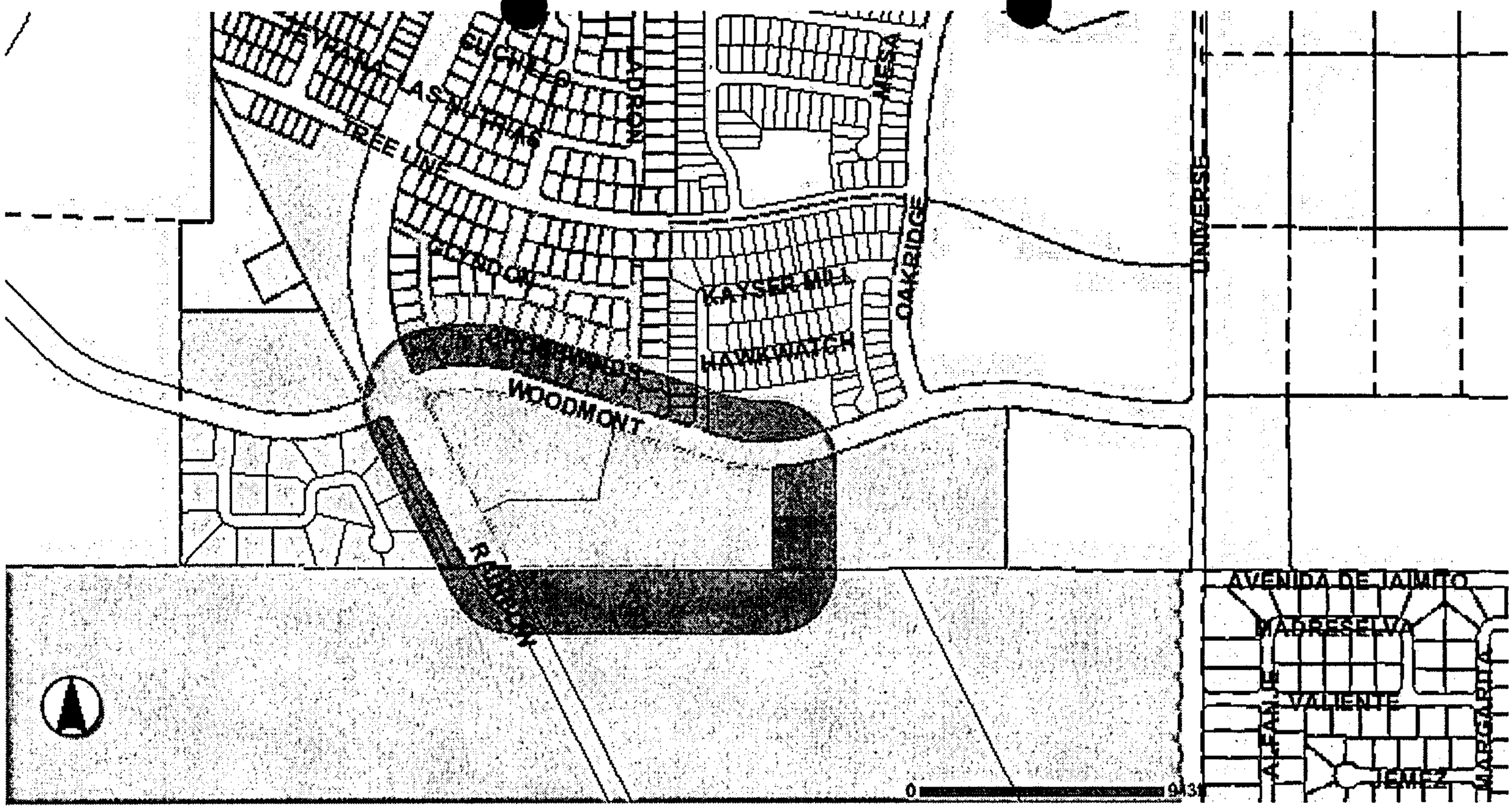
10/19/07
Planner signature / date

Project # 1002962

15	1009064276275220 29	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 50 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC
16	1009064232279220 23	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 23 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1946 AC
17	1009064270277220 28	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 49 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1551 AC
18	1009064265278220 27	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 48 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1610 AC
19	1009064258279220 26	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 47 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1610 AC
20	1009064245280220 24	MORGAN SAMUEL D & MARY K	7140 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 45 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2022 AC
21	1009064252280220 25	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 46 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1610 AC
22	1009064229282220 22	MUSE JERRY L SR & BRENDA LEE	8905 WINCREST TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 22 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
23	1009064308282221 12	FERNANDEZ SELSO & ANNA	7101 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 33 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1829 AC
24	1009064301283221 11	LEE TOM S & AMY G	7105 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 34 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1598 AC
25	1009064296285221 10	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 35 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC
26	1009064260295221 04	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 41 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1581 AC
27	1009064241295221 01	GREGORY CHANG-HUN P & ELENA EUN-YOUNG CHAI	7147 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 44 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1904 AC
28	1009064254295221 03	GUEVARRA MARWIN R & LEILANI S	7139 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 42 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1581 AC
29	1009064248295221 02	MAESTAS RAMON	7143 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 43 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1581 AC
30	1009064228288220 21	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 21 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1572 AC
31	10090 64289	HOWARD DONALD HERBERT & MARGARET BRUCE HOWA	7115 CROSSWI	ALBUQU	NM	87 11	V	A1A	LT 36 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRAC

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100906418322330201	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	8912 0	V	A1A	TR 11 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 11.7322 AC
2	100906441422640102	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIMERA NW	ALBUQUERQUE	NM	87120	V	A1A	TR 9 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 10.6593 AC
3	100906430322640101	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIMERA NW	ALBUQUERQUE	NM	87120	V	A1A	TR 10 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 14.2084 AC
4	100906417127720221	THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	8912 0	V	A1A	TR 12 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 5.3585 AC
5	100906437129210101	LONGFORD AT THE TRAILS LLC	3077 E WARM SPRINGS RD	LAS VEGAS	NV	8912 0	V	A1A	TR 6 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 17.0028 AC
6	100906426410530144	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE	NM	87504 1148	V	A1A	ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
7	100906432126022226	WEALE JOHN CHRISTOPHER	8900 HALLSTON TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 56 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2510 AC
8	100906432226822225	GUTIERREZ ALBERT T & HOA	11450 ERIDANUS CT	SAN DIEGO	CA	92126	V	A1A	LT 57 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1663 AC
9	100906430626622034	BURNS JOHN P & MELISSA L	7100 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 55 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .2131 AC
10	100906429926822033	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 54 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1525 AC
11	100906429427022032	FARVOUR GARY E & ELIZABETH B	7108 CROSSWINDS TRL	ALBUQUERQUE	NM	87114	V	A1A	LT 53 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC
12	100906432227422224	TORRES ANGEL A & AUDRA L	8908 HALLSTON TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 58 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC
13	100906428827222031	BUCKNER BRANDON L & JESSICA D	7112 CROSSWINDS TRL NW	ALBUQUERQUE	NM	87114	V	A1A	LT 52 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC
14	100906428227322030	CENTEX HOMES	5120 MASTHEAD NE	ALBUQUERQUE	NM	87109	V	A1A	LT 51 PLAT FOR THE RESERVE AT THE TRAILS SUBDIVISION (BEING A REPLAT OF TRACT F THE TRAILS) CONT .1515 AC

	28722 109	RD TRUSTEES HOWARD FAM ILY TRUST	NDS TR L NW	ERQ UE		4			T F THE TRAILS) CONT .1515 AC
3 2	10090 64284 28922 108	HARRIS STANLEY N & STEPH ANIE H	5120 M ASTHEA D NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 37 PLAT FOR THE RESERVE AT THE TRAI LS SUBDIVISION (BEING A REPLAT OF TRAC T F THE TRAILS) CONT .1515 AC
3 3	10090 64278 29022 107	CENTEX HOMES	5120 M ASTHEA D NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	LT 38 PLAT FOR THE RESERVE AT THE TRAI LS SUBDIVISION (BEING A REPLAT OF TRAC T F THE TRAILS) CONT .1515 AC
3 4	10090 64273 29222 106	SAAVEDRA GILBERT & OLIVI A	7127 C ROSSWI NDS TR L NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 39 PLAT FOR THE RESERVE AT THE TRAI LS SUBDIVISION (BEING A REPLAT OF TRAC T F THE TRAILS) CONT .1572 AC
3 5	10090 64266 29422 105	GOLDEN ROBERT J & LINDA L	7131 C ROSSWI NDS TR L NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 A	LT 40 PLAT FOR THE RESERVE AT THE TRAI LS SUBDIVISION (BEING A REPLAT OF TRAC T F THE TRAILS) CONT .1581 AC
3 6	10090 64234 31922 035	CENTEX HOMES	5120 M ASTHEA D NE	ALB UQU ERQ UE	N M	87 10 9	V	A1 A	TR PR PLAT FOR THE RESERVE AT THE TRA ILS SUBDIVISION (BEING A REPLAT OF TRAC T F THE TRAILS) CONT 3.3121 AC
3 7	10090 64191 33320 218	CITY OF ALBUQUERQUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 A	TR E BULK PLAT OF THE TRAILS A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH CONT 5.7243 AC


TREE LINE
CLIFF ROCK
KAYSER HILL
HAWKWATCH
OAKRIDGE
UNIVERSE
WOODMONT
AVENIDA DE JAIMITO
MADRESELVA
VALIENTE
JEMEZ
0
943

Or Current Resident
BUCKNER BRANDON L & JESSICA D
7112 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
BURNS JOHN P & MELISSA L
7100 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
CENTEX HOMES
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109

Or Current Resident
FARVOUR GARY E & ELIZABETH B
7108 CROSSWINDS TRL
ALBUQUERQUE, NM 87114

Or Current Resident
FERNANDEZ SELSO & ANNA
7101 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GOLDEN ROBERT J & LINDA L
7131 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GREGORY CHANG-HUN P & ELENA
EUN-YOUNG CHAI
7147 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GUEVARRA MARWIN R & LEILANI S
7139 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
GUTIERREZ ALBERT T & HOA
11450 ERIDANUS CT
SAN DIEGO, CA 92126

Or Current Resident
HARRIS STANLEY N & STEPHANIE H
5120 MASTHEAD NE
ALBUQUERQUE, NM 87109

Or Current Resident
HOWARD DONALD HERBERT &
MARGARET BRUCE HOWARD
TRUSTEES HOWARD FAMILY TRUST
7115 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

Or Current Resident
LEE TOM S & AMY G
7105 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
LONGFORD AT THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
MAESTAS RAMON
7143 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MORGAN SAMUEL D & MARY K
7140 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MUSE JERRY L SR & BRENDA LEE
8905 WINCREST TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
SAAVEDRA GILBERT & OLIVIA
7127 CROSSWINDS TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
STATE OF NEW MEXICO STATE
LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504 1148

Or Current Resident
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
TORRES ANGEL A & AUDRA L
8908 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

Or Current Resident
WEALE JOHN CHRISTOPHER
8900 HALLSTON TRL NW
ALBUQUERQUE, NM 87114

Project# 1002962
THE CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
830 E 2ND AVE
MESA, AZ 85204

Project# 1002962
HIGH MESA CONSULTING GROUP
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

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.

October 10, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **October 10, 2007:**

Contact Name:	DEBIE LeBLANC TRUJILLO
Company or Agency:	HIGH MESA CONSULTING GROUP 6010-B MIDWAY PARK BLVD. NE/87109 PHONE: 345-4250/FAX: 345-4254 **E-mail: dtrujillo@highmesacg.com**

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT A, THE TRAILS, UNIT 2, LOCATED ON THE SOUTHEAST CORNER OF WOODMONT AVENUE NW AND RAINBOW BOULEVARD NW** zone map **C-9-10.**

Our records indicate that as of October 10, 2007, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/23/07)

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

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

Interoffice Memorandum

October 18, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent: **High Mesa Consulting Group**
Applicant: **Church of Jesus Christ of Latter-Day Saints**
Legal Description: **Lot 10A, The Trails Unit 2**
Acreage: **5.05 acres**
Zone Atlas Page: **C-9**

CERTIFICATE OF NO EFFECT: Yes __X__ No ____

CERTIFICATE OF APPROVAL: Yes ____ No ____

SUPPORTING DOCUMENTATION:
Phase I Environmental Assessment, Southeast Corner of Rainbow Blvd and Woodmont Rd Albuquerque New Mexico. by SLR International Corp, Draper UT (Sept. 2005).

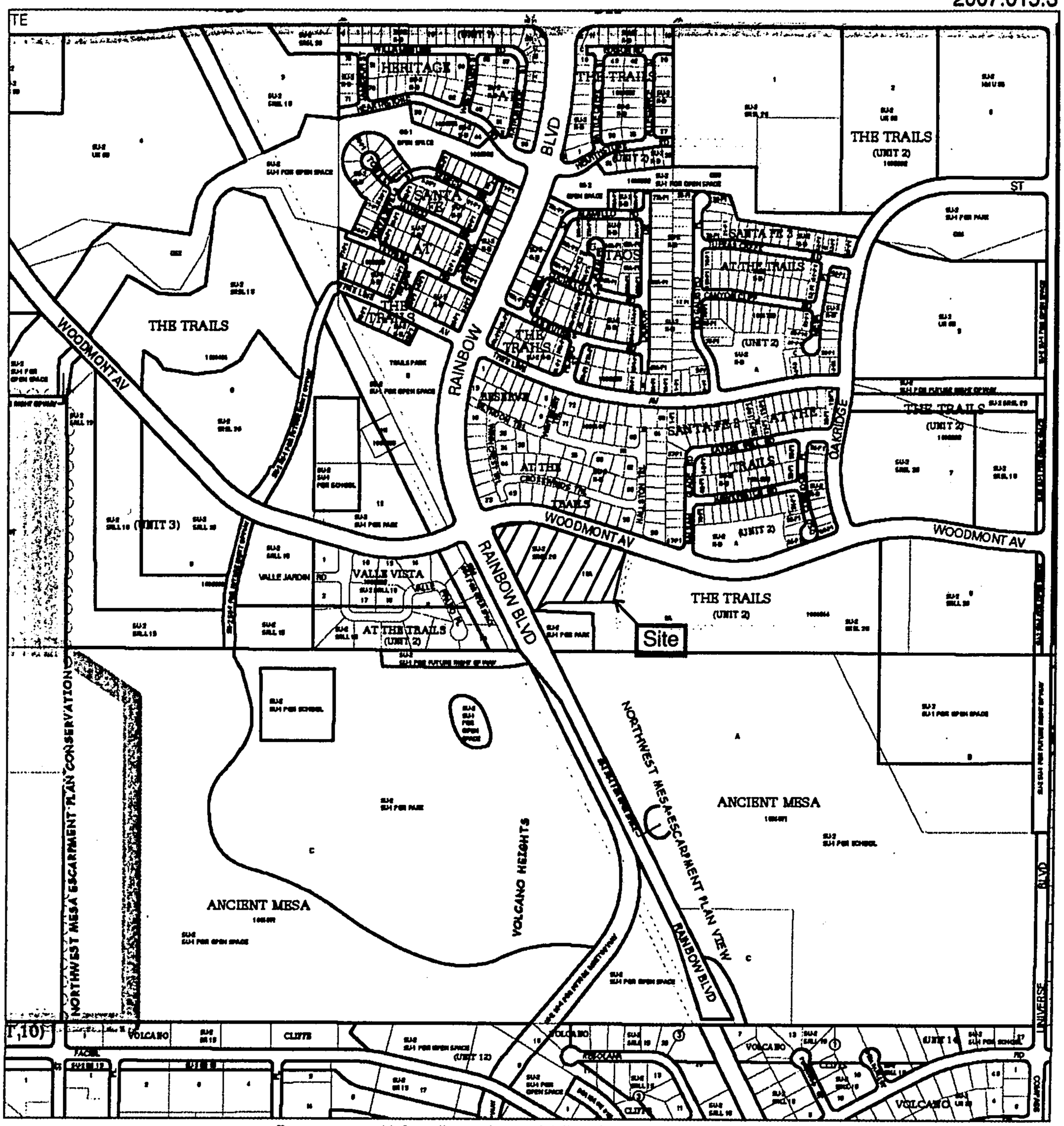
Soils Investigation and Geotechnical Evaluation. by Grandin Testing Lab (November 2005).

SITE VISIT: n/a

RECOMMENDATION(S):

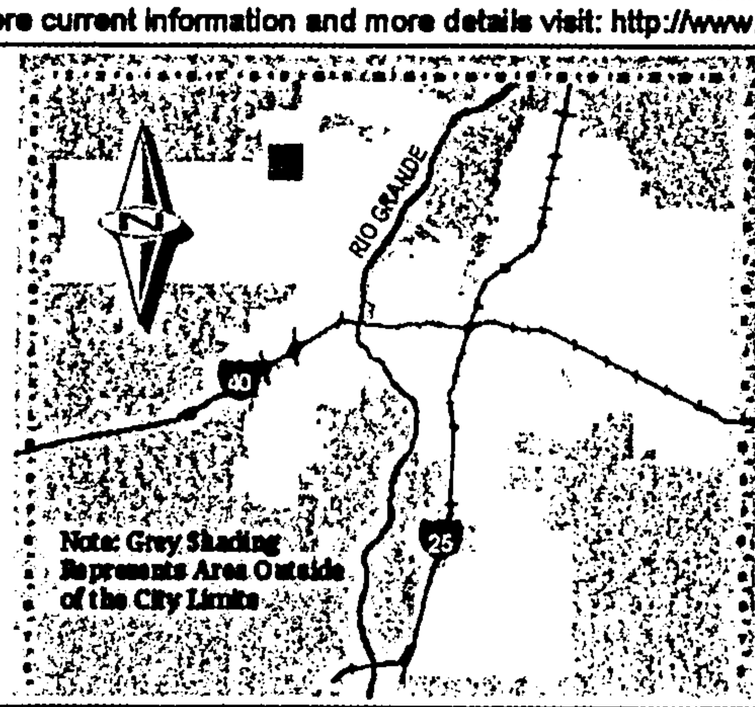
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 4B(2)—extensive previous land disturbance).***

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



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

Map amended through: 5/17/2007



Zone Atlas Page:

C-09-Z

Selected Symbols

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

0 750 1,500 Feet

2007.015.3

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

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

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

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

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

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

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

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

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

✓ 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies** SEE SITE DEV. PLAN
VACANT Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies** · 05-EPC-01746
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** FINANCIAL GUARANTEED WITH SITE DEV. PLAN 05EPC-01746
__ DXF file and hard copy of final plat data for AGIS is required.

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application
Amended preliminary plat approval expires after one year

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

HIGH MESA CONSULTING GROUP
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo 10-19-07
Applicant signature / date

Form revised October 2007

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

Application case numbers
[redacted] - _____ - [redacted]
07DRB - _____ - 70327
_____ - _____ - _____

10/19/07
Planner signature / date

Project # 1002962

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1002776
07DRB-70325 VACATION OF PUBLIC EASEMENT
07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this proposal. For information purposes, Taylor Ranch Dr. is classified an urban collector.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination Letter(s) sent to: **TAYLOR RANCH NA (R)**

APS

The owner of the above property requests a vacation of public easement and approval of a minor preliminary/final plat for a proposed self-storage facility with 69,086 sf of storage and a 2,841 sf manager's apartment/office. This will have no adverse impacts on the APS district.

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

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

Defer to agencies having interest in easements. No objection to the platting action.

Transportation Development

Comments will be issued once site plan submittal is received.

Parks & Recreation

Defer to affected agencies regarding the vacation request.

No objection to the preliminary plat.

ABCWUA

No objection to Vacation request with the condition that "Final Plat will not be approved until the existing water line is removed and replaced." No objection to Preliminary Plat approval.

Planning Department

The agent reported that the perimeter wall design was approved via the site plan at EPC.

No objection to the vacation request.

Planning has no objection to the preliminary plat approval. A comparison to the EPC approved site plans will be made when the site plans are submitted.

However, because the site is over 5 acres, compliance with the City's Archaeological Ordinance is required prior to approval of the preliminary plat.

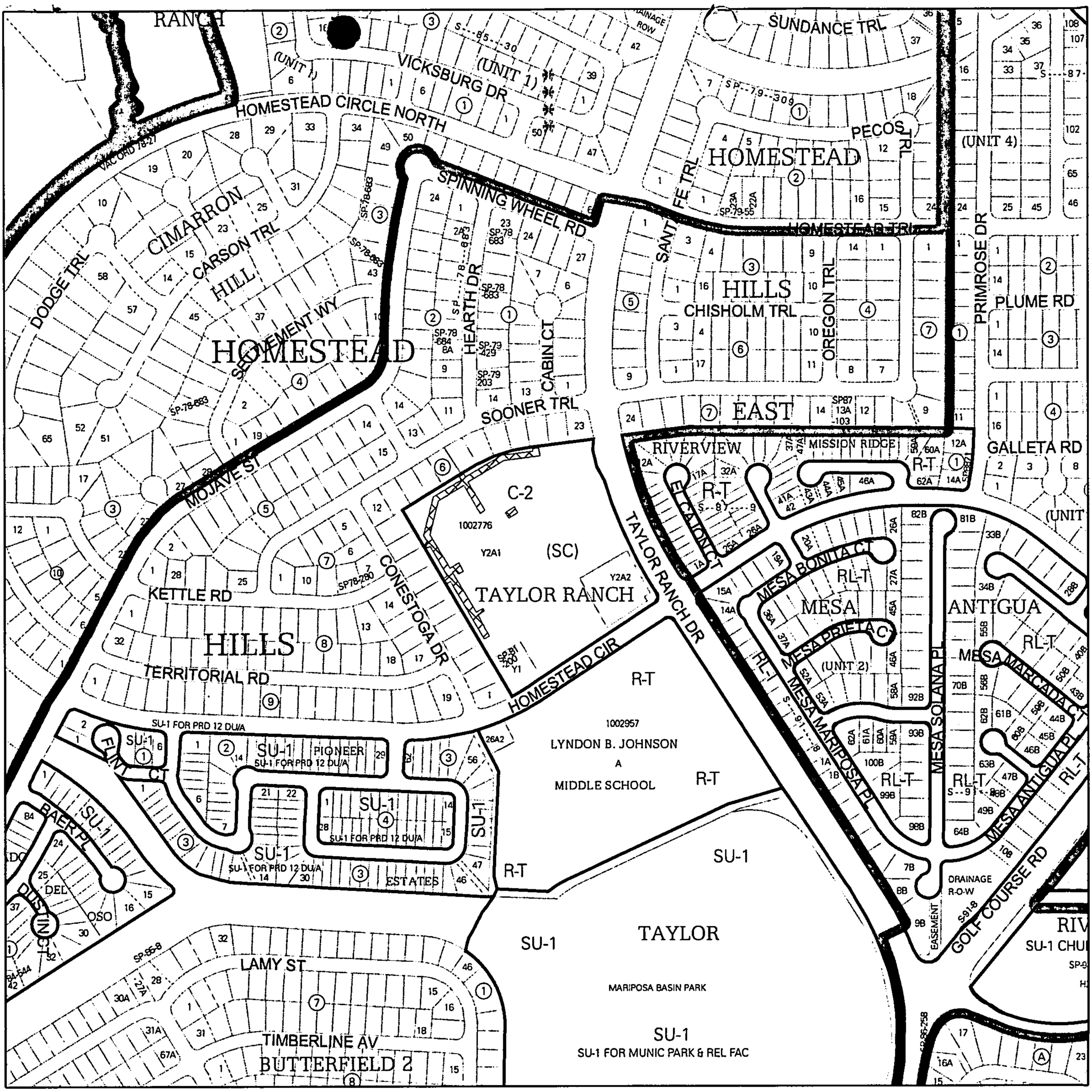
Impact Fee Administrator

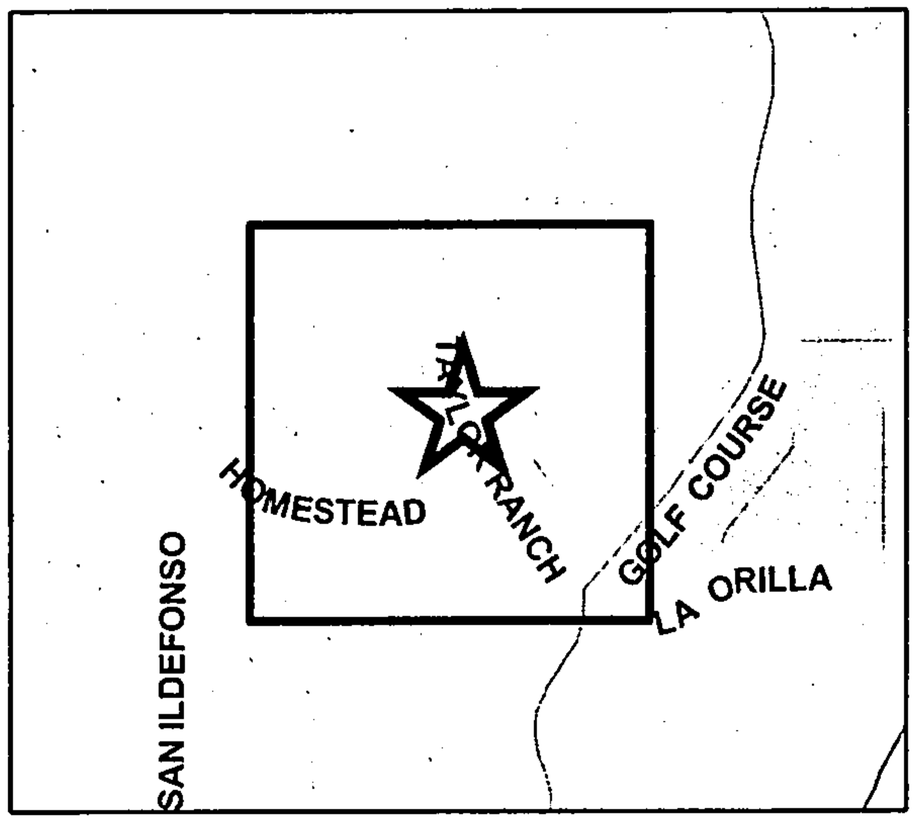
No comment on the proposed vacation of public easements. Construction of new non-residential facilities within the proposed subdivision will require payment of Impact Fees. Impact Fees will be assessed at the time a building permit is issued. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa for Roadways, and the Westside for Public Safety. The consultant has been contacted regarding the Roadways Fees for the self storage units.

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

Cc: Isaacson & Arfman, P.A. – 9912 Park Ln NW – Albuquerque, NM 87108

Cc: KLD Enterprises LLC – 12231 Academy Rd NE # 301-189 – Albuquerque, NM 87111



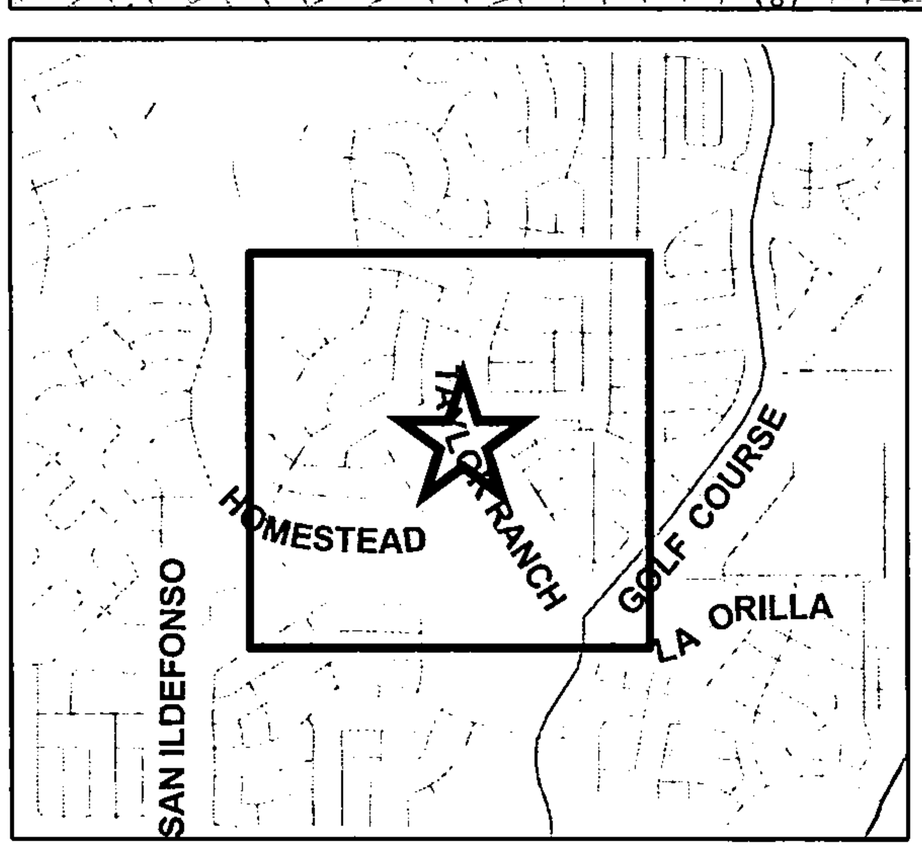


ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002776
Hearing Date:
November 14, 2007
Zone Map Page:
D-11
Additional Case Numbers:
07DRB-70325 07DRB-70328



ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1002776
Hearing Date:
November 14, 2007
Zone Map Page:
D-11
Additional Case Numbers:
07DRB-70325 07DRB-70328

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 31, 2007 9:00AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, 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 ANGELA GOMEZ, 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: 10:06
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# 1001218
07DRB-70301 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

DALE & GALE ARMSTRONG request(s) the above actions(s) for all or a portion of Tract(s) 1A, **LANDS OF LAFARGE,** zoned M1, located on EDITH ELVD NE BETWEEN CARMONY RD NE AND MONTANO RD NE containing approximately 14.7 acre(s). (G-15-2)
THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WITH THE CONDITION THAT IT BE CONVERTED TO A MODIFIED "C" TO ALLOW THE FUNDS TO BECOME PART OF THE ROADWAY EXTENSION PROJECT.

2. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA,** zoned SU-2 FOR IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18)
DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.

3. **Project# 1004820**
07DRB-70299 VACATION OF PUBLIC EASEMENT

SURV-TEK INC agent(s) for ACI MANAGEMENT LLC request(s) the above action(s) for all or a portion of Tract(s) D-1-B-1, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on EAGLE RANCH ROAD NW BETWEEN COORS BY PASS NW AND IRVING BLVD NW containing approximately 1.708 acre(s). (B-13)
THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. IF APPROVED WITHOUT THE PLAT, THE APPLICANT HAS 1 YEAR TO FILE THE PLAT.

4. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A,** zoned SU-2 UR, SU-2 SRLL, SU-2SRSL, SU-2, SU-1 , SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9)
DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.

5. **Project# 1000934**
07DRB-70300 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) B, **SUNRISE RANCH WEST Unit(s) 2,** zoned RD, located on SUNSET GARDENS AVE SW BETWEEN 106TH STREET SW AND 98TH STREET SW containing approximately 9 acre(s). (L8, L9) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

6. **Project# 1002739**
07DRB-70282 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel 5 & 8, **ANDERSON HEIGHTS Unit(s) 1,** zoned R-D/R-LT, located on DENNIS CHAVEZ BLVD SW AND 118TH ST SW containing approximately 56.8667 acre(s). [REF: 05DRB-01834] (N-8, P-8) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

7. **Project# 1002776**
07DRB-70329 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70330 EPC APPROVED SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE,** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.1154 acre(s). (D-11) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

8. **Project# 1005243**
07DRB-70316 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70317 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for ALLIANCE RESIDENTIAL request(s) the above action(s) for all or a portion of Tract(s) 1-6, **UNIVERSITY VILLAGE to be known as Broadstone Towne Center,** zoned SU-1 FOR PRD AND SU-1 FOR C-2, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA SE containing approximately 16.76 acre(s). (L-15) **[Catalina Lehner, EPC Planner]** *[Deferred from 10/24/07]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70318 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for BROADSTONE TOWNE CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) UNPLATTED LANDS, **UNPLATTED LANDS WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. to be known as Broadstone Towne Center,** zoned SU-1/PRD & SU-1 FOR C-2 PERMISSIVE USES, located on GIBSON BLVD SE BETWEEN UNIVERSITY BLVD SE AND BUENA VISTA containing approximately 16.76 acre(s). (L-15) *[Deferred from 10/24/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/31/07, AND THE APPROVAL OF THE GRATING AND DRAINAGE PLAN DATED 10/02/07, THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT: FINAL EASEMENTS MUST BE GRANTED TO ABCWUA FOR NOTES 1 & 4. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

9. **Project# 1000029**
07DRB-70336 EXT OF MAJOR PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1- A-1, **DUKE CITY LUMBER COMPANY ADDITION, LOT D-1-A OF ARBORERA DE VIDA PHASE 2,** zoned S-MI, S-DR, located on BELLAMAH AVE NW BETWEEN 19TH ST NW AND 18TH ST NW containing approximately 25.27 acre(s). (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project# 1000997**
07DRB-70331 SIDEWALK WAIVER
07DRB-70332 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-13, **RIVERVIEW ACRES Unit(s) 1,** zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.071 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project# 1002718**
07DRB-70334 SIDEWALK WAIVER
07DRB-70335 EXT OF SIA FOR TEMP DEFR SDWK CONST

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-12, **RIVERVIEW ACRES Unit(s) 2,** zoned RA-1, located on CALLE FACIO NW BETWEEN RIVERSIDE DRAIN CANAL AND GABALDON RD NW containing approximately 9.81 acre(s). (H-12) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE 4 YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project# 1006913**
07DRB-70333 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION,** zoned CCR, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

13. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES,** zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07, 10/17/07 & 10/24/07]* **DEFERRED TO 11/7/07 AT THE AGENT'S REQUEST.**

14. Approval of the Development Review Board Minutes for September 19th & 26th 2007.

Other Matters:

ADJOURNED: 10:06

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1002776
07DRB-70325 VACATION OF PUBLIC EASEMENT
07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

Project# 1002962
07DRB-70326 VACATION OF PUBLIC EASEMENT
07DRB-70327 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2,** zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

Project# 1003483
07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2,** zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 29, 2007.

TRANSMISSION VERIFICATION REPORT

TIME : 10/30/2007 08:40
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BROL6J570919

DATE,TIME	10/30 08:40
FAX NO./NAME	92682632
DURATION	00:00:21
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: 1002776

FAX NUMBER: 268-2632 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** _____

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

PROJECT NO: 1002776 **APPLICATION NO:** _____

****

Taylor Ranch
Mgr comments only.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project# 1002776
07DRB-70325 VACATION OF PUBLIC EASEMENT
07DRB-70328 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C &Y-2A-1-D),** zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

The agent reported that the perimeter wall design was approved via the site plan at EPC.

No objection to the vacation request.

Planning has no objection to the preliminary plat approval. A comparison to the EPC approved site plans will be made when the site plans are submitted.

However, because the site is over 5 acres, compliance with the City's Archaeological Ordinance is required prior to approval of the preliminary plat.

Project# 1002962
07DRB-70326 VACATION OF PUBLIC EASEMENT
07DRB-70327 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

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Project# 1003483
07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2,** zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project# 1002962
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 29, 2007.

CITY OF ALBUQUERQUE

Planning Department

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6901 EL CAJON CT NW
ALBUQUERQUE, NM 87120

P O Box 1293 Albuquerque New Mexico 87103

VAC

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Development Review Board

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CITY OF ALBUQUERQUE

Planning Department

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RESTINE MICHAEL S & BLANCA A
PO BOX 150
NEW LAGUNA, NM 87038 0150

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DRB

NIXIE 871 CE 1 70 11/01/07
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UNABLE TO FORWARD
BC: 87103129393 *0368-02991-26-35

[redacted]

P O Box 1293 Albuquerque New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Planning Department

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DRB

Or Current Resident
WILSON JOHN RAY & KELLER-
WILSON ALICE R
6941 EL CAJON CT NW
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VAC

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2012

Project# 1002776
12DRB-70334 VACATION OF PUBLIC EASEMENTS

PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES LLC request(s) the referenced/ above action(s) on a portion of Tract(s) Y-2A-1-B and Y-2A-1-C, **TAYLOR RANCH** zoned C-2, located on the west side of TAYLOR RANCH DR NW between HOMESTEAD CIR NW and SOONER TRL NW containing approximately 6.3146 acre(s). (D-11)

AMAFCA
No comments provided.

COG
No comments provided.

TRANSIT

Adjacent and nearby routes	Route #94, Unser Express commuter route passes the site on Homestead and Taylor Ranch.
Adjacent bus stops	There is an existing bus stop with bus shelter adjacent to the property on Taylor Ranch road, 60' south from the northeast corner of the property. The existing bus stop serves the above-mentioned route in southbound direction.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION
Project #1002776/12DRB-70334 – Vacation of Public Easements – Precision Surveys Inc.
Affected NA/HOA – Taylor Ranch NA (R)

APS
This will have no adverse impacts to the APS district.

POLICE DEPARTMENT
No comments provided.

FIRE DEPARTMENT
No comments.

PNM ELECTRIC & GAS
PNM may have facilities located within proposed vacation, I would recommend that the applicant discuss this with PNM's Land Services Departement.

COMCAST
No comments provided.

QWEST No comments provided.
ENVIRONMENTAL HEALTH No comments provided.
M.R.G.C.D 1. Previously reviewed 10/26/2007. 2. No Adverse Comments.
OPEN SPACE DIVISION No comments provided.
CITY ENGINEER Comments, if any, will be provided at the meeting
TRANSPORTATION DEVELOPMENT
PARKS AND RECREATION
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed vacations.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S
- ___ Major subdivision action
- ___ Minor subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector) — L

APPEAL / PROTEST of... — A
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: P.O. Box 90636 FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: KLD Enterprises, LLC Dan Rich PHONE: 304-4516
ADDRESS: 12231 Academy Rd NE Ste 301 FAX: 554-1713
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: emeraldprops@aol.com
Proprietary interest in site: Owner List all owners: KLD Enterprises, LLC

DESCRIPTION OF REQUEST: Vacation of a portion of PNM easement.

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

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

Lot or Tract No. Tract Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Taylor Ranch
Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A
Zone Atlas page(s): D11 UPC Code: 101106337912140925

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
ZA-99-022, Z-98-135, DRB-99-51, S-85-30, Z-77-29-1, See Attached

CASE INFORMATION:
Within city limits? (Yes) Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total site area (acres): 5.7034
LOCATION OF PROPERTY BY STREETS: On or Near: Taylor Ranch Dr. NW
Between: Homestead Circle and Sunner Trail NW

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

SIGNATURE Marco L. Cisneros DATE 10/17/12
(Print Name) Marco L. Cisneros Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ **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
12DRB - 70334	VPE	___	$135.00
-	ADV	___	$75.00
-	CMF	___	$20.00
-		___	$
-		___	$
			Total $

Hearing date November 14, 2012

10-18-12
Staff signature & Date

Project # 1002776

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Marco Cisneros
Marco Cisneros
Applicant name (print)
Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB - _____ - 70334
_____ - _____ - _____
_____ - _____ - _____

10-18-12
Planner signature / date
Project # 1002776

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from October 30, 2012 To November 14, 2012

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.

Marcus J. Abrams — (Applicant or Agent) 10/18/12 — (Date)

I issued 2 signs for this application, 10-18-12 (Date) [signature] (Staff Member)

DRB PROJECT NUMBER: 1002776

Rev. 1/11/05

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1002776

Wednesday, November 14, 2012

Comments must be received by:

Friday, November 9, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov

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, November 14, 2012,** beginning at **9:00 a.m.** for the purpose of considering the following items. The Development Review Board will hold a Pre-Hearing Discussion in the Conference Room of Suite 201, Lobby Level, Plaza del Sol Building, 600 2nd St NW, Albuquerque, NM on Tuesday, **November 13, 2012**, beginning at 3:00 p.m. for the purpose of reviewing these items prior to the public hearing; no action or public comments will be taken at this Discussion.

Project# 1002776 12DRB-70334 VACATION OF PUBLIC EASEMENTS	PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES LLC request(s) the referenced/ above action(s) on a portion of Tract(s) Y-2A-1-B and Y-2A-1-C, **TAYLOR RANCH** zoned C-2, located on the west side of TAYLOR RANCH DR NW between HOMESTEAD CIR NW and SOONER TRL NW containing approximately 6.3146 acre(s). (D-11)

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

Jack Cloud, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 29, 2012.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
___ Minor subdivision action
X Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING

___ Annexation
___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Adoption of Rank 2 or 3 Plan or similar
___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**

___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: P.O. Box 90636 FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: KLD Enterprises, LLC Dan Rich PHONE: 304-4516
ADDRESS: 12231 Academy Rd NE Ste 301 FAX: 554-1713
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: emeraldprops@aol.com
Proprietary interest in site: Owner List all owners: KLD Enterprises, LLC

DESCRIPTION OF REQUEST: Vacation of a portion of PNM easement.

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

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

Lot or Tract No. Tract Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Taylor Ranch
Existing Zoning: C-2 Proposed zoning: C-2 MRGCD Map No N/A
Zone Atlas page(s): D11 UPC Code: 101106337912140925

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
ZA-99-022, Z-98-135, DRB-99-51, S-85-30, Z-77-29-1, See Attached

CASE INFORMATION:

Within city limits? (Yes) Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5.7034
LOCATION OF PROPERTY BY STREETS: On or Near: Taylor Ranch Dr. NW
Between: Homestead Circle and Sunset Trail NW

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

SIGNATURE Marco L. Cisneros DATE 10/17/12
(Print Name) Marco L. Cisneros Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY — Revised: 4/2012

☐ 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
12DRB - 70334	VPE		$135.00
-	ADV		$75.00
-	CMF		$20.00
-			$
-			$
			Total $

Hearing date November 14, 2012

10-18-12
Staff signature & Date

Project # 1002776

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)**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
X Fee (see schedule)
X 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.
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☐ **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
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☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__ 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**
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Marco Cisneros
Marco Cisneros
Applicant name (print)
Applicant signature / date

Form revised 4/07

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

Application case numbers
12DRB - - 70334
- -
- -

10-18-12
Planner signature / date
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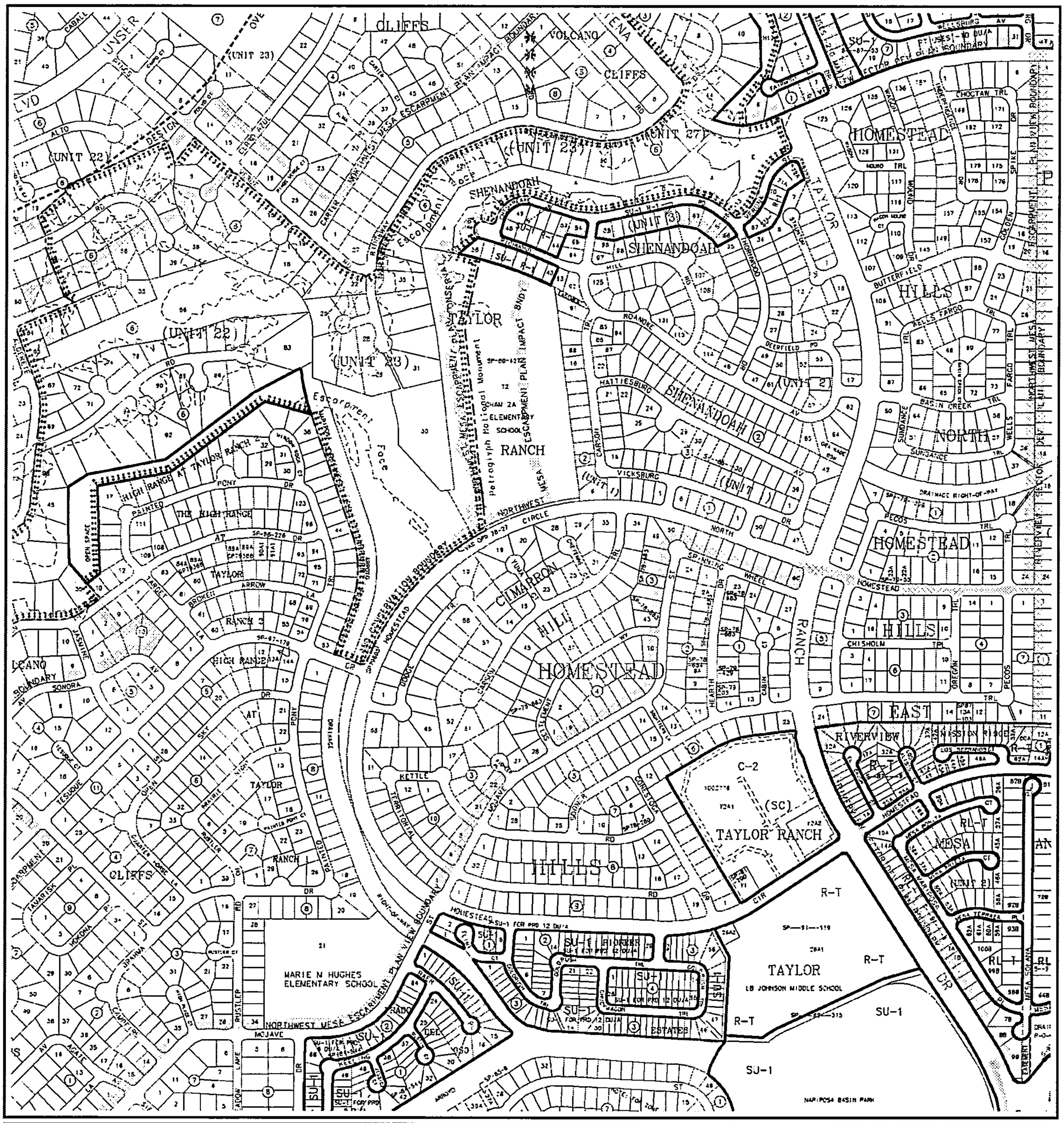
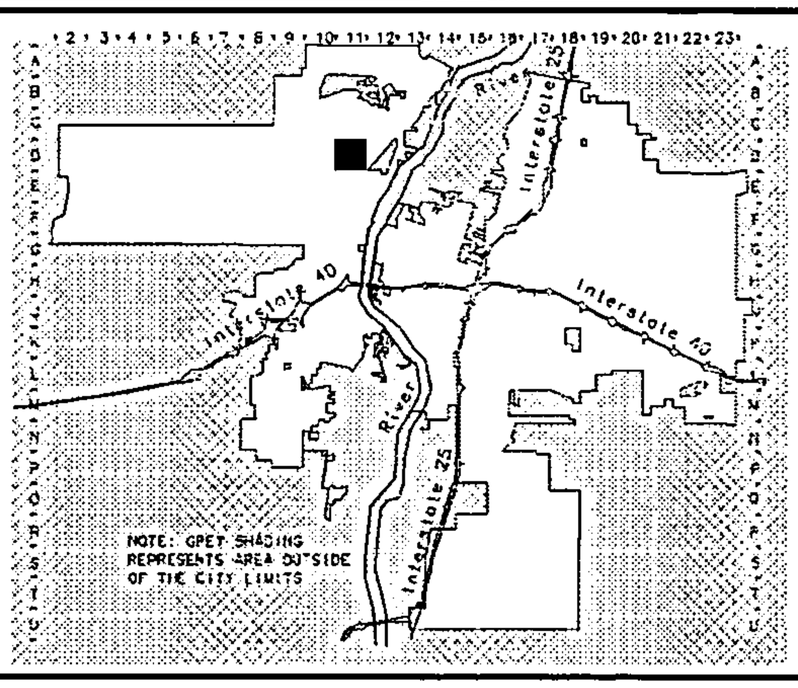
Marcus A. Chavez — 10/18/12
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10-18-12 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1002776

Rev. 1/11/05





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

D-11-Z

Map Amended through July 31, 2003

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

October 17, 2012

Mr. Jack Cloud, Chair
Development Review Board
Planning Development Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENTS WITHIN TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, TAYLOR RANCH SUBDIVISION.

Dear Mr. Cloud,

Precision Surveys, Inc. is agent for the property owner of the referenced tracts. The lot is at the northwest corner of Taylor Ranch Road, NW and Homestead Circle, NW as shown on the attached zone atlas page.

The purpose of the vacations is to accommodate the proposed addition of more storage units. The easements to be vacated are shown on the enclosed exhibit.

Please call me if you have any questions or if you need additional information.

Thank you for your consideration.

Best regards,

Larry W. Medrano, NMPS

Curve Table

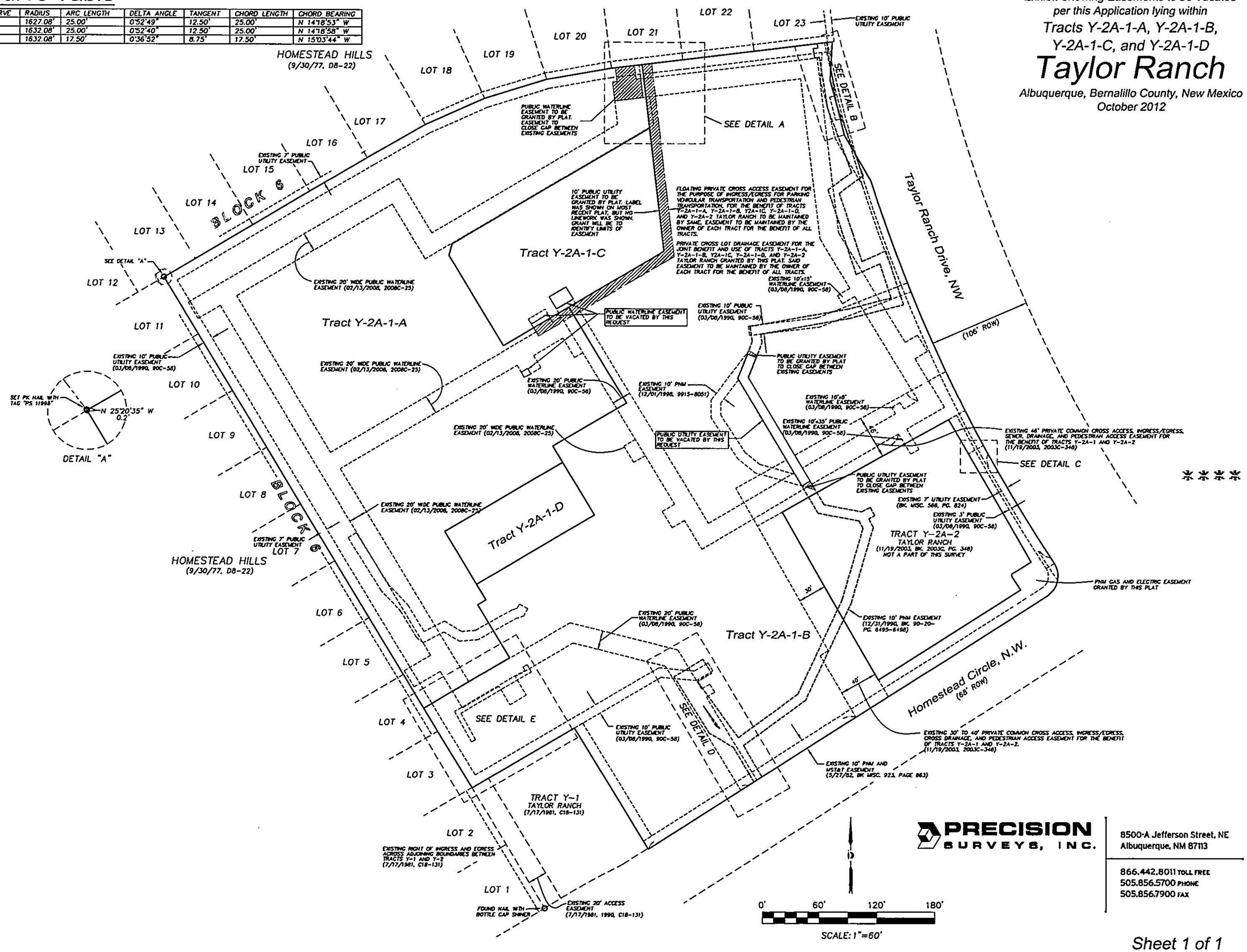
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 14°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 14°18'58" W
C3	1632.08'	17.50'	0°36'52"	8.75'	17.50'	N 15°03'44" W

Exhibit Showing Easements to be Vacated per this Application lying within

Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, and Y-2A-1-D

Taylor Ranch

Albuquerque, Bernalillo County, New Mexico
October 2012



PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

079348P

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

October 17, 2012

Larry Medrano or Marco
Precision Surveys, Inc.
P.O. Box 90636/87199
Phone: 505-856-5700/Fax: 505-856-7900
E-mail: larry@presurv.com or marco@presurv.com

Dear Larry or Marco:

Thank you for your inquiry of **October 17, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, TAYLOR RANCH SUBDIVISION, LOCATED ON TAYLOR RANCH DRIVE NW BETWEEN HOMESTEAD CIRCLE NW AND SOONER TRAIL NW** zone map **D-11.**

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

TAYLOR RANCH N.A. "R"
*Ray Shortridge
4800 College Heights Dr. NW/87120 604-3908 (c)
Rene Horvath
5515 Palomino Dr. NW/87120 898-2114 (h)

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.

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/20/12)

PRECISION SURVEYS, INC.

OFFICE LOCATION:
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www.precisionsurveys.com

October 17, 2012

Mr. Ray Shortridge
Taylor Ranch N.A. "R"
4800 College Heights Dr. NW
Albuquerque, NM. 87120

RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENTS WITHIN TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, TAYLOR RANCH SUBDIVISION.

Dear Mr. Shortridge,

Precision Surveys, Inc. is agent for the property owner of the referenced tracts. The lot is at the northwest corner of Taylor Ranch Road, NW and Homestead Circle, NW as shown on the attached zone atlas page.

The purpose of the vacations is to accommodate the proposed addition of more storage units. The easements to be vacated are shown on the enclosed exhibit.

Please call me if you have any questions or if you need additional information.

Thank you for your consideration.

Best regards,

Larry W. Medrano, NMPS

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October 17, 2012

Ms. Rene Horvath
Taylor Ranch N.A. "R"
5515 Palomino Dr. NW
Albuquerque, NM. 87120

RE: REQUEST FOR VACATION OF PUBLIC UTILITY EASEMENTS WITHIN TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, TAYLOR RANCH SUBDIVISION.

Dear Ms. Horvath,

Precision Surveys, Inc. is agent for the property owner of the referenced tracts. The lot is at the northwest corner of Taylor Ranch Road, NW and Homestead Circle, NW as shown on the attached zone atlas page.

The purpose of the vacations is to accommodate the proposed addition of more storage units. The easements to be vacated are shown on the enclosed exhibit.

Please call me if you have any questions or if you need additional information.

Thank you for your consideration.

Best regards,

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7011 0470 0002 3320 9058

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OFFICIAL USE

Postage	$ 0.45
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$5.60

ALBUQUERQUE NM 109
OCT 18 2012
Postmark Here
ACADAMY
USPS

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7011 0470 0002 3320 9065

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

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

OFFICIAL USE

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Total Postage & Fees	$ 5.60

ALBUQUERQUE
OCT 18 2012
Postmark Here
ACADAMY

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instruction

Original

UNDERGROUND EASEMENT

9098614 6495

THIS INDENTURE made this 16th day of November, 19 90 by and between

G. Blake Chanslor Trust

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns.

WITNESSETH:

Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantees, their successors and assigns, an easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for communication purposes, or either of, any or all such purposes, including lines, poles, guy wires, conduits, and other equipment, fixtures and structures necessary to maintain such facilities on, over, beneath and across the easement hereinafter described, together with free access to, from, and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantees, and to trim and remove any trees, shrubs or bushes which interfere with the purpose set forth herein. The easement granted herein is within lands situate in Bernalillo County, New Mexico, and is more particularly described as follows, to wit:

PNM Proj. No. 52334

An easement within Tract Y-2A of Plat of TAYLOR RANCH situate in Section 23, T.11N., R.2E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book 90C, Page 58 on March 6, 1990 and being more particularly described on the attached Easement Description.

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein.

Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool, or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates clearance provisions of the National Electric Safety Code.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantees shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantees.

WITNESS my hand and seal this 16th day of November, 19 90

G. BLAKE CHANSLOR TRUST

_____ (SEAL) By: G. Blake Chanslor (SEAL)

_____ (SEAL) Title: Trustee (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 16th day of November 19 90

G. Blake Chanslor, Trustee, G. Blake Chanslor Trust

OFFICIAL SEAL
CHARLES F. BROWN
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/2/91

Charles F. Brown
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this

_____ day of _____, 19 _____,

by _____
(Name of Officer) (Title of Officer)

of _____
(Corporation Acknowledgment)

a _____ corporation, on behalf of said corporation.
(State of Incorporation)

My Commission expires:
(Seal)

_____
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1990 DEC 31 AM 8:13

BK 90-20 PG 6495-6498
GLADYS M. DAVIS
COUNTY CLERK RECORDER

DEPUTY

PNM REFERENCE NUMBER

PNM 468 10/90

6496

EASEMENT DESCRIPTION

PNM Proj. No.52334

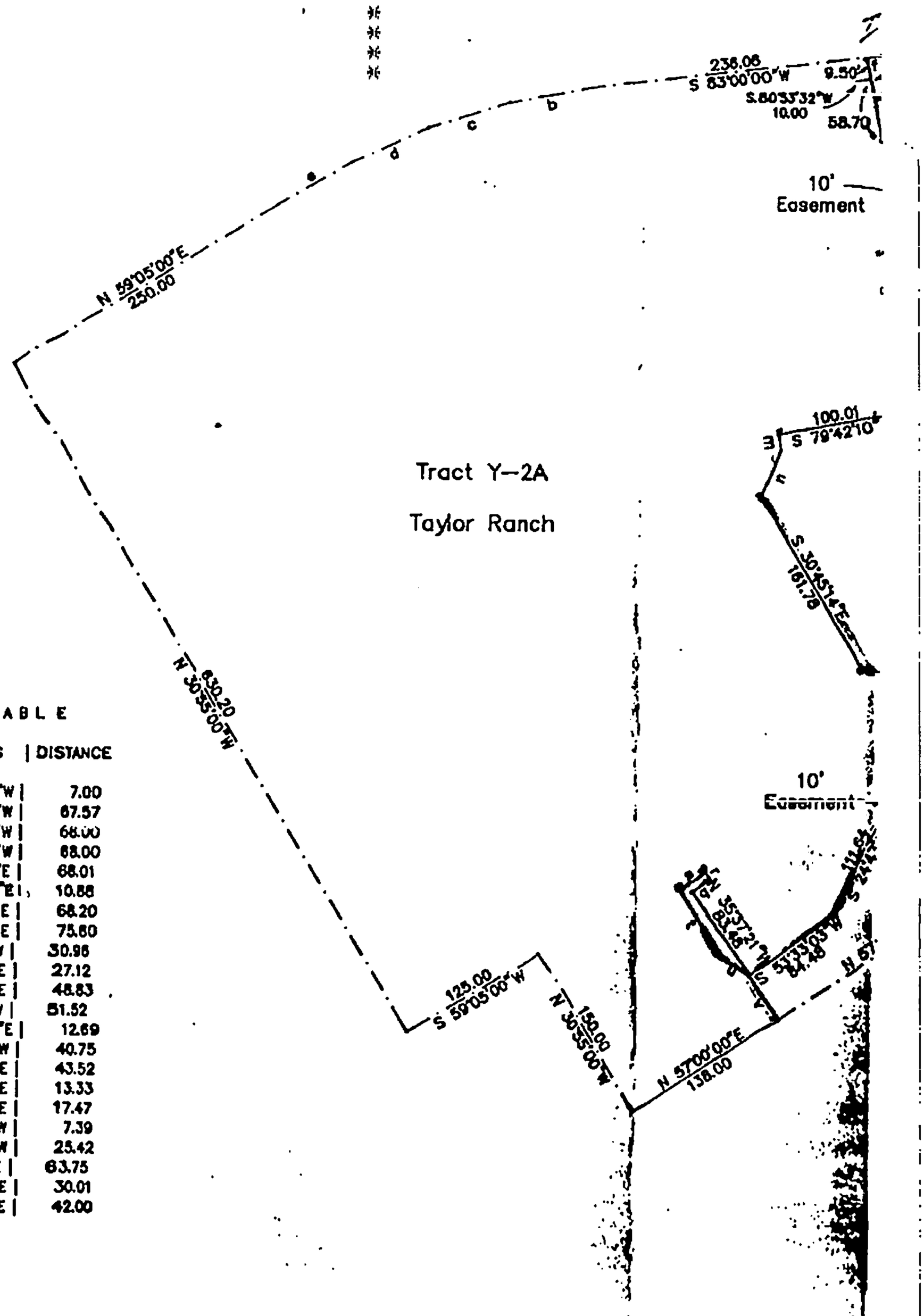
An easement within Tract Y-2A of Plat of TAYLOR RANCH situate in Section 23, T.11 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk in Bernalillo County in Plat Book 90C, Page 58 on March 6, 1990 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point on the north boundary line of said Tract Y-2A, whence the northeast corner of said Tract Y-2A bears N.83°00'00"E., 10.88 feet distant; running thence as an easement S.09°06'28"E., 9.50 feet to junction point No. 1; thence S.09°06'28"E., 58.70 feet; thence S.20°23'08"E., 75.80 feet; thence S.52°31'41"W., 30.86 feet; thence S.18°10'01"E., 84.84 feet; thence N.65°55'37"E., 27.12 feet; thence S.17°47'02"E., 48.83 feet; thence S.75°21'51"W., 51.52 feet; thence S.79°42'10"W., 100.01 feet; thence S.08°09'26"E., 12.69 feet; thence S.21°09'03"W., 40.75 feet; thence S.30°45'14"E., 181.78 feet; thence S.79°30'03"E., 43.52 feet to junction point No. 2; thence S.27°22'54"E., 13.33 feet; thence S.15°53'15"W., 81.09 feet; thence S.24°43'58"W., 111.64 feet; thence S.53°33'03"W., 84.48 feet; thence N.35°37'21"W., 83.48 feet; thence N.58°15'20"E., 17.47 feet; thence N.31°30'54"W., 7.39 feet; thence S.57°49'41"W., 25.42 feet; thence S.31°41'42'E., 63.75 feet; thence S.58°43'25"E., 30.01 feet; thence S.30°04'28"E., 42.00 feet to the southeasterly boundary line of said Tract Y-2A. Also beginning at above mentioned junction point No. 1; running thence as an easement S.80°53'32"W., 10.00 feet.

Also an easement ten (10) feet wide being ten (10) feet to the right of the following described survey line: Beginning at above mentioned junction point No. 2; running thence as an easement N.62°37'08"E., 12.00 feet.

SEE EXHIBIT "A" (Drawing of Easement Description)

6497



LINE TABLE

LABEL	BEARING	DISTANCE
a	N 33°00'00"W	7.00
b	S 79°35'29"W	67.57
c	S 72°45'07"W	68.00
d	S 65°53'29"W	68.00
e	N 59°55'09"E	68.01
f	N 03°00'00"E	10.88
g	S 09°06'28"E	68.20
h	S 20°23'08"E	75.60
i	S 52°31'41"W	30.96
j	N 65°55'37"E	27.12
k	S 17°47'02"E	48.83
l	S 75°21'51"W	51.52
m	S 08°09'28"E	12.69
n	S 21°09'03"W	40.75
o	S 79°30'03"E	43.52
p	S 27°22'54"E	13.33
q	N 58°15'20"E	17.47
r	N 31°30'54"W	7.39
s	S 57°49'41"W	25.42
t	S 31°41'42"E	63.75
u	S 58°43'25"E	30.01
v	S 30°04'28"E	42.00

SURVEYOR'S CERTIFICATION

I, Leonard G. Martinez, New Mexico Professional Land Surveyor No. 9801, certify that this map was prepared from field notes of actual surveys made by me or under my supervision; and that it is true and correct to the best of my knowledge and belief.

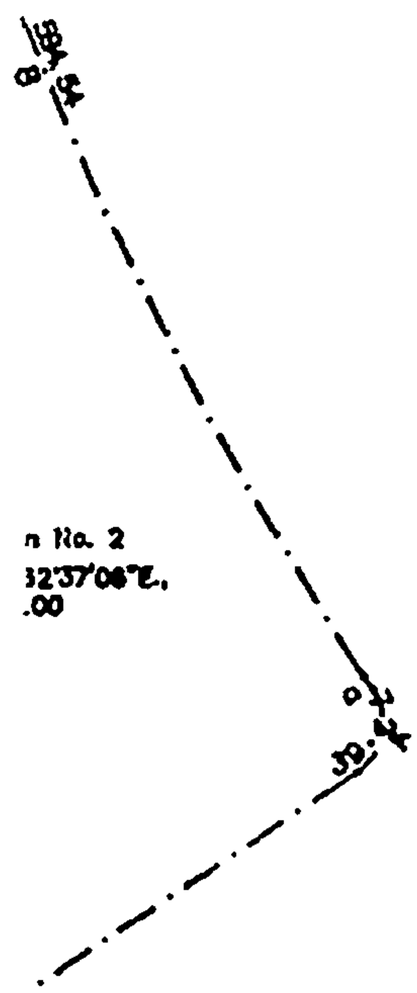
Leonard G. Martinez

Leonard G. Martinez, N.M.L.S. No. 9801

CURVE DATA

6498

LABEL	RADIUS	ANGLE	CHORD	CHD.BRG.	TANGENT	ARC LEN.
A	25.00	90°00'00"	35.36	N 12°00'00"E	25.00	39.27
B	1519.08	21°02'22"	591.20	N 22°28'49"W	300.66	594.54



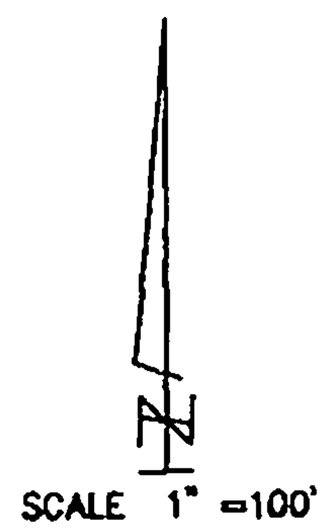
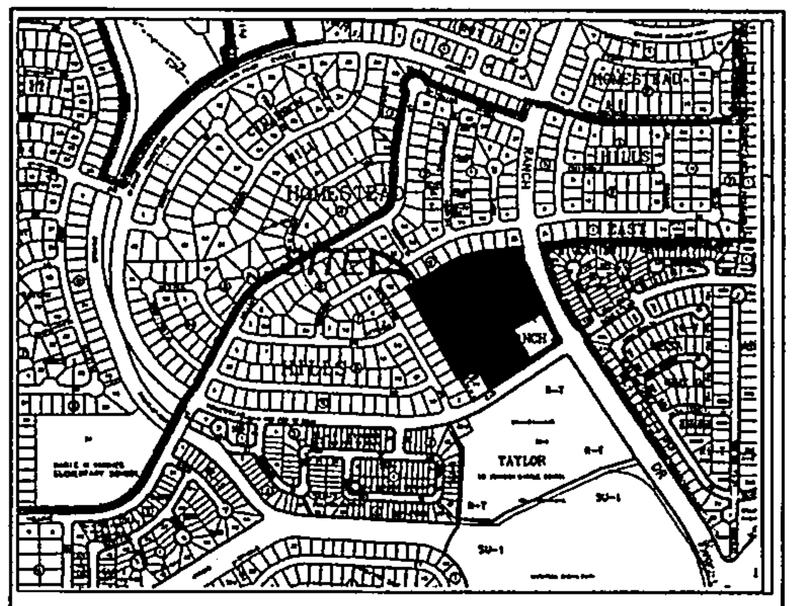


EXHIBIT "A"

PROPOSED ELECTRIC LINE IN
Tract Y-2A
TAYLOR RANCH
WITHIN SEC. 23, T.11 N. R.2 E. N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
PUBLIC SERVICE CO. OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M. DATE: 10-11-90
OKD BY: SCALE SHOWN

Req. No. 52334



Location Map
Zone Atlas Map No. D-11-Z

RECORDING STAMP

DOC# 2008016676
02/13/2008 10:30 AM Page: 1 of 3
PLAT R $17.00 B: 2008C P: 0025 R. Toulouse, Bernalillo County

Plat of
Tract Y-2A-1-A, Y-2A-1-B,
Y-2A-1-C, and Y-2A-1-D

Taylor Ranch

Albuquerque, Bernalillo County, New Mexico
January 2008

Project No. 1002776

Application No. _____

Legal Description

TRACT Y-2A-1, OF THE CORRECTION PLAT OF TRACT Y-2A, TAYLOR RANCH TO TRACT Y-2A-1, TAYLOR RANCH, SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID CORRECTION PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 19, 2003, IN PLAT BOOK 2003C, PAGE 348, CONTAINING 10.1154 ACRES MORE OR LESS, NOW COMPRISING TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, AND Y-2A-1-D TAYLOR RANCH.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.1154 ACRES±
ZONE ATLAS INDEX NO: D-11-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MAY 2007

Notes:

1. MISC. DATA: ZONING C-2 (SC)
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES – U.S. SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO FOUR NEW TRACTS, TO VACATE A PORTION OF AN EASEMENT AND TO GRANT AN EASEMENT.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2007252973 .
8. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DAN RICH — 1/11/08
MEMBER — DATE
KLD ENTERPRISES, LLC

OFFICIAL SEAL
Lisa Parish
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-6-2011

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 2008 BY DAN RICH, MEMBER, KLD ENTERPRISES, LLC

BY Lisa Parish — NOTARY PUBLIC — MY COMMISSION EXPIRES: Sept. 6, 2011

Utility Approvals

PNM ELECTRIC SERVICES	DATE 2/13/2008
PNM GAS SERVICES	DATE 2/13/2008
QWEST TELECOMMUNICATIONS	DATE 2-7-08
COMCAST	DATE 2-6-08

City Approvals

CITY SURVEYOR	DATE 1-15-08
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE 1/23/08
~~UTILITY DEVELOPMENT~~ ABCWUA	DATE 2-13-08
PARKS AND RECREATION DEPARTMENT	DATE 1/23/08
AMAFCA	DATE 1/23/08
CITY ENGINEER	DATE 2/13/08
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 1/23/08

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101061336626249925
PROPERTY OWNER OF RECORD:
KLD ENTERPRISES LLC
BERNALILLO COUNTY TREASURER'S OFFICE
2-13-08

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO — 1/11/2008
N.M.P.S. No. 11993 — DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

079340P

Plat of
Tract Y-2A-1-A, Y-2A-1-B,
Y-2A-1-C, and Y-2A-1-D

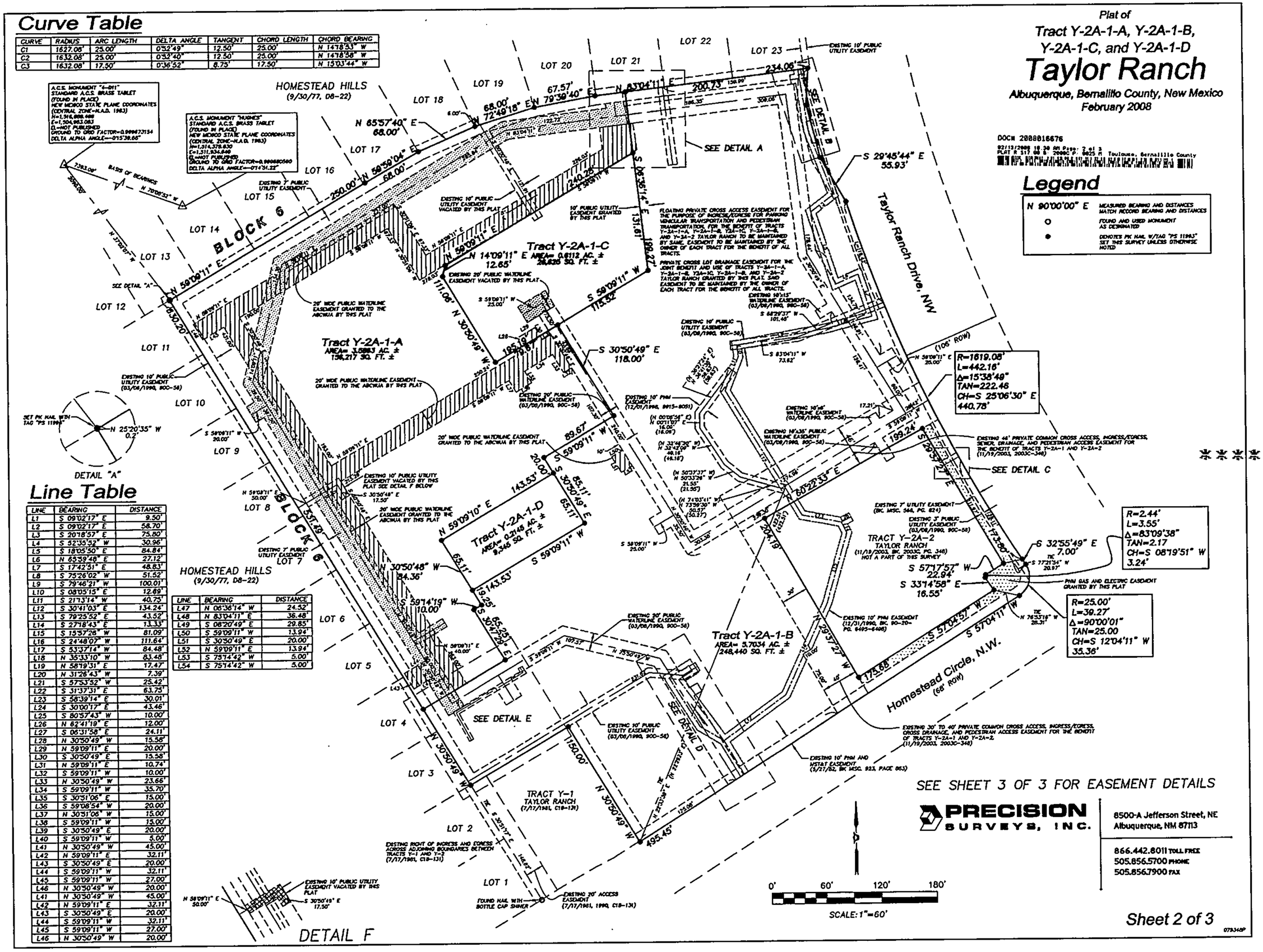
Taylor Ranch

Albuquerque, Bernalillo County, New Mexico
February 2008

DOC# 2008016676
02/13/2008 10:20 AM Page: 2 of 3
PLAT R $17.00 B: 2008C P: 0025 M Toulouse, Bernalillo County

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 14°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 14°18'58" W
C3	1632.08'	17.50'	0°36'52"	8.75'	17.50'	N 15°03'44" W



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES MATCH RECORD BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES PK NAIL W/TAG "PS 11983" SET THIS SURVEY UNLESS OTHERWISE NOTED

Line Table

LINE	BEARING	DISTANCE
L1	S 09°02'17" E	9.50'
L2	S 09°02'17" E	58.70'
L3	S 20°18'57" E	75.80'
L4	S 52°35'52" W	30.96'
L5	S 18°05'50" E	84.84'
L6	N 65°59'48" E	27.12'
L7	S 17°42'51" E	48.83'
L8	S 75°26'02" W	51.52'
L9	S 79°46'21" W	100.01'
L10	S 08°05'15" E	12.69'
L11	S 21°13'14" W	40.75'
L12	S 30°41'03" E	134.24'
L13	S 79°25'52" E	43.52'
L14	S 27°18'43" E	13.33'
L15	S 15°57'26" W	81.09'
L16	S 24°48'07" W	111.64'
L17	S 53°37'14" W	84.48'
L18	N 35°33'10" W	83.48'
L19	N 58°19'31" E	17.47'
L20	N 31°26'43" W	7.39'
L21	S 57°53'52" W	25.42'
L22	S 31°37'31" E	63.75'
L23	S 58°39'14" E	30.01'
L24	S 30°00'17" E	43.46'
L25	S 80°57'43" W	10.00'
L26	N 62°41'19" E	12.00'
L27	S 06°31'58" E	24.11'
L28	N 30°50'49" W	15.58'
L29	N 59°09'11" E	20.00'
L30	S 30°50'49" E	15.58'
L31	N 59°09'11" E	10.74'
L32	S 59°09'11" W	10.00'
L33	N 30°50'49" W	23.66'
L34	S 59°09'11" W	35.70'
L35	S 30°51'06" E	15.00'
L36	S 59°08'54" W	20.00'
L37	N 30°51'06" W	15.00'
L38	N 59°09'11" W	15.00'
L39	S 30°50'49" E	20.00'
L40	S 59°09'11" W	5.00'
L41	N 30°50'49" W	45.00'
L42	N 59°09'11" E	32.11'
L43	S 30°50'49" E	20.00'
L44	S 59°09'11" W	32.11'
L45	S 59°09'11" W	27.00'
L46	N 30°50'49" W	20.00'
L41	N 30°50'49" W	45.00'
L42	N 59°09'11" E	32.11'
L43	S 30°50'49" E	20.00'
L44	S 59°09'11" W	32.11'
L45	S 59°09'11" W	27.00'
L46	N 30°50'49" W	20.00'

LINE	BEARING	DISTANCE
L47	N 06°36'14" W	24.52'
L48	N 83°04'11" E	36.48'
L49	S 06°20'49" E	29.85'
L50	S 59°09'11" W	13.94'
L51	S 30°50'49" E	20.00'
L52	N 59°09'11" E	13.94'
L53	S 75°14'42" W	5.00'
L54	S 75°14'42" W	5.00'

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

079348P

Plat of

Tract Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, and Y-2A-1-D

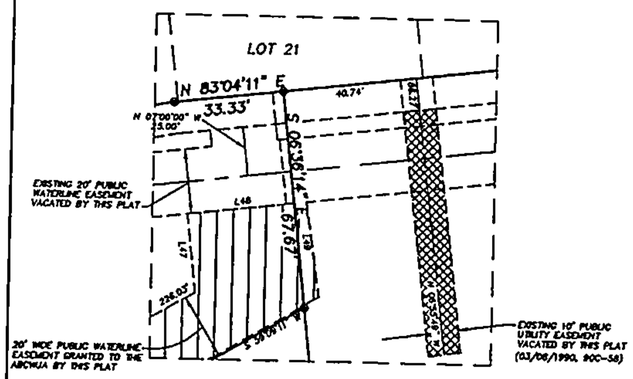
Taylor Ranch

Albuquerque, Bernalillo County, New Mexico

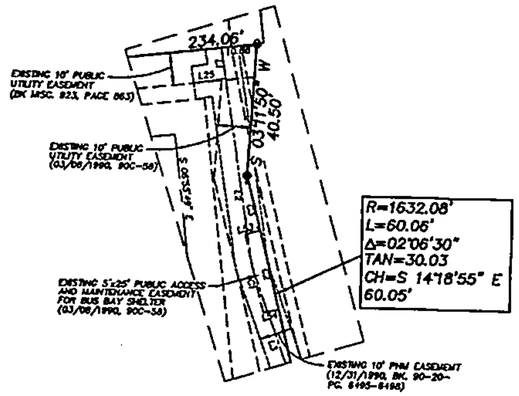
February 2008

DOC# 2008016676

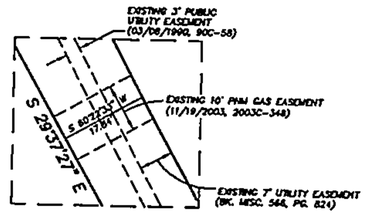
02/13/2008 10:30 AM Page: 3 of 3
PLAT R:$17.00 B: 2008C P: 0025 M. Toulouse, Bernalillo County



DETAIL A



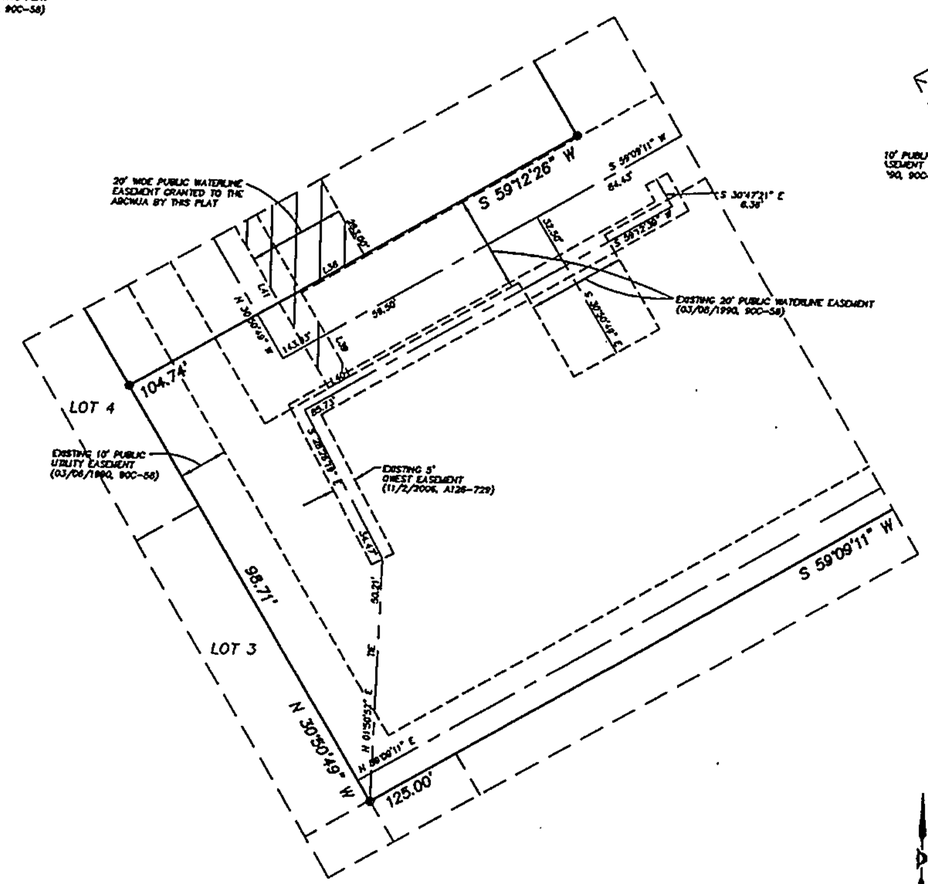
DETAIL B



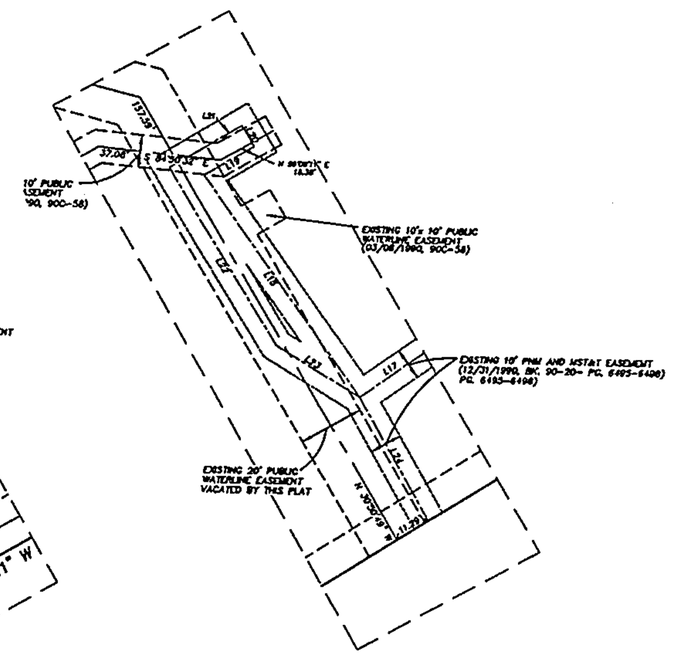
DETAIL C

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES MATCH RECORD BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES PK NAIL W/TAG "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED



DETAIL E



DETAIL D

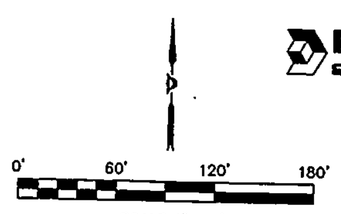
Line Table

LINE	BEARING	DISTANCE
L1	S 09°02'17" E	9.50'
L2	S 09°02'17" E	58.70'
L3	S 20°18'57" E	75.80'
L4	S 52°35'52" W	30.96'
L5	S 18°05'50" E	84.84'
L6	N 65°59'48" E	27.12'
L7	S 17°42'51" E	48.83'
L8	S 75°26'02" W	51.52'
L9	S 79°46'21" W	100.01'
L10	S 08°05'15" E	12.69'
L11	S 21°13'14" W	40.75'
L12	S 30°41'03" E	134.24'
L13	S 79°25'52" E	43.52'
L14	S 27°18'43" E	13.33'
L15	S 15°57'26" W	81.09'
L16	S 24°48'07" W	111.64'
L17	S 53°37'14" W	84.48'
L18	N 35°33'10" W	83.48'
L19	N 58°19'31" E	17.47'
L20	N 31°26'43" W	7.39'
L21	S 57°53'52" W	25.42'
L22	S 31°37'31" E	63.75'
L23	S 58°39'14" E	30.01'
L24	S 30°00'17" E	43.46'
L25	S 80°57'43" W	10.00'
L26	N 62°41'19" E	12.00'
L27	S 06°31'58" E	24.11'
L28	N 30°50'49" W	15.58'
L29	N 59°09'11" E	20.00'
L30	S 30°50'49" E	15.58'
L31	N 59°09'11" E	10.74'
L32	S 59°09'11" W	10.00'
L33	N 30°50'49" W	23.66'
L34	S 59°09'11" W	35.70'
L35	S 30°51'06" E	15.00'
L36	S 59°08'54" W	20.00'
L37	N 30°51'06" W	15.00'
L38	S 59°09'11" W	15.00'
L39	S 30°50'49" E	20.00'
L40	S 59°09'11" W	5.00'
L41	N 30°50'49" W	45.00'
L42	N 59°09'11" E	32.11'
L43	S 30°50'49" E	20.00'
L44	S 59°09'11" W	32.11'
L45	S 59°09'11" W	27.00'
L46	N 30°50'49" W	20.00'

LINE	BEARING	DISTANCE
L47	N 06°36'14" W	24.52'
L48	N 83°04'11" E	36.48'
L49	S 08°20'49" E	29.85'
L50	S 59°09'11" W	13.94'
L51	S 30°50'49" E	20.00'
L52	N 59°09'11" E	13.94'
L53	S 75°14'42" W	5.00'
L54	S 75°14'42" W	5.00'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 14°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 14°18'58" W
C3	1632.08'	17.50'	0°36'52"	8.75'	17.50'	N 15°03'44" W



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

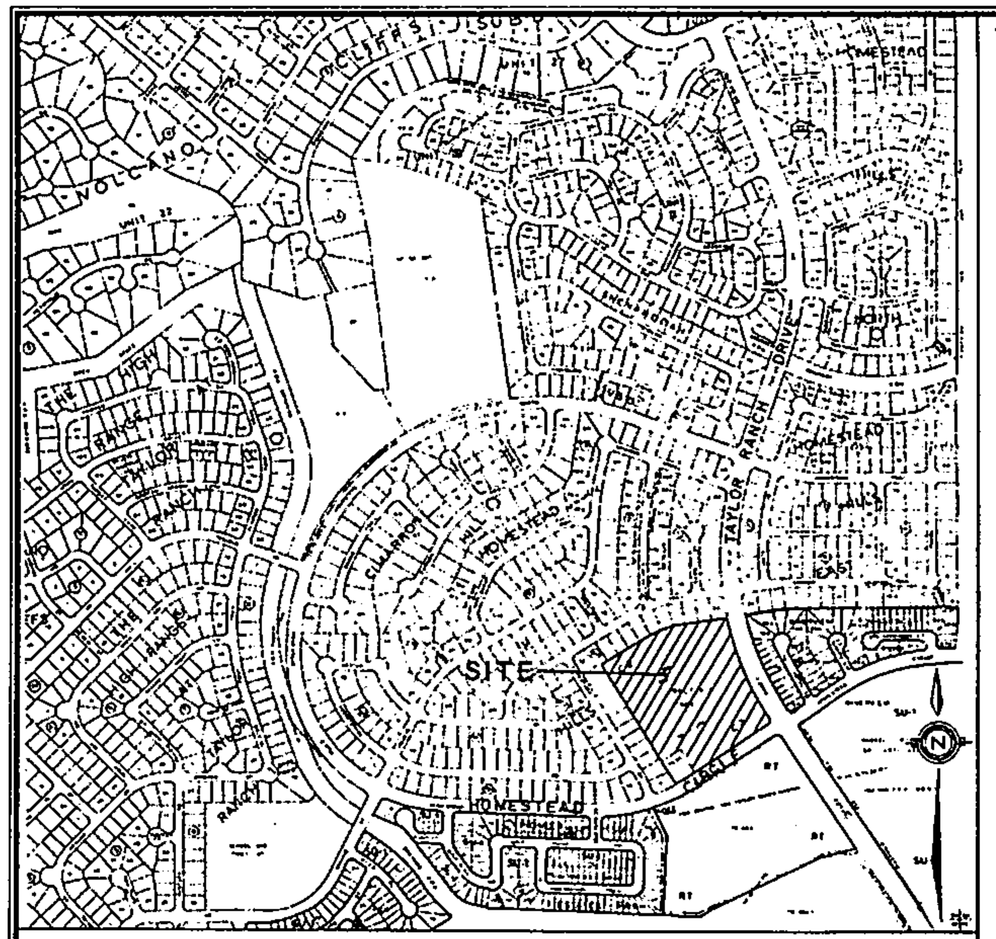
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

07834/P

90C-58(1)

90C-58(1)

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



SCALE: 1" = 750' **VICINITY MAP** D-11-Z

TALOS LOG NO. 02-13-1255

REPLAT OF 9017385
TRACT Y-2, TAYLOR RANCH
TO

TRACT Y-2A, TAYLOR RANCH

SECTION 23, T11N, R2E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY , 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
MAR 6 1990
At 11:41 o'clock A.M. Recorded in Vol. 90C
of records of said County Folio 58
Clerk & Recorder
By: Deputy Clerk
1 of 2

RESERVED FOR COUNTY CLERK

DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF ALL OF TRACT Y-2 OF TAYLOR RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS Y-1 & Y-2 TAYLOR RANCH" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 17, 1981 IN VOLUME C18, FOLIO 131 AS DOCUMENT NUMBER 81 38307, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN (GLO BRASS CAP IN PLACE HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=367,964.735 FEET AND Y=1,513,731.476 FEET); THENCE, N60°41'08"W, 1677.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOMESTEAD CIRCLE, N.W. (68' R/W), THE SOUTHEAST CORNER OF SAID TRACT Y-1, THE COMMON SOUTHWEST CORNER OF SAID TRACT Y-2 AND THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF HOMESTEAD CIRCLE, N.W., N30°55'00"W, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT Y-1; THENCE, S59°05'00"W, 125.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT Y-1 AND A POINT ON THE EASTERLY BOUNDARY OF BLOCK 6, HOMESTEAD HILLS SUBDIVISION (FILED 9-30-77, VOLUME D8, FOLIO 22); THENCE ALONG SAID EASTERLY BOUNDARY, N30°55'00"W, 630.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF BLOCK 6, HOMESTEAD HILLS SUBDIVISION, N59°05'00"E, 250.00 FEET; THENCE, N59°54'53"E, 68.00 FEET; THENCE, N65°53'29"E, 68.00 FEET; THENCE, N72°45'07"E, 68.00 FEET; THENCE, N79°35'29"E, 67.57 FEET; THENCE, N83°00'00"E, 236.06 FEET TO A POINT ON CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W. (106' R/W), THE SOUTHEAST CORNER OF LOT 23, BLOCK 6, HOMESTEAD HILLS SUBDIVISION AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 594.54 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1619.08 FEET, A CENTRAL ANGLE OF 21°02'22" AND A CHORD THAT BEARS S22°28'49"E, 591.20 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S33°00'00"E, 7.00 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S12°00'00"W, 35.36 FEET) TO A POINT-OF-TANGENCY (PT) ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOMESTEAD CIRCLE, N.W.; THENCE ALONG SAID NORTHERLY LINE, S57°00'00"W, 495.45 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 11.0445 ACRES, MORE OR LESS.

SUBDIVISION DATA

	DRB-90-96
SUBDIVISION CASE NO.	Z-77-29-1, DRB-90-52
GROSS SUBDIVISION ACREAGE	11.0445 AC
ZONE ATLAS INDEX NO.	D-11-Z
NO. OF EXISTING TRACTS/LOTS	1
NO. OF TRACTS/LOTS CREATED	1
MILES OF FULL-WIDTH STREETS CREATED	N/A
MILES OF HALF-WIDTH STREETS CREATED	N/A
DATE OF SURVEY	DECEMBER, 1989

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO DEDICATE RIGHT-OF-WAY FOR A BUS BAY AND SHELTER AS A REQUIREMENT AND CONDITION OF APPROVAL FOR THE SITE PLAN OF HOMESTEAD HILLS SHOPPING CENTER (EPC CASE NO. Z-77-29-1).
2. BEARING BASE FOR THIS REPLAT IS THE "RIVERVIEW" BULK LAND PLAT FILED FOR RECORD ON JUNE 27, 1986 IN VOLUME C-30, FOLIO 178. ROTATE ALL BEARINGS CLOCKWISE 00°01'14" TO OBTAIN STATE PLANE BEARINGS. ALL DISTANCES ARE GROUND.
3. BENCHMARK FOR THIS PROPERTY IS CITY BENCH MARK "1-D-11". A CHISLED SQUARE AT THE TOP OF CURB NWW CURB RETURN OF TAYLOR RANCH DRIVE AT HOMESTEAD CIRCLE NW (SOUTH END) ELEVATION=5116.47.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. PROPERTY LINES MARKED N/R ARE NON-RADIAL.
5. UNLESS OTHERWISE INDICATED, ALL PROPERY CORNERS ARE MONUMENTED WITH A 5/8" REBAR AND CAP STAMPED "CSC L.S. 7270".
6. PUBLIC UTILITY EASEMENTS (P.U.E) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   - A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
   - B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   - C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
   - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

   INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN.

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 RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN PERPETUITY THE PUBLIC WATER LINE EASEMENT 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 BURIED DISTRIBUTION INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 6). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

G. BLAKE CHANSLOR TRUST
BY: G. Blake Chanslor 2/14/90
G. BLAKE CHANSLOR, TRUSTEE TRUSTEE — DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF February, 1990 BY G. BLAKE CHANSLOR, TRUSTEE OF THE G. BLAKE CHANSLOR TRUST ON BEHALF OF SAID TRUST.

BY: Barbara Myers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/24/91 — 10/24/91

SURVEYOR'S CERTIFICATION

I, L. A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L. A. CARLETON, JR., N.M.R.P.S. #7270 — 2/14/90 DATE

L. A. CARLETON, JR. NEW MEXICO 7270 REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVALS

SUBDIVISION CASE NUMBER SP-90-56

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	2-27-90 DATE
PARKS AND RECREATION DEPARTMENT	2-27-90 DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	2-27-90 DATE
CITY ENGINEER, PLANNING DIVISION	2-27-90 DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	2-27-90 DATE
WATER UTILITIES DEPARTMENT	2/20/90 DATE
CHIEF CITY SURVEYOR, ENGINEERING DIVISION	2-26-90 DATE
PROPERTY MANAGEMENT	2/26/90 DATE
GAS COMPANY OF NEW MEXICO	2-28-90 DATE
U.S. WEST	2-26-90 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON THIS PROPERTY.
DERNA Chris Simpson 2-28-90

SHEET 1 OF 2

DATE: FEBRUARY, 1990	community sciences corporation
SCALE: N/A	
DESIGNED: R.D.Q	
DRAWN: R.D.Q.	
JOB NO.: 194-02-600	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

90C-58(1)

90C-58(1)

90C-58(2)

90C-58(2)

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

REPLAT OF 9017385
TRACT Y-2, TAYLOR RANCH
TO

TRACT Y-2A, TAYLOR RANCH

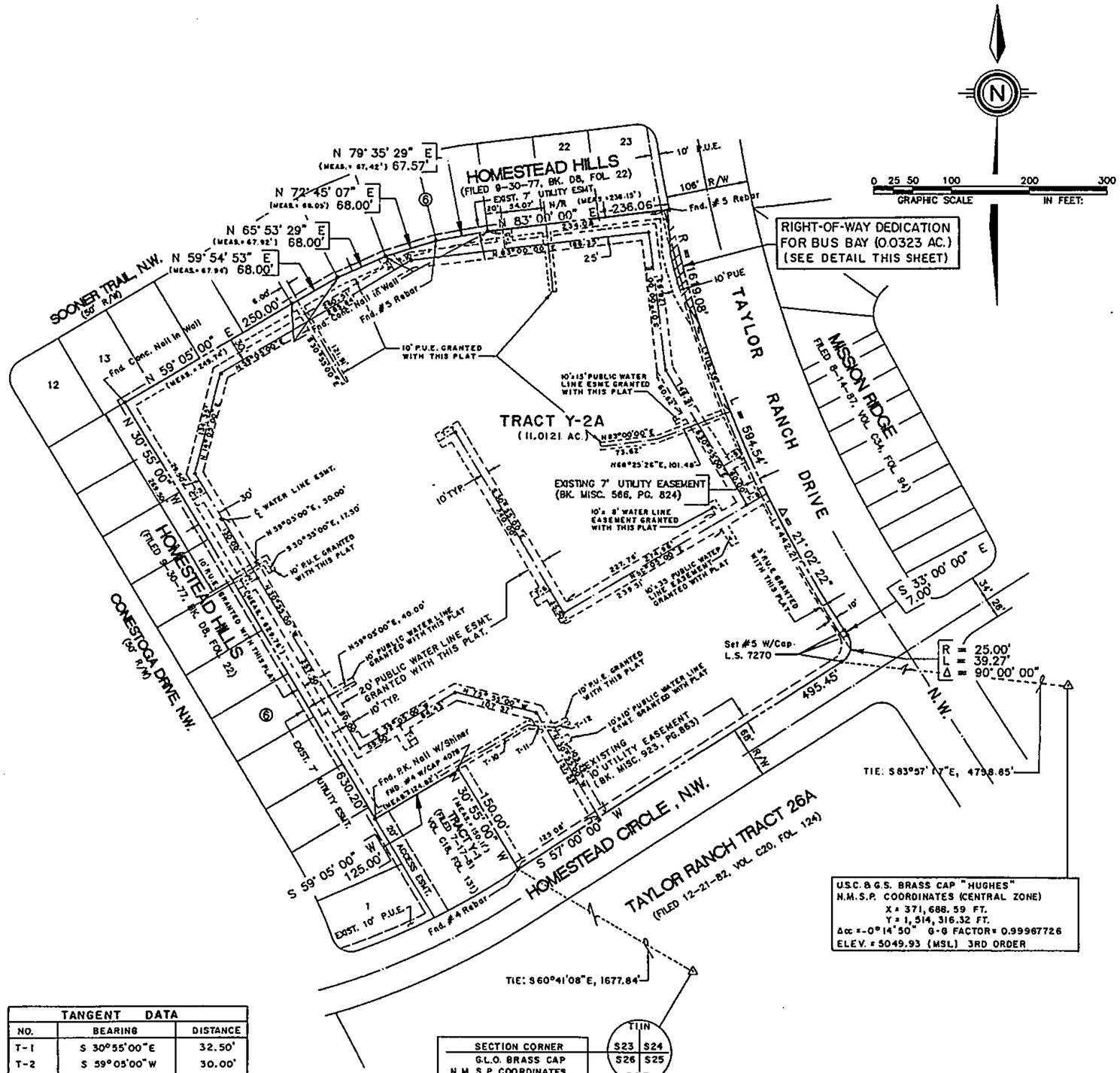
SECTION 23, T11N, R2E, N.M.P.M.

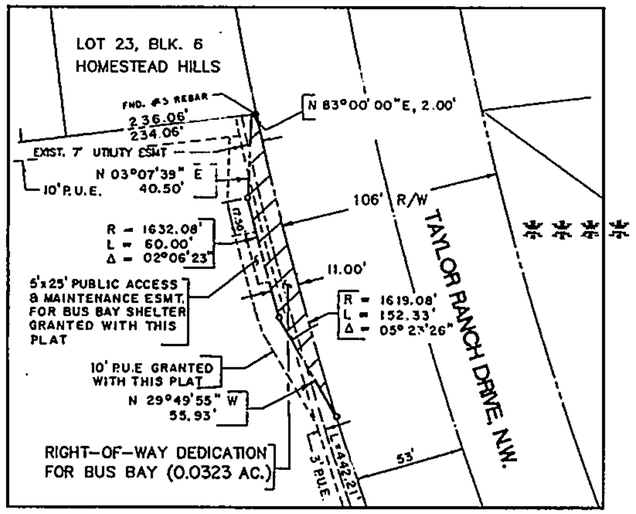
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY , 1990

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
MAR 6 1990
At 11:14 o'clock A.M. Recorded in Vol. 90C
of records of said County, Folio 58
Deputy Clerk

2 of 2

RESERVED FOR COUNTY CLERK





RIGHT-OF-WAY DEDICATION DETAIL

SCALE: 1" = 50'

TANGENT DATA		
NO.	BEARING	DISTANCE
T-1	S 30°55'00"E	32.50'
T-2	S 59°05'00"W	30.00'
T-3	S 59°05'00"W	20.00'
T-4	N 30°55'00"W	20.95'
T-5	N 07°00'00"W	25.00'
T-6	S 59°05'00"W	25.00'
T-7	S 59°05'00"W	25.00'
T-8	N 59°05'00"E	28.42'
T-9	N 59°05'00"E	25.00'
T-10	N 59°05'00"E	231.62'
T-11	S 84°54'43"E	37.08'
T-12	N 59°05'00"E	18.38'

SHEET 2 OF 2

DATE FEBRUARY, 1990	community sciences corporation
SCALE: 1" = 100'	
DESIGNED: R.D.Q.	
DRAWN: R.D.Q.	
JOB NO.: 194-02-600	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales N.M. 87048

90C-58(2)

90C-58(2)

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1627.08'	25.00'	0°52'49"	12.50'	25.00'	N 14°18'53" W
C2	1632.08'	25.00'	0°52'40"	12.50'	25.00'	N 14°18'58" W
C3	1632.08'	17.50'	0°36'52"	8.75'	17.50'	N 15°03'44" W

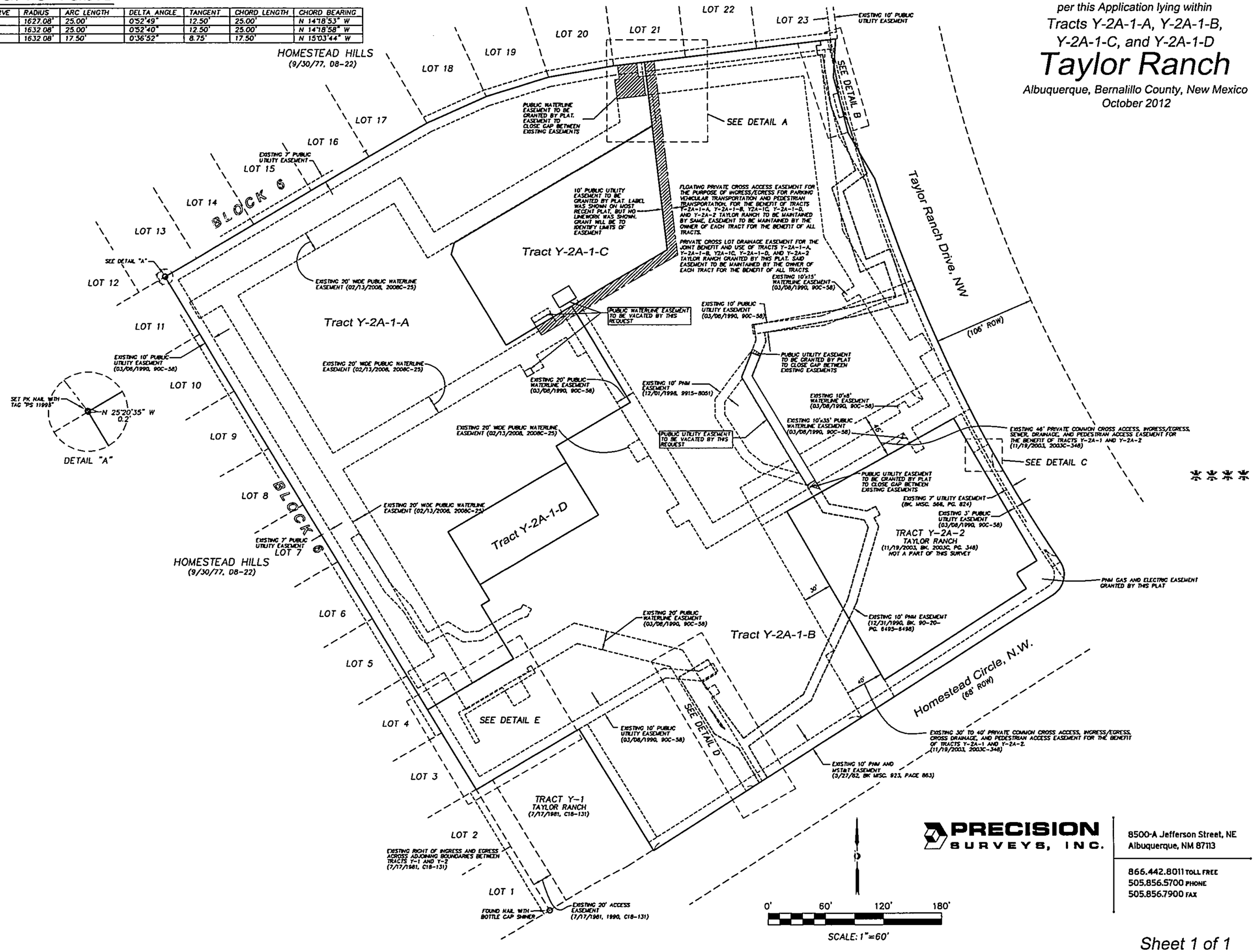
Exhibit Showing Easements to be Vacated per this Application lying within

Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, and Y-2A-1-D

Taylor Ranch

Albuquerque, Bernalillo County, New Mexico

October 2012



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

079348P

Project #

1002776

1006662

1005331

1002776

1009304

1009395

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/15/2008 Issued By: PLNSDH

Permit Number: **2008 070 018** **Category Code 910**

Application Number: 08DRB-70018, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TAYLOR RANCH DR NW BETWEEN HOMESTED CIR NW AND SOONER TRAIL NW

Project Number: 1002776

Applicant
Kld Enterprises, Llc

12231 Axcademy Ne
Albuquerque NM 87111
304-4516

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$425.00
	TOTAL:	**$445.00**

City Of Albuquerque
Treasury Division

1/15/2008 11:44AM LOC: ANNX
WS# 007 TRANS# 0026
RECEIPT# 00092791-00092791
PERMIT# 2000/00180 TRSMSP
Trans Amt $445.00
Conflict Manag. Fee $20.00
DRB Actions $425.00
CK $445.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/19/2007 Issued By: PLNSDH

Permit Number: **2007 070 328** **Category Code 910**

Application Number: 07DRB-70328, Major - Preliminary Plat Approval

Address:

Location Description: TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW

Project Number: 1002776

Applicant
Kld Enterprises

12231 Academy Rd Nw #301-189
Albuquerque, NM 87111
304-4516
emeraldprops@aol.com

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque, NM 87108

jennyd@iacivil.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$720.00
	TOTAL:	**$720.00**

City Of Albuquerque
Treasury Division

10/19/2007 12:06PM LOC: ANNX
WS# 006 TRANS# 0024
RECEIPT# 00083481-00083482
PERMIT# 2007070328 TRSCC5
Trans Amt $1,185.00
DRB Actions $720.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/19/2007 Issued By: PLNSDH

Permit Number: **2007 070 325** **Category Code 910**

Application Number: 07DRB-70325, Vacation Of Public Easement

Address:

Location Description: TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW

Project Number: 1002776

Applicant
Kld Enterprises

12231 Academy Rd Nw #301-189
Albuquerque, NM 87111
304-4516
emeraldprops@aol.com

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque, NM 87108

jennyd@iacivil.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$180.00
	TOTAL:	**$275.00**

City Of Albuquerque
Treasury Division

10/19/2007 12:06PM LOC: ANNX
WS# 006 TRANS# 0024
RECEIPT# 00083481-00083481
PERMIT# 2007070325 TRSCCS
Trans Amt $1,185.00
AFN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $180.00

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/22/2007 Issued By: E08375

Permit Number: **2007 070 329** **Category Code 910**

Application Number: 07DRB-70329, Epc Approved Sdp For Build Permit

Address:

Location Description: TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW

Project Number: 1002776

Applicant
Kld Enterprises Llc

12231 Academy Rd Ne #301-189
Albuquerque, NM 87111
304-4516
emeraldprops@aol

Agent / Contact
Juno Architects

Albuquerque, NM 87114

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

10/22/2007 11:57AM LOC: ANNX
WS# 006 TRANS# 0028
RECEIPT# 00083565-00083565
PERMIT# 2007070329 TRSCCS
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

782261

PERMANENT EASEMENT

Grant of Permanent Easement, between **KLD Enterprises, LLC** ("Grantor"), whose address is **12231 Academy Road N. E., Albuquerque, New Mexico 87111** and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of **Public Waterline**, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of January, 2008.

APPROVED:

City Engineer

Date: 2-15-08

2/15/08

2-14-08

APPROVED:

For EXECUTIVE DIRECTOR - ABC WATER Utility Authority

2-14-08

Dated

GRANTOR:

Doc# 2008019345

02/21/2008 01:39 PM Page: 1 of 7
EASE R:$21.00 M. Toulouse, Bernalillo County

GRANTOR:

By: ~~KDL~~ DR Enterprises, LLC

KLD DR

(Corporation or Partnership)

Print Name: **Dan Rich**

Title: **Member**

Date: 2/12/08

PARTNERSHIP'S NOTARY

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

This instrument was acknowledged before me on 12 day of ~~January~~ February, 2008, by **Dan Rich**, Member, on behalf of KLD Enterprises, LLC, a New Mexico Limited Liability Company.

(SEAL)

My Commission Expires:
9-6-2011

Notary Public

OFFICIAL SEAL
Lisa Parish
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-6-2011

(SEE EXHIBIT "A" ATTACHED)

EXHIBIT A

Legal Description "A"
Public Waterline Easement

A PUBLIC WATERLINE EASEMENT LYING AND SITUATE WITHIN TRACTS Y-2A-1-A, Y-2A-1-B, AND Y-2A-1-C, TAYLOR RANCH, SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON February 13th, 2008, IN PLAT BOOK 2008C, PAGE 25 SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "4-D11" BEARS N 70°08'52" W, A DISTANCE OF 7393.79 FEET;

THENCE S 06°55'49" E, A DISTANCE OF 4.76 FEET TO AN ANGLE POINT;

THENCE N 83°04'11" E, A DISTANCE OF 0.77 FEET TO AN ANGLE POINT;

THENCE S 06°55'49" E, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT;

THENCE S 83°04'11" W, A DISTANCE OF 131.37 FEET TO AN ANGLE POINT;

THENCE S 59°09'11" W, A DISTANCE OF 279.58 FEET TO AN ANGLE POINT;

THENCE S 14°09'11" W, A DISTANCE OF 126.07 FEET TO AN ANGLE POINT;

THENCE S 30°50'49" E, A DISTANCE OF 327.86 FEET TO AN ANGLE POINT;

THENCE N 59°09'11" E, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;

THENCE S 30°50'49" E, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT;

THENCE S 59°09'11" W, A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;

THENCE S 30°50'49" E, A DISTANCE OF 85.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 59°09'11" W, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE N 30°50'49" W, A DISTANCE OF 387.50 FEET TO AN ANGLE POINT;

THENCE S 59°09'11" W, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT;

THENCE N 30°50'49" W, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT;

THENCE N 59°09'11" E, A DISTANCE OF 10.00 FEET TO AN ANGLE POINT;

THENCE N 30°50'49" W, A DISTANCE OF 23.64 FEET TO AN ANGLE POINT;

THENCE N 14°09'11" E, A DISTANCE OF 142.63 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE N 59°09'11" E, A DISTANCE OF 292.10 FEET TO AN ANGLE POINT;

THENCE N 83°04'11" E, A DISTANCE OF 114.83 FEET TO AN ANGLE POINT;

THENCE N 06°55'49" W, A DISTANCE OF 4.76 FEET TO AN ANGLE POINT;

THENCE N 83°04'11" E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 0.4639 ACRES (20209 SQUARE FEET), MORE OR LESS , ALL AS SHOWN ON THE ATTACHED EXHIBIT "B".

Surveyor's Certificate

I, LARRY W. MEDRANO, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

02/12/2008

LARRY W. MEDRANO
N.M.P.S. NO. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

EXHIBIT A

Legal Description "B"
Public Waterline Easement

A PUBLIC WATERLINE EASEMENT LYING AND SITUATE WITHIN TRACTS Y-2A-1-A, Y-2A-1-B, AND Y-2A-1-C, TAYLOR RANCH, SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON February 13th, 2008, IN PLAT BOOK 2008C, PAGE 26 SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED EASEMENT FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "4-D11" BEARS N 45°08'13" W, A DISTANCE OF 2355.19 FEET;

THENCE S 59°09'11" W, A DISTANCE OF 35.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE N 30°50'49" W, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE N 59°09'11" E, A DISTANCE OF 35.00 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE S 30°50'49" E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 0.0161 ACRES (700 SQUARE FEET), MORE OR LESS, ALL AS SHOWN ON THE ATTACHED EXHIBIT "B"

Surveyor's Certificate

I, LARRY W. MEDRANO, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

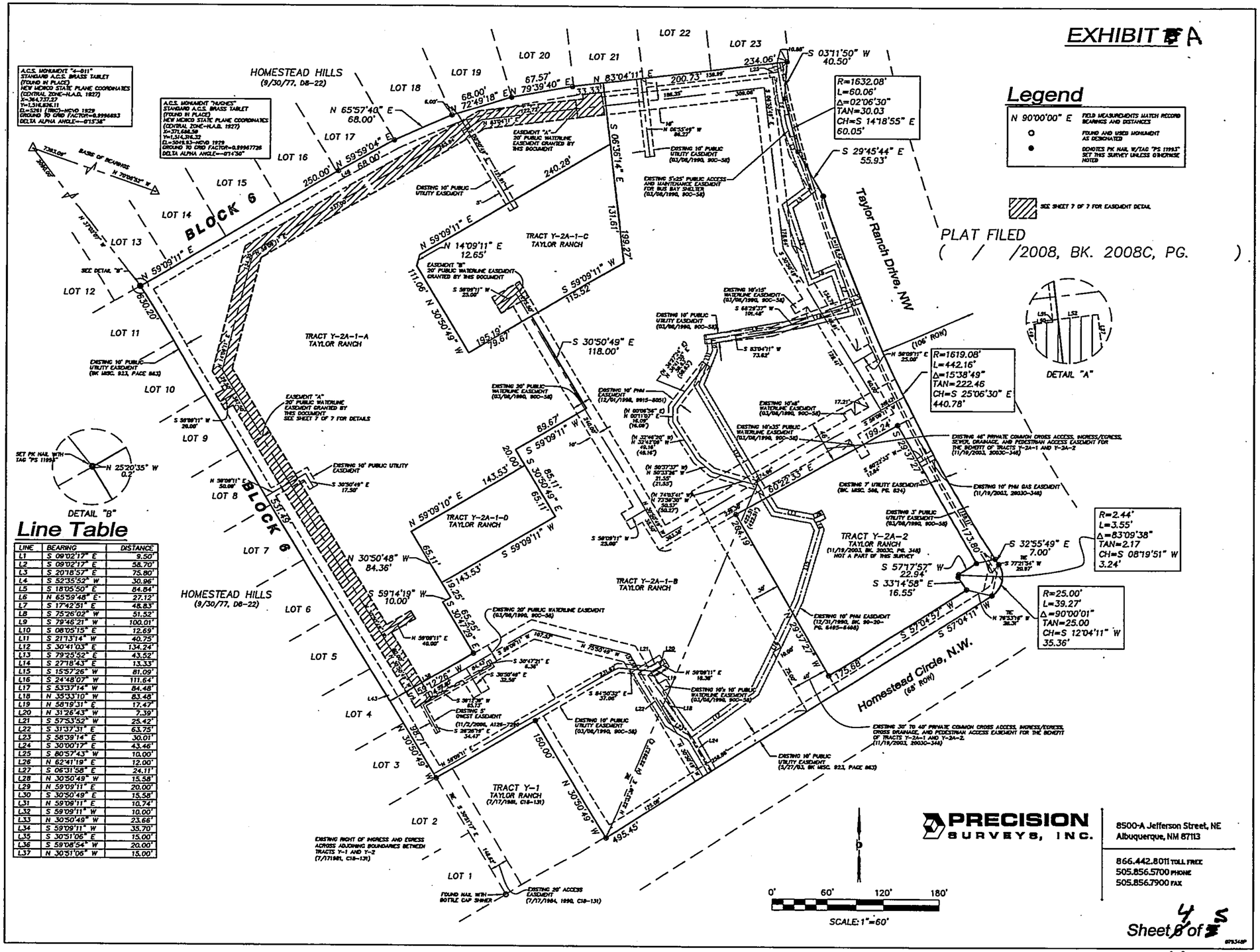
02/12/2008

LARRY W. MEDRANO
N.M.P.S. NO. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

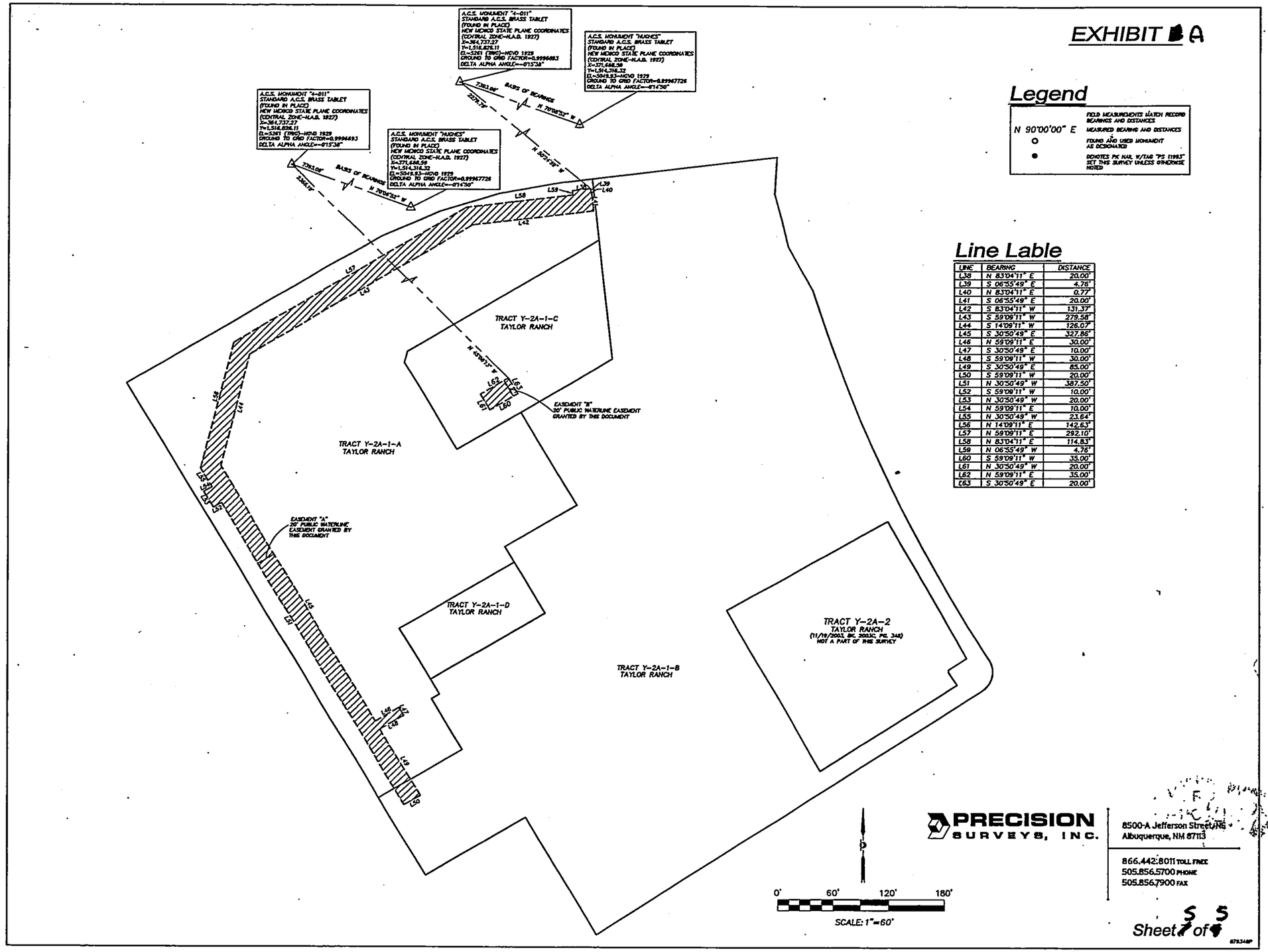
EXHIBIT A



Line Table

LINE	BEARING	DISTANCE
L1	S 09°02'17" E	9.50'
L2	S 09°02'17" E	58.70'
L3	S 20°18'57" E	75.80'
L4	S 52°35'52" W	30.96'
L5	S 18°05'50" E	84.84'
L6	N 65°59'48" E	27.12'
L7	S 17°42'51" E	48.83'
L8	S 75°26'02" W	51.52'
L9	S 79°46'21" W	100.01'
L10	S 08°05'15" E	12.69'
L11	S 21°13'14" W	40.75'
L12	S 30°41'03" E	134.24'
L13	S 79°25'52" E	43.52'
L14	S 27°18'43" E	13.33'
L15	S 15°57'26" W	81.09'
L16	S 24°48'07" W	111.64'
L17	S 53°37'14" W	84.48'
L18	N 35°33'10" W	83.48'
L19	N 58°19'31" E	17.47'
L20	N 31°26'43" W	7.39'
L21	S 57°53'52" W	25.42'
L22	S 31°37'31" E	63.75'
L23	S 58°39'14" E	30.01'
L24	S 30°00'17" E	43.46'
L25	S 80°57'43" W	10.00'
L26	N 62°41'19" E	12.00'
L27	S 06°31'58" E	24.11'
L28	N 30°50'49" W	15.58'
L29	N 59°09'11" E	20.00'
L30	S 30°50'49" E	15.58'
L31	N 59°09'11" E	10.74'
L32	S 59°09'11" W	10.00'
L33	N 30°50'49" W	23.66'
L34	S 59°09'11" W	35.70'
L35	S 30°51'06" E	15.00'
L36	S 59°08'54" W	20.00'
L37	N 30°51'06" W	15.00'

EXHIBIT A



Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES PK NAIL W/TAG "PS 11983" SET THIS SURVEY UNLESS OTHERWISE NOTED

Line Lable

LINE	BEARING	DISTANCE
L38	N 83°04'11" E	20.00'
L39	S 06°55'49" E	4.76'
L40	N 83°04'11" E	0.77'
L41	S 06°55'49" E	20.00'
L42	S 83°04'11" W	131.37'
L43	S 59°09'11" W	279.58'
L44	S 14°09'11" W	126.07'
L45	S 30°50'49" E	327.86'
L46	N 59°09'11" E	30.00'
L47	S 30°50'49" E	10.00'
L48	S 59°09'11" W	30.00'
L49	S 30°50'49" E	85.00'
L50	S 59°09'11" W	20.00'
L51	N 30°50'49" W	387.50'
L52	S 59°09'11" W	10.00'
L53	N 30°50'49" W	20.00'
L54	N 59°09'11" E	10.00'
L55	N 30°50'49" W	23.64'
L56	N 14°09'11" E	142.63'
L57	N 59°09'11" E	292.10'
L58	N 83°04'11" E	114.83'
L59	N 06°55'49" W	4.76'
L60	S 59°09'11" W	35.00'
L61	N 30°50'49" W	20.00'
L62	N 59°09'11" E	35.00'
L63	S 30°50'49" E	20.00'

PRECISION SURVEYS, INC.
8500-A Jefferson Street NE
Albuquerque, NM 87113
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 5 of 5

8783486P

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X 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)

V

P

D

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): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: KLD Enterprises, LLC PHONE: 304-4516
ADDRESS: 12231 Academy NE FAX: 296-8100
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: N/A
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Re-plat Existing one lot into four new Lots & to grant easement

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

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

Lot or Tract No. Y-2A-1 / TBKA Y-2A-1-A Y-2A-1-B, Y-2A-1-C, Y-2A-1-D Block: N/A Unit: N/A
Subdiv/Addn/TBKA: Taylor Ranch
Existing Zoning: C-2 (SC) Proposed zoning: C-2 (SC) MRGCD Map No N/A
Zone Atlas page(s): D-11 UPC Code: 101106336125409 25

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1002776, 1006662, 1005331

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 4 Total area of site (acres): 10.1154
LOCATION OF PROPERTY BY STREETS: On or Near: Taylor Ranch Drive NW
Between: Homestead Cir NW and Sooner Trail NW

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

SIGNATURE Lisa Parish DATE 1-15-08
(Print) Lisa Parish Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- NO Site is within 1000ft of a landfill
- NO F.H.D.P. density bonus
- NO F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB - ___ - 70018	P&F	5(3)	$ 425.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 445.00

Hearing date January 23, 2008

Planner signature / date 1/15/08 **Project #** 1002776

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

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Lisa Parish
Applicant name (print)

Lisa Parish 1-15-08
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - - 70018
- -
- -

Andrew Garcia 1/15/08
Planner signature / date

Project # 1002776

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

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

January 15, 2008

Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR PRELIMINARY/FINAL, TRACT Y-2A-1-A, Y-2A-1-B, Y-2A-1-C AND Y-2A-1-D, TAYLOR RANCH SUBDIVISION. LOCATED ON TAYLOR RANCH DRIVE N. W., BETWEEN HOMESTEAD CIRCLE N. W. AND SOONER TRAIL N. W. ZONE ATLAS PAGE D-11

Dear Chair,

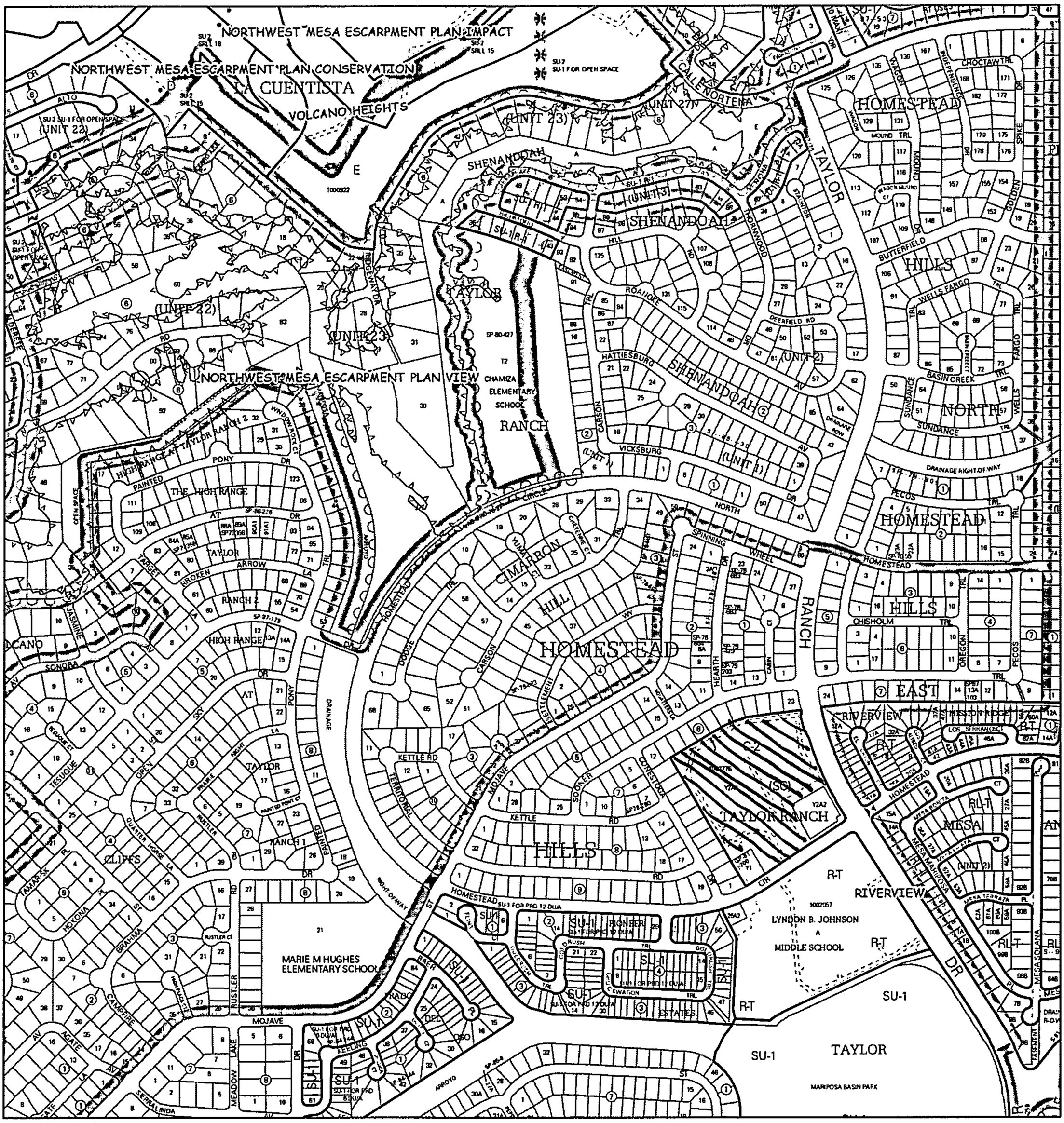
On behalf of our client, KLD Enterprises, LLC., we are submitting an application for Preliminary/Final. This subdivision is to re-plat existing one lot into four new tracts and grant easement.

Enclosed are the required submittals.

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

Sincerely,

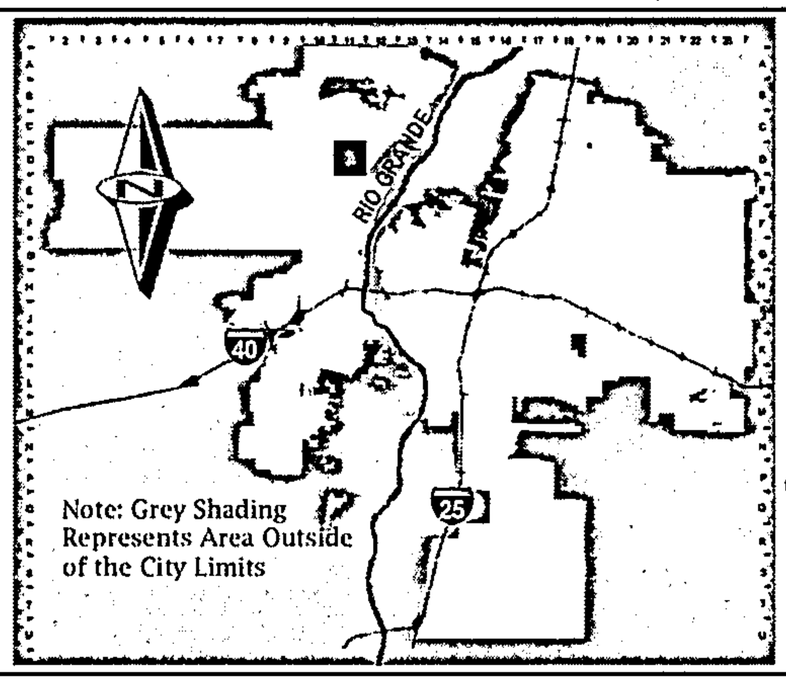
Lisa Parish
Precision Surveys



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

Albuquerque Geographic Information System

Map amended through: 1/4/2008



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

No. of Lots: 2
Nearest Major Streets: OSUNA & EDITH

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 30th day of NOVEMBER, 20 07, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and OSUNA LAND PARTNERS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM LIMITED LIABILITY COMPANY, whose address is 4407 LOMAS BLVD NE, ALBUQUERQUE, NM 87110 and whose telephone number is 831-6855, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 4-A & 8-A-1 LANDS OF ZIA TRADING COMPANY, recorded on 8/15/07 in the records of the Bernalillo County Clerk at Book 2007C, pages 0228 through ____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] OSUNA LAND PARTNERS, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SUN VALLEY COMMERCIAL CENTER describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15 day of NOVEMBER, 20 08 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 657082.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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AGRE R:$19.00 M. Toulouse, Bernalillo County

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As per required City - approved estimate. (Figure 7)

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by SMITH ENGINEERING, and inspection of the private Improvements shall be performed by SMITH ENGINEERING, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

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

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

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

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

Type of Financial Guaranty: Not Requesting Fina Plat
Amount: $_____
Name of Financial Institution or Surety providing Guaranty: _____
Date City first able to call Guaranty: _____
[Construction Completion Deadline]: _____ 20____
If Guaranty other than a Bond, last day City able to call Guaranty is: _____, 20____
Additional information: _____

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

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

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

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

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

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

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

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

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

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

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

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety, which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

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

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

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

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

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

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

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

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

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

**
**
**
**

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

SUBDIVIDER: OSUNA LAND PARTNERS, LLC

By [Signature]:
Name: JEFFREY JESIONOWSKI
Title: MANAGER
Dated: 11-8-07

CITY OF ALBUQUERQUE

City Engineer
Dated: 11-30-07

11/28/07

11-27-07

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8th day of, November, 20 07 by [name of person:] JEFFREY JESIONOWSKI, [title or capacity, for instance, "President" or "Owner":] MANAGER of [Subdivider:] OSUNA LAND PARTNERS, LLC.

Notary Public

My Commission Expires:
27 Sept. 09

CITY'S NOTARY

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

This instrument was acknowledged before me on 30 day of, November, 20 07 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

ORIGINAL

"EXHIBIT A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: JRW 8-1-07 7/26/2007
Date Site Plan Approved: 8/1/07
Date Preliminary Plat Approved: NA
Date Preliminary Plat Expires: N/A
DRB Project No.: 1000851
DRB Application No.: 07-70140

Sun Valley Commercial Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4, 5, 6, 7A and 8A, Lands of Zia Trading Company, Albuquerque, Bernalillo County, New Mexico
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			DRAINAGE						
		6" Dia.	Storm Water Lift Station W/Force Main DETENTION POND	Onsite Private Drainage Easements SW CORNER OF LOT 8-A-1	NW corner of proposed pond site	Osuna Rd ROW	/	/	/
			WATER (NMUI)						
		8" Dia.	Remove & Dispose Waterline W/ Appertenances	Onsite Public Utility Easement on Exist Lot 6	Existing 30' Public Waterline Easement	Osuna Rd ROW	/	/	/
		8" Dia.	Waterline W/ Appertenances	Onsite Public Utility Easement	Existing 30' Public Waterline Easement	Osuna Rd ROW	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer

NOTES

1

2

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees & SIA.

AGENT/OWNER

Jason Woodruff (Agent)
NAME(print)

GND, LLC 5643 Paradise Blvd, Albuquerque, NM 87114
FIRM

SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

8/1/07
DRB CHAIR – date

8/1/07
PARKS & GENERAL SERVICES – date

8-1-07
TRANSPORTATION DEVELOPMENT – date

AMAFCA – date

8/1/07
UTILITY DEVELOPMENT – date

_____ - date

8/1/07
CITY ENGINEER – date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

SIA w/ financial guarantee

or

final letter of acceptance by city engineer

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- X Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & ARFMAN, P.A. PHONE: 268-8828
ADDRESS: 9912 PARK LN NW FAX: 268-2632
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: genny d@iacivil.com

APPLICANT: KLD ENTERPRISES, LLC PHONE: 304-4516
ADDRESS: 12231 ACADEMY RD NE #301-189 FAX: 296-8100
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: emeraldprops@aol.com
Proprietary interest in site: OWNER List all owners:

DESCRIPTION OF REQUEST: REQUEST FOR PRELIMINARY PLAT & VACATION OF PUBLIC EASEMENTS

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

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

Lot or Tract No. Y-2A-1 Block: Unit:
Subdiv/Addn/TBKA: TAYLOR RANCH (AKA Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, + Y-2A-1-D, Taylor Ranch)
Existing Zoning: C-2 (SC) Proposed zoning: SAME
Zone Atlas page(s): D-11 UPC Code: 101106336612540925 MRGCD Map No NA

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ. # 1002776, 07EPC-40040, 07EPC-40041

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 4 Total area of site (acres): 10.1154 Ac
LOCATION OF PROPERTY BY STREETS: On or Near: TAYLOR RANCH DR. NW
Between: HOMESTEAD CIR NW and SOONER TR NW

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

SIGNATURE Genevieve Dr DATE 10/18/07
(Print) GENEVIEVE DONART Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DEB-70325	VPE	V	$ 180.00
07DEB-70328	PP		$ 720.00
			$
	ADV		$ 75.00
	CMF		$ 20.00
		Total	$ 995.00

Hearing date 11/14/07

Sandy Handley 10/19/07
Planner signature / date

Project # 1002776

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

GENEVIEVE DONART
Applicant name (print)

Genevieve Donart 10/17/07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB-70325
____-____-____
____-____-____

Sandy Handlee 10/19/07
Planner signature / date

Project # 1002776

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Proposed Infrastructure List
N/A Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
SDP Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

GENEVIEVE DONART
Applicant name (print)

Genevieve Dn 10/17/07
Applicant signature / date

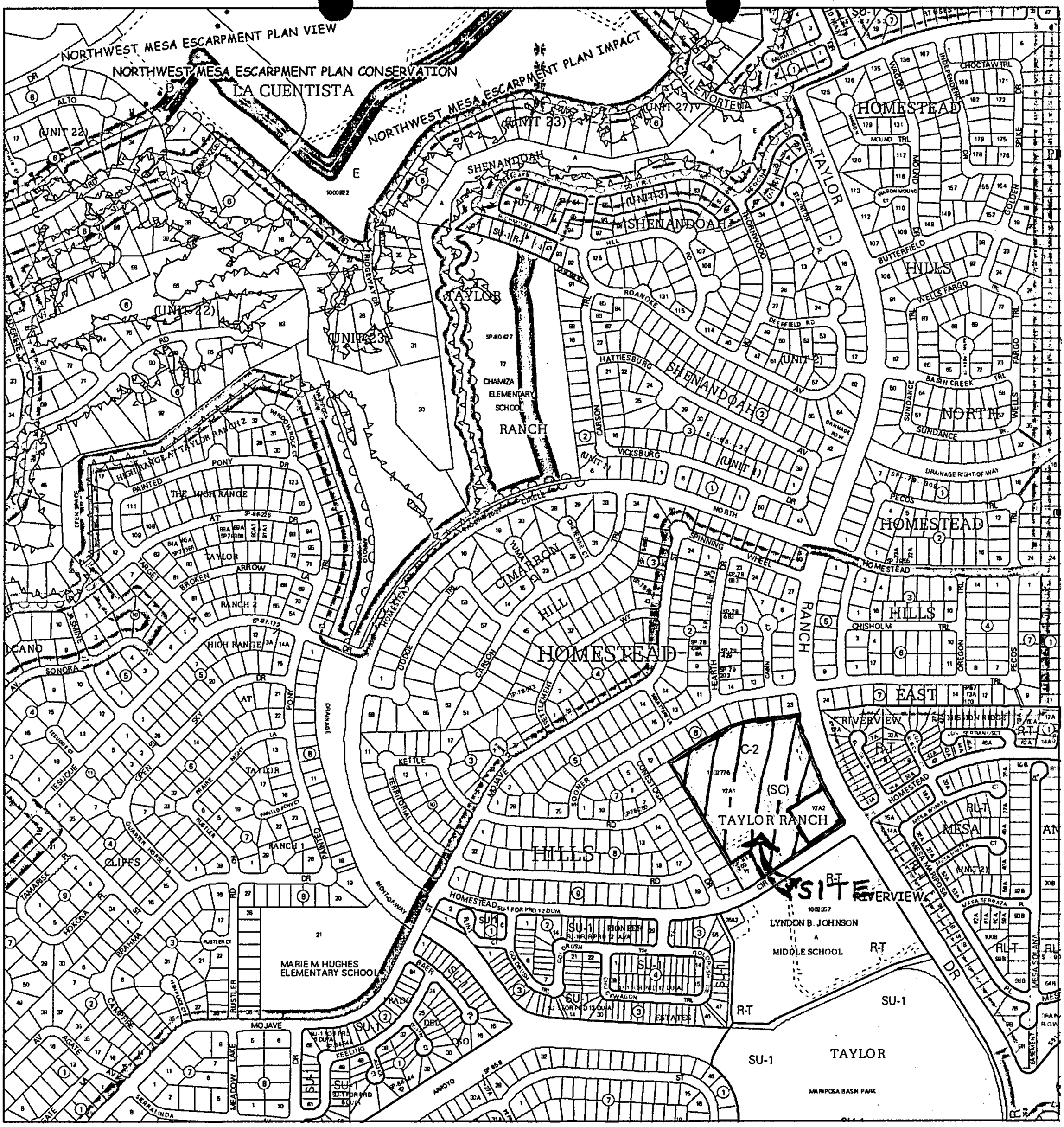
Form revised 4/07

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

Application case numbers
07DRB-_____-70328
_____-_____-_____
_____-_____-_____

Sandy Handley 10/19/07
Planner signature / date

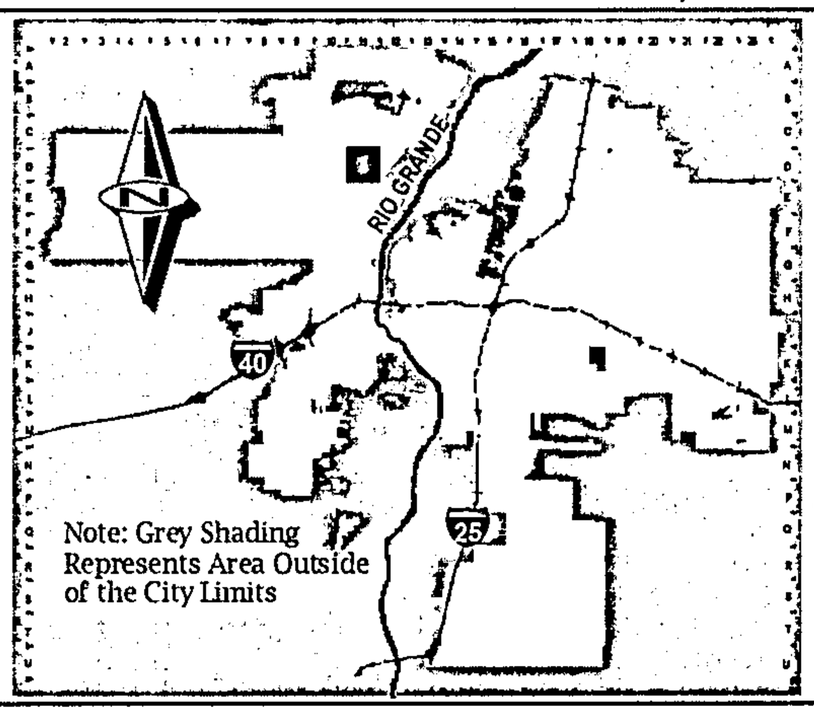
Project # 1002776



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

90C-58(2)

REPLAT OF 9017385
TRACT Y-2, TAYLOR RANCH
TO

TRACT Y-2A, TAYLOR RANCH

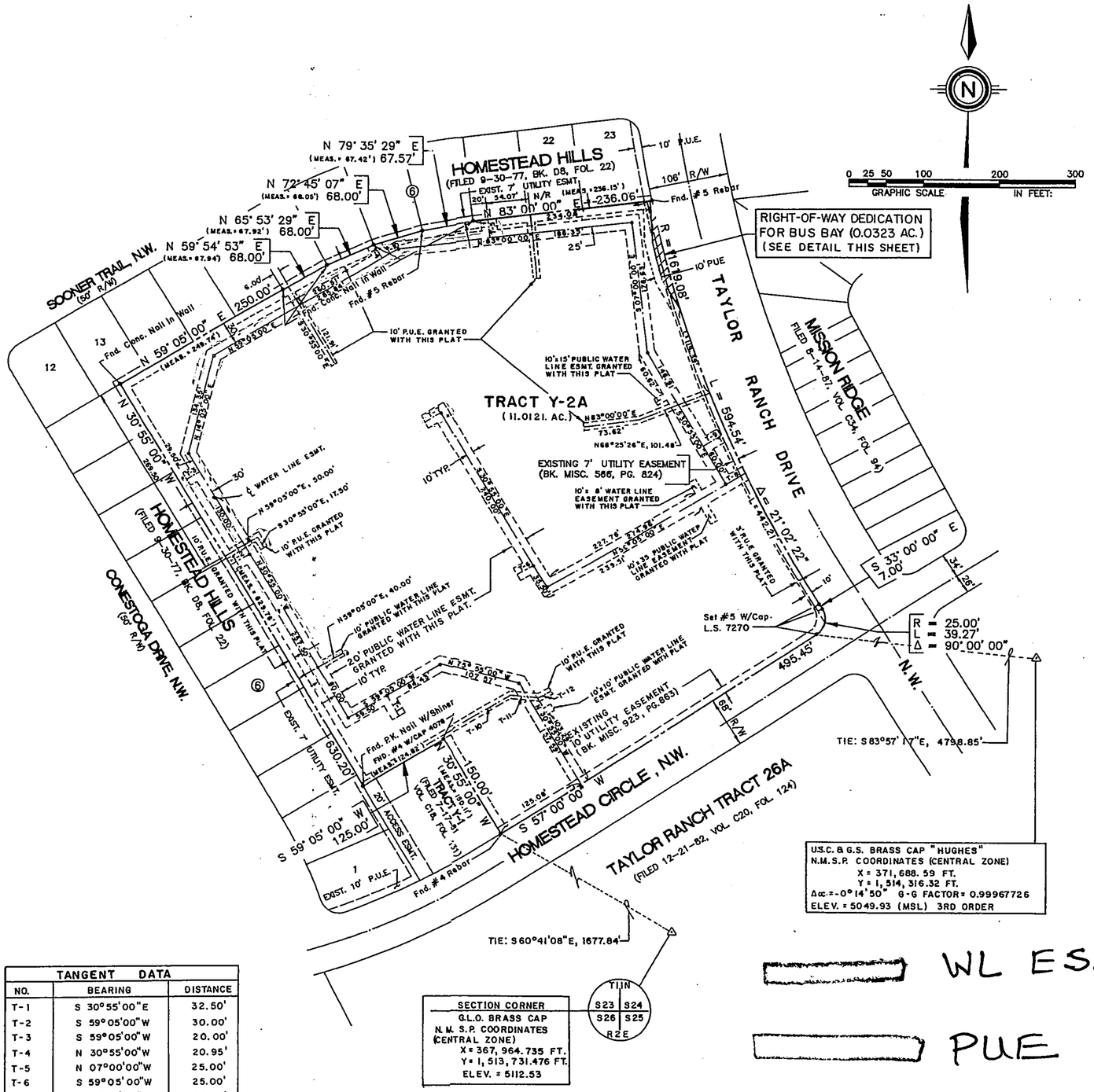
SECTION 23, T11N, R2E, N.M.P.M.

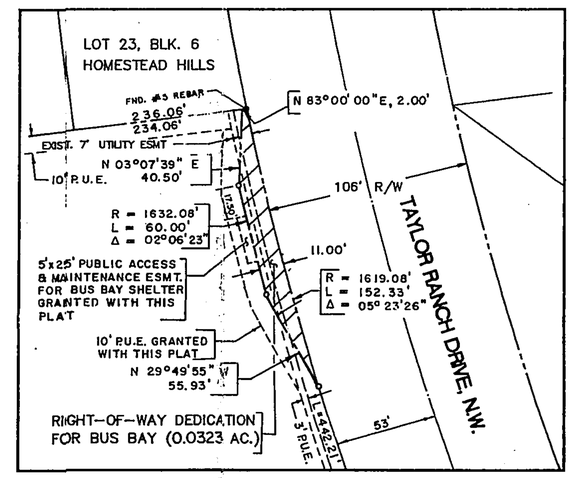
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY , 1990

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
MAR 6 1990
At 1:14 o'clock P.M. Recorded in Vol. 90C
of records of said County Folio 58
Clerk & Recorder
Deputy Clk.

2 of 2

RESERVED FOR COUNTY CLERK





RIGHT-OF-WAY DEDICATION DETAIL

SCALE: 1" = 50'

TANGENT DATA		
NO.	BEARING	DISTANCE
T-1	S 30°55'00"E	32.50'
T-2	S 59°05'00"W	30.00'
T-3	S 59°05'00"W	20.00'
T-4	N 30°55'00"W	20.95'
T-5	N 07°00'00"W	25.00'
T-6	S 59°05'00"W	25.00'
T-7	S 59°05'00"W	25.00'
T-8	N 59°05'00"E	28.42'
T-9	N 59°05'00"E	25.00'
T-10	N 59°05'00"E	231.62'
T-11	S 84°54'43"E	37.08'
T-12	N 59°05'00"E	18.38'

WL ESM'T

PUE

VACATION EXHIBIT B
Date 11/14/07

EASEMENT VACATION

SHEET 2 OF 2

DATE: FEBRUARY, 1990
SCALE: 1" = 100'
DESIGNED: R.D.Q.
DRAWN: R.D.Q.

community sciences corporation

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

October 17, 2007

Ms. Sheran Matson, DRB Chair
Planning Department
City of Albuquerque
600 2nd St NE
Albuquerque, NM 87103

RE: Taylor Ranch Storage Preliminary Plat Submittal
Tract Y-2A-1, Taylor Ranch

Dear Ms. Matson:

Attached is a submittal for Preliminary Plat and Vacation of Public Easements for the Taylor Ranch Storage project. This is a proposed self-storage facility with 69,086 sf of storage, and a 2841 sf manager's apartment/office. The Site Development Plan for Subdivision and Building Permit was approved at EPC on 09/20/07, and the architect will submit these Site Development Plans to be heard at DRB concurrently with the preliminary plat.

The 10.1154 acre tract is an existing commercial center. This project divides the tract into 4 parcels; one encompassing the existing commercial buildings, one for the self-storage site, and two for future retail/office spaces. Tract Y-2A-2 is separately owned and not part of this action. The plat provides blanket cross-lot easements for access, drainage and private utilities.

Earlier development on the site installed a public waterline loop and dry utility services based on an anticipated building layout. Some of those buildings were never built. The new site layout has buildings that cross over the existing easements. This submittal includes a request to vacate portions of those easements as shown on the attached exhibit. The justifications for the vacation actions are:

- The existing public waterline will be rerouted through the site to continue the loop. A new 20' wide easement will be granted on the proposed realignment.

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

- The existing PUE's accommodated dry utility stubs that were intended to serve buildings in the old layout, but aren't utilized. Any existing lines in the easements will be abandoned.

If you have any questions about this submittal, please contact me at gennyd@iacivil.com or 268-8828.

Sincerely Yours,
Isaacson & Arfman, P.A.

Genny Donart, PE
Design Engineer
GD/gld

Attachments

cc: Larry Medrano, Precision Surveying
Dan Rich, KLD Enterprises
Kevin Juno, Juno Architects

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: 18 Oct 2007

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson & Gutman, PA
ADDRESS/ZIP: 128 Monroe St NE
PHONE/FAX #: 268·8828 / FAX 268·2632

Thank you for your inquiry of 18 October 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract Y-24-1, Taylor Ranch Located Taylor Ranch Dr. NW Between Homestead Cir. NW and Sooner Jr. NW
zone map page(s) D-11.

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

Taylor Ranch NA
Neighborhood Association
Contacts: Jolene Wolfley
6804 Stag Horn Dr. NW 87120
890·9414(h)
Rene Horvath
5515 Palomino Dr. NW 87120
898·2114(h)

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(07/07)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

October 18, 2007 Certified Mail 7005 1160 0001 1329 7337

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Stag Horn Drive NW
Albuquerque, NM 87120

RE: Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, & Y-2A-1-D, Taylor Ranch (Present Legal Description – Tract Y-2A-1, Taylor Ranch)

Dear Ms. Wolfley:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of public easements will be submitted to the City of Albuquerque Review Development Board. 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.

Genny L. Donart, PE
GLD/rtl
Attachment

7005 1160 0001 1329 7337

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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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	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	10/18/2007

HIGHLAND STA ALBUQUERQUE NM USPS OCT 18 2007

Sent To: Jolene Wolfley
Street, Apt. No.; or PO Box No.: Taylor Ranch N.A.
6804 Stag Horn Dr. NW
City, State, ZIP+4: Albuquerque, NM 87120

PS Form 3800, June 2002 See Reverse for Instructions

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

October 18, 2007 Certified Mail 7005 1160 0001 1329 7344

Ms. Rene Horvath
Taylor Ranch Neighborhood Association
5515 Palomino Drive NW
Albuquerque, NM 87120

RE: Tracts Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, & Y-2A-1-D, Taylor Ranch (Present Legal Description - Tract Y-2A-1, Taylor Ranch)

Dear Ms. Horvath:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Taylor Ranch Neighborhood Association that a request for approval of a major subdivision preliminary plat and vacation of public easements will be submitted to the City of Albuquerque Review Development Board. 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.

Genny L. Donart, PE
GLD/rtl
Attachment

7005 1160 0001 1329 7344

U.S. Postal Service™
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ALBUQUERQUE NM 87120

Postage	$ $0.41	0108
Certified Fee	$2.65	13
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.21	10/18/2007

HIGHLAND STA ALBUQUERQUE NM USPS OCT 18 2007

Sent To	Rene Horvath
Street, Apt. No.; or PO Box No.	Taylor Ranch N.A. 5515 Palomino Dr. NW
City, State, ZIP+4	Albuquerque. NM 87120

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 OCTOBER 30, 2007 To NOVEMBER 11, 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.

Summer Dan — (Applicant or Agent) 10/19/07 — (Date)

I issued 2 signs for this application, 10/19/07 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1002776

Rev. 1/11/05

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: TAYLOR RANCH STORAGE

AGIS MAP # D-11

LEGAL DESCRIPTION: TR. Y-2A-1, TAYLOR RANCH

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____date].

Genevieve Dodd — 10/17/08
Applicant / Agent — Date

_____ _____
Hydrology Division representative — Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Genevieve Dodd — 10/17/08
Applicant / Agent — Date

_____ _____
Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: KLD ENTERPRISES, LLC DATE OF REQUEST: 10/19/07 ZONE ATLAS PAGE(S): D-11

CURRENT:

ZONING C-2 (SC)

PARCEL SIZE (AC/SQ. FT.) 10.1154 Ac.

LEGAL DESCRIPTION:

LOT OR TRACT # Y-2A-1 BLOCK #

SUBDIVISION NAME TAYLOR RANCH

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 8

BUILDING SIZE: 13,167 MAX (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [signature] DATE 10/19/07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT DATE

Required **TIS** and/or **AQIA** <u>must be completed prior to applying to the EPC.</u> Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- X for Subdivision
- X for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector) — 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): JUNO ARCHITECTS PHONE: 892-8453
ADDRESS: 7925 BOSQUE ST. NW FAX: 896-3438
CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: junoarchitects@aol.com

APPLICANT: KLD ENTERPRIZES, LLC PHONE: 304-4576
ADDRESS: 12231 ACADEMY RD NE #301-189 FAX: 296-8100
CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: emeraldprops@aol.com

Proprietary interest in site: OWNER List all owners: ____

DESCRIPTION OF REQUEST: FINAL SIGN-OFF FOR AMENDED SUBDIVISION & AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

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

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

Lot or Tract No. Y-2A-1 Block: ____ Unit: ____

Subdiv/Addn/TBKA: TAYLOR RANCH STORAGE

Existing Zoning: C-2 (SC) Proposed zoning: SAME MRGCD Map No ____

Zone Atlas page(s): D-11 UPC Code: 101106336612540925

CASE HISTORY:

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

07EPC-40040, 07EPC-40041

CASE INFORMATION:

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

No. of **existing** lots: 1 No. of **proposed** lots: 4 Total area of site (acres): 10.1154 AC

LOCATION OF PROPERTY BY STREETS: On or Near: TAYLOR RANCH DR. NW

Between: HOMESTEAD CIR. NW and SOONER TR NW

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

SIGNATURE [signature] DATE 10/19/07

(Print) KEVIN JUNO Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-70329	SBP	P(3)	$ 0
07DRB-70330	SPS	P(3)	$ 0
	CMF		$ 20.00
			$
			$
			Total $ 20.00

Hearing date 10/31/07

Planner signature / date

Project # 1002776

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Solid Waste Management Department signature on Site Plan for Building Permit
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
✓ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

KEVIN JUNO
Applicant name (print)

Applicant signature / date

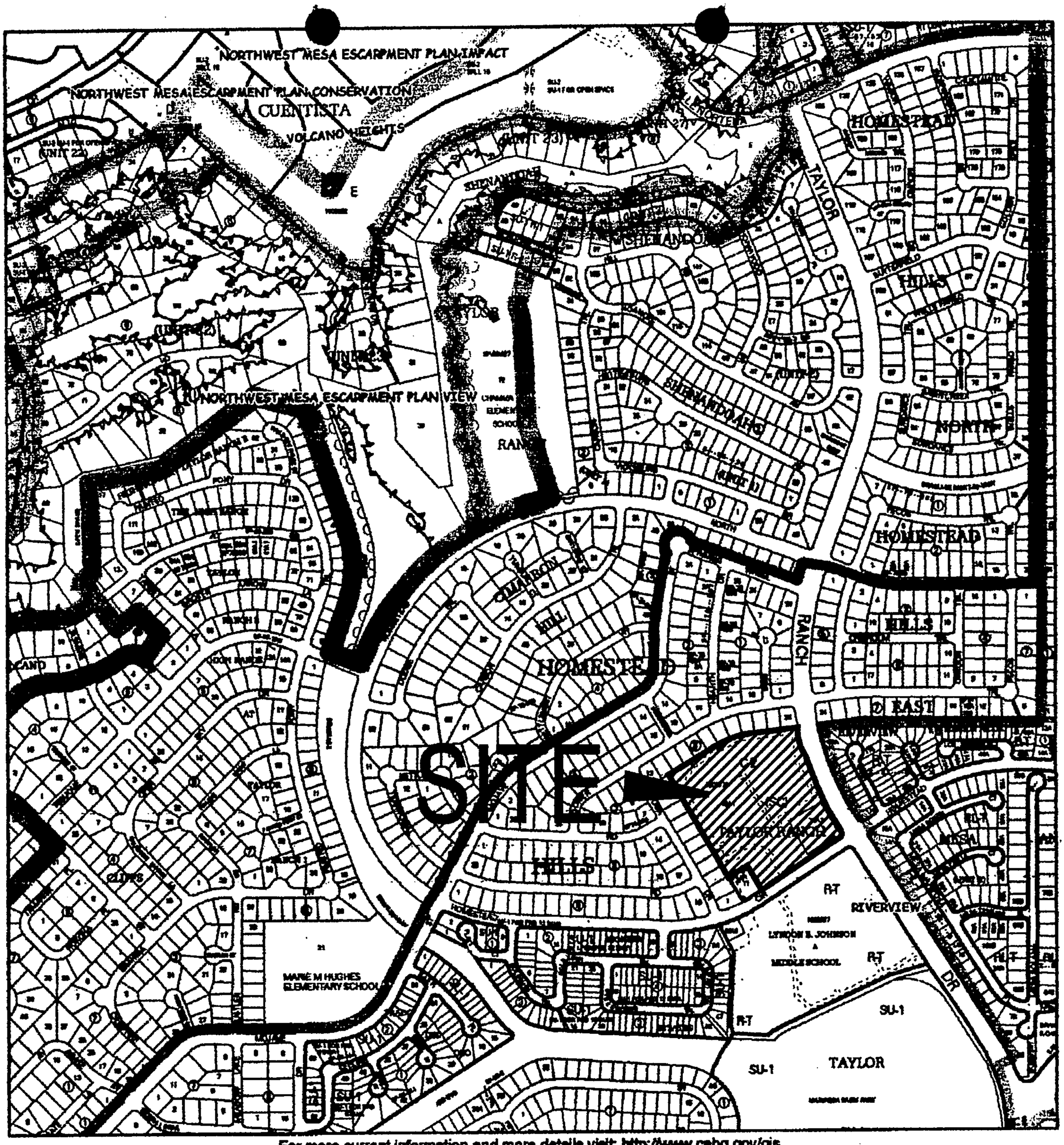
Form revised **October 2007**

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

Application case numbers
07DRB-70329
07DRB-70330
___-___-___

Sandy Handley 10/22/07
Planner signature / date

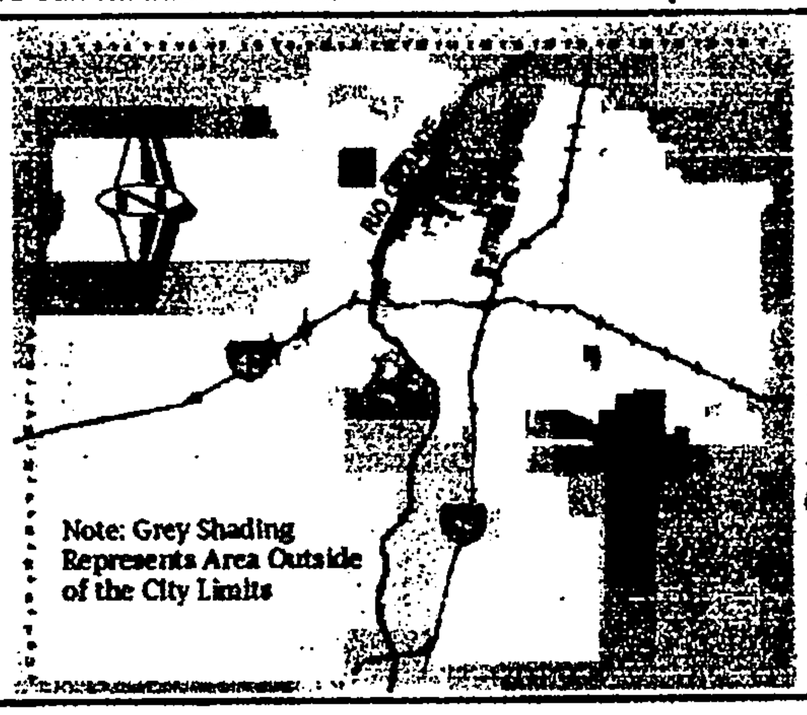
Project # PR-2776



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

D-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

Date: September 21, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1002776***
07EPC-40040 AMEND SITE DEVELOPMENT PLAN - BLD PRMT
07EPC-40041 AMEND SITE DEVELOPMENT PLAN - SUBDVN

Dan Rich
12231 Academy Rd. NE, #301-189
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract Y 2A 1, TAYLOR RANCH zoned C2 (SC) located on TAYLOR RANCH DR NW BETWEEN MONTANO NW AND HOMESTEAD CIRCLE NW, containing approximately 10.5 acres. (D-11) Catalina Lehner, Staff Planner

On September 20, 2007 the Environmental Planning Commission voted to approve Project 1002776/ 07EPC 40041, a Site Development Plan for Subdivision amendment for Y-2A-1, Taylor Ranch, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a an amendment to an existing site development plan for subdivision for Tract Y-2A-1, Taylor Ranch, an approximately 10.5 acre site located on Taylor Ranch Rd. between Homestead Circle & Homestead Trail, and known as the Homestead Hills Shopping Center. A request for an amendment to an existing site development plan for building permit (07EPC 40040) accompanies this request.

2. The purpose of the site development plan for subdivision amendment is to amend the 1999 version of the plan by reconfiguring Tract Y-2A-1 (the subject site) into three separate tracts: Tract Y-2A-1-A for the storage units, Tract Y-2A-1-C for retail/service building A and Tract Y-2A-1-D for retail/service building B.

3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code §14-16-2-17. A Conditional Use permit, which the applicant has obtained, is required to allow the self-storage units. The applicant has also obtained a Special Exception from the shopping center regulations (Zoning Code §14-16-3-2) to allow more than one sign per 300 ft. of street frontage.

4. The request *furthers* the following Comprehensive Plan policies:

   A. Policy II.B.5a-full range of urban land uses. Adding storage units and some retail/service uses to the shopping center would provide additional commercial options in the area.

   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The use of the shopping center's existing urban services is unlikely to disrupt the neighborhoods.

5. The request *partially furthers* the following Comprehensive Plan policies:

   A. Policy II.B.5j-general location of new commercial development. Though zoned for commercial uses, storage units are not the "every day" use envisioned for neighborhood activity centers. The retail/service buildings somewhat mitigate this concern.
   B. Policy II.B.5i-employment/service use location. The uses will be at the back of an existing shopping center, adjacent to residences. Traffic, noise and pollution are not likely to adversely affect them, but light potentially could.
   C. Policy II.B.5l-design quality/innovation. The buildings will blend with the existing shopping center. The storage units are not innovative by nature, though being at the back of the shopping center will help their minimize impact.
   D. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be generally improved. There may be some impact to views, though space between the buildings will help mitigate this.
   E. Policy II.B.5d-neighborhood values/natural environmental conditions. The uses are not considered intense and the design is appropriate for the area, though the neighborhood would like less signage and better pedestrian connections.

6. The request *partially furthers* the Activity Centers Goal. The subject site serves as a neighborhood center for Taylor Ranch. Uses that provide daily services for residents are envisioned for neighborhood centers. Though the retail/service uses are likely to fulfill this intent, the storage units are not the same kind of "daily needs" use.

7. The request *conflicts* with the Transportation and Transit Goal and Transit Policy II.D.4g. Non-vehicle alternatives such as bicycling and walking are not promoted to the extent that they should be in this shopping center, especially since it is a neighborhood center. Clear circulation patterns and improved pedestrian opportunities are needed. The recommended Conditions of Approval will help bring the site into compliance with this Goal and policy.

8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* the following policies:

   A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for growth and has already received City services.
   B. Policy 1.1-Community and Neighborhood Centers. The subject site is designated as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and the request is for non-residential development.

9. The request *partially furthers* the following WSSP policies:

   A. Policy 3.16-Uses in Centers. Commercial and service uses are appropriate the Neighborhood Center. Multi-modal access has somewhat been accounted for in the design.
   B. Policy 1.15-Neighborhood center intentions. The built scale accommodates pedestrians and outdoor gathering space is included, though the pedestrian connections need improvement.
   C. Policy 1.16-Neighborhood centers/access and connections. This Neighborhood Center is located at the intersection of two local collector roads as called for. Pedestrian connections, however, need improvement.
   D. Policy 4.10-land use/vehicle alternatives. Pedestrians and bicyclists have been somewhat considered in the design, but more could be done to improve circulation patterns.

10. The request *does not further* the intent of WSSP Policy 4.6-design guideline sections/policies, which includes design guidelines for commercial development. Pedestrian circulation patterns are not as clear as intended. The pedestrian connections need improvement and free-standing signage is abundant. The recommended Conditions of Approval will help bring the site into compliance with this policy.

11. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines what elements a site development plan for subdivision must contain.

12. The Taylor Ranch NA (TRNA), which has coordinated with the applicant for several months, declined the recommended facilitated meeting. However, the TRNA has concerns because not all of the proposal's details were known at that time. Their concerns include abundant signage, pedestrian connections, landscaping and parking. The recommended Conditions of Approval are likely to help alleviate their concerns.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The lot area shall be adjusted to not include Tract Y-2A-2, which is not a part of the subject site.

4. Maximum building height shall be specified as 26 feet as allowed in the underlying C-2 zone.

5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Amendment shall include:
   A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   C. Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
   D. Site plan shall comply and be designed per DPM Standards.
   E. Platting must be a concurrent DRB action.

On September 20, 2007 the Environmental Planning Commission voted to approve Project 1002776/ 07EPC 40040, a Site Development Plan for Building Permit amendment for Y-2A-1, Taylor Ranch, zoned C-2 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to an existing site development plan for building permit for Tract Y-2A-1, Taylor Ranch, an approximately 10.5 acre site located on Taylor Ranch Rd. between Homestead Circle & Homestead Trail, and known as the Homestead Hills Shopping Center. A request for an amendment to an existing site development plan for subdivision (07EPC 40041) accompanies this request.

2. The applicant proposes to construct a self-storage facility, an office/caretaker's residence and two retail/service buildings on the undeveloped portion of the shopping center. The development is planned to occur in three phases.

3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code §14-16-2-17. A Conditional Use permit, which the applicant has obtained, is required to allow the self-storage units. The applicant has also obtained a Special Exception from the shopping center regulations (Zoning Code §14-16-3-2) to allow more than one sign per 300 ft. of street frontage.

4. The request *furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5a-full range of urban land uses. Adding storage units and some retail/service uses to the shopping center would provide additional commercial options in the area.
   B. Policy II.B.5e-programmed facilities/neighborhood integrity. The use of the shopping center's existing urban services is unlikely to disrupt the neighborhoods.

5. The request *partially furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5j-general location of new commercial development. Though zoned for commercial uses, storage units are not the "every day" use envisioned for neighborhood activity centers. The retail/service buildings somewhat mitigate this concern.
   B. Policy II.B.5i-employment/service use location. The uses will be at the back of an existing shopping center, adjacent to residences. Traffic, noise and pollution are not likely to adversely affect them, but light potentially could.
   C. Policy II.B.5l-design quality/innovation. The buildings will blend with the existing shopping center. The storage units are not innovative by nature, though being at the back of the shopping center will help their minimize impact.
   D. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be generally improved. There may be some impact to views, though space between the buildings will help mitigate this.
   E. Policy II.B.5d-neighborhood values/natural environmental conditions. The uses are not considered intense and the design is appropriate for the area, though the neighborhood would like less signage and better pedestrian connections.

6. The request *partially furthers* the Activity Centers Goal. The subject site serves as a neighborhood center for Taylor Ranch. Uses that provide daily services for residents are envisioned for neighborhood centers. Though the retail/service uses are likely to fulfill this intent, the storage units are not the same kind of "daily needs" use.

7. The request *conflicts* with the Transportation and Transit Goal and Transit Policy II.D.4g. Non-vehicle alternatives such as bicycling and walking are not promoted to the extent that they should be in this shopping center, especially since it is a neighborhood center. Clear circulation patterns and improved pedestrian opportunities are needed. The recommended Conditions of Approval will help bring the site into compliance with this Goal and policy.

8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* the following policies:

   A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for growth and has already received City services.
   B. Policy 1.1-Community and Neighborhood Centers. The subject site is designated as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and the request is for non-residential development.

9. The request *partially furthers* the following WSSP policies:

   A. Policy 3.16-Uses in Centers. Commercial and service uses are appropriate the Neighborhood Center. Multi-modal access has somewhat been accounted for in the design.
   B. Policy 1.15-Neighborhood center intentions. The built scale accommodates pedestrians and outdoor gathering space is included, though the pedestrian connections need improvement.
   C. Policy 1.16-Neighborhood centers/access and connections. This Neighborhood Center is located at the intersection of two local collector roads as called for. Pedestrian connections, however, need improvement.
   D. Policy 4.10-land use/vehicle alternatives. Pedestrians and bicyclists have been somewhat considered in the design, but more could be done to improve circulation patterns.

10. The request *does not further* the intent of WSSP Policy 4.6-design guideline sections/policies, which includes design guidelines for commercial development. Pedestrian circulation patterns are not as clear as intended. The pedestrian connections need improvement and free-standing signage is abundant. The recommended Conditions of Approval will help bring the site into compliance with this policy.

11. The proposed conditions of approval will increase the extent to which the proposal furthers the intent of applicable policies in the Comprehensive Plan and the West Side Strategic Plan (WSSP).

12. The Taylor Ranch NA (TRNA), which has coordinated with the applicant for several months, declined the recommended facilitated meeting. However, the TRNA has concerns because not all of the proposal's details were known at that time. Their concerns include abundant signage, pedestrian connections, landscaping and parking. The recommended Conditions of Approval are likely to help alleviate their concerns.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. Parking:
   A. Five motorcycle spaces shall be provided, in addition to required parking, pursuant to Zoning Code §14-16-3-1(C)(1).
   B. The motorcycle spaces shall be placed in locations that are easily visible from the entrance of a building pursuant to Zoning Code §14-16-3-1(C)(2).
   C. Twelve handicap spaces shall be provided pursuant to Zoning Code §14-16-3-1(F)(9)(a) .

4. Pedestrian Access and Circulation:
   A. Pedestrian pathways of textured, colored concrete shall be provided across the vehicle entrances on Taylor Ranch Road and Homestead Circle.
   B. Pedestrian pathways within the shopping center shall be made of textured, colored concrete or pre-formed thermoplastic or similar type material.

5. Landscaping-Overall:
   A. More landscaping shall be added to the long planter in approx. the middle of the subject site to achieve 80% coverage required pursuant to Zoning Code §14-16-3-10(G)(3).
   B. The plants in the landscape area near the eastern side of existing Building C shall be specified.
   C. The refuse enclosure shall be screened with a sufficient amount of landscaping, to include trees and shrubs.
   D. A tree shall be added to the parking lot island just south of retail/service Building A to comply with §14-16-3-10(G)(1)(b).
   E. Additional landscaping shall be added to the base of the existing pole sign.

6. Landscaping-Plan details:
   A. Landscaping that has died or is in poor condition shall be replaced pursuant to Zoning Code §14-16-3-10(D)(3).
   B. The type of existing turf and existing and proposed gravel shall be specified.
   C. The landscape plan shall clearly indicate new landscaping and existing landscaping.

D. The number of bubblers per tree and emitters per shrub shall be specified.

7. Water conservation/green principles:
A. The harvesting of storm water shall be encouraged on the site by directing run off to planting beds, where feasible, to provide supplemental irrigation.

8. Architecture:
The height of the buildings shall comply with the 26 foot height limitation in the underlying C-2 zone.

9. Lighting:
A. A detail of the existing pole lights shall be provided, with top to grade height indicated.
B. Wall-pack lighting, and the height at which they are mounted, shall be indicated on the storage unit elevations.
C. The wall-pack lighting shall be downward lighting.

10. Signage:
A. The new signage area to be added to the existing pole sign shall not exceed 49 square feet.
B. The height of the new monument signs shall not exceed 13 feet.
C. The size of the directional signs shall not exceed 10 square feet and shall contain no more than 5 listings on each face.
D. The primary site monument sign shall be reconstructed and reoriented perpendicular to Taylor Ranch Road.

11. RECOMMENDATION CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT, REFUSE DIVISION:
A. A straight approach for both enclosures is required.
B. A recycle area is required.

12. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Amendment shall include:
A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

C. Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
D. Site plan shall comply and be designed per DPM Standards.
E. Platting must be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 5, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

CMarrone

for Richard Dineen
Planning Director

RD/CL/ac

cc: Kevin Juno, Architect. 7925 Bosque St. NW, Albuq., NM 87114
Jolene Wolfley, Taylor Ranch, 6804 Staghorn Dr. NW, Albuq. NM 87120
Rene Horvath, Taylor Ranch, 5515 Palomino Dr. NW, Albuq. NM 87120
Bill Perkins, 5768 Corrales Rd., Corrales, NM 87048
David de Steiger, 6332 Mesquite Dr. NW, Albuq. NM 87120

JUNO

ARCHITECTS

10-19-07

File: Project # 1002776
07EPC-40040 Amended Site Development Plan for Building Permit
07EPC-40041 Amended Site Development Plan for Subdivision

Modifications made to the plans to meet EPC conditions:

Site Development Plan for Subdivision:

Conditions:

1. This letter shall accompany the submittal for final sign-off to the Development Review Board (DRB) and shall specify the modifications that have been made to the site plan to meet each of the EPC conditions.

2. A meeting shall be scheduled with the Development Review Staff planner, prior to final DRB sign-off, to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application. MET 10/22/07

3. The lot area has been adjusted on both sheets AS1.1 and AS1.2 (old C-1) to exclude Tract Y-2A -2 which is not part of the subject site, but is part of the over-all Site Development Plan.

4. Exceptions to the maximum building height, in the underlying C-2 zone, allow for a building height greater than 26 feet at the location in question.

5. A. Previous conditions were provided for to best of our knowledge. If there are further comments from previous actions, please contact us.

   B. No new transportation infrastructure is planned within public right-of-way.

   C. Blanket cross-lot easements for access, drainage, sanitary sewer, and irrigation covering all tracts are included in the preliminary plat. All tracts in the property are owned by KLD Enterprises, LLC.

   D. DPM standards were followed.

   E. A Preliminary plat is part of this submittal.

Site Development Plan for Building Permit:

Conditions:

1. This letter shall accompany the submittal for final sign-off to the Development Review Board (DRB) and shall specify the modifications that have been made to the site plan to meet each of the EPC conditions.

2. A meeting shall be scheduled with the Development Review Staff planner, prior to final DRB sign-off, to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application. MET. 10/22/07

3. A. Six motorcycle spaces have been provided, in addition to the required parking. The motorcycle spaces are shown on sheet AS1.1 and the parking calculations and legend have been modified accordingly.

   B. The motorcycle spaces have been place in locations that are easily visible from the entrance of a building(s). Refer to Sheet AS1.1.

   C. Twelve accessible parking spaces have been provided and are shown on sheet AS1.1. The parking calculations have been modified accordingly.

4. A. Pedestrian pathways of textured, colored concrete have been provided across the vehicle entrances on Taylor Ranch Road and Homestead Circle. Refer to Sheet AS1.1 Keyed Note 12.

   B. Pedestrian pathways within the shopping center shall be of pre-formed thermoplastic or similar type material. Refer to Sheet AS1.1 Keyed Note 9.

5. A. The plan has been modified through the intermixing of twenty 1-gallon Prairie Coneflower perennials with the existing shrub cover (including Honeysuckle and India Hawthorn). It is anticipated that when the new plants grow to maturity and with modifications to the shrub pruning strategies to encourage greater spread, the required plant cover shall be achieved.

   B. All existing plants in each of the planting areas on the east side of building C have been indicated on the Landscape Plan. In some cases it would be speculative to identify the specific cultivar or variety of species (i.e. the Ash trees) and in these cases the genus has been noted. Generally the existing plant material has been identified with dashed lines to symbolize the approximate limits of the plants. Shrubs have been shown as simple circles for convenience.

C. Small trees (Vitex) *and* shrubs (miscellaneous varieties) have been added to each side of dumpsters proposed for alteration with the intent of screening the site feature.

D. The existing trees were mapped and added to the plan with dashed symbols. An existing tree toward the north end of the exiting long planter is to be preserved and protected. This existing tree, now properly mapped, aids in ensuring that the criteria identified in §14-16-3-10-(G)(1)(b). (Specifically, no parked car is more than 100 feet from a tree.) Compliance with this tree planting requirement is achieved.

E. Six Photinia shrubs (Photinia fraseri) have been added to the existing sign base. These shrubs are evergreen and will provide for year-round visual benefit to this large planter. This species takes well to the pruning that will be helpful in keeping these shrubs in proper scale with respect to the planter and sign.

6. A. A note consistent with the requirements of the applicable condition has been added to the Landscape Plan.

B. A note indicating the type of existing turfgrass (cool season bluegrass blend, including rye and fescue) has been added to the plan. A note describing the typical existing mulch material (1" +/- rounded grey gravel) has been added to the plan. A note describing the proposed mulch material (1" +/- rounded grey gravel) has been added to the plan.

C. All existing trees and shrubs proposed for preservation within the shopping center have been mapped and added to the Landscape Plan using dashed symbols. (Proposed plant material remains on the plan, as before, with solid or continuous line symbols.)

D. The notes near the right side of the plant list provide a schedule calling for the quantity and size of bubblers and/or emitters required as a part of the landscape installation.

7. A. Water harvesting was provided in a landscape area south of the manager's office/apartment. See Sheet C-101, Note 9.

8. Exceptions to the maximum building height, in the underlying C-2 zone, allow for a building height greater than 26 feet at the location in question.

9. A. A detail of the existing pole lights has been provided, with the top to grade height indicated. Refer to Sheet A2.3, Detail 5.

B. Wall-pack lighting, and height at which they are mounted, have been indicated on the storage unit elevations. Refer to Sheets 1 and 2.

*
*
*

10. A. The new signage area to be added to the existing pole sign shall not exceed 49 square feet. Refer to Sheet A2.4, Detail 3.

    B. The height of the new monument signs shall not exceed 13 feet. Refer to Sheet A2.4, Detail 6.

    C. The size of the directional signs shall not exceed 10 square feet and shall contain no more than 5 listings on each face. Refer to Sheet A2.4, Detail 1.

    D. The primary site monument sign shall be refurbished and reoriented perpendicular to Taylor Ranch Road. Refer to Sheet AS1.1.

11. A. Both trash enclosures have been changed to a straight approach. Refer to Sheet AS1.1.

    B. A recycle area has been added to the trash enclosures. Refer to Sheet A2.4, Detail 5.

12. A. Previous conditions were provided for to best of our knowledge. If there are further comments from previous actions, please contact us.

    B. No new transportation infrastructure is planned within public right of-way.

    C. Blanket cross-lot easements for access, drainage, sanitary sewer, and irrigation covering all tracts are included in the preliminary plat. All tracts in the property are owned by KLD Enterprises, LLC.

    D. DPM standards were followed.

    E. A Preliminary plat is part of this submittal.

-27-03

APPLICATION NO. 03DRB-01047	PROJECT NO. 1002776
PROJECT NAME TAYLOR RANCH WTCF	
EPC APPLICATION NO.	
APPLICANT / AGENT TW Bill Franklin	PHONE NO. 858-3100
ZONE ATLAS PAGE D-11	

ZONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RP	DATE 6.27.03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 6/27/03	DATE

COMMENTS:

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 6/27/03	DATE

COMMENTS:

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE

COMMENTS:

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 6/27/03	DATE

COMMENTS:

6/27/03 DXF Approved

(Return form with plat / site plan)

2776

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002776 Subdivision Name Taylor Ranch, Tr Y2A1 & Y2A2

Surveyor Larry Medrano Company Pres. Sur. / Tierra West

Contact person Bill Franklin Phone #_____ email_____

Patricia M. Gallegos _____ 6/27/03

Approved *Not Approved Date

✓ DXF RECEIVED 6/27/03 DATE via email
✓ HARD-COPY RECEIVED 6/27/03 DATE
✓ DISCLOSURE STATEMENT

NAD 27 State Plane ~~Grid Coor.~~ wrong. Appears to be Ground

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

File Format and naming

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

Coordinate System

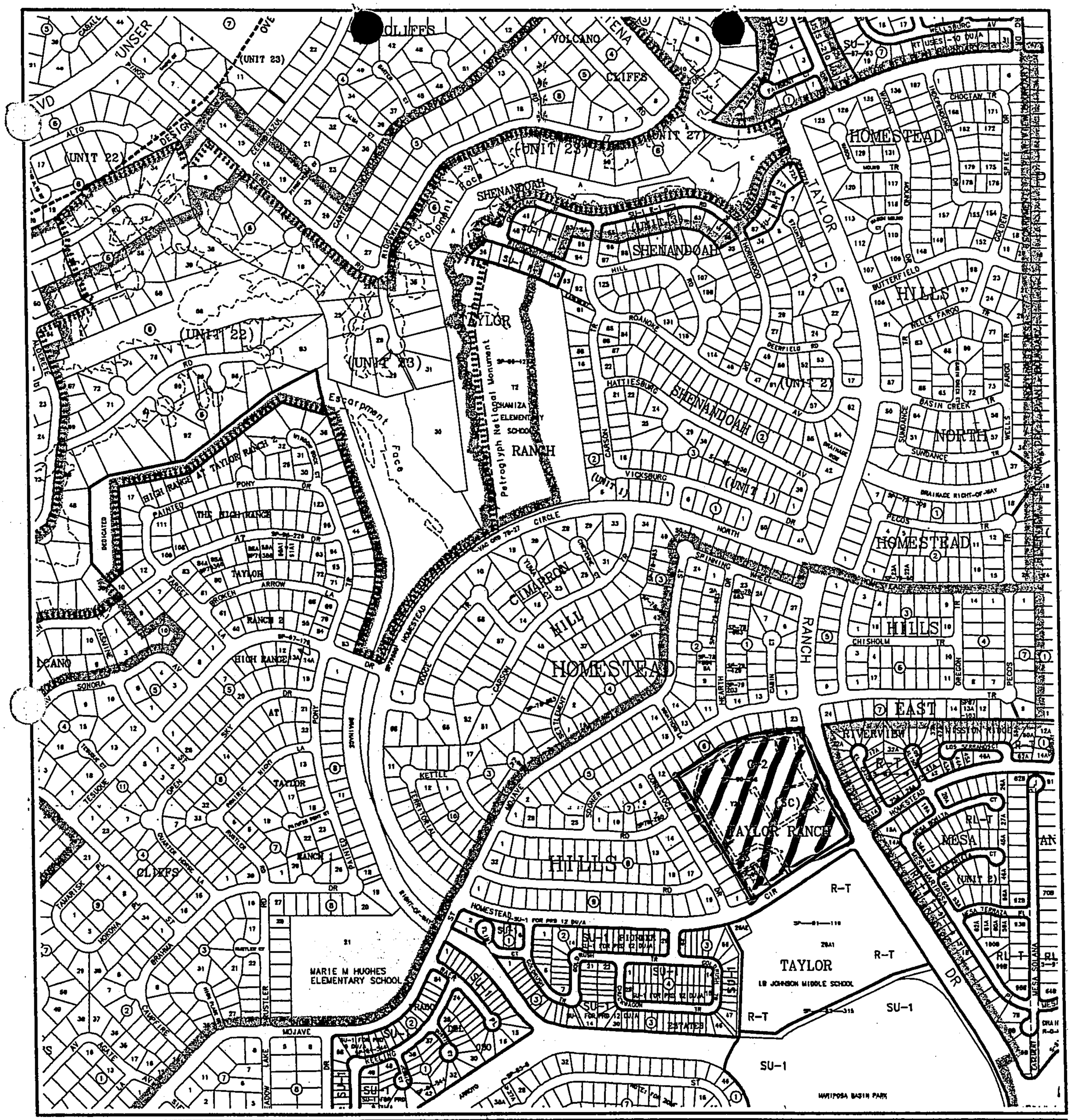
4) ____Submittal does not include a disclosure of the datum (NAD27 or NAD83)
5) ____Submittal does not specify if coordinates are based on ground or grid distances
6) ____Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
7) ____Lines cannot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

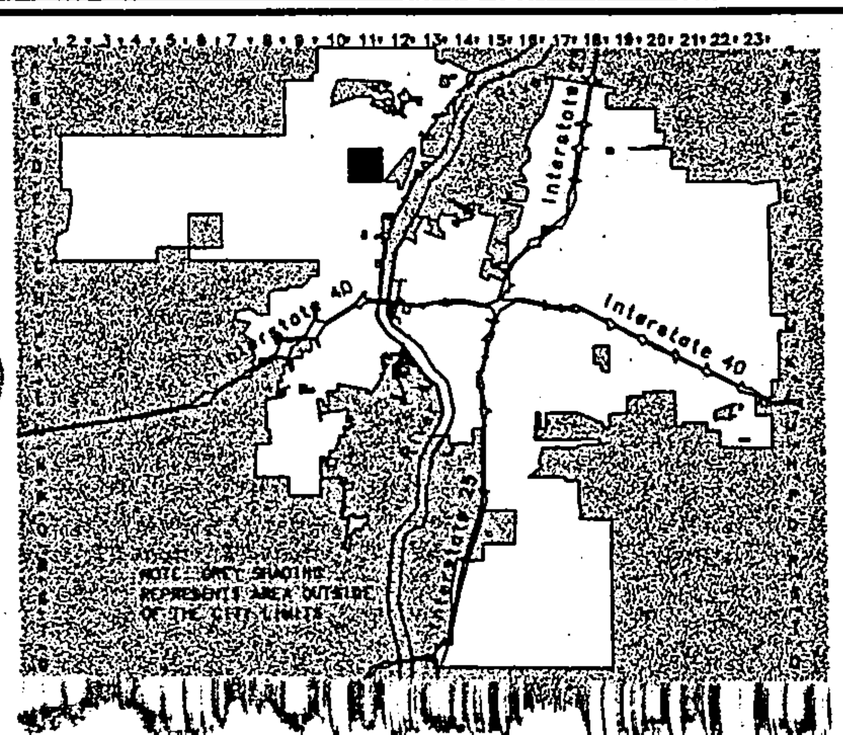
Content

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

Comments:

AGIS Use Only: Copied cov 2776 to agiscov on 6/27/03 Client Notified 6/27/03





CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

© Copyright 2001

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

D-11-Z

Map Amended through July 19, 2001

ONE STOP SHOP
City of Albuquerque

FRONT COUNTER
Planning Department

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

PAID RECEIPT

APPLICANT NAME BLAKE CHANSLOR

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON ST. NE

PROJECT NO. 1002776

APPLICATION NO. 03DRB-01047

$ 285 441006 / 4983000 (DRB Cases)

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

$ _____ 441018 / 4971000 (Notification)

$ 285.00 **Total amount due**

```
**DUPLICATE**
City Of Albuquerque
Treasury Division
06/26/2003      4:05PM      LOC: ANNX
RECEIPT# 00008797 WS# 006 TRANS# 0029
Account  441006     Fund 0110
Activity 4983000          TRSKDM
Trans Amt          $285.00
J24 Misc                   $285.00
CK                         $285.00
CHANGE                       $0.00
```

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1276

95-677/1070

DATE 6/26/03

PAY TO THE ORDER OF City of Albuquerque $ 285.00

Two Hundred Eighty Five DOLLARS

Security Features Details on Back

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 230019 PRELIM/FINAL PLAT

⑈001276⑈ ⑆107006677⑆0100201813⑈

©HAHLAND STYLE XKJ

counterreceipt.doc 10/28/02

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☒ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: BLAKE CHANSLOR — PHONE: 884-2160
ADDRESS: 3205 RICHMOND DRIVE NE — FAX: 884-2164
CITY: ALBUQUERQUE — STATE NM — ZIP87197 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC — PHONE: 858-3100
ADDRESS: 8509 JEFFERSON NE — FAX: 858-1118
CITY: ALBUQUERQUE — STATE NM — ZIP 87113 — E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PRELIMINARY / FINAL 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. Y-2A-1 AND Y-2A-2 — Block: ____ — Unit: ____
Subdiv. / Addn. TAYLOR RANCH
Current Zoning: C-2 (SC) — Proposed zoning: SAME
Zone Atlas page(s): D-11-Z — No. of **existing** lots: 1 — No. of **proposed** lots: 2
Total area of site (acres): 4.0 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? NO
UPC No. 100106430012540925 — MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: TAYLOR RANCH DR NW
Between: HOMESTEAD CIR NW and SOONER TRAIL 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.):
Z-98-135, ZA-99-022, DRB-99-5

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

SIGNATURE ____ DATE 6/23/03
(Print) RONALD R. BOHANNAN P.E. — ☐ Applicant ☒ Agent

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

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

Application case numbers	Action	S.F.	Fees
03DRB - - 01047	P&F	S(3)	$ 285.00
			$
			$
			$
			$
Hearing date ~~July 9th, 2003~~	IR 6/27/03		Total $ 285.00

6/26/03
Planner signature / date

Project # 1002776

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

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

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

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

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

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

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

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

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

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule) $285.00
✓ Any original and/or related file numbers are listed on the cover application
✓ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year.

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

RONALD R. BOHANNAN P.E.
Applicant name (print)

6/23/03
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
03DRB-____-01047
____-____-____
____-____-____

Planner signature / date 6/26/03

Project # 1002776

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

June 10, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Request for Preliminary/Final Plat Approval
Homestead Hills Shopping Center
Zone Atlas Page D-11

Dear Ms. Matson:

Tierra West, LLC on behalf of G. Blake and June L. Chanslor Revocable Trust, requests Preliminary/Final Plat approval from the DRB. The site is located on Taylor Ranch Drive between Homestead Circle and Sooner Trail. The site currently consists of one tract that is being re-platted into two tracts. The site is being re-platted into 2 tracts so that the owners can sell one tract and remove it from the trust.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Blake Chanslor

JN: 230019
RRB/bf/db

230019: 2319 prelim-final plat submittal 062303.doc