



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

9-4-2003

4. Project # 1002823
03DRB-01199 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAP II request(s) the above action(s) for all or a portion of Tract(s) A1A AND B2, County Jurisdiction, City of Albuquerque Easements), **NORTHDAL SHOPSING CENTER - UNITS 1 & 2**, zoned C-1 (County), located on 4th ST NW, between CHAVEZ RD NW and SCHULTE RD NW containing approximately 2 acre(s).(E-14)

At the September 3, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions and with a condition of Final Plat approval:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. 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.
6. **CONDITION OF FINAL PLAT APPROVAL:** A utility plan acceptable to Utilities Development shall be provided showing adequate fire protection and service for all existing and proposed development.

If you wish to appeal this decision, you must do so by September 18, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision.




OFFICIAL NOTICE OF DECISION
PAGE 2

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: CAP II, 2325 San Pedro NE, Suite 2B, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002823 AGENDA#: 4 DATE: 9.3.03

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



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002823

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

w/ condition

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

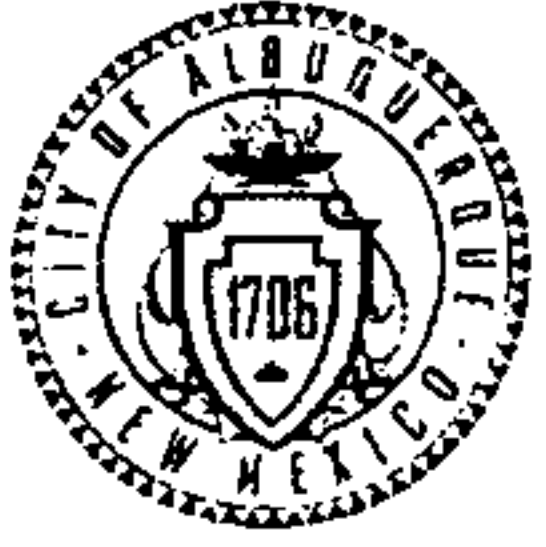
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: September 3, 2003



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 3, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001082

03DRB-01332 Major-Two Year SIA
03DRB-01334 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES NM request(s) the above action(s) for all or a portion of **PARK HILL SUBDIVISION (UNITS 1 & 2)**, zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 44 acre(s). [REF: 01DRB-00698, 01DRB-00699, 03DRB-01012, 03DRB-01013] (A-11)

Project # 1000331

03DRB-01321 Major-Amnd SiteDev Plan Subd

ALDRICH LAND SURVEYING, INC. agent(s) for DNC LTD., INC. request(s) the above action(s) for all or a portion of Tract(s) A-A-1-A, **LOMA DEL NORTE, UNIT 5A AND** Tract(s) C-1-A-5-A, **CHERRY HILLS, UNIT 1**, zoned SU-1 special use zone, Neighborhood Shopping Cntr- Movie Theater, located on WYOMING BLVD NE, between the NORTH ARROYO DEL PINO AND HARPER RD NE containing approximately 19 acre(s). [REF: DRD-95-187, DRB-94-14, V-95-71, 00AA0-00316, 03DRB-01168] (D-19)

Project # 1002022

03DRB-01293 Minor-Extension of Preliminary Plat
03DRB-01294 Minor-Amnd Prelim Plat Approval
03DRB-01295 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ AVE SW and TOWER RD SW containing approximately 10 acre(s). [REF: 02DRB-00922, 02DRB-01237-01240] (L-10)

Project # 1002823

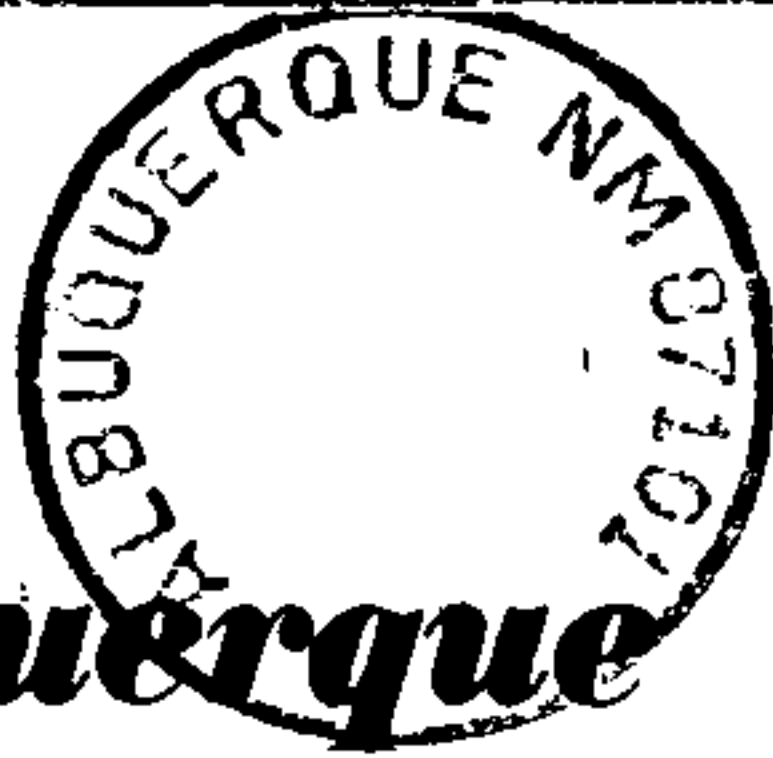
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Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 18, 2003.

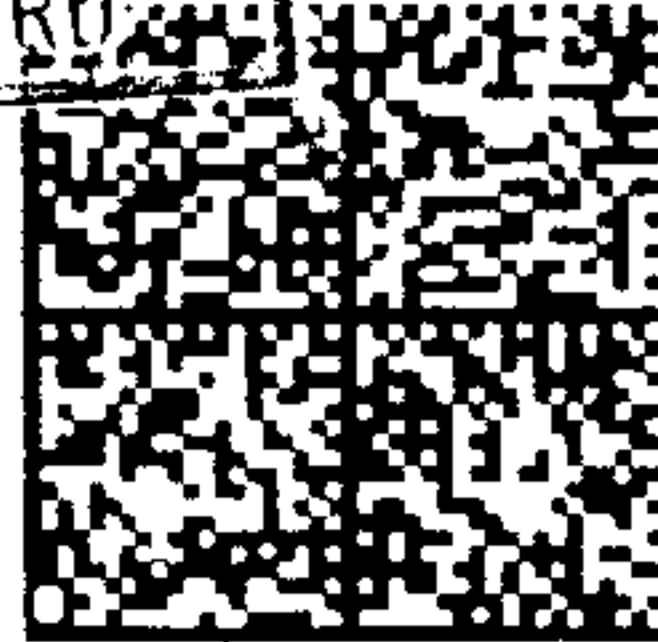


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



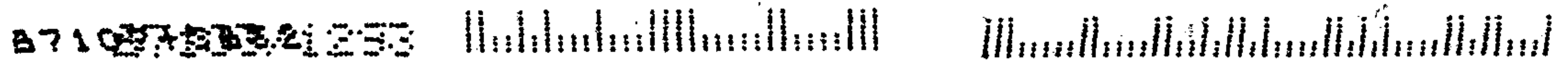
\$ 00.37⁰

MAILED FROM ZIP CODE 87101

101406246831210325

TAUCHE ROY C & VIRGINEA M HANR
6614 LAS CASITAS CT NW
ALBUQUERQUE NM 87107

DRB





CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 3, 2003

Project # 1002823
03DRB-01199 Major-Vacation of Public Easements

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AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coor.	
	Letter sent to Alameda North Valley (R) Neighborhood Assn.
APS	No comments received.
Police Department	No comments received.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	
	PNM has no objection to vacation of public utility easement provided PNM facilities are relocated at owners expense and new easements are granted for the relocated facilities.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

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

Transportation Development

Refer to the agencies having interest in the easement(s) for comments on the vacation request.

Parks & Recreation

Defer to Utilities.

Utilities Development

Submittal is inadequate to review status of any existing utilities.

Planning Department

No objection to the vacations of easements. Be sure to file a plat with the Village of Los Ranchos within one year showing the vacations.

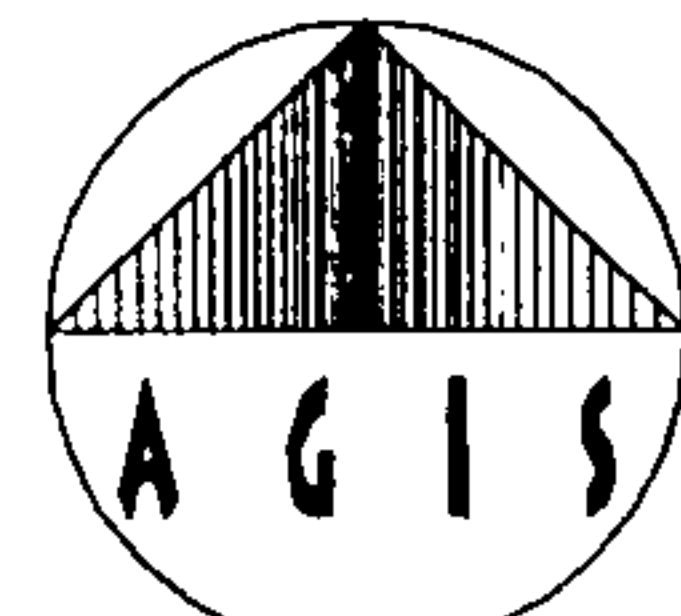
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Cap II, 2325 San Pedro NE, Suite #2B, 87110

Tierra West LLC, 8509 Jefferson St NE, 87113



ZONING MAP



Scale 1" = 468'

PROJECT NO.
1002823

HEARING DATE
9-3-03

MAP NO.
E-15

ADDITIONAL CASE NUMBER(S)
03DRB-01199

Note: Shaded area indicates County Not to Scale



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

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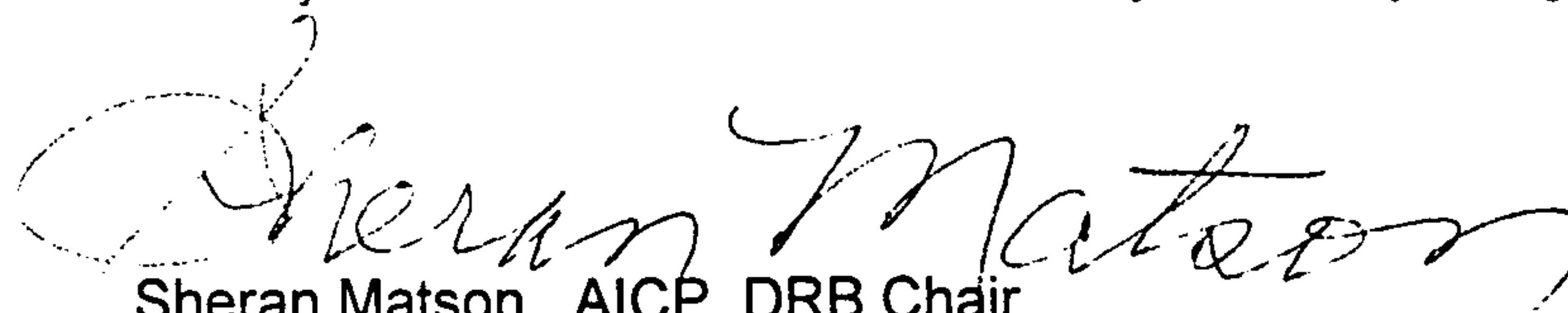
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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 18, 2003.

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

Meeting Date: 9-3-03

Zone Atlas Page: E-14 & E-15

Notification Radius: 100 Ft.

App# <u>03DRB-01199</u>
Proj# <u>1002823</u>
Other#

Cross Reference and Location: _____

Applicant: CAP II ✓

Address: 2325 San Pedro NE, Ste # 2B, 82110

Agent: Tierra west, LLC ✓

Address: 8509 Jefferson St NE, 82113

SPECIAL INSTRUCTIONS

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

Date Mailed: Aug 14, 2003

Signature: K. Tse Ahlikai

RECORDS WITH LABELS

PAGE 1

101406244632910314 LEGAL: TR A PLAT OF TR A TAFT MIDDLE SCHOOL CONT 20.8443 LAND USE:
 PROPERTY ADDR: 00000 620 SCHULTE RD NW
 OWNER NAME: BOARD OF EDUCATION
 OWNER ADDR: 00000 ALBUQUERQUE NM 87125

101506202033220110 LEGAL: TRAC T B- 2 OF REPLAT OF NORTHDAL SHOPPING CENTER U LAND USE:
 PROPERTY ADDR: 00000 6605 4TH ST NW
 OWNER NAME: NORTHDAL PLAZA PARTNERS C/O E
 OWNER ADDR: 02231 E CAMELBACK PHOENIX AZ 85016

101506204632720301 LEGAL: W 15 FT LT 1 BLK 1 FOURTH STREET GARDENS LAND USE:
 PROPERTY ADDR: 00000 6626 04TH ST NW
 OWNER NAME: ROSE DEAN W & BARBARA A
 OWNER ADDR: 08994 4TH ST NW ALBUQUERQUE NM 87114

101406246431210324 LEGAL: LOT 9 RE PL OF LAS CASITAS CONT 4.476 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6617 LAS CASITAS CT NW
 OWNER NAME: LANGLOIS HELENE M & ROBERT A
 OWNER ADDR: 06617 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406246831210325 LEGAL: LT 1 0 RE PL OF LAS CASITAS CONT 5.176 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6614 LAS CASITAS CT NW
 OWNER NAME: TAUCHE ROY C & VIRGINEA M HANR
 OWNER ADDR: 06614 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406250928910308 LEGAL: TR A -1-A PLAT OF TR A-1-A NORTHDAL SHOPPING CENTE LAND USE:
 PROPERTY ADDR: 00000 6601 4TH ST NW
 OWNER NAME: JOHNSON STEVE J C/O EISENBERG
 OWNER ADDR: 02231 E CAMELBACK PHOENIX AZ 85016

101406247030610326 LEGAL: LT 1 1 RE PL OF LAS CASITAS CONT 6.025 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6612 LAS CASITAS CT NW
 OWNER NAME: BARTOLUCCI LEO M & ELEANOR M
 OWNER ADDR: 06612 LAS CASITAS NW ALBUQUERQUE NM 87107

101506205030620215 LEGAL: 002L OTS 1 & 2 FOURTH STREET GARDENS (AMENDED PLAT) LAND USE:
 PROPERTY ADDR: 00000 6600 4TH ST NW
 OWNER NAME: BANK OF ALBUQUERQUE C/O FACILI
 OWNER ADDR: 03900 YASSAR DR NE ALBUQUERQUE NM 87107

101406246930210327 LEGAL: LT 1 2 RE PL OF LAS CASITAS CONT 3.281 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6610 LAS CASITAS CT NE
 OWNER NAME: BARTOLUCCI LAURA A
 OWNER ADDR: 06610 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406246829810328 LEGAL: LT 1 3 RE PL OF LAS CASITAS CONT 3.453 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6608 LAS CASITAS CT NE
 OWNER NAME: HOFF CHRISTINA DAWN
 OWNER ADDR: 06608 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406246729510329 LEGAL: LT 1 4 RE PL OF LAS CASITAS CONT 3.454 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6606 LAS CASITAS CT NW
 OWNER NAME: PHILIPS GAIL P
 OWNER ADDR: 06606 LAS CASITAS CT NW ALBUQUERQUE NM 87107

RECORDS WITH LABELS

PAGE 2

101406246729210330 LEGAL: LT 1 5 RE PL OF LAS CASITAS CONT 3.451 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6604 LAS CASITAS NW
 OWNER NAME: LEGOZA ANNE M
 OWNER ADDR: 06604 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406246628910331 LEGAL: LT 1 6 RE PL OF LAS CASITAS CONT 3.447 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6602 LAS CASITAS CT NE
 OWNER NAME: CORDOVA TONEY J & MARINITA T
 OWNER ADDR: 06602 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101406246528510332 LEGAL: LT 1 7 RE PL OF LAS CASITAS CONT 4.930 SQ FT +- LAND USE:
 PROPERTY ADDR: 00000 6600 LAS CASITAS CT NW
 OWNER NAME: ASHANTI KEESHA-MARIA
 OWNER ADDR: 06600 LAS CASITAS CT NW ALBUQUERQUE NM 87107

101506203929620201 LEGAL: * 00 1 00 2DSUNA ADDITION LAND USE:
 PROPERTY ADDR: 00000 321 OSUNA RD NW
 OWNER NAME: OSUNA E EDWARD & ISABELLE R TR
 OWNER ADDR: 04104 PALO DURO NE ALBUQUERQUE NM 87110

101406249527810306 LEGAL: TR C NDR THDALE SHOPPING CENTER UNIT 1 VILLAGE OF L LAND USE:
 PROPERTY ADDR: 00000 N/A
 OWNER NAME: VILLAGE OF LOS RANCHOS DE ALBQ
 OWNER ADDR: 06718 RIO GRANDE BL NW ALBUQUERQUE NM 87107

101406244926810245 LEGAL: LT 3 OF THE NICK CHAVEZ REPL OF TR 41D MRGCD MAP N LAND USE:
 PROPERTY ADDR: 00000 520 CHAVEZ RD NW
 OWNER NAME: CHAVEZ DANIEL N
 OWNER ADDR: 00520 CHAVEZ AV NW ALBUQUERQUE NM 87107

101406246226910238 LEGAL: LT 1 OF THE NICK CHAVEZ REPL OF TR 41D MRGCD MAP N LAND USE:
 PROPERTY ADDR: 00000 508 CHAVEZ AVE NW
 OWNER NAME: CHAVEZ NICK B JR
 OWNER ADDR: 00508 CHAVEZ AV NW ALBUQUERQUE NM 87107

101406247626910239 LEGAL: *2 P RELI MINARY MAP LAND OF PACIANO & RAFALITA C GA LAND USE:
 PROPERTY ADDR: 00000 504 CHAVEZ AVE NW
 OWNER NAME: GALLEGOS MICHAEL A ETUX
 OWNER ADDR: 00504 CHAVEZ AV NW ALBUQUERQUE NM 87107

101506204628231021 LEGAL: LOT 11A PLAT OF LOT 11A OSUNA ADDN (REPLAT OF LTS) LAND USE:
 PROPERTY ADDR: 00000 336 OSUNA NW
 OWNER NAME: SANDOVAL GEORGE & SUSAN
 OWNER ADDR: 05013 JUSTIN NW ALBUQUERQUE NM 87114

101406248727110242 LEGAL: LOT 1-A REPL LT 1 LAND OF PACIANO GALLEGOS & RAFAE LAND USE:
 PROPERTY ADDR: 00000 502 CHAVEZ AVE NW
 OWNER NAME: GALLEGOS PACIANO & RAFAELITA C
 OWNER ADDR: 00502 CHAVEZ AV NW ALBUQUERQUE NM 87107

101406250927710240 LEGAL: TRAC T 41 F MAP 29 LAND USE:
 PROPERTY ADDR: 00000 428 CHAVEZ AVE NW
 OWNER NAME: CHAVEZ JUAN B
 OWNER ADDR: 00428 CHAVEZ AV NW ALBUQUERQUE NM 87107

101506201127130917

LEGAL: MAP 29 T R 41 G
PROPERTY ADDR: 00000 402 CHAVEZ NW
OWNER NAME: CHAVEZ ALFREDO B
OWNER ADDR: 00402 CHAVEZ

LAND USE:

AV NW ALBUQUERQUE NM 87107

101506207726731020

LEGAL: MRGC D MA P #29 TRS 43A-1, 43-B, & 43-D & LOTS 15 &
PROPERTY ADDR: 00000 6562 FOURTH ST NW
OWNER NAME: CONTRERAS MICHAEL J % SENTINEL
OWNER ADDR: 06301 INDIAN SCHOOL

LAND USE:

RD NE ALBUQUERQUE NM 87110

101406248726310243

LEGAL: LOT 1-B REPL OF LT 1 LAND OF PACIANO GALLEGOS & RA
PROPERTY ADDR: 00000 501 SANDIA VIEW NW
OWNER NAME: GALLEGOS RANDOLPH L
OWNER ADDR: 00502 CHAVEZ

LAND USE:

AV NW ALBUQUERQUE NM 87107

101506204726131018

LEGAL: MAP 29 T R 43C
PROPERTY ADDR: 00000 6558 FOURTH NW
OWNER NAME: CHAVEZ PHYLLIS JEAN
OWNER ADDR: 00530 S BARRINGTON

LAND USE:

LOS ANGELES CA 90049



City of Albuquerque

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

Date: July 13, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Serra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858 3107 / 858 -1118

Thank you for your inquiry of 7-18-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract A1A, Northdale Shopping Center, Unit 1 and Tract B2, Northdale Shopping Center, Unit 2, zone map page(s) E-14, 15.

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

Alameda North Valley
Neighborhood Association
Contacts: Steve Wentworth
8919 Boe Ln NE / 87113 2328
897-3052 (h) 897-6333 (w)
Leroy Gurule
713 Alameda Blvd NW
Alameda / 87114 890-1845 (h)

Neighborhood Association
Contacts: _____

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

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

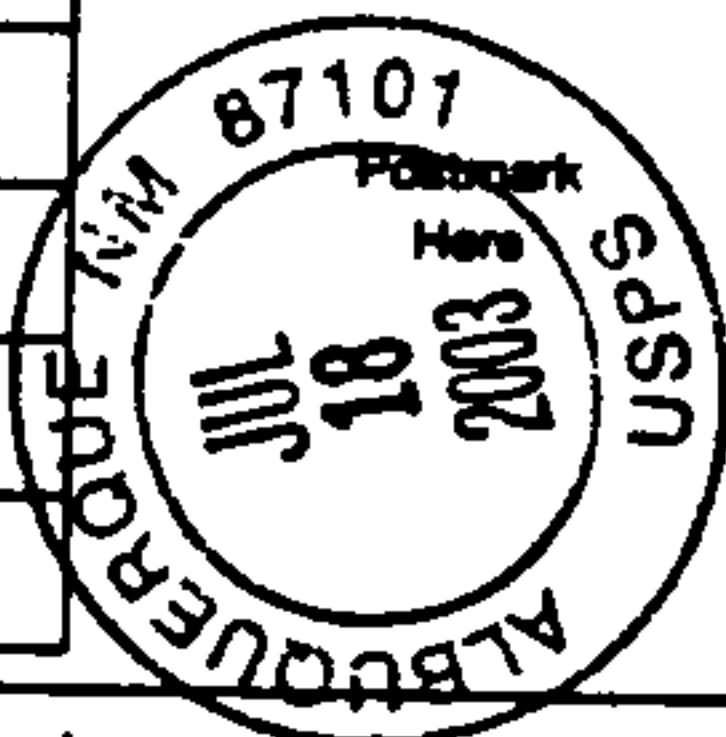
Sincerely,
Dalaina S. Curmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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

OFFICIAL USE

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



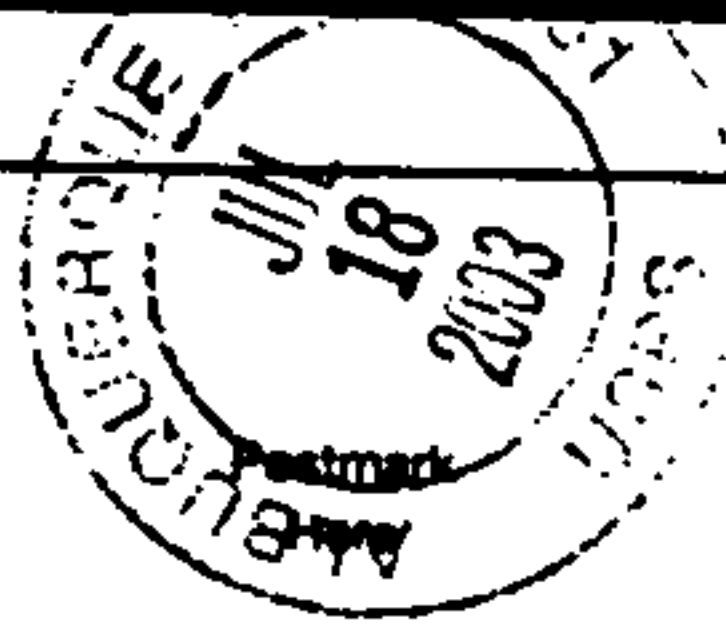
Sent To MARY JANE FIALA
 Street, Apt. No., or PO Box No. 505 MULLON DR NW
 City, State, ZIP+4 ABQ NM 87107

PS Form 3800, January 2001 See Reverse for Instructions

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



Sent To ANNE COOPER
 Street, Apt. No., or PO Box No. 6736 EDGEWOOD NW
 City, State, ZIP+4 ABQ NM 87107

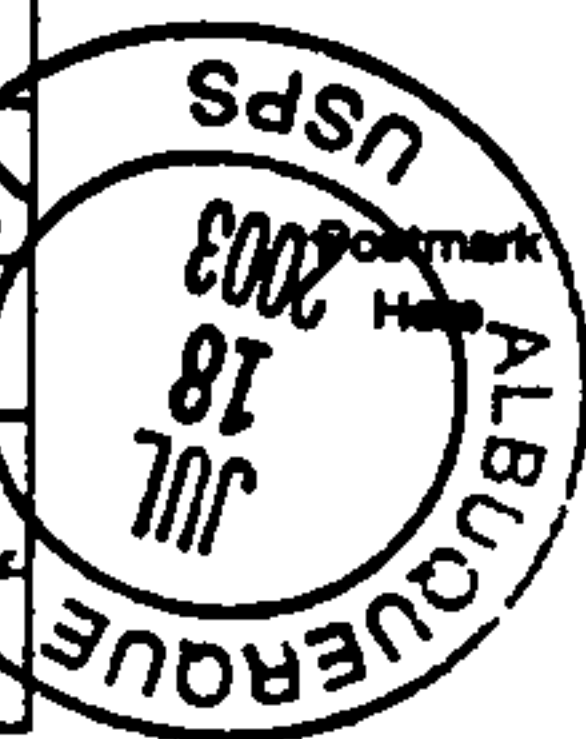
PS Form 3800, January 2001 See Reverse for Instructions

7061 7065 8965 0008 0510 0001 7001

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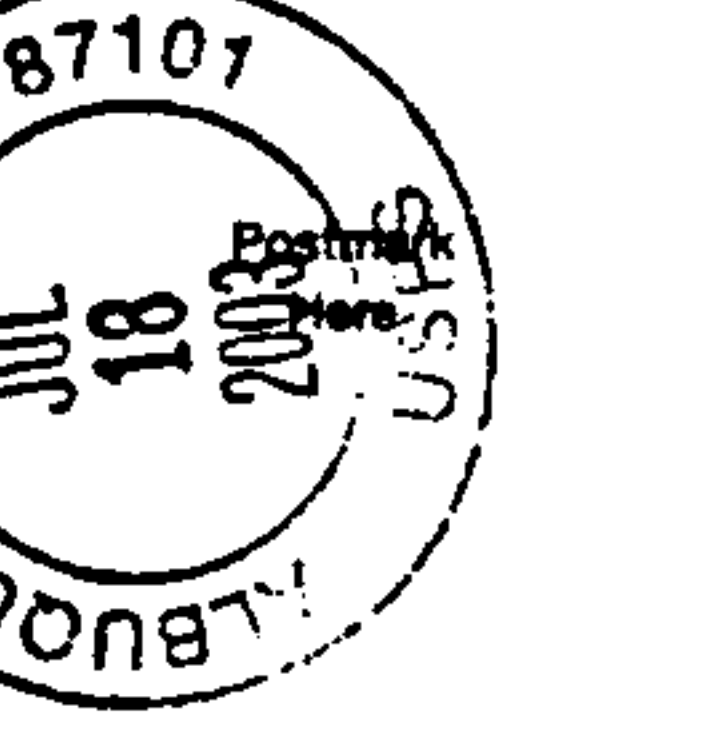
Sent To LOREY GURULE
 Street, Apt. No., or PO Box No. 713 ALAMEDA BLVD NW
 City, State, ZIP+4 ABQ NM 87107

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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Sent To KATHIE WESTLAND
 Street, Apt. No., or PO Box No. 502 MULLON DR NW
 City, State, ZIP+4 ABQ NM 87107

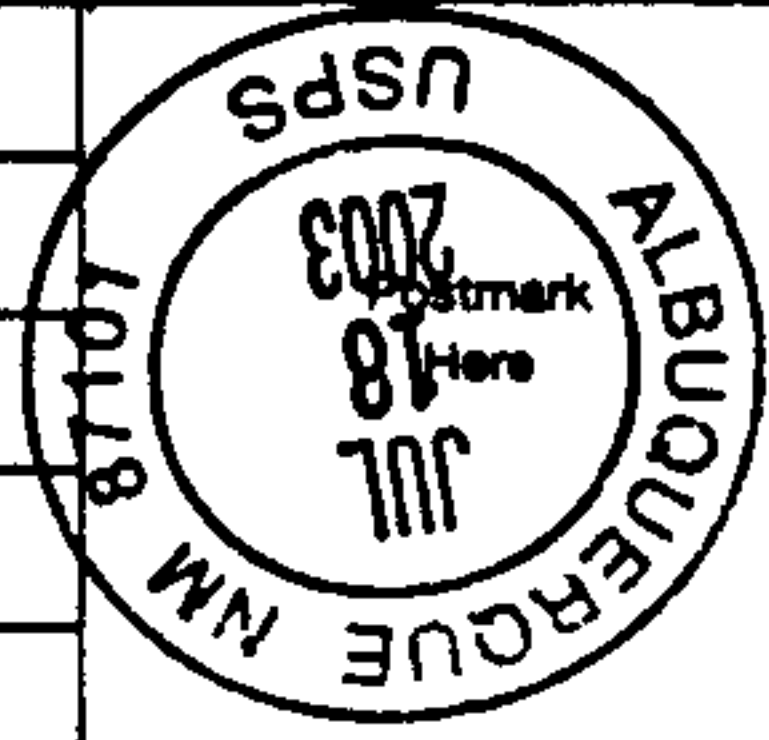
PS Form 3800, January 2001 See Reverse for Instructions

7047 7051 8965 0008 0510 0001 7001

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OFFICIAL USE

Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



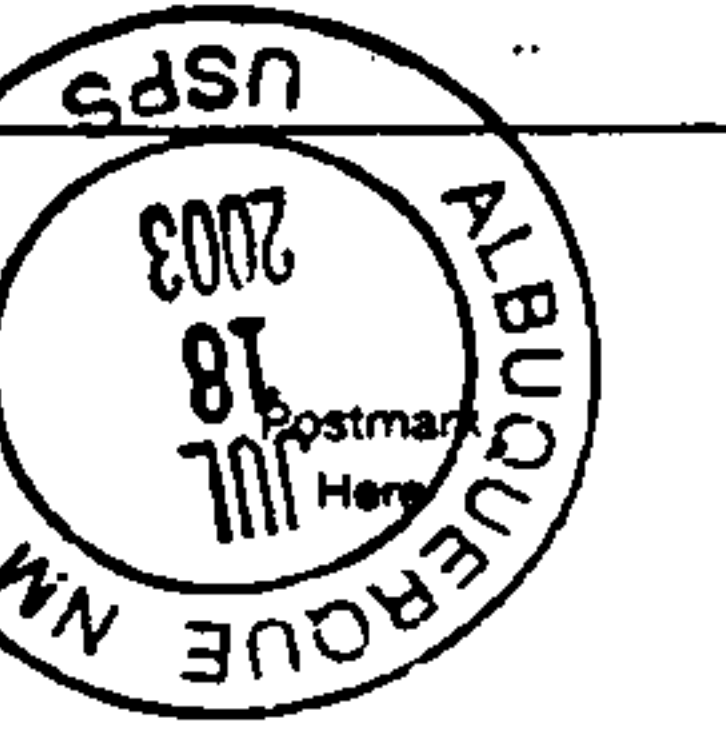
Sent To STEVE WESTLAND
 Street, Apt. No., or PO Box No. 8919 BOE LANE NE
 City, State, ZIP+4 ABQ NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

U.S. Postal Service
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OFFICIAL USE

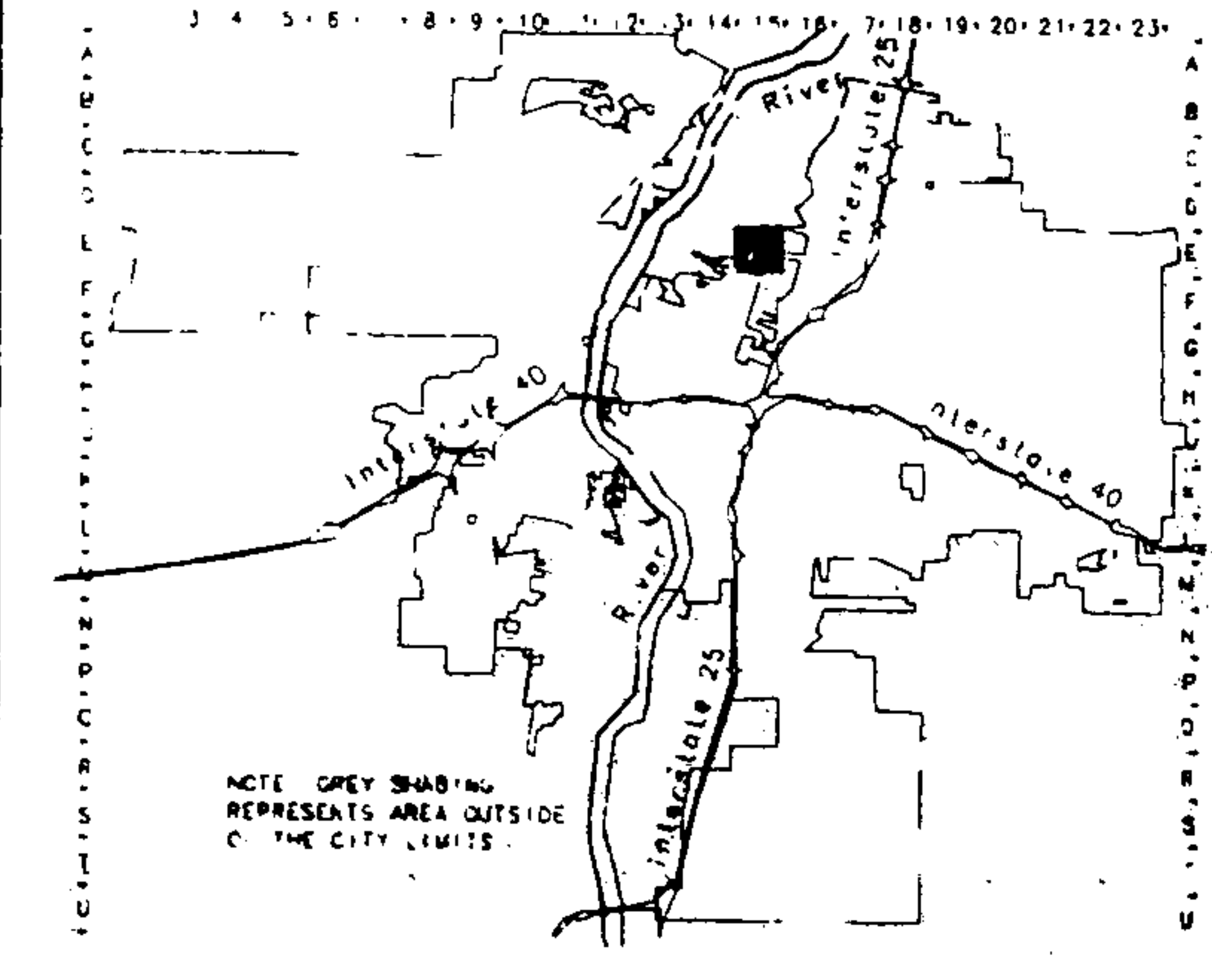
Postage	\$ 1.52
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.57



Sent To LAURIE HOUSE
 Street, Apt. No., or PO Box No. 6636 EDGEWOOD NW
 City, State, ZIP+4 ABQ NM 87107

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7078 7082 8965 0008 0510 0001 7001

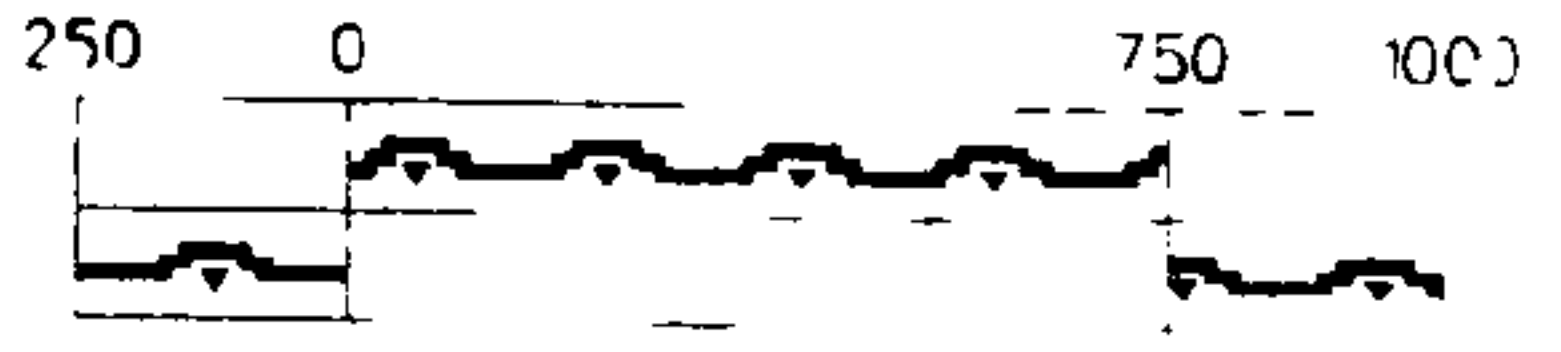


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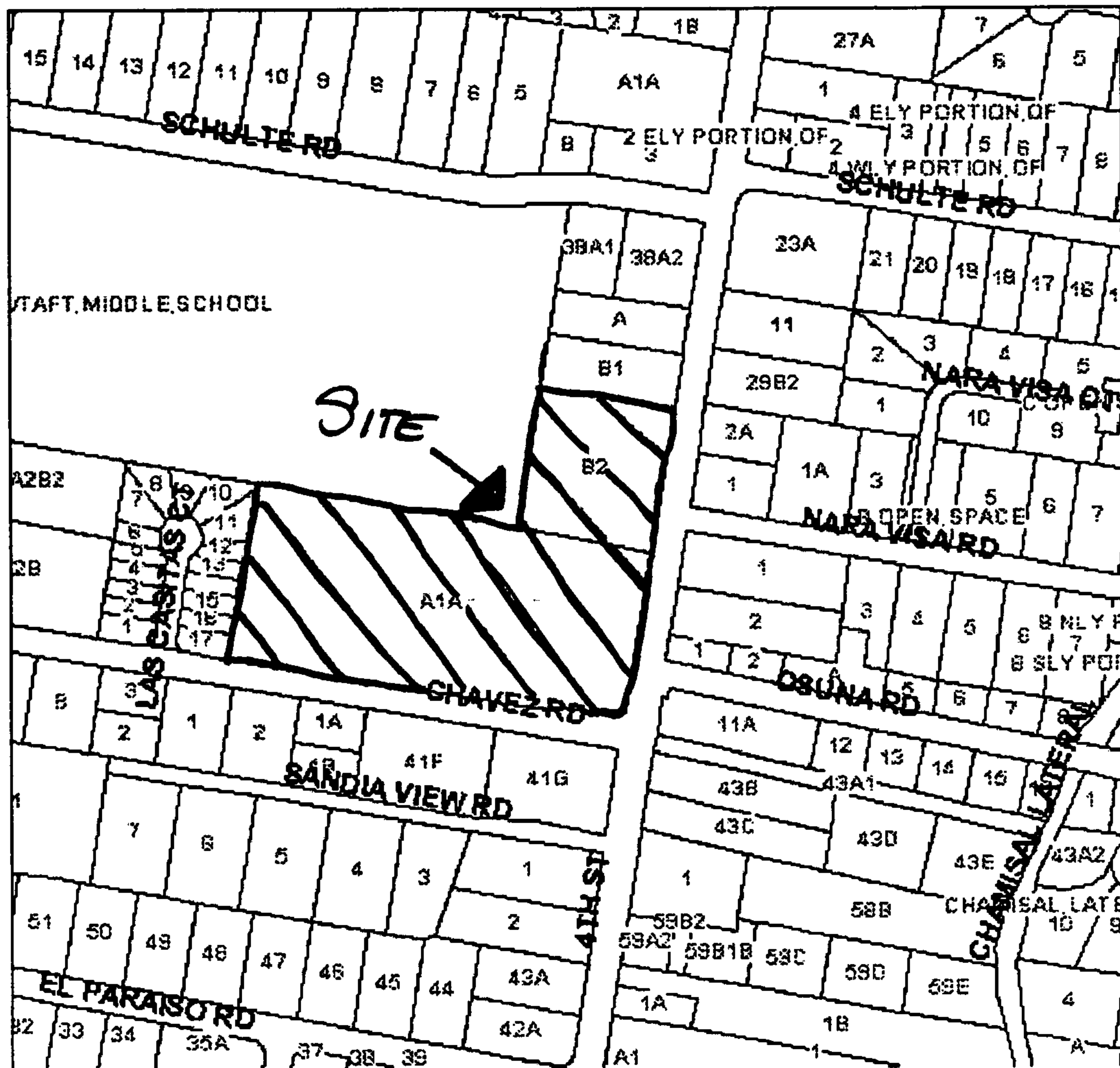
GRAPHIC SCALE IN FEET



Zone Atlas Page

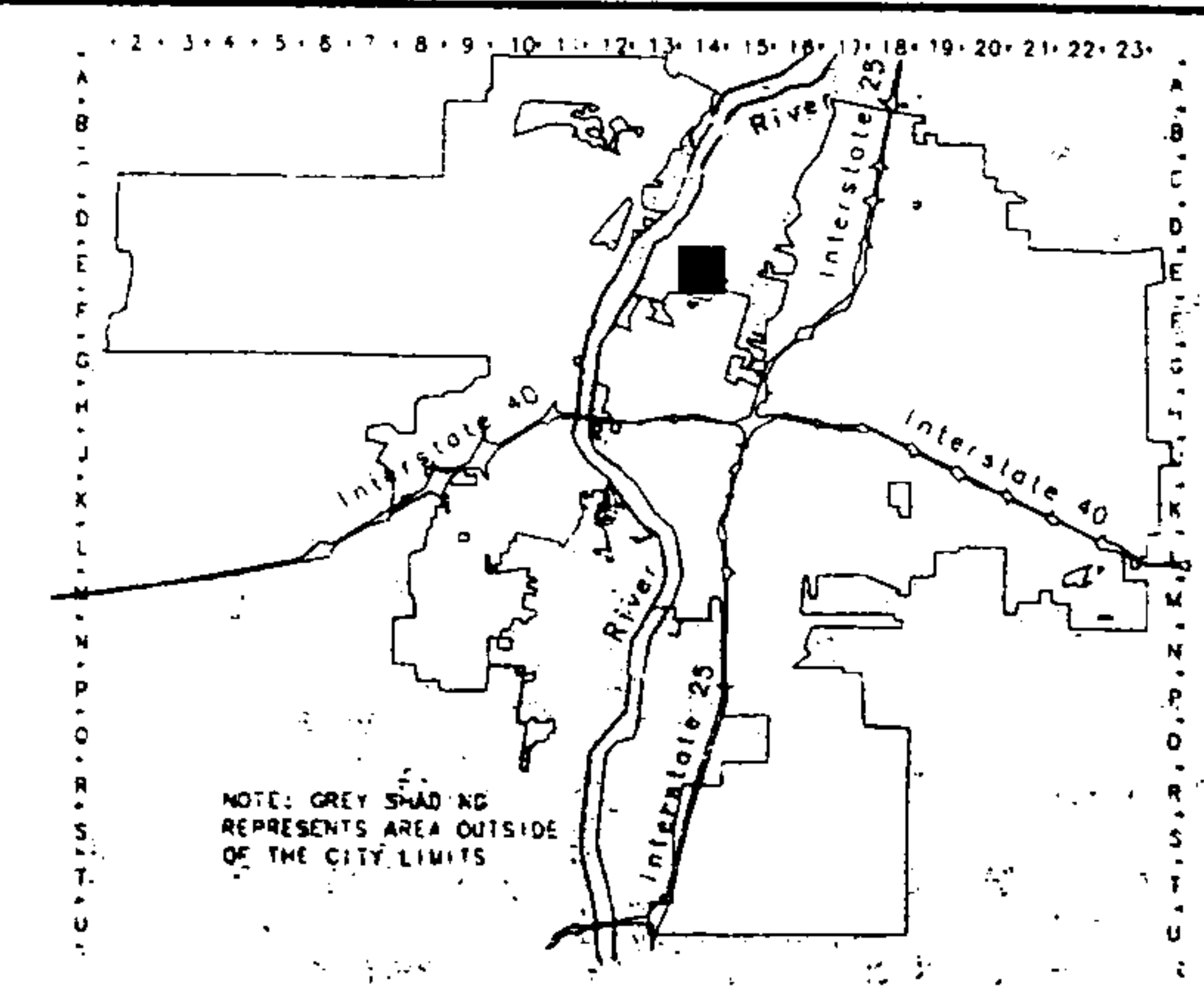
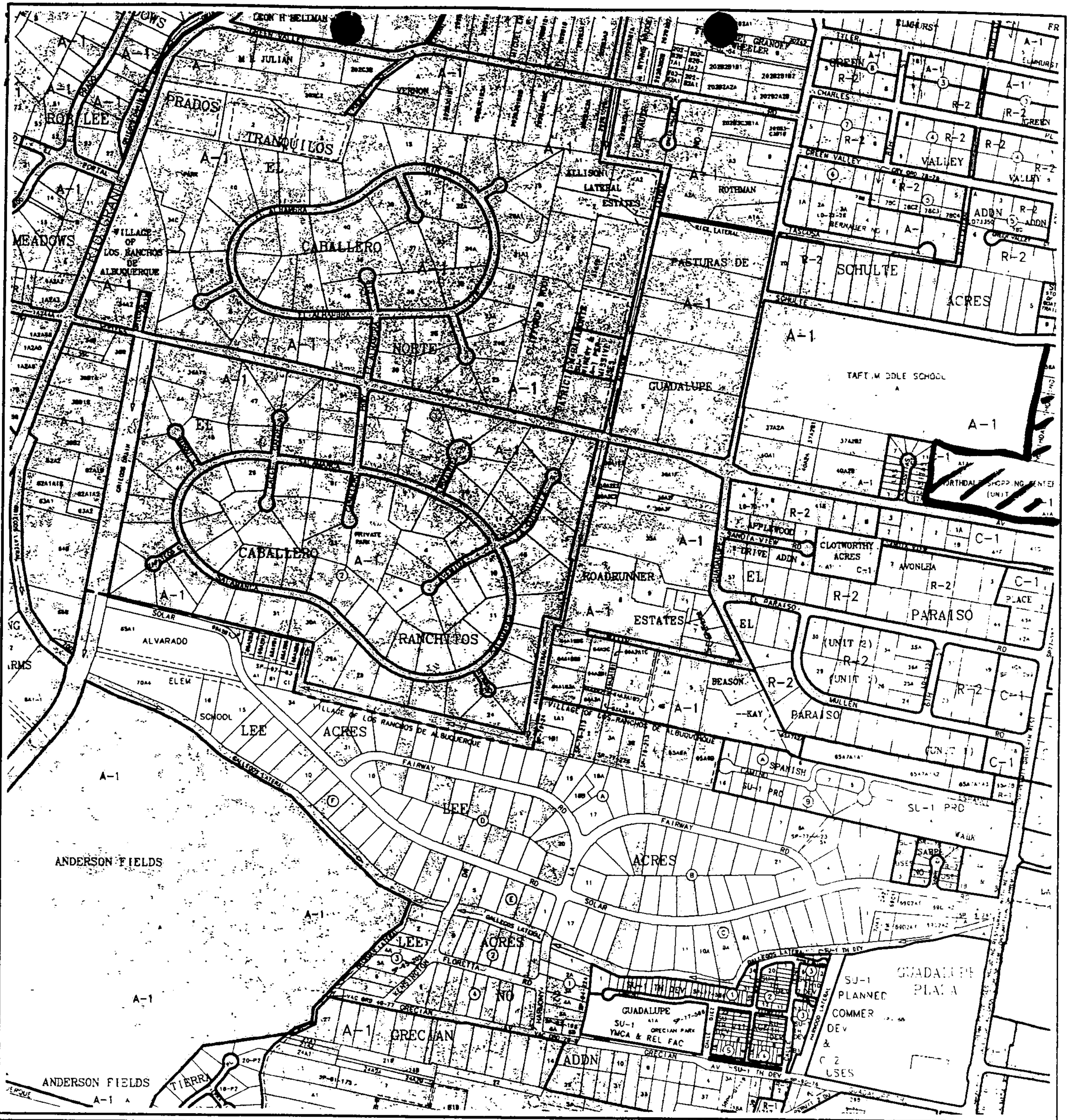
E-15-Z

Map Amended through January 21, 2003



Selected Address: 6601 4TH ST NW
 Zoning: C-1
 Lot/Block/Subd: A1A , 0000 , NORTHDALÉ SHOPPING CENTER UNIT 1
 ZoneMap Page: E14
 Jurisdiction: COUNTY
 UPC #: 101406250928910308

Selected Address: 6609 4TH ST NW
 Zoning: C-1
 Lot/Block/Subd: B2 , 0000 , NORTHDALÉ SHOPPING CENTER UNIT 2
 ZoneMap Page: E15
 Jurisdiction: COUNTY
 UPC #: 101506202033220110



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GRAPHIC SCALE IN FEET



Zone Atlas Page

E-14-Z

Map Amended through July 10, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 4, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Vacation of Public Waterline Easement within
Tract A-1-A Northdale Shopping Center, Unit 2; and B-2 Northdale Shopping
Center Unit 1 Zone Atlas Page E-14-15**

Dear Sheran:

Tierra West LLC, on behalf of CAPP II, requests approval to vacate a public utility easements located on the referenced tract. The purpose of this vacation is to allow for the redevelopment of the center. The first phase includes the construction of a Walgreen's drug store. As shown on the enclosed vacation exhibit, the existing easements are located under the proposed building. The easements contain a public sewer line, a gas line and an underground electrical line. These lines will be re-routed within the center and new easements will be granted. The sanitary sewer line relocation will be performed within the City of Albuquerque work order process. The 'dry' utility relocation will be coordinated with PNM. A replat incorporating this vacation will be completed through the Village of Los Ranchos within one year.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosure/s

cc: George Rainhart
Leroy Gurule, Alameda North Valley Assoc.
Steve Wentworth, Alameda North Valley Assoc.
Mary Jane Fiala, El Paraiso N.A.
Kathie Westland, El Paraiso N.A.
Laurie Hause, Green Woods N.A.
Anne Cooper, Green Woods N.A.

JN: 230009
DS/kk

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> Vacation PE	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> 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: <u>CAP II</u>	PHONE: <u>884-9110</u>
ADDRESS: <u>2325 SAN PEDRO NE STE 2B</u>	FAX: <u>837-9877</u>
CITY: <u>ABQ</u> STATE <u>NM</u> ZIP <u>87110</u>	E-MAIL: _____
Proprietary interest in site: <u>DEVELOPER</u>	
AGENT (if any): <u>TIERRA WEST LLC</u>	PHONE: <u>858-3100</u>
ADDRESS: <u>8509 JEFFERSON NE</u>	FAX: <u>858-1118</u>
CITY: <u>ABQ</u> STATE <u>NM</u> ZIP <u>87113</u>	E-MAIL: <u>twllc@tierrawestllc.com</u>

DESCRIPTION OF REQUEST: VACATION OF PUBLIC SEWER LINE + Private MKK

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 A1A & B2 Block: _____ Unit: _____

Subd.v. / Addn. NORTHDALE SHOPPING CENTER UNIT 1 & UNIT 2

Current Zoning: COUNTY C-1 Proposed zoning: SAME

Zone Atlas page(s): E14 & E15 No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): 2.0 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. 101406250928910308 & 101506202033220110 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 4TH STREET NW
Between: CHAVEZ ROAD NW and SCHULTE ROAD 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.): _____

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

SIGNATURE DMW DATE 7/18/03

(Print) DAVID SOULE, P.E. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03 DRB - 01199</u>	<u>VPE</u>	<u>✓</u>	\$ <u>90.-</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	<u>Notice</u>	_____	\$ <u>75.-</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>SEPT 3 2003</u>	_____	_____	\$ <u>165.-</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____

NO JAM 8/8/07
Planner signature / date

Project # 1002823

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) $2 \text{ PUE} @ 45 + 75 = 90 + 75 = \165
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

DAVID SOULE, P.E.

David Soule

Applicant name (print)

7/18/03

Applicant signature / date



.pdf Form revised Sept. 2001

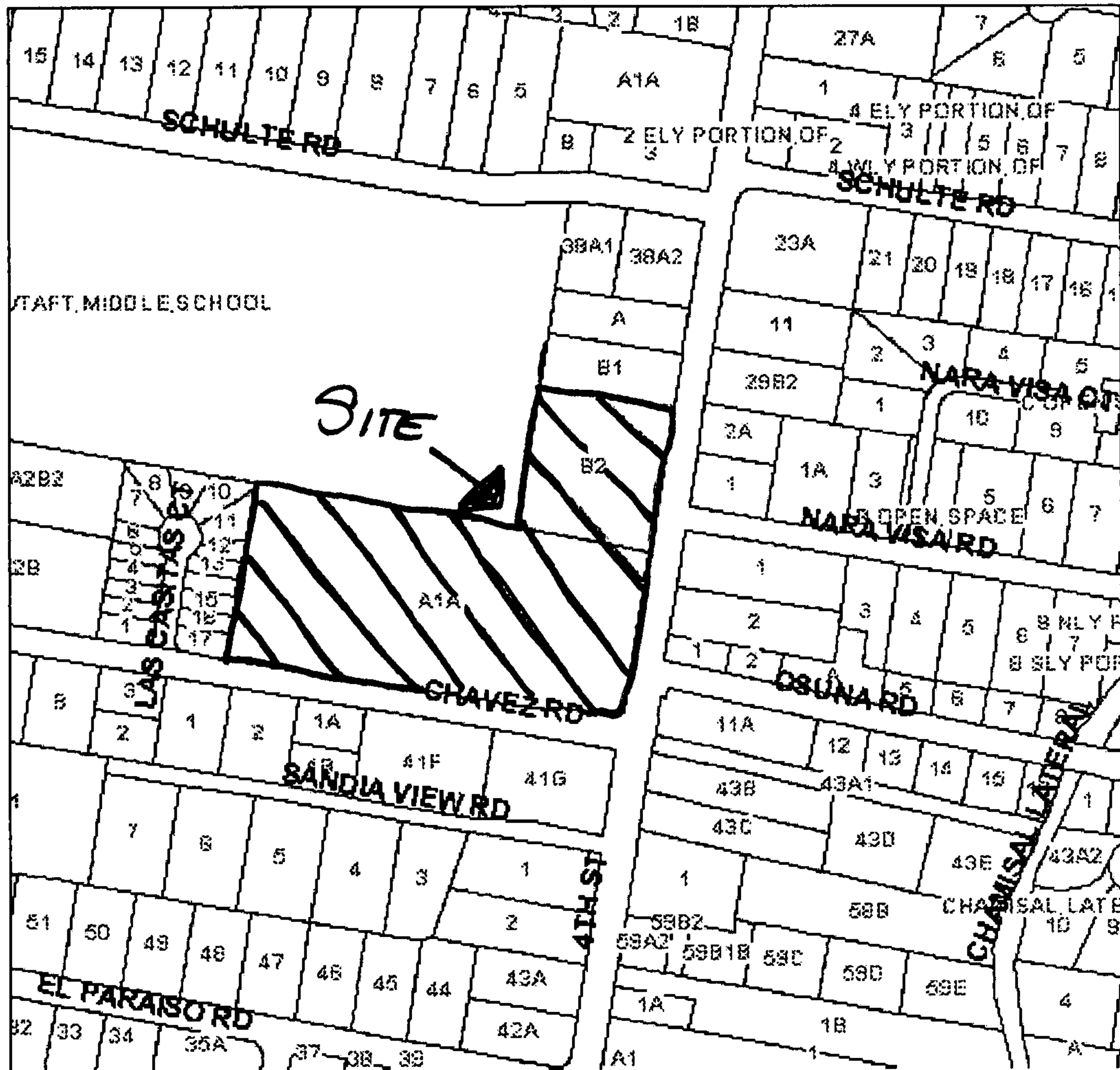
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 03DRB - 01199

JAM 8/8/03

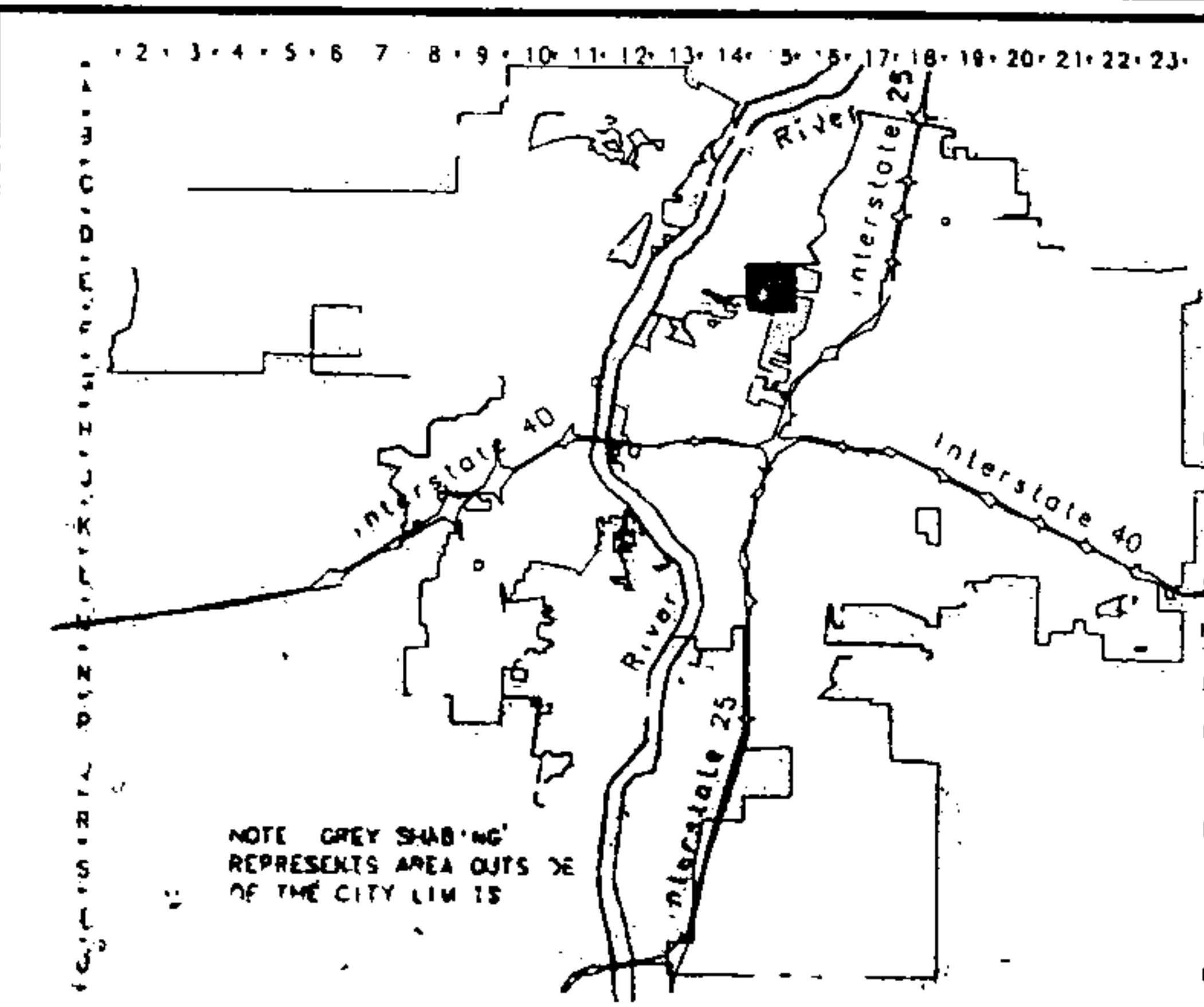
Planner signature / date

Project # 1002823



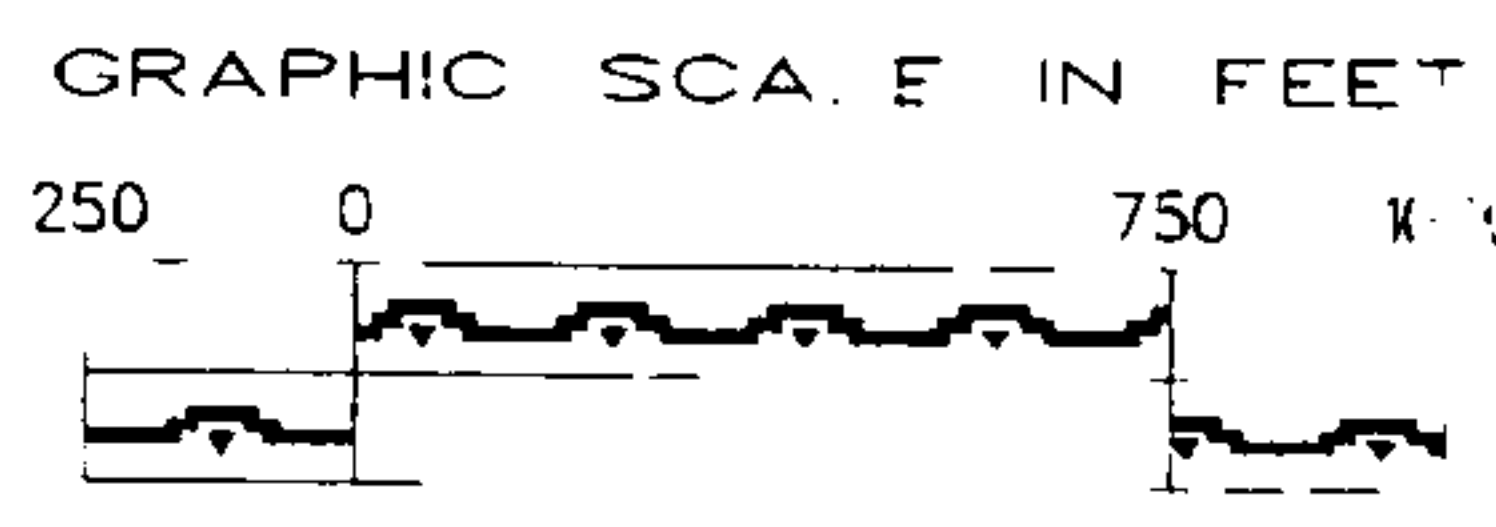
Selected Address: 6601 4TH ST NW
 Zoning: C-1
 Lot/Block/Subd: A1A , 0000 , NORTHDALE SHOPPING CENTER UNIT 1
 ZoneMap Page: E14
 Jurisdiction: COUNTY
 UPC #: 101406250928910308

Selected Address: 6609 4TH ST NW
 Zoning: C-1
 Lot/Block/Subd: B2 , 0000 , NORTHDALE SHOPPING CENTER UNIT 2
 ZoneMap Page: E15
 Jurisdiction: COUNTY
 UPC #: 101506202033220110



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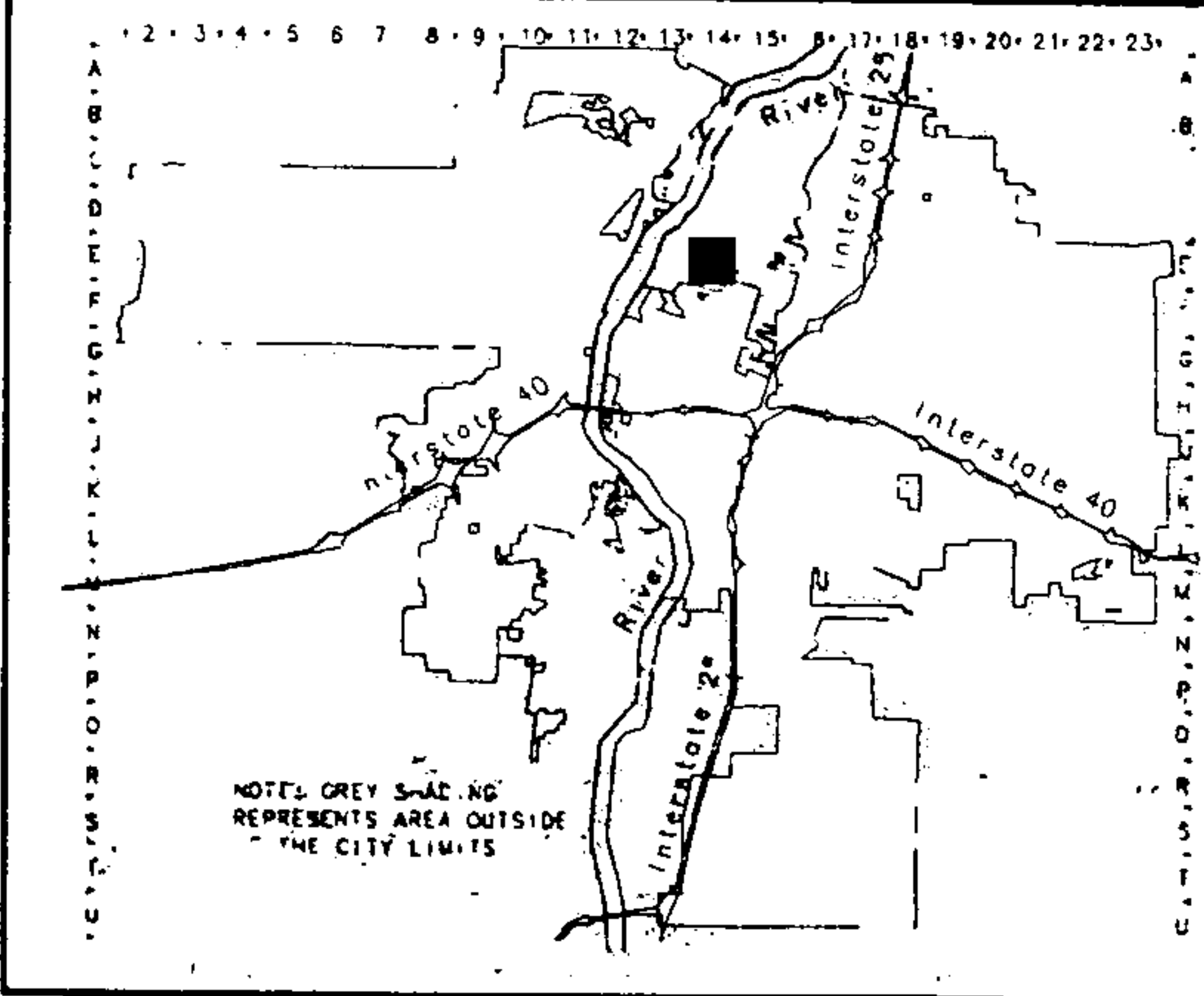
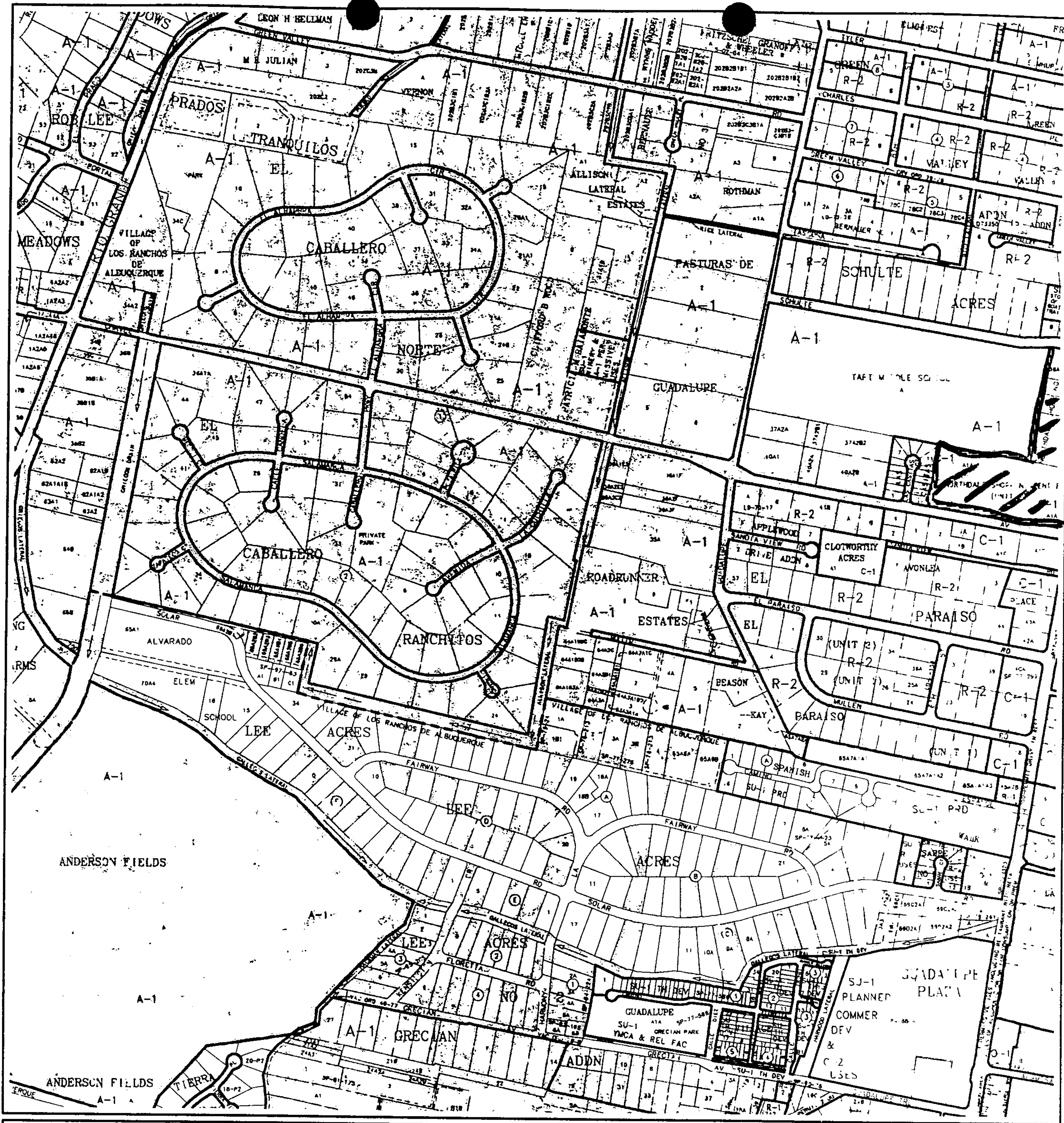
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Zone Atlas Page

E-15-Z

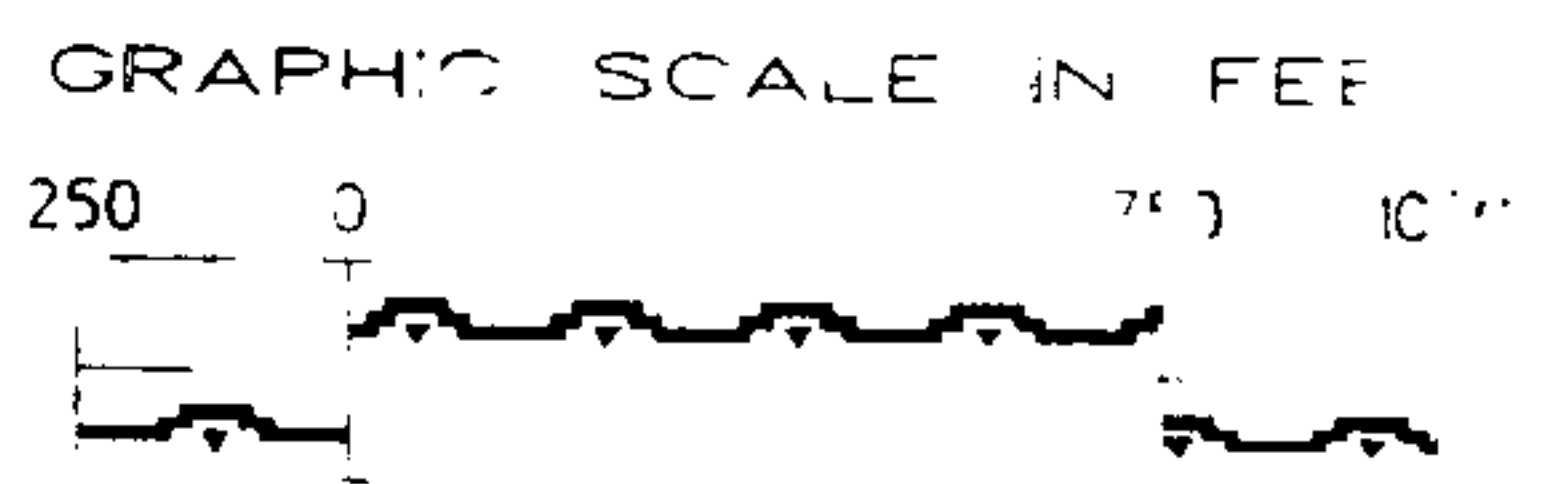
Map Amended through January 21, 2003



CITY OF
Albuquerque

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Zone Atlas Page

E-14-Z

Map Amended through July 10, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 4, 2003

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Vacation of Public Waterline Easement within
Tract A-1-A Northdale Shopping Center, Unit 2; and B-2 Northdale Shopping
Center Unit 1 Zone Atlas Page E-14-15**

Dear Sheran:

Tierra West LLC, on behalf of CAPP II, requests approval to vacate a public utility easements located on the referenced tract. The purpose of this vacation is to allow for the redevelopment of the center. The first phase includes the construction of a Walgreen's drug store. As shown on the enclosed vacation exhibit, the existing easements are located under the proposed building. The easements contain a public sewer line, a gas line and an underground electrical line. These lines will be re-routed within the center and new easements will be granted. The sanitary sewer line relocation will be performed within the City of Albuquerque work order process. The 'dry' utility relocation will be coordinated with PNM. A replat incorporating this vacation will be completed through the Village of Los Ranchos within one year.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosure/s

cc: George Rainhart
Leroy Gurule, Alameda North Valley Assoc.
Steve Wentworth, Alameda North Valley Assoc.
Mary Jane Fiala, El Paraiso N.A.
Kathie Westland, El Paraiso N.A.
Laurie Hause, Green Woods N.A.
Anne Cooper, Green Woods N.A.

JN: 230009
DS/kk



City of Albuquerque

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

Date: July 13, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858 3100 / 858-1118

Thank you for your inquiry of 7-18-03 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tract A1A, Northdale Shopping Center, Unit 1 and Tract B2, Northdale Shopping Center, Unit 2, zone map page(s) E-14, 15.

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

<u>Alameda North Valley</u>	_____
Neighborhood Association	Neighborhood Association
Contacts: <u>Steve Wentworth</u>	Contacts: _____
<u>8919 Boe Ln. NE / 87113 2328</u>	_____
<u>897-3052 (h) 897-6333 (w)</u>	_____
<u>Leroy Gurule</u>	_____
<u>713 Alameda Blvd. NW</u>	_____
<u>Alameda / 87114 890-1845 (h)</u>	_____

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

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

Sincerely,

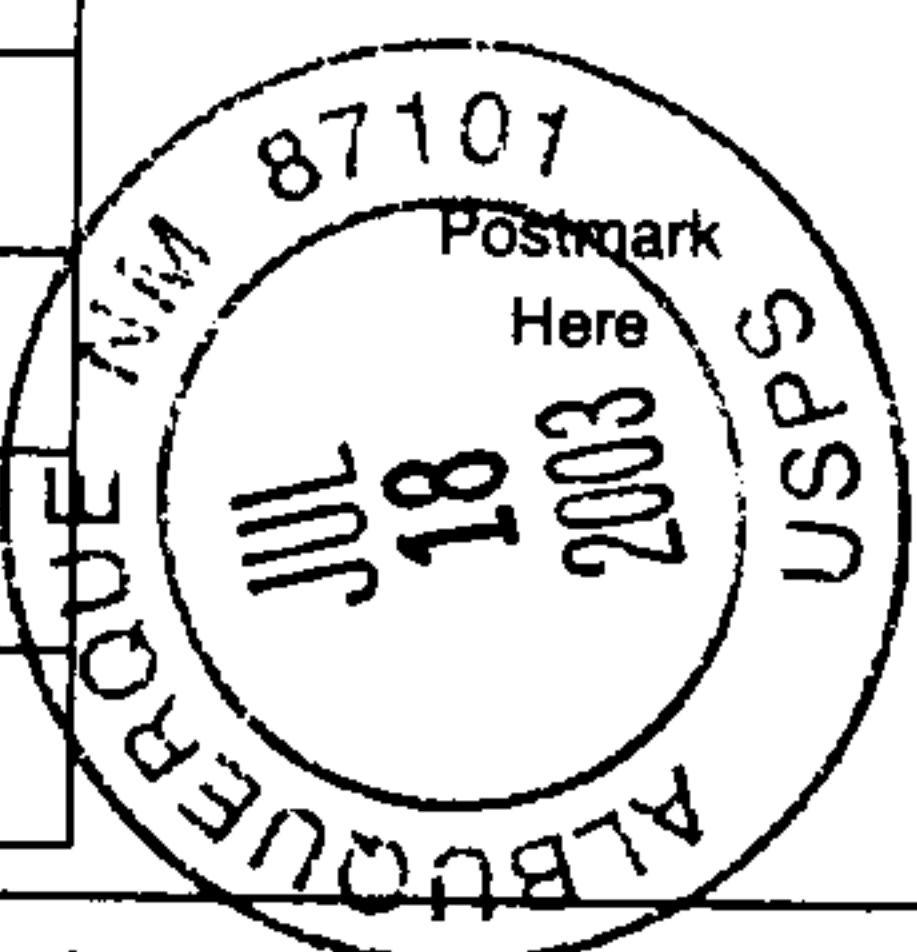
Dalaina S. Curmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

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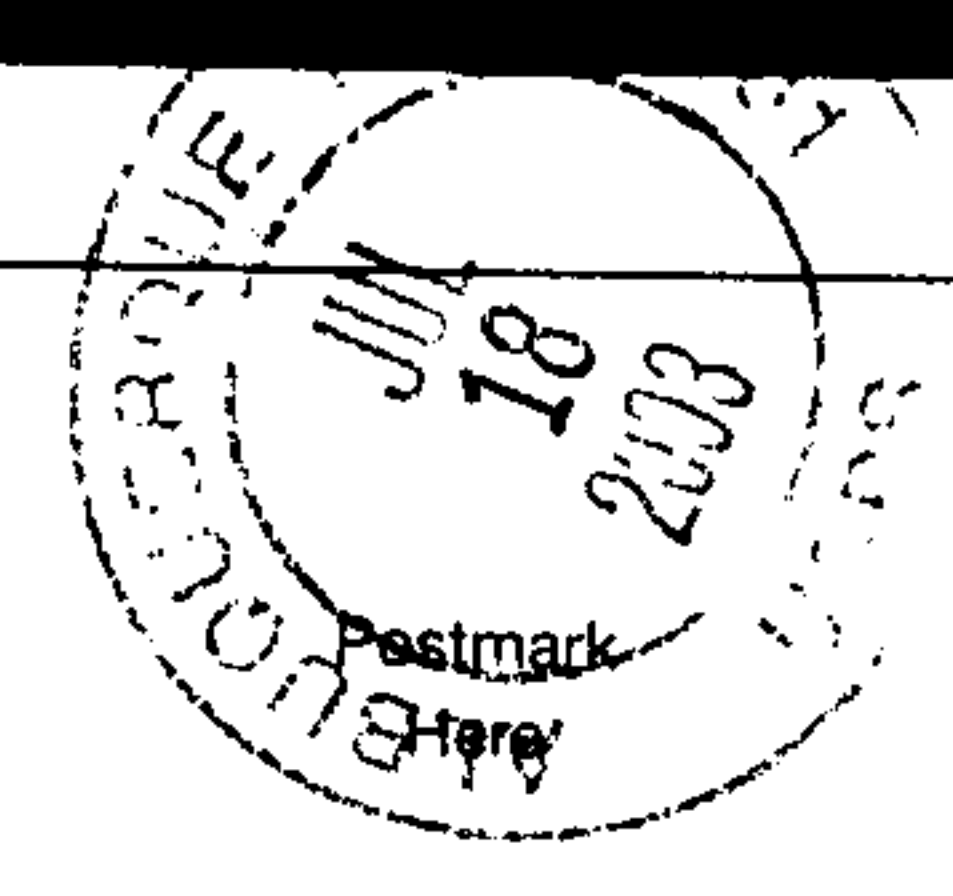
Sent To Mary Jane Fiala
 Street, Apt. No., or PO Box No. 505 Mullen Dr NW
 City, State, ZIP+4 ABQ NM 87107

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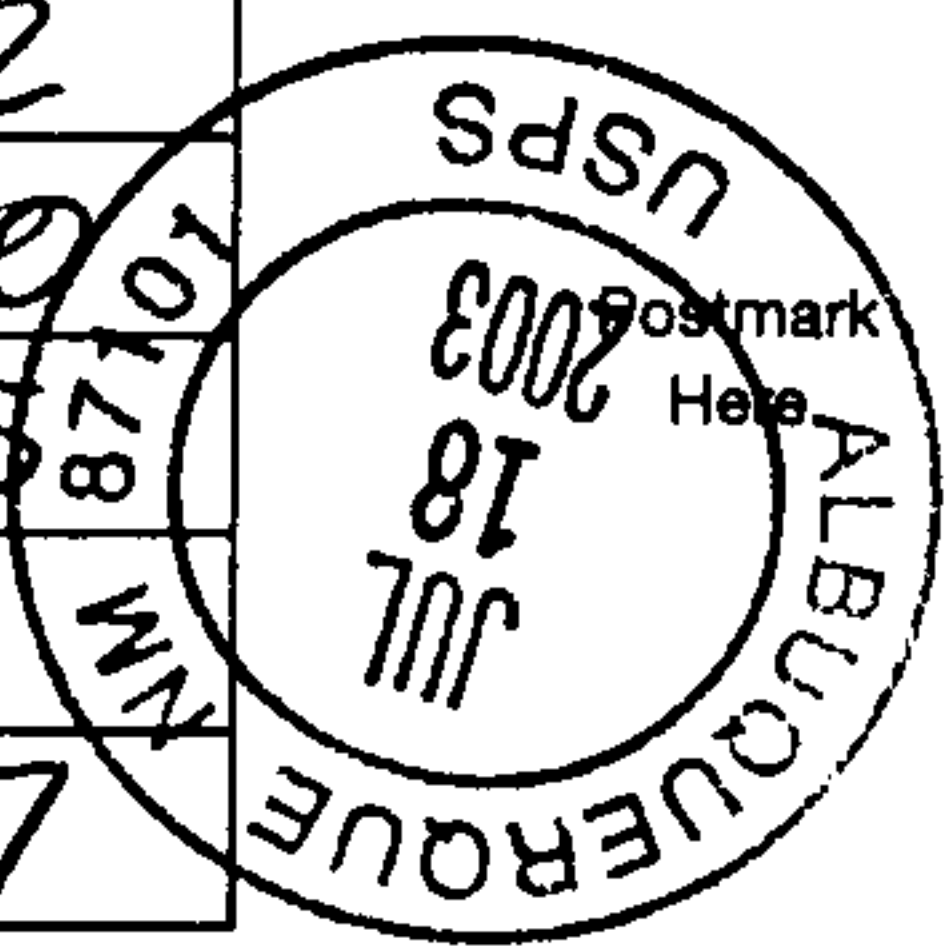
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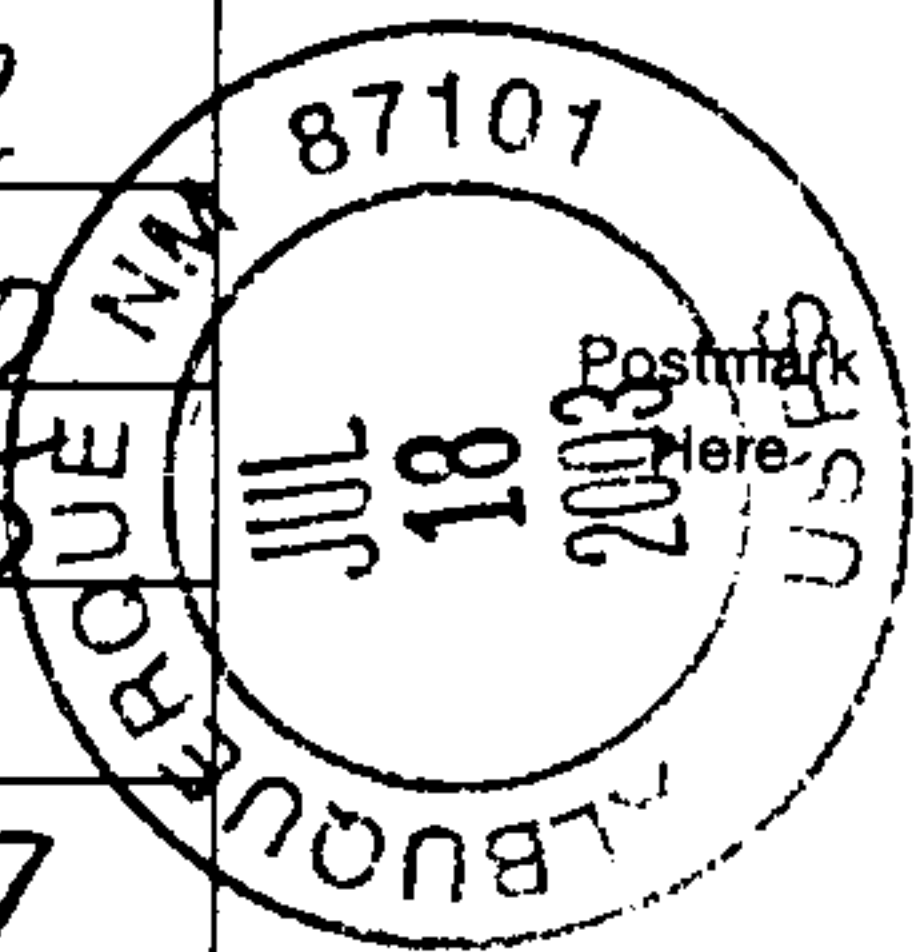
Sent To Lorey Gurule
 Street, Apt. No., or PO Box No. 713 Alameda Blvd NW
 City, State, ZIP+4 NEENAH NM 87114

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 Street, Apt. No., or PO Box No. 502 Mullen Dr NW
 City, State, ZIP+4 ABQ NM 87107

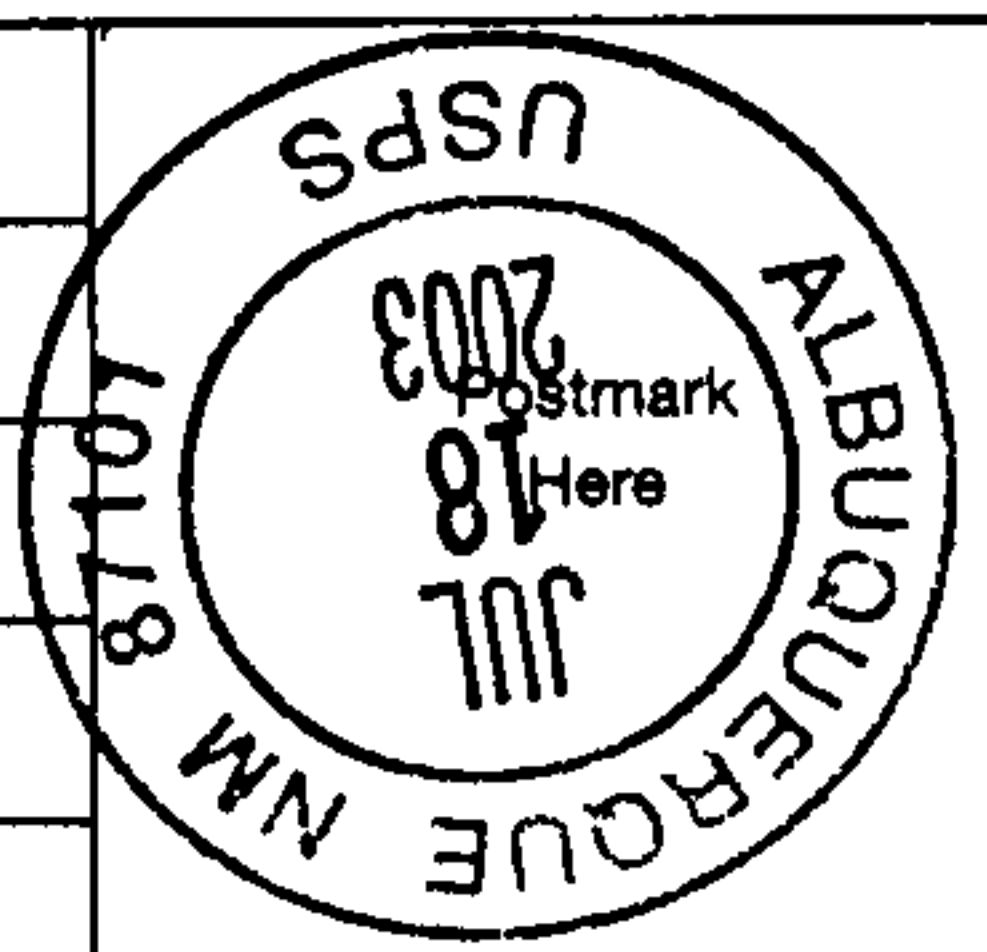
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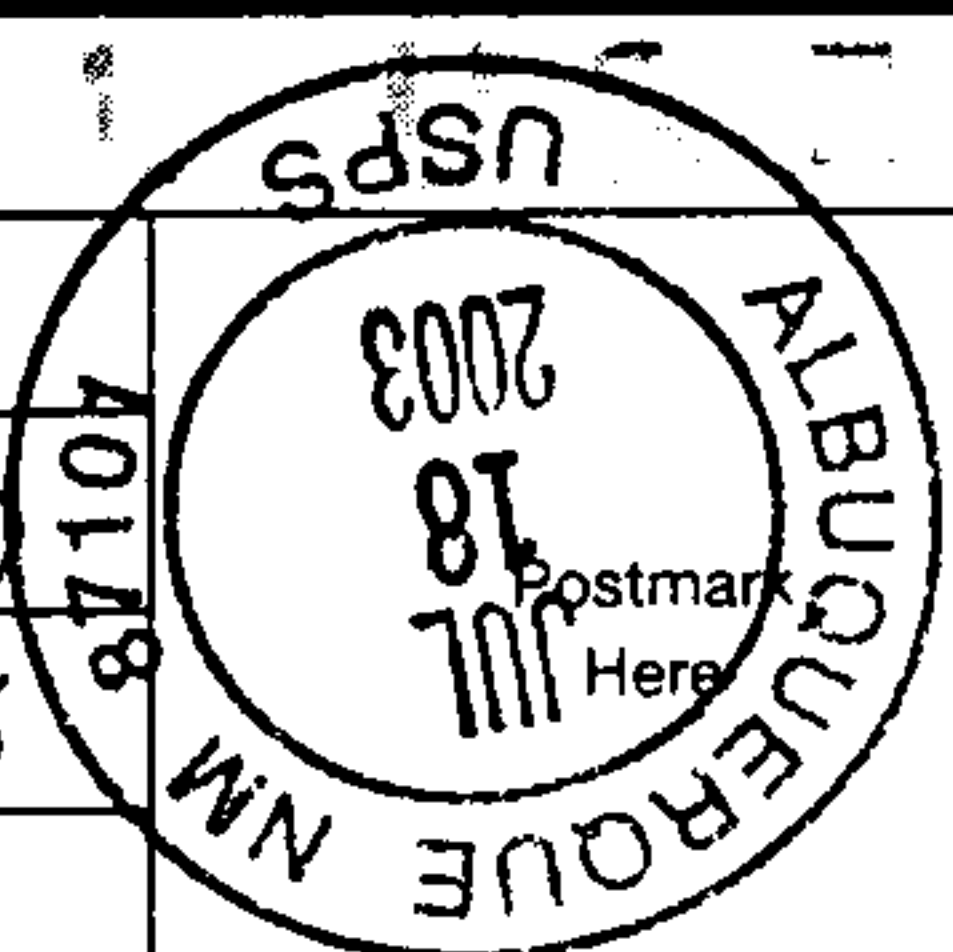
Sent To Steve Wentworth
 Street, Apt. No., or PO Box No. 8919 DOE Lane NE
 City, State, ZIP+4 ABQ NM 87113

PS Form 3800, January 2001 See Reverse for Instructions

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Sent To Laurie House
 Street, Apt. No., or PO Box No. 6636 EDGEWOOD NW
 City, State, ZIP+4 ABQ NM 87107

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0008 8965 7078

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION SECTION (LDC)
 Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
 Front Counter Main Number (505) 924-3858 or 924-3895
 Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME

CAP II

AGENT

TW

ADDRESS

PROJECT NO.

1002823

APPLICATION NO.

\$ 90. 441006 / 4983000 (DRB Cases)

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

\$ 75. 441018 / 4971000 (Notification)

\$ 165. Total amount due

TIERRA WEST LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NM 87113
 (505) 858-3100

1338

95-677/1070

DATE 8.8.03

PAY TO THE ORDER OF City of Albuquerque

\$ 165.00

ONE HUNDRED SIXTY-FIVE & XX/100

DOLLARS



HIGH DESERT STATE BANK
 Member FDIC
 8110 Ventura NE
 Albuquerque, NM 87122

FOR

Donna J. Bohannon

⑆0001338⑆ CITY OF ALBUQUERQUE ⑆⑆⑆ DUPLICATE⑆⑆⑆
 City Of Albuquerque

City Of Albuquerque
 Treasury Division

Treasury Division

08/08/2003 9:48AM LOC: ANNX
 RECEIPT# 00013404 WSH# 008 TRANS# 0005
 Account 441006 Fund 0110
 Activity 4983000 TRSAMC
 Trans Amt \$165.00
 J24 Misc \$90.00
 counterreceipt.doc

08/08/2003 9:49AM LOC: ANNX
 RECEIPT# 00013405 WSH# 008 TRANS# 0005
 Account 441018 Fund 0110
 Activity 4971000 TRSAMC
 Trans Amt \$165.00
 J24 Misc \$75.00
 CK 10/28/02 \$165.00
 CHANGE \$0.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Aug 19 2003 To Sept 3 2002

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.

Karen Kline (Applicant or Agent) 8/8/03 (Date)

I issued 3 signs for this application, 8/8/03 (Date), JMA (Staff Member)

03DRB - 01199

DRB PROJECT NUMBER: 1002823