



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

11-12-03

6. Project # 1002957
03DRB-01784 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (D-11)

At the November 12, 2003, Development Review Board meeting, the Vacation approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. Prior to final plat approval a replacement temporary construction easement acceptable to the City's Water Utility Division and approved by the City Engineer shall be provided on the final plat.
2. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
3. 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.
4. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
5. Final disposition shall be through the City Real Estate Office.
6. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by November 27, 2003, in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

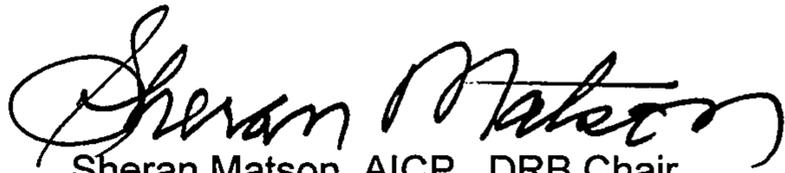


OFFICIAL NOTICE OF DECISION
PAGE 2

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: Albuquerque Public Schools, 915 Oak St SE, 87106
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1002957 Subdivision Name Lyndon B. Johnson M.S. - Tr. A
Surveyor Charles Cala Company Jeff Mortensen & Assoc.
Contact person ? Phone # 345-4250 email jmainc@swcp.co

Chou & Jol _____ 1/14/04
Approved _____ *Not Approved _____ Date

- DXF RECEIVED 10/8/03 DATE
- HARD-COPY RECEIVED 1/12/04 DATE
- DISCLOSURE STATEMENT

NAD 27, Ground distances, Plat Bearings

***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:

dxf is plat bearings - future submittals
should be rotated to GRID...

AGIS Use Only: Copied cov 2957 to agiscov on 1/14/04 Client Notified by email



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

6. Project # 1002957
03DRB-01524 Major-Vacation of Public Easements
03DRB-01525 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

At the October 8, 2003, Development Review Board meeting, the Vacation of the Public Waterline Easement was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

The vacation of the Temporary Construction Easement was denied because the City Public Works Water Utility Division still requires the easement.

The preliminary plat was approved with final sign off delegated to Utilities Development to check for removal of vacation (1) on sheets 2 of 3 of the plat and to Planning for AGIS DXF file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.



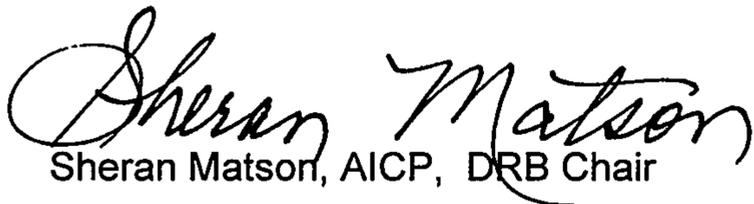
OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Public Schools, 915 Oak St SE, 87106
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



Replacement

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: **03-011525 (P&F)**
Project Name: **TAYLOR RANCH**
Agent: **Jeff Mortensen & Associates**

Project # **1002957**
EPC Application No.:
Phone No.: **345-4250**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Remove Vacation (1) on sheets 213 of Plat.
 Approve w/ Condition.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

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

Project Number 1002957

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002957 AGENDA#: 6 DATE: 11.12

1. Name: Chuck Calo Address: _____ Zip: _____

2. Name: Dodie Truitt 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
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002957

AGENDA ITEM NO: 6

SUBJECT:

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

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: November 12, 2003



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2003

Project # 1002957
03DRB-01784 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (D-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Taylor Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

No objection to the vacation request.

Transportation Development

No objection to vacation action, defer to utilities having an interest.

Parks & Recreation

Defer to Utilities

Utilities Development

No objection to Vacation request with the following condition:

“Prior to Final Plat approval a replacement Temporary Construction Easement acceptable to the City’s Water Utility Division and approved by the City Engineer shall be provided to be recorded with the County Clerk by the City with the Final Plat.”

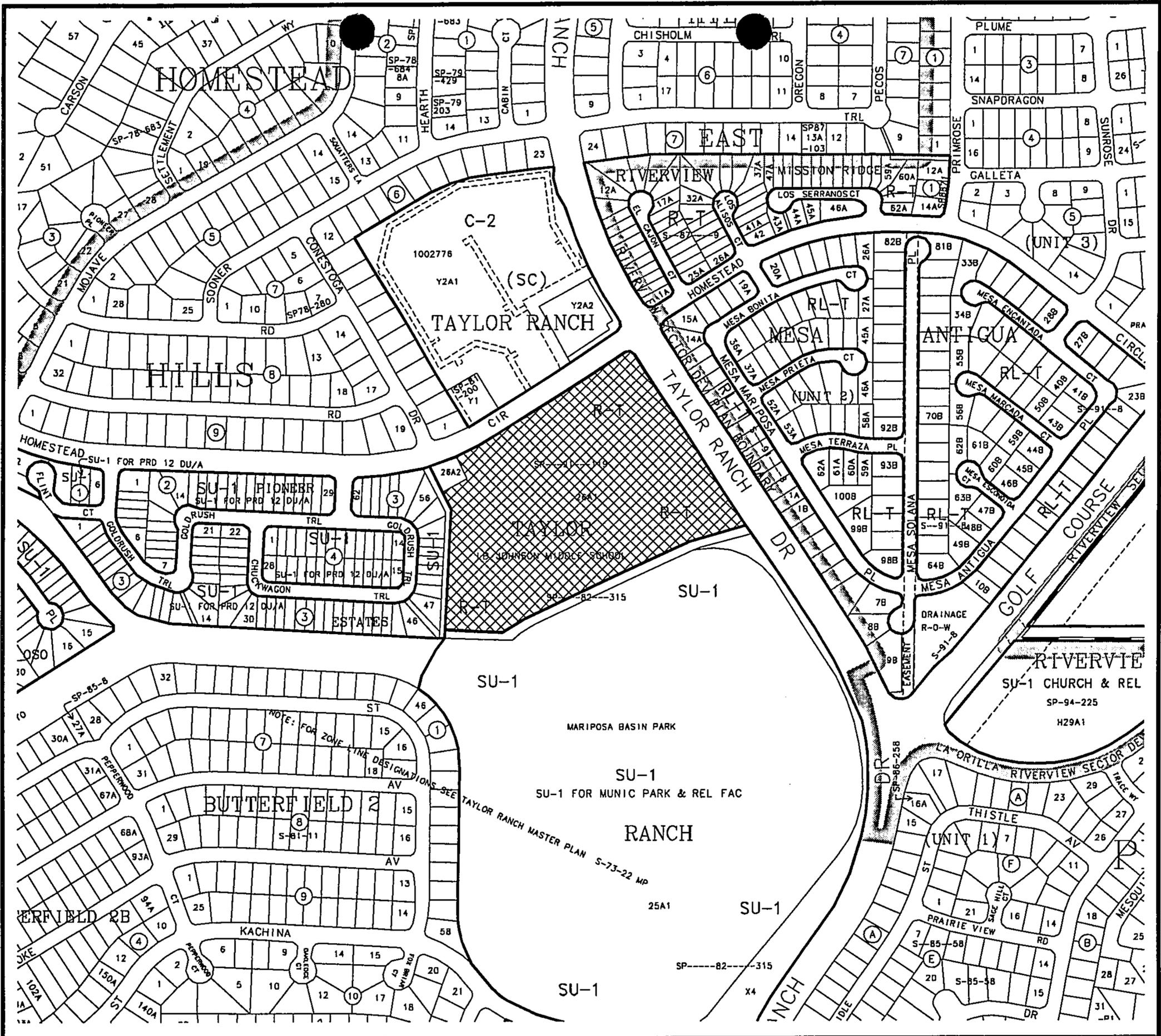
Planning Department

No objection to the requested vacation action. Applicant has one year to file the plat showing the vacation if it is approved.

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

cc: Albuquerque Public Schools, 915 Oak Street SE, 87106

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 506'

PROJECT NO.
1002957

HEARING DATE
11-12-03

MAP NO.
D-11

ADDITIONAL CASE NUMBER(S)
03DRB-01784



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

PAGE 2

Project # 1002792

03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] (B-14)

Project # 1002957

03DRB-01784 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (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 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, OCTOBER 27, 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, November 12, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000029

03DRB-01785 Major-Preliminary Plat
Approval
03DRB-01786 Major-Vacation of Public
Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

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 and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). (H-13)

Project # 1000650

03DRB-01782 Major-Bulk Land Variance
03DRB-01783 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] (P-10)

Project # 1001765

03DRB-01781 Major-Bulk Land Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**), zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8)

Project # 1002194

03DRB-01778 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16)

SEE PAGE 2



11/12

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

PAGE 2

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Sheran Matson, AICP, DRB Chair
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TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 27, 2003.



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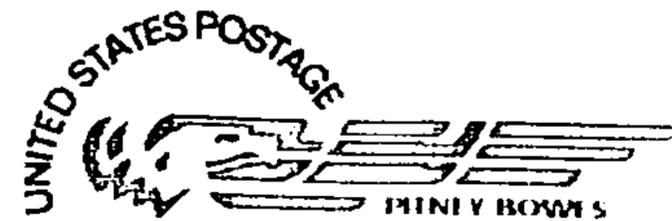
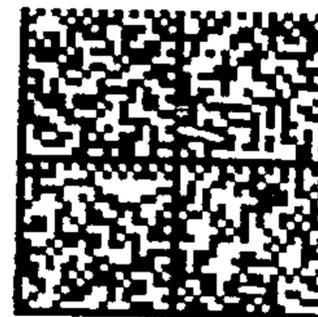


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

UNABLE TO FORWARD



02 1A \$ 00.37⁰
0004329277 OCT 27 2003
MAILED FROM ZIP CODE 87103

101106334800941745

GRIEGO KATHLEEN S
5204 CHUCKWAGON
ALBUQUERQUE NM

TR NW

87120+288803/1293



#1112

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

Meeting Date: November 12, 2003
Zone Atlas Page: D-11-Z
Notification Radius: 100 Ft.

Project# 1002957
App# 03DRB-01784

Cross Reference and Location: N/A

Applicant: ALBUQUERQUE PUBLIC SCHOOLS
Address: 915 OAK STREET SE
ALBUQUERQUE NM 87106

Agent: JEFF MORTENSEN & ASSOCIATES
Address: 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: October 24, 2003

Signature: Kyle Tsethlikai

101106340012540925	LEGAL: TR Y -2 - TRS Y-1 & Y-2 TAYLOR RANCH WITHIN SEC 23 PROPERTY ADDR: 00000 HOMESTEAD OWNER NAME: CHANSLOR G BLAKE TRUSTEE OF OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87197
101106343412841127	LEGAL: LOT 3A, A REPL OF MISSION RIDGE CONT 3,915 SQ FT M PROPERTY ADDR: 00000 EL CAJON OWNER NAME: C DE BACA MARCOS & MISHA OWNER ADDR: 06909 EL CAJON	LAND USE: CT NW ALBUQUERQUE NM	87120
101106343612541126	LEGAL: LOT 2A, A REPL OF MISSION RIDGE CONT 3,866 SQ FT M PROPERTY ADDR: 00000 EL CAJON OWNER NAME: PLATOW RYAN K OWNER ADDR: 06905 EL CAJON	LAND USE: CT NW ALBUQUERQUE NM	87120
101106343812141125	LEGAL: LOT 1A, A REPL OF MISSION RIDGE CONT 5,193 SQ FT M PROPERTY ADDR: 00000 EL CAJON OWNER NAME: GOLDMAN MICHAEL ELLIS OWNER ADDR: 06901 EL CAJON	LAND USE: CT NW ALBUQUERQUE NM	87120
101106344811542123	LEGAL: LT 1 5A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.236 PROPERTY ADDR: 00000 MESA BONITA OWNER NAME: MONTOYA FRED & THRESA A OWNER ADDR: 04917 MESA BONITA	LAND USE: CT NW ALBUQUERQUE NM	87120
101106344710742122	LEGAL: LT 1 4A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.235 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: WYATT JOHN W OWNER ADDR: 06721 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106345010242121	LEGAL: LT 1 3A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.128 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: GARCIA DORIS C OWNER ADDR: 06717 MESA MARIPOSA	LAND USE: NW ALBUQUERQUE NM	87120
101106341405240115	LEGAL: TRAC T 26 A-1 PLAT OF TRACT 26A-1 TAYLOR RANCH CONT PROPERTY ADDR: 00000 TAYLOR RANCH OWNER NAME: BOARD OF EDUCATION OF THE CITY OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87125
101106345309842120	LEGAL: LT 1 2A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.126 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: GARCIA JOSEPH HORACE JR & OWNER ADDR: 06711 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106345609342119	LEGAL: LT 1 1A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.126 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: PACHECO YVES L & GABRIELA OWNER ADDR: 06709 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106337408340924	LEGAL: TR Y -1 - TRS Y-1 & Y-2 TAYLOR RANCH WITHIN SEC 23 PROPERTY ADDR: 00000 HOMESTEAD OWNER NAME: ALLSUP'S CONV STORE #150 OWNER ADDR: 00000	LAND USE: CLOVIS NM	88101

101106345809042118	LEGAL: LT 1 0A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.126 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: LISTER SARA L OWNER ADDR: 06705 MESA MARIPOSA	LAND USE: ST NW ALBUQUERQUE NM	87120
101106336008240902	LEGAL: 002 006 HOMESTEAD HILLS PROPERTY ADDR: 00000 CONESTOGA OWNER NAME: MAESTAS ANTHONY & CYNTHIA A OWNER ADDR: 06904 CONESTOGA	LAND USE: DR NW ALBUQUERQUE NM	87120
101106346108542117	LEGAL: LT 9 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: MCCORKLE TIMOTHY C & ANNDRA N OWNER ADDR: 06701 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106346408042116	LEGAL: LT 8 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: BARRIOS ANGEL E & BARRIOS ANNA OWNER ADDR: 06617 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106334807140219	LEGAL: 019 009 HOMESTEAD HILLS PROPERTY ADDR: 00000 TERRITORIAL OWNER NAME: LARKIN EDMUND E & ROSE MARIE OWNER ADDR: 05200 TERRITORIAL	LAND USE: RD NW ALBUQUERQUE NM	87120
101106336407540901	LEGAL: 001 006 HOMESTEAD HILLS PROPERTY ADDR: 00000 CONESTOGA OWNER NAME: GILLET PETER A & BEVERLY P OWNER ADDR: 01811 W VISTA LEJOS	LAND USE: TUCSON AZ	85704
101106334007040218	LEGAL: 018 009 HOMESTEAD HILLS PROPERTY ADDR: 00000 TERRITORIAL OWNER NAME: PRITCHETT CHUCK W & TAMARA G OWNER ADDR: 05204 TERRITORIAL	LAND USE: RD NW ALBUQUERQUE NM	87120
101106346707542115	LEGAL: LT 7 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: WOLFARTH KAYE M TRUSTEE OWNER ADDR: 06611 MESA MARIPOSA	LAND USE: NW ALBUQUERQUE NM	87120
101106346907242114	LEGAL: LT 6 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: TIPPING ETHEL E OWNER ADDR: 06609 MESA MARIPOSA	LAND USE: NW ALBUQUERQUE NM	87120
101106347206742113	LEGAL: LT 5 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: CARLSON SCOTT W & CYNTHIA L OWNER ADDR: 06605 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106347506242112	LEGAL: LT 4 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: SAQUILAN KEVIN L & NANCY L OWNER ADDR: 00000	LAND USE: APO AP	96326

RECORDS WITH LABELS

PAGE 3

101106336705740101	LEGAL: TRAC T 26 A-2 PLAT OF TRACT 26A-1 TAYLOR RANCH CONT PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101106347905642111	LEGAL: LT 3 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: GALINDO REGINA A & ROSAS OWNER ADDR: 06537 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106335105641757	LEGAL: 57 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 CHUCKWAGON OWNER NAME: SECRETARY OF VETERANS AFFAIRS OWNER ADDR: 00500 GOLD	LAND USE: SW ALBUQUERQUE NM	87102
101106240048710315	LEGAL: TRAC T 25 A-1 AMAFCA R/W OF SUMMARY PLAT FOR TRS 23A PROPERTY ADDR: 00000 N/A OWNER NAME: AMAFCA OWNER ADDR: 02600 PROSPECT	LAND USE: AV NE ALBUQUERQUE NM	87107
101106335605141756	LEGAL: 56 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: RODRIGUEZ MELISSA C OWNER ADDR: 05239 GOLD RUSH	LAND USE: NW ALBUQUERQUE NM	87120
101106334605241758	LEGAL: 58 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: JUSTICE DAVID G & CATHERINE OWNER ADDR: 02231 SKYBROOK	LAND USE: DR NW ALBUQUERQUE NM	87120
101106334305141759	LEGAL: 59 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: VALDEZ STEPHEN & LISA NICOLE OWNER ADDR: 05309 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106348105442110	LEGAL: LT 2 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: SULLIVAN TIMOTHY A & MAUREEN OWNER ADDR: 06533 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106348305042109	LEGAL: LT 1 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1263 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: GARCIA RODNEY D & RUBY OWNER ADDR: 06529 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106335904641755	LEGAL: 55 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: GERHARDS MICHAEL J & DORIS I OWNER ADDR: 05235 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106348604642108	LEGAL: LT 1 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1641 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: RAEL TED E & MARGARET M OWNER ADDR: 06525 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120

RECORDS WITH LABELS

PAGE 4

101106348904042107	LEGAL: LT 2 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1641 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: SLUITER PHILIP J & KAREN P OWNER ADDR: 03753 NE 170TH	LAND USE: PL SEATTLE WA	98155
101106336004041754	LEGAL: 54 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: SANCHEZ KASSANDRA C OWNER ADDR: 05231 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106349103442106	LEGAL: LT 3 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT 0.1641 PROPERTY ADDR: 00000 MESA MARIPOSA OWNER NAME: KRUEGER BRIAN K & KINDRA J OWNER ADDR: 06517 MESA MARIPOSA	LAND USE: PL NW ALBUQUERQUE NM	87120
101106249042910314	LEGAL: TRAC T X4 OF SUMMARY PLAT FOR TRS 23A 25A-1 25A-2 2 PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
101106341902040116	LEGAL: AMAFCA R/W (SLY 20 FT OF TR 26-A) SUMMARY PLAT FOR PROPERTY ADDR: 00000 N/A OWNER NAME: AMAFCA OWNER ADDR: 02600 PROSPECT	LAND USE: NE ALBUQUERQUE NM	87104
101106336003641753	LEGAL: 53 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: ROMERO DEBRA J OWNER ADDR: 05227 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106336003341752	LEGAL: 52 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: PERGUSON DANNY K & JENNIE K DA OWNER ADDR: 05223 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106336002941751	LEGAL: 51 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: AMAYA ATANACIO OWNER ADDR: 05219 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106335902641750	LEGAL: 50 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: GUTHRIE CECIL D & SHERRY L OWNER ADDR: 05215 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87113
101106335902341749	LEGAL: 49 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: JANKOWSKI FRANK OWNER ADDR: 05209 GOLD RUSH	LAND USE: DR NW ALBUQUERQUE NM	87120
101106335901941748	LEGAL: 48 3 PID NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C PROPERTY ADDR: 00000 GOLD RUSH OWNER NAME: GOLDBERG GARY EDWARD & LINDA L OWNER ADDR: 05205 GOLD RUSH	LAND USE: NW ALBUQUERQUE NM	87120

101106335901341747	LEGAL: 47 3 PIO NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C LAND USE:
	PROPERTY ADDR: 00000 GOLD RUSH
	OWNER NAME: CAMPBELL SCOTT
	OWNER ADDR: 05201 GOLDRUSH
	DR NW ALBUQUERQUE NM 87120
101106335500841746	LEGAL: 46 3 PIO NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C LAND USE:
	PROPERTY ADDR: 00000 CHUCKWAGON
	OWNER NAME: BUSTAMANTE IGNACIO DELPHINE &
	OWNER ADDR: 05200 CHUCKWAGON
	TR NW ALBUQUERQUE NM 87120
101106334800941745	LEGAL: 45 3 PIO NEER ESTATES A SUBN IN SEC 23 T 11N R 2E C LAND USE:
	PROPERTY ADDR: 00000 CHUCKWAGON
	OWNER NAME: GRIEGO KATHLEEN S
	OWNER ADDR: 05204 CHUCKWAGON
	TR NW ALBUQUERQUE NM 87120



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 17, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
COMPANY/AGENCY: Jeff Mortensen + Assoc
ADDRESS/ZIP: 16010 - 130 Midway Park Blvd, NE 87109
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 10-17-03 requesting the names of **Recognized**

(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 16811 Taylor Ranch Dr NW - Lyndon B. Johnson Middle School, Lot 26A-1, Taylor Ranch
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
Neighborhood Association
Contacts: Eddie Costello
1111 Alameda NW, Ste J
792-10th (W) 87114
Jolene Wolfley
16804 Station Dr NW
890-9414 (W) 87120-4806

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, _____

Dalana S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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



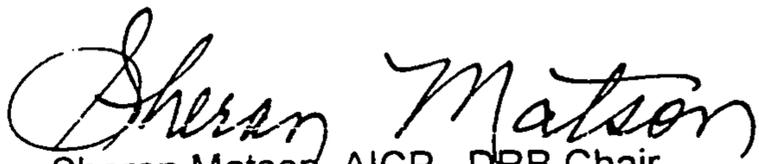
OFFICIAL NOTICE OF DECISION
PAGE 2

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

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

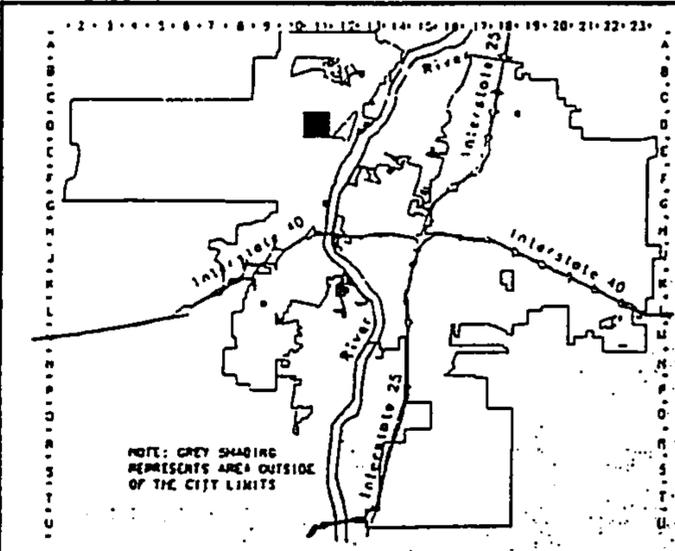
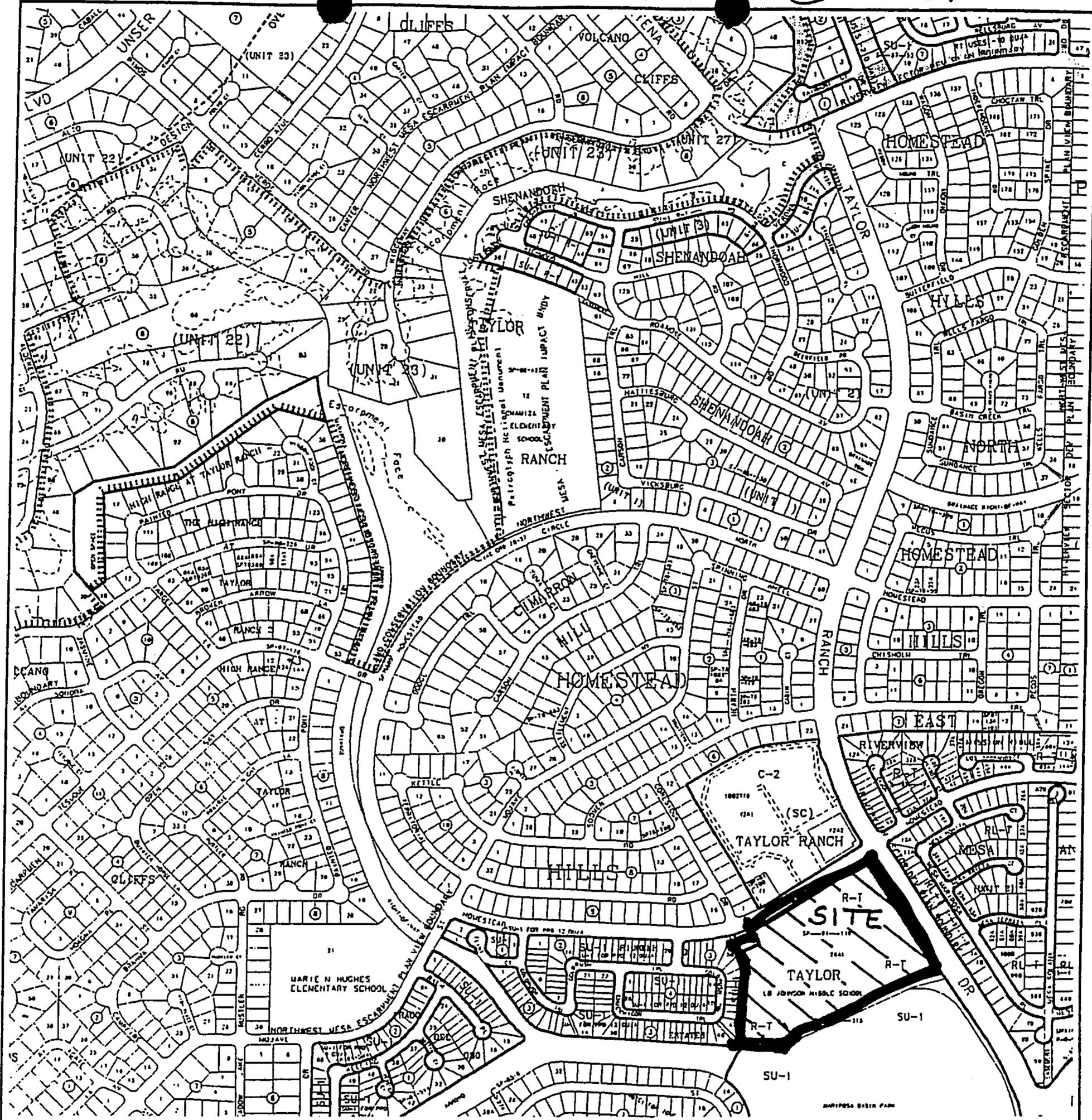
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article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

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


Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Public Schools, 915 Oak St SE, 87106
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

2003 0003



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

D-11-Z

Map Amended through July 31, 2003



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2003.022.3
 October 16, 2003

Sheran Matson, AICP Chair
 Development Review Board (DRB)
 City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Re-Submittal of Request for Vacation of Temporary Construction Easement
 Proposed Tract A, Lyndon B. Johnson Middle School
 (Original DRB Project #1002957, DRB Application # 03DRB-01525)

Dear Sheran:

Transmitted are the following items associated with the subject re-submittal:

- DRB Application and supplemental form V
- Twenty Four (24) copies of the Vacation Request
- Twenty Four (24) copies of the document that created the easement to be vacated
- City of Albuquerque Zone Atlas D-11
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Copy of Official Notice of Decision for original request

On behalf of our client, Albuquerque Public Schools, we are re-submitting the previous request for Vacation of the Temporary Construction Easement. The Board's reconsideration of this vacation is requested in light of the following findings:

- The Temporary Construction Easement was originally granted to facilitate construction of the City of Albuquerque Well Site. That project has not been built since the temporary easement was granted in 1991. While the City of Albuquerque has never implemented the use of the easement for the construction of the Well Site, the easement may prove useful in future site construction by the City.
- As a condition of approval of the vacation of this **platted** easement, APS will grant a documentary Temporary Construction Easement to the City of Albuquerque that can be released by the City without the need for yet another vacation request and platting action.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



11/2

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

PAGE 2

Project # 1002792

03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] (B-14)

Project # 1002957

03DRB-01784 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (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 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.

A handwritten signature in cursive script that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 27, 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, November 12, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000029

03DRB-01785 Major-Preliminary Plat Approval
03DRB-01786 Major-Vacation of Public Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

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 and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). (H-13)

Project # 1000650

03DRB-01782 Major-Bulk Land Variance
03DRB-01783 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] (P-10)

Project # 1001765

03DRB-01781 Major-Bulk Land Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**), zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8)

Project # 1002194

03DRB-01778 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16)

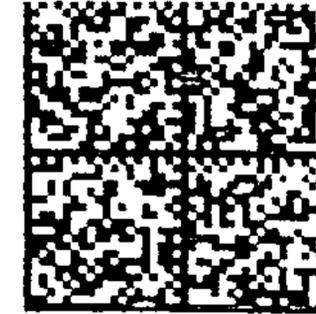
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



UNITED STATES POSTAGE



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SANCHEZ KASSANDRA C
5231 GOLD RUSH
ALBUQUERQUE NM

DR NW

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87120+287603/1293





11/2
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002792

03DRB-01780 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] (B-14)

Project # 1002957

03DRB-01784 Major-Vacation of Public Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (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 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, OCTOBER 27, 2003.



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

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Approval
03DRB-01786 Major-Vacation of Public
Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

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 and Lot D-1-A of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). (H-13)

Project # 1000650

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03DRB-01783 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] (P-10)

Project # 1001765

03DRB-01781 Major-Bulk Land Variance

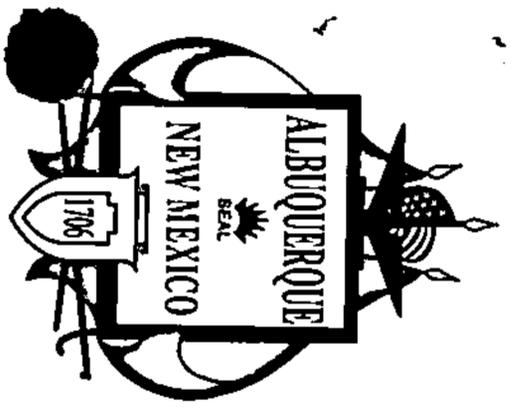
PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**), zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8)

Project # 1002194

03DRB-01778 Major-Preliminary Plat
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16)

SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

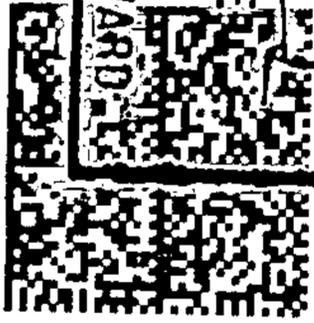


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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1002792
03DRB-01780 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s). [REF: 03EPC-01085 & 01086] (B-14)

Project # 1002957
03DRB-01784 Major-Vacation of Public
Easements

JEFF MORTENSEN & ASSOCIATES INC. agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T residential zone, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CR NW containing approximately 14 acre(s). [REF: 03DRB-01524 & 01525] (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 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, OCTOBER 27, 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, November 12, 2003, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000029

03DRB-01785 Major-Preliminary Plat Approval
03DRB-01786 Major-Vacation of Public Easements
03DRB-01787 Minor-Sidewalk Waiver
03DRB-01788 Minor-Temp Defer SDWK

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 and Lot D-1-A, of Arbolera De Vida, (to be known as **ARBOLERA DE VIDA, PHASE 2**), zoned S-M1, S-DR, located on BELLAMAH AVE. NW, between 19th ST NW and 18th ST NW containing approximately 26 acre(s). (H-13)

Project # 1000650

03DRB-01782 Major-Bulk Land Variance
03DRB-01783 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1A & 2A, **LANDS OF LAMONICA & WENK**, zoned SU-1,C-1 Perm. Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: 03EPC-00905, 00907, 01109 & 01110] (P-10)

Project # 1001765

03DRB-01781 Major-Bulk Land Variance

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) UNPLATTED LAND WITHIN SEC 8, T9N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, (to be known as **ANDERSON HEIGHTS**, zoned C-1, R-LT, located on DENNIS CHAVEZ BLVD SW between COORS BLVD SW and 118th ST SW containing approximately 98 acre(s). [REF: 03DRB-01695, 02EPC-00315, 02EPC-00314] (P-8)

Project # 1002194

03DRB-01778 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2 residential zone, located on WELLESLEY DR SE, between KATHRYN AVE SE and ANDERSON AVE SE containing approximately 2 acre(s). [REF: 03DRB-00537] (L-16)

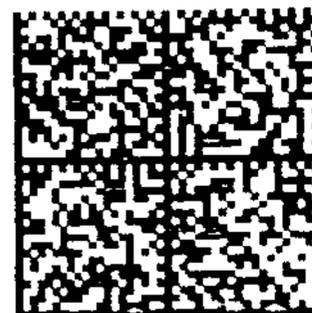
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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SAQUILAN KEVIN L & NANCY L
6601 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

87120+35543/1233





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp. Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). (J-8)

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, SEPTEMBER 22, 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, October 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000131

03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855

03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A & B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

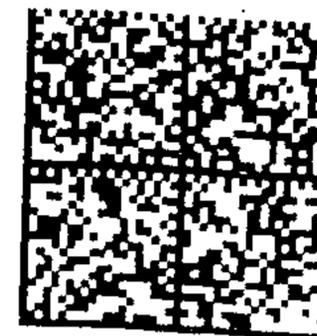
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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please*

DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-071525 (P&F)

Project # 1002957

Project Name: TAYLOR RANCH

EPC Application No.:

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: Remove Vacation (1) on sheets ²¹³ ~~122~~ of Plat.
- Approve w/ Condition.
- _____
- _____
- _____

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

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

- PLANNING (Last to sign) Sum 1/14/04

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

Project Number

1002957

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

Z

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

A

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: Albuquerque Public Schools

ADDRESS: 915 Oak Street, SE

CITY: Albuquerque

Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87106

STATE NM

ZIP 87109

PHONE: (505) 242-5865

FAX:

E-MAIL:

PHONE: (505) 345-4250

FAX: (505) 345-4254

E-MAIL: jmainc@swcp.com

DESCRIPTION OF REQUEST: Request for Vacation of Temporary Construction Easement (Public)

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 26A-1

Block: N/A

Unit: N/A

Subdiv. / Addn. Taylor Ranch

Current Zoning: R-T

Proposed zoning: N/A

Zone Atlas page(s): D-11

No. of existing lots: 1

No. of proposed lots: 1

Total area of site (acres): +/- 13.895

Density if applicable: dwelling per gross acre: N/A

dwelling 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. 101106341405240115

MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 6811 Taylor Rancho Drive, NW

Between: Montano Road, NW and Homestead Circle, 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.): DRB Project # 1002957, 03DRB - 01524 and 01525

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 17, 03

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc.

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

Site is within 1000ft of a landfill

F.H.D.P. density bonus

F.H.D.P. fee rebate

Application case numbers

03DRB - 01784

Action

VPE

S.F.

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date

Nov. 12th 03

Bobbert 10/17/03

Planner signature/ date

Project #

1002957

FORM V: SUBDIVISION VARIANCES & VACATIONS

(Public Hearing Case)

BULK LAND VARIANCE

- Application for subdivision (Plat) on FORM S-3, 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) *NA*
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

JEFF MORTENSEN & ASSOCIATES, INC.
DEBIE LEBLANC TRULLIO
 Applicant name (print)
Debie LeBlanc Trullio 10-17-03
 Applicant signature / date



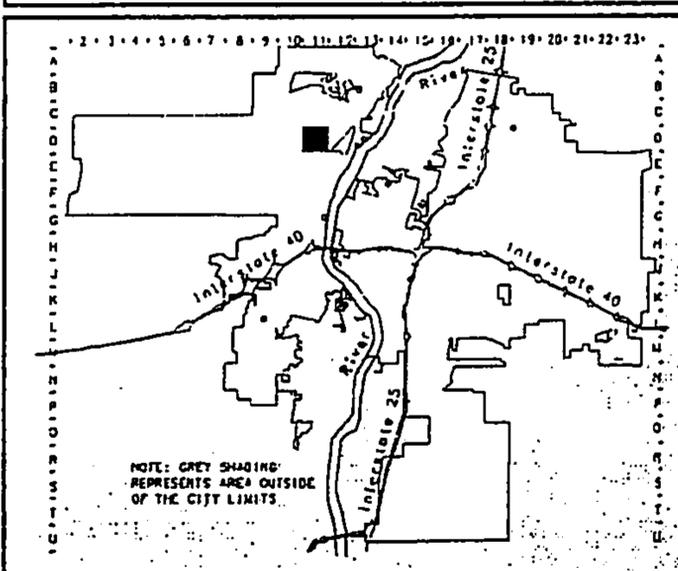
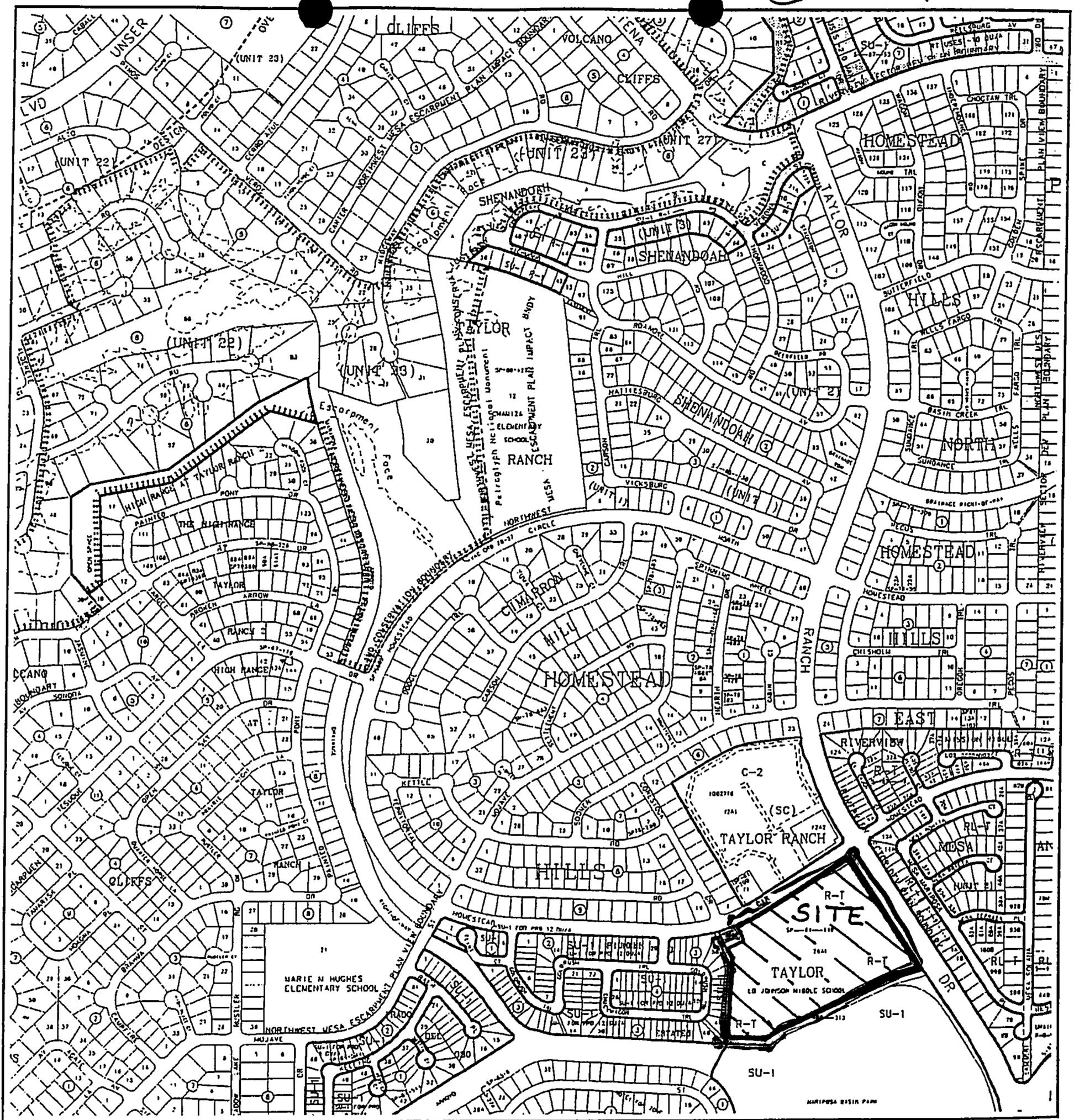
Form revised April 2003

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

Application case numbers
03DRB - 01784

Debie LeBlanc 10-17-03
 Planner signature / date
 Project # *1002957*

2003 0223



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

D-11-Z

Map Amended through July 31, 2003



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
JMAINC@SWCP.COM

2003.022.3

October 16, 2003

Sheran Matson, AICP Chair
Development Review Board (DRB)
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Re-Submittal of Request for Vacation of Temporary Construction Easement
Proposed Tract A, Lyndon B. Johnson Middle School
(Original DRB Project #1002957, DRB Application # 03DRB-01525)

Dear Sheran:

Transmitted are the following items associated with the subject re-submittal:

- DRB Application and supplemental form V
- Twenty Four (24) copies of the Vacation Request
- Twenty Four (24) copies of the document that created the easement to be vacated
- City of Albuquerque Zone Atlas D-11
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Copy of Official Notice of Decision for original request

On behalf of our client, Albuquerque Public Schools, we are re-submitting the previous request for Vacation of the Temporary Construction Easement. The Board's reconsideration of this vacation is requested in light of the following findings:

- The Temporary Construction Easement was originally granted to facilitate construction of the City of Albuquerque Well Site. That project has not been built since the temporary easement was granted in 1991. While the City of Albuquerque has never implemented the use of the easement for the construction of the Well Site, the easement may prove useful in future site construction by the City.
- As a condition of approval of the vacation of this **platted** easement, APS will grant a documentary Temporary Construction Easement to the City of Albuquerque that can be released by the City without the need for yet another vacation request and platting action.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Ms. Matson
October 16, 2003
Page 2

This approach will ultimately save time and money for the School District by eliminating the need for another vacation and platting action. As you may recall, this aspect of our original request was denied by the Development Review Board at the hearing of October 8, 2003. Subsequent discussions with the City have resulted in our re-submittal of this matter. We trust that staff reports will be available for our review with ample time to allow us to resolve the concerns that any DRB member may have with our request.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Charles G. Cala, Jr., P.S.
Vice President

CGC
Enclosures

xc: Charles Atwood, APS Real Estate Director w/enc.
Ricardo Guillermo, APS FPC Project Manager w/enc.
Fred J. Aguirre, P.E., City Engineer

Duber



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

6. Project # 1002957
03DRB-01524 Major-Vacation of Public Easements
03DRB-01525 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, TAYLOR RANCH, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

At the October 8, 2003, Development Review Board meeting, the Vacation of the Public Waterline Easement was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

The vacation of the Temporary Construction Easement was denied because the City Public Works Water Utility Division still requires the easement.

The preliminary plat was approved with final sign off delegated to Utilities Development to check for removal of vacation (1) on sheets 2 of 3 of the plat and to Planning for AGIS DXF file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.



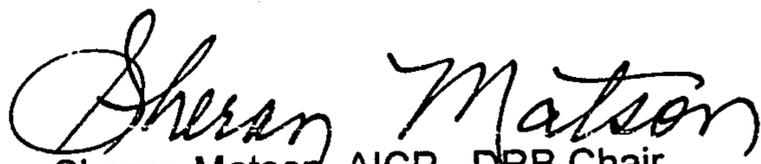
**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Public Schools, 915 Oak St SE, 87106
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



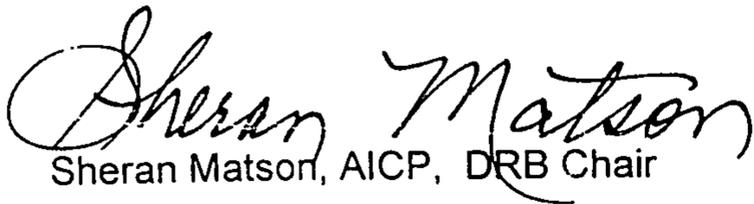
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Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the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


Sheran Matson, AICP, DRB Chair

Cc: Albuquerque Public Schools, 915 Oak St SE, 87106
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque

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 17, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Jeff Mortensen + Assoc
 ADDRESS/ZIP: 6010 - B Midway Park Blvd, NE. 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 10-17-03 requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 16811 Taylor Ranch Dr NW - Lyndon B. Johnson Middle School, Lot 20A-1, Taylor Ranch
 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
 Neighborhood Association
 Contact: Eddie Costello
1111 Alameda NW, Ste 5
792-10th W 87114
Solene Wolfley
16804 Station Dr NW
890-9414 (W) 87120-4806

Neighborhood Association
 Contact: _____

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, _____
Dalana S. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 10-17-03 Time Entered: 8:50 am OCNC Rep. Initials: OC



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2003.022.3
 October 16, 2003

Mr. Eddie Costello
 Taylor Ranch Neighborhood Association
 1111 Alameda Blvd. NW
 Albuquerque, NM 87114
 and

Via Certified Mail – Return Receipt Requested

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

Via Certified Mail – Return Receipt Requested

Project Title: Tract A Lyndon B. Johnson Middle School
 Type of Request: Vacation of the Temporary Construction Easement
 Current Legal Description: Tract 26A-1, Taylor Ranch
 Location: The subject property is located at 6811 Taylor Rancho Drive, NW
 Lyndon B. Johnson Middle School
 Property Owners: Albuquerque Public Schools
 Agent/Engineer: Jeff Mortensen & Associates, Inc.
 Contact: Charles G. Cala Jr., PS, Vice-President
 Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Costello and Ms. Wolfley;

Transmitted herewith is a copy of the Vacation exhibit for the above described project. This project is scheduled to be heard at the Development Review Board hearing on November 12, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, Albuquerque Public Schools, we are re-submitting the previous request for Vacation of the Temporary Construction Easement. The Development Review Board's reconsideration of this vacation is requested in light of the following findings:

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Taylor Ranch Neighborhood Association

October 16, 2003

Page 2

- The Temporary Construction Easement was originally granted to facilitate construction of the City of Albuquerque Well Site. That project has not been built since the temporary easement was granted in 1991. While the City of Albuquerque has never implemented the use of the easement for the construction of the Well Site, the easement may prove useful in future site construction by the City.
- As a condition of approval of the vacation of this **platted** easement, APS will grant a documentary Temporary Construction Easement to the City of Albuquerque that can be released by the City without the need for yet another vacation request and platting action.

This approach will ultimately save time and money for the School District by eliminating the need for another vacation and platting action. The Development Review Board at the hearing of October 8, 2003 denied this aspect of our original request. Subsequent discussions with the City have resulted in our re-submittal of this matter.

If you have any questions or comments regarding this additional neighborhood request, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Charles Atwood, APS Real Estate Director w/enc.
Ricardo Guillermo, APS FPC Project Manager w/enc.
Fred J. Aguirre, P.E., City Engineer



7001 1940 0005 9630 3183

2003.022.3

★ ★ ★ UNITED STATES POSTAL SERVICE
113 PB8638986
5861 \$ 04.88⁰ OCT 17 03
2633 POSTAL REGISTRATION REQUIRED

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Ms. Jolene Wolfley Taylor Ranch Neighborhood Association 6804 Staghorn Dr. NW Albuquerque, NM 87120	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7001 1940 0005 9630 3183	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	

102595-02-M-1540

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UNITED STATES POSTAGE
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2632 POSTAL REGISTRATION REQUIRED

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First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Mr. Eddie Costello Taylor Ranch Neighborhood Association 1111 Alameda Blvd. NW Albuquerque, NM 87114	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
	4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes	
7001 1940 0005 9630 3176		

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

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 Oct. 28th '03 To Nov. 12th '03

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the 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.

David DeBlanc Tuxill 10-17-03
(Applicant or Agent) (Date)
Jeff Mortensen Assoc.
I issued 2 signs for this application, 10/17/03, Bo Jergent
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002957

91055387

PLAT OF
TRACT 26A-1
TAYLOR RANCH
ALBUQUERQUE, NEW MEXICO
MAY, 1991

1027 A
91-C
164

EASEMENTS VACATED
(IF 25' EASEMENT)

STEAD CIRCLE N. W.

FORMER SOUTHERLY R.O.W.
LINE OF HOMESTEAD CIRCLE
(EASEMENTS RETAINED) BY
PLAT FILED 10-24-1979,
BOOK C15, PAGE 162.

N 57°00'00" E 527.82'
404.84'

68' R.O.W.

SET 5/8" REBAR &
CAP LS 3243.

SET 5/8" REBAR &
CAP LS 3243.

EXIST. 7' P.N.M. &
M.S.T. & T. EASEMENT
FILED 10-25-1977,
BOOK MISC. 566, PG.
824, DOC. NO. 77-66197.

EXIST. 19.5' X 12.5' P.N.M.
& M.S.T. & T. EASEMENT FILED
10-25-1977, BOOK MISC. 566,
PAGE 824, DOC. NO. 77-66197.

NEW P.N.M. SERVICE
EASEMENT GRANTED BY
THIS PLAT.

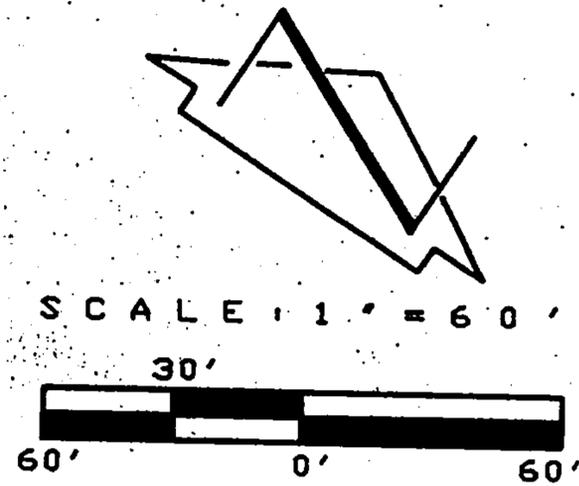


218.10'

106' R.O.W.

N
W

20' PUBLIC WATERLINE
EASEMENT GRANTED BY THIS PLAT



FOUND "+" CHISELED IN CONCRETE

EXISTING PUBLIC STORM DRAIN EASEMENT FILED 10-20-1986, BOOK MISC. 408A, PAGE 655, DOC. NO. 86-101857

EXISTING PUBLIC UTILITY BY V-91-24 (SOUTH)

H O M

SET 5/8" REBAR & CAP LS 3243.

Delta = $16^{\circ}12'17''$
 $L = 270.15'$
 $R = 955.20'$

FUTURE WELL SITE DEDICATED TO THE CITY OF ALB. BY THIS PLAT. AREA = 0.2123 AC. ±
TRACT 26A-2
 0.2123 AC. ±

SET 5/8" REBAR & CAP LS 3243.

SET 5/8" REBAR & CAP LS 3243.

TEMPORARY CONSTRUCTION EASEMENT FOR FUTURE WELL SITE GRANTED BY THIS PLAT.

SET 5/8" REBAR & CAP LS 3243.

169.54'
 N $27^{\circ}22'04''$ W

9

14

39

8

L=4.30'

24.01'

N $17^{\circ}03'10.5''$ W

24.01'

13

C3

L=89.16'

10

67.98'

L7

L6

L10

L11

L12

ESTATES
C18 - P29



DRB CASE ACTION LOG

REVISED 3/20/2003

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

DRB Application No.: 03-011525 (P&F)

Project # 1002957

Project Name: TAYLOR RANCH

EPC Application No.:

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/09 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: Remove Vacation (1) on sheets ~~7~~ 2 & 3 of Plat.

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1002957



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002957

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 8, 2003

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002957 AGENDA#: 6 DATE: 10.8

Jeff Montenegro Assoc.

Park Blvd

1. Name: Debie Tuxill Address: 6010-13 Midway Zip: 87109

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 8, 2003

Project # 1002957
03DRB-01524 Major-Vacation of Public Easements
03DRB-01525 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, TAYLOR RANCH, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	Letter sent to Taylor Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	Approves.
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	
City Engineer	Defer to Utilities Development.

Transportation Development

No adverse comments.

Parks & Recreation

Defer to Utilities.

Utilities Development

Vacation of Temporary Construction easement CAN NOT be approved without concurrence of Water Utility Division. No objection to Vacation of the public water line easement.

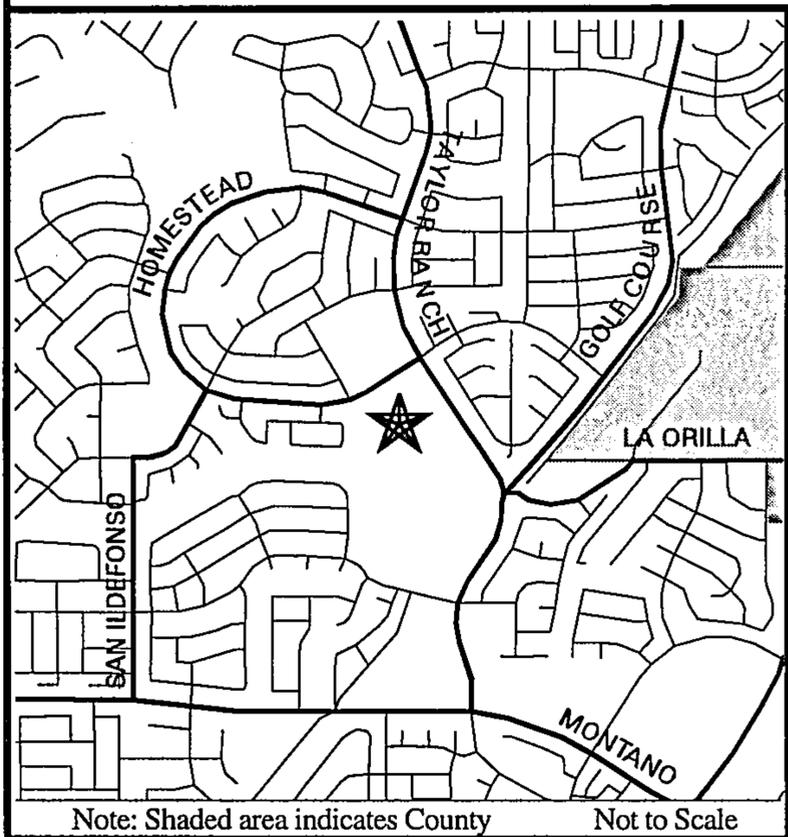
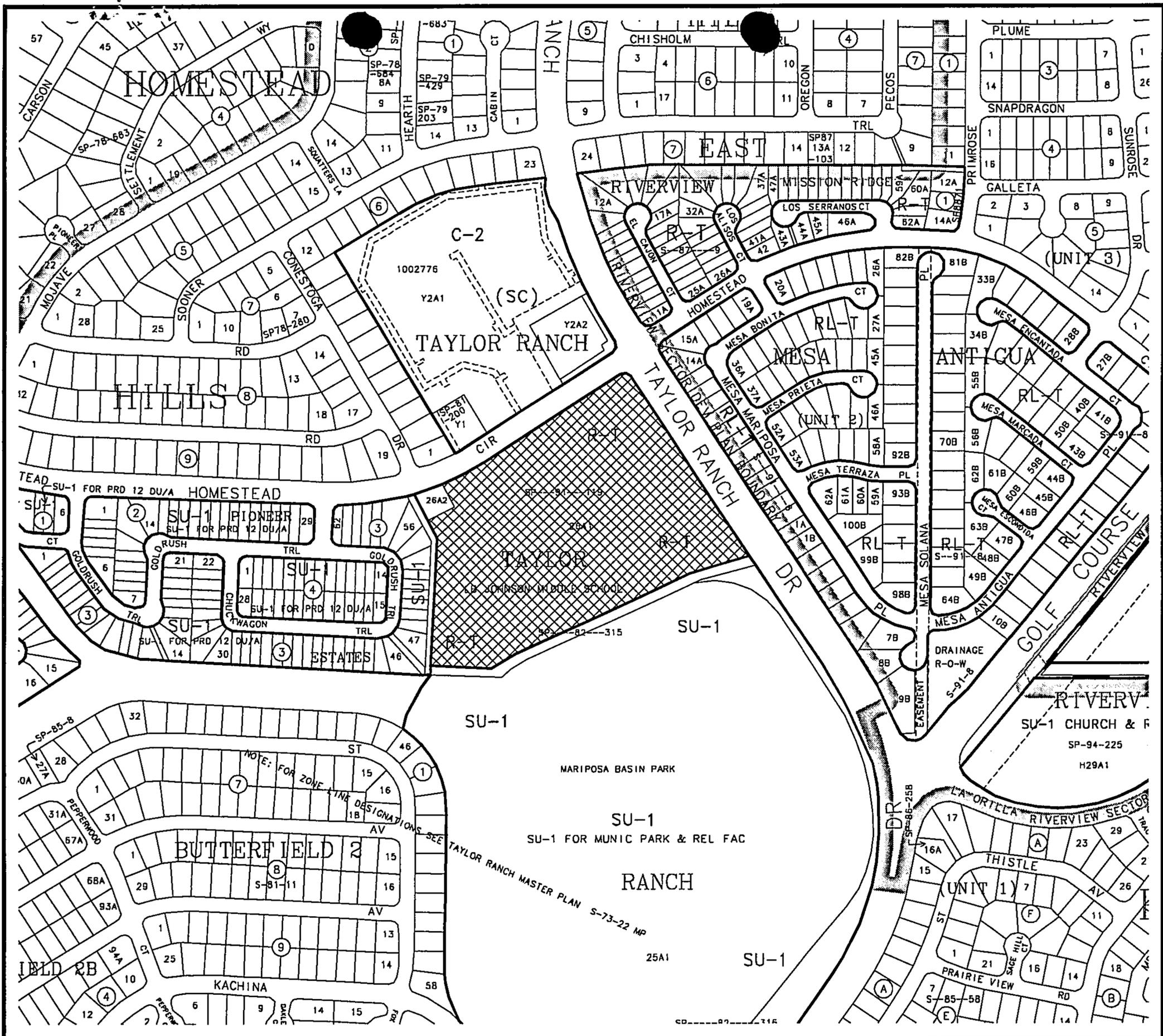
Planning Department

No objection. Defer to Water & Sewer Utilities.

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

cc: Albuquerque Public Schools, 915 Oak St SE, 87106

Jeff Mortensen & Associates, 6010-B Midway Park Blvd NE, 87109



ZONING MAP



Scale 1" = 479'

PROJECT NO.
1002957

HEARING DATE
10-8-03

MAP NO.
D-11

ADDITIONAL CASE NUMBER(S)
03DRB-01524
03DRB-01525



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

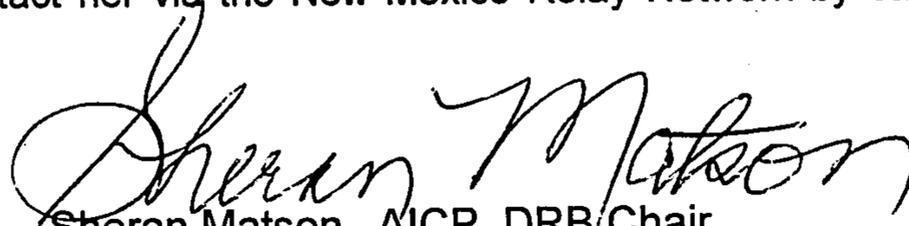
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Project # 1002960

03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

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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, SEPTEMBER 22, 2003.



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

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Project # 1000131
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855
03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

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Project # 1002929
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

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SEE PAGE 2



10/8

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

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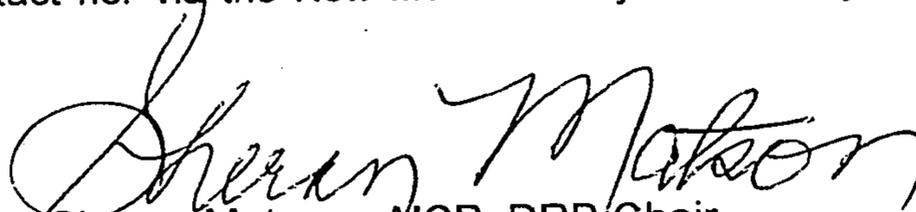
Project # 1002957
03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

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Project # 1002960
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
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Project # 1002855

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Project # 1002928

03DRB-01532 Major-Preliminary Plat Approval
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03DRB-01536 Minor-Sidewalk Waiver

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Project # 1002929

03DRB-01531 Major-Preliminary Plat Approval
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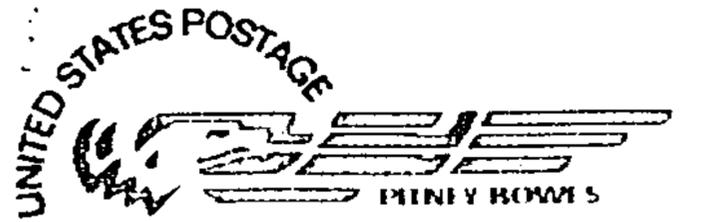
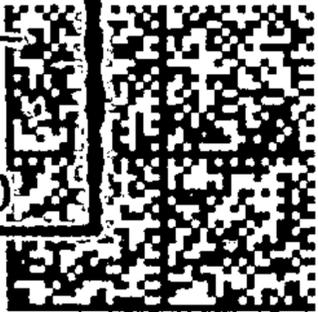
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87102

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5239 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962

03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
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Project # 1002957

03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

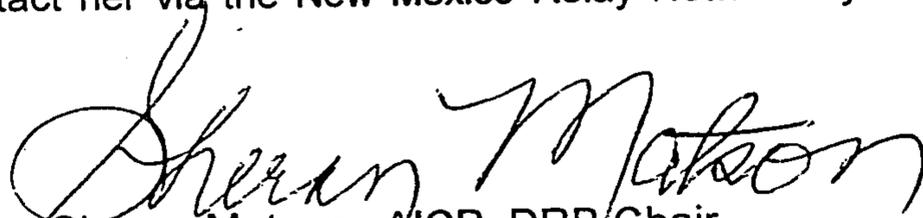
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Project # 1002928

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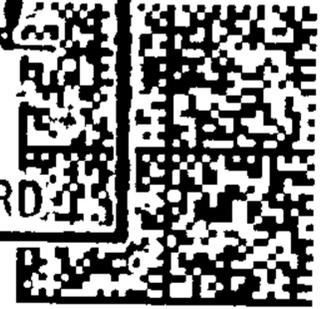
City of Albuquerque

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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962
03DRB-01527 Major-Bulk Land Variance
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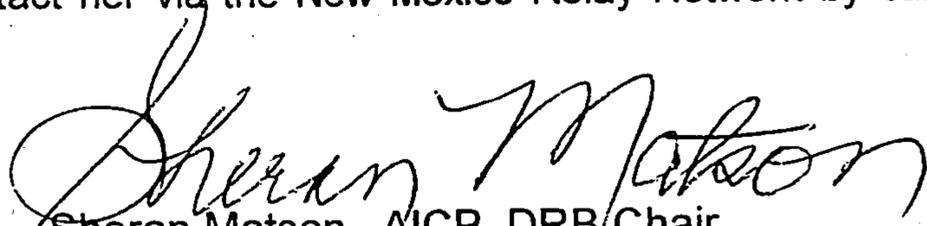
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03DRB-01524 Major-Vacation of Public
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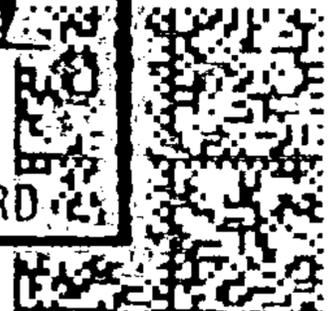
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10/8
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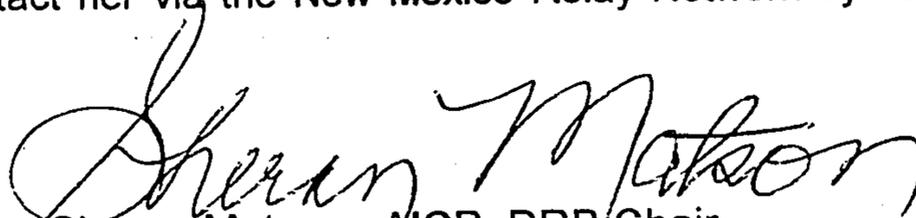
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Project # 1002960

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Project # 1000131
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855
03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of **Tract 4, Black Ranch**) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

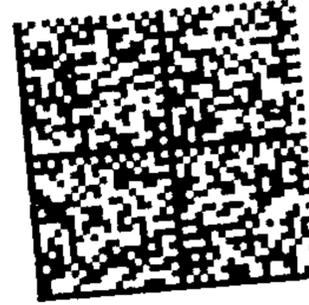
SEE PAGE 2



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



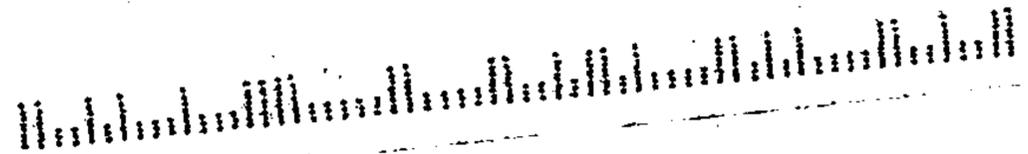
UNITED STATES POSTAGE
EAGLE
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0004329277 MAILED FROM ZIP CODE 87102

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PLATOW RYAN K
6905 EL CAJON CT NW
ALBU

PLAT905 871202027 1602 11 09/22/03
FORWARD TIME EXP RTN TO SEND
PLATOW RYAN K
802 SAN JUAN DE RIO DR SE
RIO RANCHO NM 87124-6909
RETURN TO SENDER

8712043293 09/12/03



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

Meeting Date: OCT. 8, 2003
Zone Atlas Page: D-11-Z
Notification Radius: 100 Ft.

Project# 1002957
App# 03DRB-01524
App# 03DRB-01525

Cross Reference and Location: N/A

Applicant: ALBUQUERQUE PUBLIC SCHOOLS
Address: 915 OAK ST. SE
ALBUQUERQUE, NM 87106

Agent: JEFF MORTENSEN & ASSOCIATES
Address: 6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: Oct. 19, 2003

Signature: Kyle Tsethlikai 

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D 11	1011063	414-052	401-15	✓ 1011063
		419-020	16	✓ PR
		347-057	01	✓ COA
		348-009	417-45	✓
		355-008	46	✓
		359-013	47	✓
		359-019	48	✓
		359-023	49	✓
		359-024	50	✓
		360-029	51	✓
		360-033	52	✓
		360-036	53	✓
		360-040	54	✓
		359-046	55	✓
		356-051	56	✓
		351-056	57	✓
		346-052	58	✓
		340-070	402-18	✓
		348-071	19	✓
				1011063 357-088 409 03 ✓
				360-082 02 ✓
				364-075 01 ✓
				374-083 24 ✓
				400-125 25 ✓
				438-121 411 25 ✓
				434-125 24 ✓
				434-128 27 ✓
				432-131 28 ✓
				450-129 49 ✓
				448-132 48 ✓
				447-135 47 ✓
				457-121 421 25 ✓
				453-120 24 ✓
				448-115 23 ✓
				447-107 22 ✓
				450-102 21 ✓
				453-098 20 ✓
				456-093 19 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page 2 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
D-11	1011063	458-090	421-18	✓
		461-085	17	✓
		464-080	16	✓
		467-075	15	✓
		469-072	14	✓
		472-067	13	✓
		475-062	12	✓
		479-056	11	✓
		481-054	10	✓
		483-050	09	✓
		486-046	08	✓
		489-040	07	✓
		491-034	06	✓
		494-029	05	✓
		508-041	422-01	✓
		502-050	02	✓
		494-062	03	✓
		484-076	420-34	✓
		479-083	33	✓

1011063 470-096 420 18 ✓
 466-104 17 ✓
 1011062 400-487 103 15 ✓



<mainframe@coa1mp
3.cabq.gov>

To:
cc:
Subject:

09/16/03 02:10 PM

1 R E C O R D S W I T H L A B E L S PAGE
1
01011063 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106341405240115 LEGAL: TRAC T 26 A-1 PLAT OF TRACT 26A-1 TAYLOR RANCH
CONT LAND USE:
PROPERTY ADDR: 00000 6811 TAYLOR RANCH RD NW
OWNER NAME: BOARD OF EDUCATION OF THE CITY
OWNER ADDR: 00000
ALBUQUERQUE NM 87125
0101106341902040116 LEGAL: AMAF CA R /W (SLY 20 FT OF TR 26-A) SUMMARY PLAT
FOR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87104
0101106336705740101 LEGAL: TRAC T 26 A-2 PLAT OF TRACT 26A-1 TAYLOR RANCH
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101106334800941745 LEGAL: * 45 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:
PROPERTY ADDR: 00000 5204 CHUCKWAGON TR NW
OWNER NAME: GRIEGO KATHLEEN S
OWNER ADDR: 05204 CHUCKWAGON TR NW
ALBUQUERQUE NM 87120
0101106335500841746 LEGAL: * 46 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:
PROPERTY ADDR: 00000 5200 CHUCKWAGON TR NW
OWNER NAME: BUSTAMANTE IGNACIO DELPHINE &
OWNER ADDR: 05200 CHUCKWAGON TR NW
ALBUQUERQUE NM 87120
0101106335901341747 LEGAL: * 47 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:
PROPERTY ADDR: 00000 5201 GOLD RUSH TR NW
OWNER NAME: CAMPBELL SCOTT
OWNER ADDR: 05201 GOLDRUSH DR NW
ALBUQUERQUE NM 87120
0101106335901941748 LEGAL: * 48 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:
PROPERTY ADDR: 00000 5205 GOLD RUSH DR NW
OWNER NAME: GOLDBERG GARY EDWARD & LINDA L
OWNER ADDR: 05205 GOLD RUSH NW
ALBUQUERQUE NM 87120
0101106335902341749 LEGAL: * 49 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:
PROPERTY ADDR: 00000 5209 GOLD RUSH DR NW
OWNER NAME: JANKOWSKI FRANK
OWNER ADDR: 05209 GOLD RUSH DR NW
ALBUQUERQUE NM 87120
0101106335902641750 LEGAL: * 50 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R

2E LAND USE:

PROPERTY ADDR: 00000 5215 GOLD RUSH DR NW
OWNER NAME: POWERS RUTH
OWNER ADDR: 05215 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106336002941751 LEGAL: * 51 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5219 GOLD RUSH DR NW
OWNER NAME: AMAYA ATANACIO
OWNER ADDR: 05219 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106336003341752 LEGAL: * 52 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5223 GOLD RUSH DR NW
OWNER NAME: HOYT SYLVIA LOUISE & HOYT-POIR
OWNER ADDR: 05223 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

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

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0101106336003641753 LEGAL: * 53 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5227 GOLD RUSH NW
OWNER NAME: ROMERO EDUARDO & DEBRA J
OWNER ADDR: 05227 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106336004041754 LEGAL: * 54 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5231 GOLD RUSH NW
OWNER NAME: SANCHEZ KASSANDRA C
OWNER ADDR: 05231 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106335904641755 LEGAL: * 55 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5235 GOLD RUSH DR NW
OWNER NAME: GERHARDS MICHAEL J & DORIS I
OWNER ADDR: 05235 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106335605141756 LEGAL: * 56 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5239 GOLD RUSH DR NW
OWNER NAME: MOE KELLY M & JO ALICE
OWNER ADDR: 05239 GOLD RUSH DR NW

ALBUQUERQUE NM 87120

0101106335105641757 LEGAL: * 57 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5301 CHUCKWAGON TR NW
OWNER NAME: FLOWER SEAN C
OWNER ADDR: 05301 GOLD RUSH TR NW

ALBUQUERQUE NM 87120

0101106334605241758 LEGAL: * 58 3 P IONEER ESTATES A SUBN IN SEC 23 T 11N R
2E LAND USE:

PROPERTY ADDR: 00000 5305 GOLD RUSH TR NW
OWNER NAME: JUSTICE DAVID G & CATHERINE
OWNER ADDR: 02231 SKYBROOK DR NW

ALBUQUERQUE NM 87120

0101106334007040218 LEGAL: *018 009 HOMESTEAD HILLS
LAND USE:

PROPERTY ADDR: 00000 5204 TERRITORIAL RD NW
OWNER NAME: PRITCHETT CHUCK W & TAMARA G
OWNER ADDR: 05204 TERRITORIAL RD NW

ALBUQUERQUE NM 87120

ALBUQUERQUE NM 87120
0101106345012941149 LEGAL: LT 2 5A, A REPL OF MISSION RIDGE CONT 4,832 SQ
FT M LAND USE:

PROPERTY ADDR: 00000 6900 EL CAJON CT NW
OWNER NAME: DAVID PAULINE CRAIG TRSTEE PAU
OWNER ADDR: 06900 EL CAJON CT NW

ALBUQUERQUE NM 87120
0101106344813241148 LEGAL: LT 2 4A, A REPL OF MISSION RIDGE CONT 3,608 SQ
FT M LAND USE:

PROPERTY ADDR: 00000 6904 EL CAJON CT NW
OWNER NAME: SANCHEZ BENNY JR & CASTRO LIZ
OWNER ADDR: 06904 EL CAJON CT NW

ALBUQUERQUE NM 87120
0101106344713541147 LEGAL: LT 2 3A, A REPL OF MISSION RIDGE CONT 3,608 SQ
FT M LAND USE:

PROPERTY ADDR: 00000 6908 EL CAJON CT NW
OWNER NAME: WILEY DALLAS & DIANA
OWNER ADDR: 06908 EL CAJON CT NW

ALBUQUERQUE NM 87120
0101106345712142125 LEGAL: LT 1 7A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.120 LAND USE:

PROPERTY ADDR: 00000 4909 MESA BONITA CT NW
OWNER NAME: CROUCH RORY C & ANNE M
OWNER ADDR: 04909 MESA BONITA NW

ALBUQUERQUE NM 87120
0101106345312042124 LEGAL: LT 1 6A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.122 LAND USE:

PROPERTY ADDR: 00000 4911 MESA BONITA CT NW
OWNER NAME: JUAREZ GABRIEL & MAYRA
OWNER ADDR: 04911 MESA BONITA CT NW

ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE

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0101106344811542123 LEGAL: LT 1 5A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.236 LAND USE:

PROPERTY ADDR: 00000 4917 MESA BONITA CT NW
OWNER NAME: MONTOYA FRED & THRESA A
OWNER ADDR: 04917 MESA BONITA CT NW

ALBUQUERQUE NM 87120
0101106344710742122 LEGAL: LT 1 4A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.235 LAND USE:

PROPERTY ADDR: 00000 6721 MESA MARIPOSA NW
OWNER NAME: WYATT JOHN W
OWNER ADDR: 06721 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106345010242121 LEGAL: LT 1 3A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.128 LAND USE:

PROPERTY ADDR: 00000 6717 MESA MARIPOSA NW
OWNER NAME: GARCIA DORIS C
OWNER ADDR: 06717 MESA MARIPOSA NW

ALBUQUERQUE NM 87120
0101106345309842120 LEGAL: LT 1 2A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.126 LAND USE:

PROPERTY ADDR: 00000 6711 MESA MARIPOSA NW
OWNER NAME: GARCIA JOSEPH HORACE JR & CECI
OWNER ADDR: 06711 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106345609342119 LEGAL: LT 1 1A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.126 LAND USE:

PROPERTY ADDR: 00000 6709 MESA MARIPOSA NW
OWNER NAME: PACHECO YVES L & GABRIELA

OWNER ADDR: 06709 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106345809042118 LEGAL: LT 1 0A P LAT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.126 LAND USE:
PROPERTY ADDR: 00000 6705 MESA MARIPOSA PL NW
OWNER NAME: MARSH TODD A & TONYA A
OWNER ADDR: 06705 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106346108542117 LEGAL: LT 9 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6701 MESA MARIPOSA NW
OWNER NAME: MCCORKLE TIMOTHY C & ANNDRA N
OWNER ADDR: 06701 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106346408042116 LEGAL: LT 8 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6617 MESA MARIPOSA NW
OWNER NAME: BARRIOS ANGEL E & BARRIOS ANNA
OWNER ADDR: 06617 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106346707542115 LEGAL: LT 7 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6611 MESA MARIPOSA NW
OWNER NAME: WOLFARTH KAYE M TRUSTEE WOLFAR
OWNER ADDR: 06611 MESA MARIPOSA NW

ALBUQUERQUE NM 87120
0101106346907242114 LEGAL: LT 6 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6609 MESA MARIPOSA NW
OWNER NAME: VIGIL JOHN & SYLVIA A
OWNER ADDR: 06609 MESA MARIPOSA NW

ALBUQUERQUE NM 87120
0101106347206742113 LEGAL: LT 5 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6605 MESA MARIPOSA PL NW
OWNER NAME: CARLSON SCOTT W & CYNTHIA L
OWNER ADDR: 06605 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
5

0101106347506242112 LEGAL: LT 4 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6601 MESA MARIPOSA NW
OWNER NAME: SAQUILAN KEVIN L & NANCY L
OWNER ADDR: 06601 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106347905642111 LEGAL: LT 3 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6537 MESA MARIPOSA NW
OWNER NAME: GALINDO REGINA A & ROSAS MARY
OWNER ADDR: 06537 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106348105442110 LEGAL: LT 2 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6533 MESA MARIPOSA NW
OWNER NAME: SULLIVAN TIMOTHY A & MAUREEN
OWNER ADDR: 06533 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
0101106348305042109 LEGAL: LT 1 A PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
0.1263 LAND USE:
PROPERTY ADDR: 00000 6529 MESA MARIPOSA NW

OWNER NAME: GARCIA RODNEY D & RUBY
 OWNER ADDR: 06529 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106348604642108 LEGAL: LT 1 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
 0.1641 LAND USE:
 PROPERTY ADDR: 00000 6525 MESA MARIPOSA NW
 OWNER NAME: RAEL TED E & MARGARET M
 OWNER ADDR: 06525 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106348904042107 LEGAL: LT 2 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
 0.1641 LAND USE:
 PROPERTY ADDR: 00000 6521 MESA MARIPOSA NW
 OWNER NAME: SLUITER PHILIP J & KAREN P
 OWNER ADDR: 03753 NE 170TH PL

SEATTLE WA 98155
 0101106349103442106 LEGAL: LT 3 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
 0.1641 LAND USE:
 PROPERTY ADDR: 00000 6517 MESA MARIPOSA NW
 OWNER NAME: KRUEGER BRIAN K & KINDRA J
 OWNER ADDR: 06517 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106349402942105 LEGAL: LT 4 B PL AT OF MESA ANTIGUA SUBD UNIT 1 CONT
 0.1641 LAND USE:
 PROPERTY ADDR: 00000 6511 MESA MARIPOSA NW
 OWNER NAME: LESSARD DARYLE & ERNESTINE (TI
 OWNER ADDR: 06511 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106350804142201 LEGAL: LOT 99B PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.34 LAND USE:
 PROPERTY ADDR: 00000 6512 MESA MARIPOSA PL NW
 OWNER NAME: THOMAS LARRY J & MARY J
 OWNER ADDR: 06512 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106350205042202 LEGAL: LOT 100B PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.2 LAND USE:
 PROPERTY ADDR: 00000 6524 MESA MARIPOSA PL NW
 OWNER NAME: NOCERA TYRONE J & ANDREA D
 OWNER ADDR: 06524 MESA MARIPOSA PL NW

ALBUQUERQUE NM 87120
 0101106349406242203 LEGAL: LOT 62A PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.22 LAND USE:
 PROPERTY ADDR: 00000 4820 MESA TERRAZA PL NW
 OWNER NAME: STECHER THOMAS A & ANNA S
 OWNER ADDR: 04820 MESA TERRAZA PL NW

ALBUQUERQUE NM 87120
 1 R E C O R D S W I T H L A B E L S PAGE
 6

0101106348407642034 LEGAL: LOT 53A PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.15 LAND USE:
 PROPERTY ADDR: 00000 4825 MESA TERRAZA PL NW
 OWNER NAME: ASBURY CHARLES T & KIMBERLY
 OWNER ADDR: 04825 MESA TERRAZA PL NW

ALBUQUERQUE NM 87120
 0101106347908342033 LEGAL: LOT 52A PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.15 LAND USE:
 PROPERTY ADDR: 00000 4832 MESA PRIETA CT NW
 OWNER NAME: SWIGART KENNETH E & ANNA M
 OWNER ADDR: 04832 MESA PRIETA CT NW

ALBUQUERQUE NM 87120
 0101106347009642018 LEGAL: LOT 37A PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
 0.15 LAND USE:

PROPERTY ADDR: 00000 4833 MESA PRIETA CT NW
OWNER NAME: MEANS MICHAEL D
OWNER ADDR: 04833 MESA PRIETA CT NW
ALBUQUERQUE NM 87120
0101106346610442017 LEGAL: LOT 36A PLAT OF MESA ANTIGUA SUBD UNIT 2 CONT
0.17 LAND USE:

PROPERTY ADDR: 00000 4916 MESA BONITA CT NW
OWNER NAME: SAMMARTINO ANTHONY & VENESSA M
OWNER ADDR: 00000
SAN DIEGO CA 92145
0101106240048710315 LEGAL: TRAC T 25 A-1 AMAFCA R/W OF SUMMARY PLAT FOR TRS
23A LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT AV NE
ALBUQUERQUE NM 87107

QUIT

2003 02-3



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: September 2, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Jeff Mortensen & Assoc. Inc.
 ADDRESS/ZIP: 6010-B Medway Park Blvd NE 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 9-2-03 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 6811 Taylor Ranch Dr NW - Lyndon B Johnson Middle School, Lot 26A-1, Taylor Ranch
 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
 Neighborhood Association
 Contacts: Eddie Costello
1111 Alameda NW, Ste J
792-1066 (w) 87114
Johene Wolfley
6804 Staghorn Dr NW
890-4414 (w) 87120-4806

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,
Dalia X Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 9-2-03 Time Entered: 3pm OCNC Rep. Initials: DC

Project # 1002957

ALBUQUERQUE PUBLIC SCHOOL
915 OAK ST. SE
ALBUQUERQUE NM 87106

JOLENE WOLFLEY
Taylor Ranch Neigh. Assoc.
6804 STAGEHORN DR. NW
ALBUQUERQUE NM 87120-4806

101106334800941745

GRIEGO KATHLEEN S
5204 CHUCKWAGON TR NW
ALBUQUERQUE NM 87120

101106335901941748

GOLDBERG GARY E & LINDA
5205 GOLD RUSH NW
ALBUQUERQUE NM 87120

101106336002941751

AMAYA ATANACIO
5219 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106336004041754

SANCHEZ KASSANDRA C
5231 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106335105641757

FLOWER SEAN C
5301 GOLD RUSH TR NW
ALBUQUERQUE NM 87120

101106334807140219

LARKIN EDMUND E & ROSE MARIE
5200 TERRITORIAL RD NW
ALBUQUERQUE NM 87120

101106336407540901

GILLETT PETER A & BEVERLY P
1811 VISTA LEJOS
TUCSON AZ 85704

101106343812141125

GOLDMAN MICHAEL ELLIS
6901 EL CAJON CT NW
ALBUQUERQUE NM 87120

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NM 87109

101106341405240115

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125

101106335500841746

BUSTAMANTE IGNACIO DELPHINE
5200 CHUCKWAGON TR NW
ALBUQUERQUE NM 87120

101106335902341749

JANKOWSKI FRANK
5209 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106336003341752

HOYT SYLVIA LOUISE & HOYT-POI
5223 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106335904641755

GERHARDS MICHAEL J & DORIS I
5235 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106334605241758

JUSTICE DAVID G & CATHERINE
2231 SKYBROOK DR NW
ALBUQUERQUE NM 87120

101106335708840903

SERRANO MICHAEL
6908 CONESTOGA DR NW
ALBUQUERQUE NM 87120

101106337408340924

ALLSUP'S CONV STORE #151
PO BOX 1907
CLOVIS NM 88101

101106343612541126

PLATOW RYAN K
6905 EL CAJON CT NW
ALBUQUERQUE NM 87120

EDDIE COSTELLO
Taylor Ranch Neigh. Assoc.
1111 ALAMEDA BLVD NW, STE# J
ALBUQUERQUE NM 87114

101106341902040116

AMAFCA
2600 PROSPECT NE
ALBUQUERQUE NM 87104

101106335901341747

CAMPBELL SCOTT
5201 GOLDRUSH DR NW
ALBUQUERQUE NM 87120

101106335902641750

POWERS RUTH
5215 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106336003641753

ROMERO EDUARDO & DEBRA J
5227 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106335605141756

MOE KELLY M & JO ALICE
5239 GOLD RUSH DR NW
ALBUQUERQUE NM 87120

101106334007040218

PRITCHETT CHUCK W & TAMARA G
5204 TERRITORIAL RD NW
ALBUQUERQUE NM 87120

101106336008240902

MAESTAS ANTHONY & CYNTHIA A
6904 CONESTOGA DR NW
ALBUQUERQUE NM 87120

101106340012540925

CHANSOR G BLAKE TRUSTEE OF B
PO BOX 6323
ALBUQUERQUE NM 87197

101106343412841127

C DE BACA MARCOS & MISHA
6909 EL CAJON CT NW
ALBUQUERQUE NM 87120

101106343213141128

WILMERT KENNETH L JR & THERES
6915 EL CAJON CT NW
ALBUQUERQUE NM 87120

101106344713541147

WILEY DALLAS & DIANA
6908 EL CAJON CT NW
ALBUQUERQUE NM 87120

101106344811542123

MONTOYA FRED & THRESA A
4917 MESA BONITA CT NW
ALBUQUERQUE NM 87120

101106345309842120

GARCIA JOSEPH HORACE JR & CEC
6711 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106346108542117

MCCORKLE TIMOTHY C & ANNDRA
6701 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106346907242114

VIGIL JOHN & SYLVIA A
6609 MESA MARIPOSA NW
ALBUQUERQUE NM 87120

101106347905642111

GALINDO REGINA A & ROSAS MARY
6537 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106348604642108

RAEL TED E & MARGARET M
6525 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106349402942105

LESSARD DARYLE & ERNESTINE (T
6511 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106349406242203

STECHER THOMAS A & ANNA S
4820 MESA TERRAZA PL NW
ALBUQUERQUE NM 87120

101106345012941149

DAVID PAULINE CRAIG TRSTEE PA
6900 EL CAJON CT NW
ALBUQUERQUE NM 87120

101106345712142125

CROUCH RORY C & ANNE M
4909 MESA BONITA NW
ALBUQUERQUE NM 87120

101106344710742122

WYATT JOHN W
6721 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106345609342119

PACHECO YVES L & GABRIELA
6709 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106346408042116

BARRIOS ANGEL E & BARRIOS ANN
6617 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106347206742113

CARLSON SCOTT W & CYNTHIA L
6605 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106348105442110

SULLIVAN TIMOTHY A & MAUREEN
6533 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106348904042107

SLUITER PHILIP J & KAREN P
3753 NE 170TH PL
SEATTLE WA 98155

101106350804142201

THOMAS LARRY J & MARY J
6512 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106348407642034

ASBURY CHARLES T & KIMBERLY
4825 MESA TERRAZA PL NW
ALBUQUERQUE NM 87120

101106344813241148

SANCHEZ BENNY JR & CASTRO LIZ
6904 EL CAJON CT NW
ALBUQUERQUE NM 87120

101106345312042124

JUAREZ GABRIEL & MAYRA
4911 MESA BONITA CT NW
ALBUQUERQUE NM 87120

101106345010242121

GARCIA DORIS C
6717 MESA MARIPOSA NW
ALBUQUERQUE NM 87120

101106345809042118

MARSH TODD A & TONYA A
6705 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106346707542115

WOLFARTH KAYE M TRUSTEE
6611 MESA MARIPOSA NW
ALBUQUERQUE NM 87120

101106347506242112

SAQUILAN KEVIN L & NANCY L
6601 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106348305042109

GARCIA RODNEY D & RUBY
6529 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106349103442106

KRUEGER BRIAN K & KINDRA J
6517 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106350205042202

NOCERA TYRONE J & ANDREA D
6524 MESA MARIPOSA PL NW
ALBUQUERQUE NM 87120

101106347908342033

SWIGART KENNETH E & ANNA M
4832 MESA PRIETA CT NW
ALBUQUERQUE NM 87120

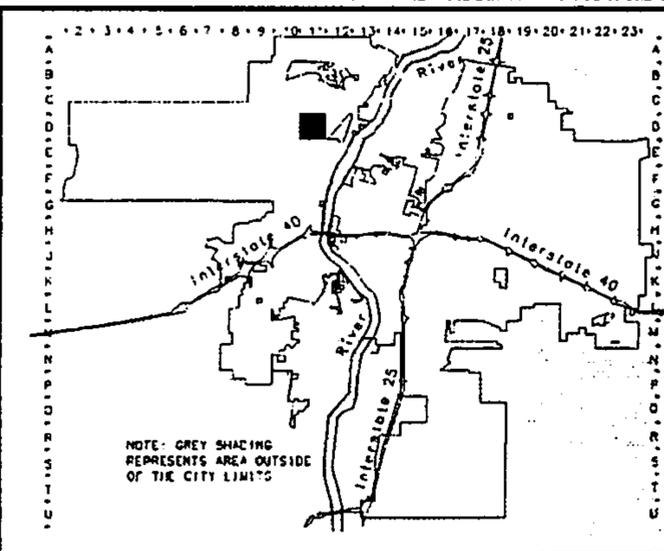
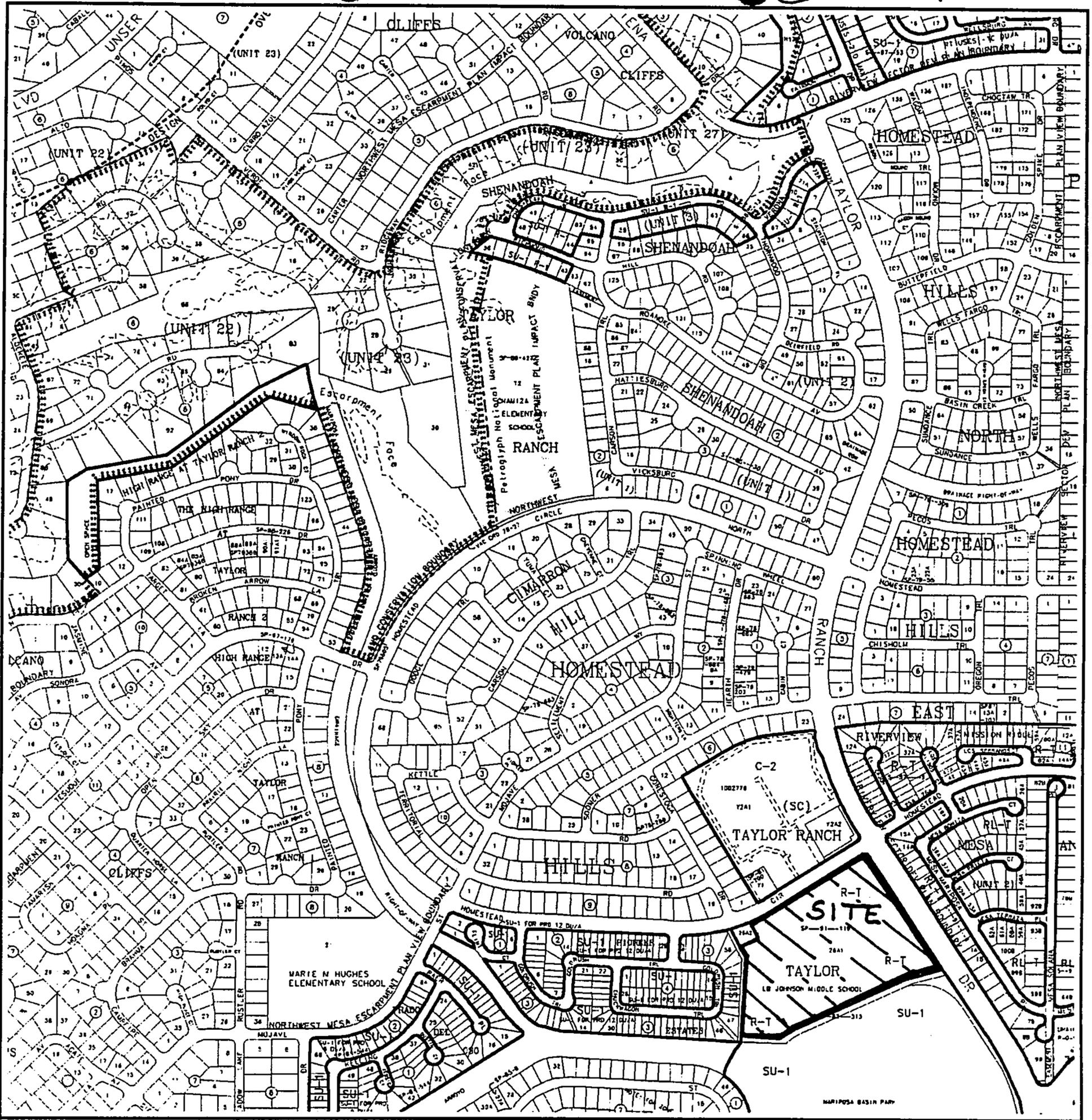
101106347009642018

MEANS MICHAEL D
4833 MESA PRIETA CT NW
ALBUQUERQUE NM 87120

101106346610442017

SAMMARTINO ANTHONY & VENESS
PO BOX 45237
SAN DIEGO CA 92145

2003 0223



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

D-11-Z

Map Amended through July 31, 2003

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
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- 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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Robie LeBlanc Trujillo 09-12-03

Applicant signature / date



Form revised February 2003

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

Application case numbers
03 DRB - 01524
- - - - - 01525

Jan 9/12/03

Planner signature / date

Project # 1002957



10/4

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE
PAGE 2**

Project # 1002962
03DRB-01527 Major-Bulk Land Variance
03DRB-01528 Minor-Prelim&Final Plat
Approval
03DRB-01529 Major-Vacation of Public
Easements
03DRB-01530 Major-SiteDev Plan Subd

BOHANNAN HUSTON INC & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4 (to be known as **TRACT 4, BLACK RANCH**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 100 acre(s). [REF: 03DRB-01432 (SK), 03DRB-01429 (SK)] (C-9)

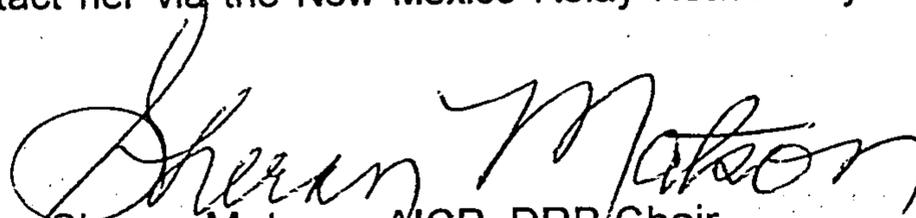
Project # 1002957
03DRB-01524 Major-Vacation of Public
Easements
03DRB-01525 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 26A-1, **TAYLOR RANCH**, zoned R-T, located on TAYLOR RANCH DR NW, between MONTANO RD NW and HOMESTEAD CIRCLE NW containing approximately 14 acre(s). [REF: DRB-91-133] (D-11)

Project # 1002960
03DRB-01537 Major-Preliminary Plat Approval
03DRB-01538 Major-Vacation of Pub Right-of-
Way
03DRB-01539 Major-Vacation of Public
Easements
03DRB-01540 Minor-Temp Defer SDWK
03DRB-01541 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A (to be known as **SUNDORO SOUTH, UNITS 1, 2 & 3**) WESTLAND NORTH SUBDIVISION, zoned SU-2 / R-LT, located on 98TH ST NW, between I-40 NW and LADERA DR NW containing approximately 35 acre(s). (J-8)

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, SEPTEMBER 22, 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, October 8, 2003**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000131
03DRB-01513 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, agent(s) for BROADWAY DEVELOPMENT CORPORATION, request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL PARK - UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF: 01DRB-01559] (M-14)

Project # 1002855
03DRB-01511 Major-Vacation of Pub Right-of-Way

JOHN A. MYERS, ESQ. agent(s) for ETG PROPERTIES, LLC request(s) the above action(s) for all or a portion of **EAST END ADDITION**, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: Z-98-115 A& B, 03EPC-00979 & .981, 02EPC-01676 & 77 (J-19)]

Project # 1002928
03DRB-01532 Major-Preliminary Plat Approval
03DRB-01534 Minor-Temp Defer SDWK
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)] (C-9)

Project # 1002929
03DRB-01531 Major-Preliminary Plat Approval
03DRB-01533 Minor-Temp Defer SDWK
03DRB-01535 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) The Trails (portion of Tract 4, Black Ranch) zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). (C-9)

SEE PAGE 2

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNLESS YOU FORWARD P.O. BOX 1293

ALBUQUERQUE
NEW MEXICO

City of Albuquerque

ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

RETURN
TO SENDER

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



\$ 00.37⁰

0004329277 SEP 18 2003
MAILED FROM ZIP CODE 87102

101106346907242114

VIGIL JOHN & SYLVIA A
6609 MESA MARIPOSA NW
ALBUQUERQUE NM 87120

*Not at address
Return to
sender*

87120+3338

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input checked="" type="checkbox"/> Vacation	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>Albuquerque Public Schools</u>	PHONE: <u>(505) 242-5865</u>
ADDRESS: <u>915 Oak Street, SE</u>	FAX:
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87106</u>	E-MAIL:
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>(505) 345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>(505) 345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jmainc@swcp.com</u>

DESCRIPTION OF REQUEST: Request for Vacation of Public Waterline Easement and Temporary Construction Easement, Request for Preliminary / Final Plat Approval

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 26A-1 Block: N/A Unit: N/A

Subdiv. / Addn. Taylor Ranch

Current Zoning: R-T Proposed zoning: N/A

Zone Atlas page(s): D-11 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): +/- 13.895 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. 101106341405240115 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 6811 Taylor Rancho Drive, NW
Between: Montano Road, NW and Homestead Circle, 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.): DRB 91-133

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

SIGNATURE Debie LeBlanc Trujillo DATE September 2, 03

(Print) Debie LeBlanc Trujillo for Jeff Mortensen & Associates, Inc. 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>03DRB</u>	<u>VPE</u>	<u>V</u>	\$ <u>90</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>P/F</u>	<u>S</u>	\$ <u>215</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>			\$
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>			\$
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>Notice</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>			\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>Oct 8 2003</u>			\$ <u>305.</u>

JMA 9/12/03
Planner signature / date

Project # 1062957

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (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)
- Any original and/or related file numbers are listed on the cover application

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo
Applicant signature / date



Form revised April 2003

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

Application case numbers
 OZDRB - 01524
 OZDRB - 01525

JM 9/12/03
Planner signature / date

Project # 1002957

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
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- 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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Applicant name (print)

Debie LeBlanc Trujillo 09-12-03

Applicant signature / date



Form revised February 2003

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

Application case numbers

03 DRB - 01524
03 DRB - 01525

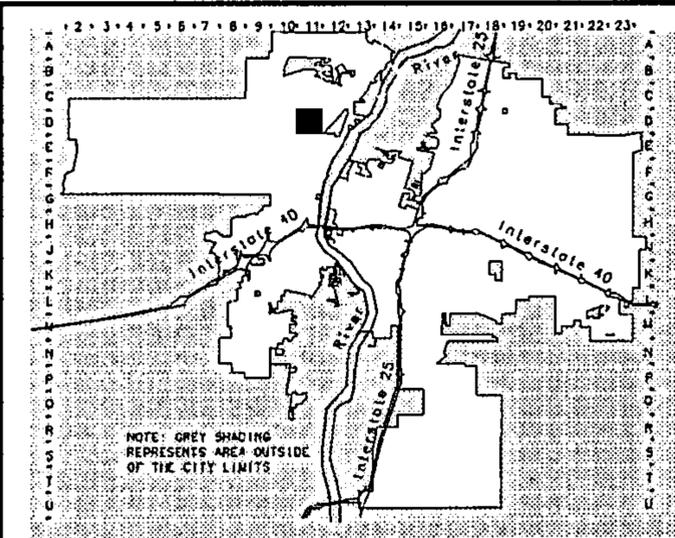
Jm 9/12/03

Planner signature / date

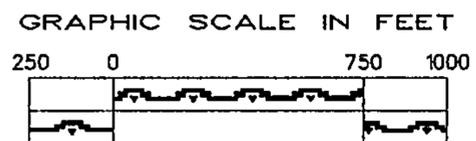
Project #

1002957

2003 0223



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
D-11-Z
Map Amended through July 31, 2003



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2003.022.3
 September 10, 2003

Sheran Matson, AICP Chair
 Development Review Board / City of Albuquerque
 600 2nd Street, NW
 Albuquerque, NM 87103

Re: Request for Vacation of Public Waterline Easement and Temporary Construction Easement
 Request for Preliminary / Final Plat Approval
 Tract A Lyndon B. Johnson Middle School, 6811 Taylor Ranch Drive, NW

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application and supplemental forms V and S(3) along with related fees
- Twenty Four (24) copies of the Vacation Request and Preliminary / Final Plat
- Twenty Four (24) copies of the document that created the easements to be vacated
- Six (6) copies of the Site Sketch
- City of Albuquerque Zone Atlas D-11
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our client, Albuquerque Public Schools, we are requesting a Vacation of the 20'x 20' Public Waterline Easement and the Temporary Construction Easement. The 20' x 20' Public Waterline Easement will be relocated to the more appropriate area needed to facilitate an expansion to the existing gymnasium. The Temporary Construction Easement was originally granted to facilitate construction of the City of Albuquerque Well Site. That project has not been built since the temporary easement was granted in 1991.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

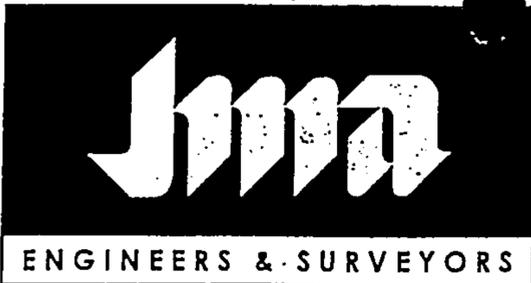
JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
 Enclosures

xc: Charles Atwood w/enc.
 Ricardo Guillermo w/enc.
 Christina Miles w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



JEFF. MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. NE
 ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
 F: 505.345.4254
 JMAINC@SWCP.COM

2003.022.3
 September 12, 2003

Mr. Eddie Costello
 Taylor Ranch Neighborhood Association
 1111 Alameda Blvd. NW
 Albuquerque, NM 87114

Via Certified Mail – Return Receipt Requested

and

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

Via Certified Mail – Return Receipt Requested

Project Title: Tract A Lyndon B. Johnson Middle School

Type of Request: Vacation of the Public Waterline Easement and Temporary Construction Easement, Request for Preliminary / Final Plat Approval

Current Legal Description: Tract 26A-1, Taylor Ranch

Location: The subject property is located at 6811 Taylor Rancho Drive, NW Lyndon B. Johnson Middle School

Property Owners: Albuquerque Public Schools

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala Jr., PS, Vice-President
 Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Costello and Ms. Wolfley;

Transmitted herewith is a copy of the Vacation and Preliminary Plat for the above described subject. This project is scheduled to be heard at the Development Review Board hearing on October 8, 2003. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Taylor Ranch Neighborhood Association

September 12, 2003

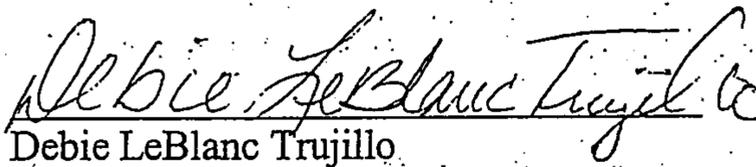
Page 2

On behalf of our client, Albuquerque Public Schools, we are requesting a Vacation of the 20' x 20' Public Waterline Easement and the Temporary Construction Easement. The 20' x 20' Public Waterline Easement will be relocated to the more appropriate area needed to facilitate an expansion to the existing gymnasium. The Temporary Construction Easement was originally granted to facilitate construction of the City of Albuquerque Well Site. That project has not been built since the temporary easement was granted in 1991.

If you should have any questions regarding this information, please do not hesitate to call me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Charles Atwood w/enc.
Ricardo Guillermo w/enc.
Christina Miles w/enc.

2003 027-3



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: September 2, 2003

TO CONTACT NAME: Debie LeBlanc Trujillo
 COMPANY/AGENCY: Jeff Mortensen & Assoc. Inc.
 ADDRESS/ZIP: 6010-B Midway Park Blvd NE 87109
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 9-2-03 (Date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 6811 Taylor Ranch Dr NW - Lyndon B Johnson Middle School, Lot 26A-1, Taylor Ranch 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
 Neighborhood Association
 Contacts: Eddie Costello
1111 Alameda NW, Ste J
792-1066 (w) 87114
Johene Wolfley
6804 Staghorn Dr NW
890-9414 (w) 87120-4806

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,
Dulcinea J. Carmona
 OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected 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.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 9-2-03 Time Entered: 3pm OCNC Rep. Initials: DC

FIRST CLASS

FIRST CLASS

CERTIFIED MAIL

FIRST CLASS



7001 1940 0005 9630 3169

UNITED STATES POSTAGE
170 PB8638986
5831 \$05.11⁰ SEP 12 03
2383 POSTAL REGISTRATION REQUIRED

First Class Mail
First Class Mail

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Ms. Jolene Wolfley
 Taylor Ranch Neighborhood
 Association
 6804 Staghorn Drive NW
 Albuquerque, NM 87120

2. Article Number
 (Transfer from service label) 7001 1940 0005 9630 3169

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

B. Received by (Printed Name) C. Date of Delivery

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

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

4. Restricted Delivery? (Extra Fee) Yes

FIRST CLASS

FIRST CLASS

CERTIFIED MAIL

FIRST CLASS



7001 1940 0005 9630 3152

UNITED STATES POSTAGE
127 5871 # 05.11⁰ PB8638986 SEP 12 03
2382 POSTAL REGISTRATION REQUIRED

First Class Mail
First Class Mail

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent ; <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to: Mr. Eddie Costello Taylor Ranch Neighborhood Association 1111 Alameda Blvd. NW Albuquerque, NM 87114</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) 7001 1940 0005 9630 3152</p>	

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

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FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

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

APS

AGENT

JMA

ADDRESS

PROJECT NO.

100 2957

APPLICATION NO.

03DRB ← 01524
01525

\$ 305. 441006 / 4983000 (DRB Cases)

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

\$ 75. 441018 / 4971000 (Notification)

\$ 380.- Total amount due

JEFF MORTENSEN & ASSOCIATES, INC. 6-77
505-345-4250
6010 MIDWAY PK. BLVD. NE, STE. B
ALBUQUERQUE, NM 87109-5830

15939

95-681/1070 277

DATE 9/12/03 DT

\$ 380.

DOLLARS

CITY OF ALBUQUERQUE

Three Hundred eighty of 00/100

JEFF MORTENSEN & ASSOCIATES INC.

FOR 2003-0255 DRB Submittal - LBS m.s.

DUPLICATE
City Of Albuquerque
Treasury Division

CHARLARD STYLE AKJ
Thanks, V...

0912/2003
RECEIPT# 00012281
Account 441006
Activity 4983000
Trans Amt \$380.00
J24 Misc \$305.00

LOC: ANNEX
TRANS# 0010
TRSLJS

09/12/2003 9:55AM LOC: ANNEX
RECEIPT# 00012281 WS# 007 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$380.00
J24 Misc \$305.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Sep 23 2003 To Oct 8, 2003

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Debbie Anne Taylor 09-12-03
(Applicant or Agent) JMA (Date)

I issued 3 signs for this application, 9/12/03 JM
(Date) (Staff Member)

03 DRB 01524
03 DRB 01525