



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 15, 2015

**Project# 1002981**

15DRB-70231 - 2YR SUBD IMP AGMT EXT (2YR SIA)

VICTOR CHAVEZ agent(s) for ACE LEADERSHIP HIGH SCHOOL request(s) the above action(s) for all or a portion of Tract(s) C, **SAWMILL INDUSTRIAL** located on SAWMILL BETWEEN 12TH AND 15TH ST containing approximately 2.0763 acre(s). (J-13) [*Deferred from 7/8/15*]

At the July 15, 2015 Development Review Board meeting, the two year extensions of the Subdivision Improvements Agreements were approved.

If you wish to appeal this decision, you must do so by July 30, 2015, in the manner described below.

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


If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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






Jack Cloud, DRB Chair

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

2. **Project# 1006520**  
13DRB-70736 MINOR - PRELIMINARY/  
FINAL PLAT  
14DRB-70062 EPC APPROVED SDP FOR  
BUILD PERMIT  
14DRB-70063 EPC APPROVED SDP FOR  
SUBDIVISION 
- ISAACSCSON AND ARFMAN PA and FBT ARCHITECTURE agent(s) for TWILIGHT HOMES OF NEW MEXICO/ request(s) the above action(s) for all or a portion of Lot(s) B-1, **HOPE PLAZA**, zoned SU-2 O-1 & RT, located on SIGNAL AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately .78 acre(s). (C-20) *[Deferred from 11/6/13]* **THE PRELIMINARY/FINAL PLAT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS DEFERRED TO 3/19/14. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS INDEFINITELY DEFERRED.**

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

3. **Project# 1002981**  
14DRB-70064 MINOR - FINAL PLAT  
APPROVAL 
- BOHANNAN HUSTON INC agent(s) for 1224 BELLAMAH LLC request(s) the above action(s) for Lot(s) B-1-A-3-A, **DUKE CITY LUMBER CO. ADDITION** zoned SM-1, located on SAWMILL BETWEEN 12TH ST AND 15TH ST containing approximately 11.055 acre(s). (J-13) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR RIGHT OF ENTRY DOCUMENT AND TO PLANNING FOR AGIS DXF AND TO RECORD.**
4. **Project# 1003272**  
14DRB-70065 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA) 
- RIO GRANDE ENGINEERING agent(s) for TITAN INVESTMENTS LLC request(s) the above action(s) for Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA W/C3 USES, located on HIGH ASSESTS WAY BETWEEN TAYLOR RANCH RD AND ALL SAINTS RD containing approximately 1.54 acre(s). (C-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
5. **Project# 1003604**  
14DRB-70060 EXT OF SIA FOR TEMP  
DEFR SDWK CONST 
- JD HOME BUILDER CORP request(s) the above action(s) for **MIRA MESA** zoned R-2, located on HANOVER BETWEEN 64TH ST AND 68TH ST. (J-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED WITH THE EXCEPTION OF PARCEL "C" WHICH MUST BE CONSTRUCTED AT THIS TIME.**



DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1002981 Application #: 13DRB-70794  
 Project Name: DUKE CITY LUMBER Co. ADDN.  
 Agent: Shannon Huston Inc. Phone #:

\*\*Your request was approved on 3-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed\*\*

TRANSPORTATION:

ABCWUA: Right of Entry

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): done for record

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

12. **Project# 1002981**  
13DRB-70793 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS  
13DRB-70794 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
**[TO BE DEFERRED TO 1/22/14]**

BOHANNAN HULLON INC agent(s) for 1224  
BELLAMAH, LLC request(s) the above action(s) for all  
or a portion of Lot(s) B-1-A-3-A, **DUKE CITY  
LUMBER CO ADDITION** zoned S M-1, located on  
SAWMILL RD BETWEEN 12TH ST AND 15TH ST  
containing approximately 11.055 acre(s). (J-13)  
*[Deferred from 12/31/13]* **DEFERRED TO 1/22/14.**

Others Matters:

Adjourned:



# 1002981

# DRB PUBLIC HEARING SIGN IN SHEET

Project #: Agenda # 6

Date: \_\_\_\_\_

NAME: Lora Lucero ADDRESS: 1323 15<sup>th</sup> St. NW ZIP: 87104

NAME: Prudence CRESPIN ADDRESS: 1022 15TH ST NW ZIP: 87104

NAME: Beth Lehman ADDRESS: 1215 Summer NW ZIP: 87104

NAME: Priscilla Munro ADDRESS: 1024 18<sup>th</sup> ZIP: 87104

NAME: Gronna Simmons ADDRESS: 1325 Sawmill Rd NW ZIP: 87104

NAME: Jacqueline Mora ADDRESS: 1406 15<sup>th</sup> St NW ZIP: 87104

NAME: Lawrence Schmitz ADDRESS: 1324 Sawmill Rd NW ZIP: 87104

NAME: Sam Almanza ADDRESS: 1427-15<sup>th</sup> St. NW ZIP: 87104

1-11-17



# DRB PUBLIC HEARING SIGN IN SHEET

Project #: 11002981

Date: \_\_\_\_\_

NAME: <u>Adán Carrizosa</u>	ADDRESS: <u>1335 15th St. NW</u>	ZIP: <u>87104</u>
NAME: <u>Pete Lopez</u>	ADDRESS: <u>1214 Arias Ave N.W</u>	ZIP: <u>87104</u>
NAME: <u>Rick Miera</u>	ADDRESS: <u>1011 Forrester NW</u>	ZIP: <u>87102</u>
NAME: <u>Glen Fellows</u>	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 31, 2013  
DRB Comments**

**ITEM # 6**

**PROJECT # 1002981**

**APPLICATION # 13-70793/ 70794**

**RE: Lot B-1-A-3-A, Duke City Lumber Addition**

Regarding the Subdivision Design Variance for Sawmill Road, additional right of way needs to be provided at this time, with possible taper of street improvements to match existing to the south; refer to comments from Transportation Development. The Planning Department needs to record this plat to complete the vacation action.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 11, 2013

**Project# 1002981**

13DRB-70766 VACATION OF PUBLIC UTILITY EASEMENT(S)

SURV-TEK INC agents for 1224 BELLAMAH, LLC request the referenced/ above action for a portion of Public Waterline Easement and PNM Utility Easement on Lot B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S/M-1, located on the north side of SAWMILL RD NW between 12TH ST NW and 15TH ST NW (J-13)

At the December 11, 2013 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

Based on the proposed replat with replacement easements and proposed relocation of facilities, the public welfare is in no way served by retaining the way or easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. PNM must acknowledge the vacation in writing and by signature on the required replat.
2. ABCWUA shall be provide a temporary easement by separate document for existing facilities, to be recorded concurrently with the required replat.
3. The vacated property shall be shown on a replat approved by the Development Review Board and it 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 December 26, 2013 in the manner described as follows on page 2.

**OFFICIAL NOTICE OF DECISION PAGE 2**

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


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





Jack Cloud, DRB Chair

Cc: SURV-TEK INC  
Marilyn Maldonado  
File

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

2. **Project# 1000650**  
13DRB-70763 MAJOR – SITE  
DEVELOPMENT PLAN FOR BUILDING  
PERMIT 

MODULUS ARCHITECTS INC agents for LAMONICA SHOPS LLC request the referenced/ above actions for Tracts 1-A-2-B AND 1-A-2-C, **LANDS OF LAMONICA AND WENK** zoned SU-1/ C-1 PERMISSIVE USES W/ LIQUOR SALES, located on the northeast corner of COORS BLVD SW and LAMONICA RD SW containing approximately 1.192 acres. (P-10) [*Deferred from 12/4/13*]**DEFERRED TO 12/18/13.**
3. **Project# 1002981**  
13DRB-70766 VACATION OF PUBLIC  
UTILITY EASEMENT(s) 

SURV-TEK INC agents for 1224 BELLAMAH, LLC request the referenced/ above action for a portion of Public Waterline Easement and PNM Utility Easement on Lot B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S/M-1, located on the north side of SAWMILL RD NW between 12TH ST NW and 15TH ST NW (J-13)**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
4. **Project# 1004472**  
13DRB-70679 VACATION OF PUBLIC  
RIGHT-OF-WAY 

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [*deferred from 10/09/13, 11/6/13, 11/21/13*]**DEFERRED TO 1/15/13.**
5. **Project# 1003613**  
13DRB-70669 MAJOR - 2YR  
SUBDIVISION IMPROVEMENT  
AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[*Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13*]**DEFERRED TO 1/15/13.**



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
December 4, 2013  
DRB Comments**

**ITEM # 12**

**PROJECT # 1002981**

**APPLICATION # 13-70769**

**RE: Tract B-1-A-3-A, Duke City Lumber Co. Addition**

The site is zoned S-M1 within the Sawmill-Wells Park Sector Development Plan. It appears a public vehicular turnaround easement is needed for the termini of 15<sup>th</sup> St and Bellamah Ave; additionally, a roadway connection is needed to align with the Public access easement to the west on Lot 1 of Sawmill Village and proposed right of way to the north of Sawmill Crossing PRD – refer to comments from Transportation Development.

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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 7, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:10 A.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- Project # 1002224**  
04DRB-00335 Major-Vacation of Pub  
Right-of-Way  
ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [Deferred from 4/7/04] (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

2. **Project # 1003167**  
04DRB-00336 Major-Bulk Land Variance  
04DRB-00337 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) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86<sup>TH</sup> ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s).[REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**
  
3. **Project # 1003273**  
04DRB-00338 Major-Vacation of Public  
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94<sup>TH</sup> ST SW and 98<sup>TH</sup> ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
4. **Project # 1003293**  
04DRB-00333 Major-Vacation of  
Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, **PLANNED INDUSTRIAL PARK**, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002051**  
03DRB-02009 Major-Vacation of Public Easements  
03DRB-02008 Major-Preliminary Plat  
03DRB-02011 Minor-Temp Defer SDWK  
03DRB-02010 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
6. **Project # 1003232**  
04DRB-00254 Major-Vacation of Pub Right-of-Way  
04DRB-00255 Major-Vacation of Public Easements  
04DRB-00253 Minor-Prelim&Final Plat Approval
- COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04 & 4/7/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**
7. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat Approval  
04DRB-00263 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04 & 4/7/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**



8. **Project # 1002856**  
04DRB-00230 Major-Preliminary Plat  
Approval  
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98<sup>TH</sup> SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**  
04DRB-00232 Major-Preliminary Plat  
Approval  
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and 98<sup>TH</sup> SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**  
04DRB-00234 Major-Preliminary Plat  
Approval  
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**  
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9UJ/AC), located on TOWER SW, between UNSER SW and 75<sup>TH</sup> ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**  
04DRB-00294 Major-Vacation of Public  
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82<sup>ND</sup> ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**  
04DRB-00302 Major-Vacation of Public  
Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [*Deferred from 3/31/04*] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

14. **Project # 1003168**  
04DRB-00475 Minor-SiteDev Plan  
BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION**, zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] [**Elvira Lopez, EPC Case Planner**] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**  
04DRB-00478 Minor-SiteDev Plan  
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**  
04DRB-00341 Minor-SiteDev Plan  
BldPermit
- DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
17. **Project # 1003299**  
04DRB-00346 Minor-SiteDev Plan  
BldPermit
- STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**
18. **Project # 1002201**  
04DRB-00395 Minor-SiteDev Plan  
BldPermit/EPC
- TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] [**Debbie Stover, EPC Case Planner**] *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



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

19. **Project # 1000542**  
04DRB-00468 Minor-Ext of SIA for Temp  
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT**, zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
20. **Project # 1003328**  
04DRB-00422 Minor-Ext of SIA for Temp  
Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1**, zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**  
04DRB-00443 Minor-Final Plat  
Approval  
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4**, zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

**THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.**

**A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.**

22. **Project # 1002339**  
04DRB-00449 Minor-Vacation of  
Private Easements  
04DRB-00450 Minor-Prelim&Final Plat  
Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **Project # 1002981**  
03DRB-02132.Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] *[Was indefinitely deferred on 1/21/04]* (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**  
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] *[Final plat was indefinitely deferred for the SIA]* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**  
04DRB-00397 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4<sup>th</sup> ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] *[Deferred from 3/31/04]* (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**  
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**  
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.





# 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.: 03DRB-02132 (P&F)  
Project Name: DUKE CITY LUMBER CO. ADD  
Agent: SURV-TEK INC.

Project # 1002981  
EPC Application No.: 03ZHE 01596  
Phone No.: 897-3366

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- PLANNING (Last to sign): \_\_\_\_\_

- 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.**

*[Handwritten marks: a large 'X' over the first two checkboxes, and another 'X' over the last two checkboxes]*

*OK?*

Project Number

**1002981**

2981

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002981

Subdivision Name SAWMILL INDUSTRIAL - A - E

Surveyor RUSS HUGG

Company/Agent SURV TEK

Contact Person MARGO DEDRICH Phone # 897-3366 email \_\_\_\_\_

DXF Received Date: 1/22/04

Hard-Copy Date: 1/22/04

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

*Paul A. Jell*

1/23/04

Approved

Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only		
Copied cov <u>2981</u> to agiscov.	Date: <u>1/23/04</u>	Contact person Notified on: <u>1/23/04</u>



- 01  
- 02  
- 03  
- 04

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 21, 2004

**MEMBERS:**

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

**Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer**

**Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation**

\*\*\*\*\*

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

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

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

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

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000196**  
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned R-LT residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] [Deferred from 1-7-04] (G-11) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000262**  
03DRB-02170 Major-Preliminary Plat  
Approval  
03DRB-02167 Major-Vacation of Public  
Easements  
03DRB-02168 Minor-Sidewalk Waiver  
03DRB-02169 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 special use zone, C-2, located on SOUTHERN AVE NE, between EUBANK BLVD. NE and ELIZABETH ST. NE containing approximately 14 acre(s). [REF: 01EPC-01757 SDP4 B/P, 02DRB-00599 2YR. SIA, 03EPC-01478 ZMA ] (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/3/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 04DRB-00027 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00026 Minor-SiteDev Plan  
Subd/EPC

CONSENSUS PLANNING INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Block(s) B1, **COSTCO DEVELOPMENT**, zoned SU-1 PRD, located on SOUTHERN BLVD SE, between EUBANK BLVD SE and JUAN TABO BLVD SE containing approximately 14 acre(s). [REF: 1000262, 03EPC-014776, 03EPC-01477, Russell Brito, EPC Case Planner, 03EPC-01478, 03DRB-02167,03DRB-02168] (L-21) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED OFF BY THE BOARD.**



3. **Project # 1000570**  
02DRB-01567 Major-SiteDev Plan Subd  
02DRB-01021 Minor-Temp Defer SDWK  
02DRB-01019 Major-Preliminary Plat  
Approval  
02DRB-01020 Major-Vacation of Public  
Easements
- MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A and Parcel A of Parkway U7 (Town of Atrisco Grant) to be known as Parkway Unit 10, **PAINTED SKY (UNIT 1)**, zoned R-D residential and related uses zone, developing area, located on UNSER (WEST OF) NW, between GAVIN RD NW and VINEMONT PL NW [REF: 00410-0162, 00410-00931, 00410-00933 ] (J-9) all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRAPARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [Deferred from 1-7-04 & 1/21/04] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**
4. **Project # 1002668**  
03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of Public  
Easements  
03DRB-01890 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOC agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and < Tr E&F / Blk 2 (Vista Magnifica) and Lot B / Blk 8 (Palisades Addn) >, **VISTA MAGNIFICA**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811 ] [Deferred from 1-7-04 AND 1/21/04] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**
5. **Project # 1003027**  
03DRB-02173 Minor-Temp Defer SDWK  
03DRB-02172 Minor-Sidewalk Variance  
03DRB-02159 Major-Preliminary Plat  
Approval  
03DRB-02161 Minor-Site Plan for  
Subdivision
- WAYJOHN SURVEYING, INC agent(s) for INTERFIRST PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3,4,5, Tract(s) 2, **N ALBUQUERQUE ACRES**, zoned RD 7 DU/AC, located on ALAMEDA BOULEVARD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 1003027, 03DRB-01721] Deferred from 1/21/04] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

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

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

6. **Project # 1001209**  
03DRB-02027 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02028 Minor-SiteDev Plan  
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525] [Deferred from 12-10-03] (F-10) **PREVIOUSLY APPROVED. ON THE AGENDA IN ERROR.**
  
7. **Project # 1002714**  
04DRB-00024 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for ZANGARA DODGE request(s) the above action(s) for all or a portion of Lot(s) 8-11A1, Block(s) 25, **EAST END ADDITION**, zoned C-2 community commercial zone, located on VIRGINIA ST NE, between LOMAS BLVD. NE and MARBLE ST NE [REF: Juanita Vigil, EPC Case Planner, 03EPC-00917, 03DRB-01634, 03EPC-01931] (J-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER UNTIL CONTRACTOR PULLS SO19 PERMIT AND FOR A SIDEWALK EASEMENT AND TO PLANNING FOR INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**
  
8. **Project # 1002786**  
04DRB-00036 Minor- SiteDev Plan  
BldPermit

JAMES MILLER agent(s) for FIDELTY TRUST CO. request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 5, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/IP, located on SAN MATEO NE between SAN DIEGO NE and BEVERLY HILLS containing approximately 1 acre(s). [REF: 03DRB 01075] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND CITY ENGINEER FOR SIA, NEED ADA PARKING STALLS DIMENSIONED AND RADII NEEDS LABELING AND AEHD SIGNATURE AND INFRASTRUCTURE NOTE ON SIGNATURE BLOCK.**

9. **Project # 1000658**  
04DRB-00034 Minor-SiteDev Plan  
BldPermit

OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT**, zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s)(C-17) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1001796**  
03DRB-02078 Minor-Prelim&Final Plat  
Approval

SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for all or a portion of Lot(s) 1, **STOUT SUBDIVISION**, zoned SU-1 for O-1 Permissive Uses, located on COORS BLVD. NW, between EAGLE RANCH RD. NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: 03DRB 00916, Z-98-17, Z-84-122, S-98-25 ] [Deferred from 1-14-04] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1000072**  
04DRB-00033 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for DR HORTON INC. request(s) the above action(s) for all or a portion of Lot(s) 14-19 A, Block(s) 34, **NO. ALBQ. ACRES, UNIT B**, zoned R-D residential and related uses zone, developing area, located on LOUISIANA BLVD NE, between CARMEL AVE. NE and HOLLY AVE. NE containing approximately 6 acre(s). [REF: 03DRB-01104 PPA, 03DRB-01107, 03DRB-01106] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CASH-IN-LIEU, A MEETING TO DISCUSS ENCROACHMENT AT HOLLY & LOUISIANA, AMAFCA SIGNATURE AND PLANNING FOR PERIMETER WALL DESIGN SUBMITTAL.**

12. **Project # 1002981**  
03DRB-02132 Minor-Prelim&Final Plat  
Approval
- SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360 ] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
13. **Project # 1003119**  
04DRB-00031 Minor-Prelim&Final Plat  
Approval
- WAYJOHN SURVEYING INC agent(s) for EUBANK EXIT LLC (ARIF AMERSNI) request(s) the above action(s) for all or a portion of Tract(s) 4-B1, **HORNE DEVELOPMENT ADDITION**, zoned SU-1-PCD, located on HOTEL CIR NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 6 acre(s). [REF: DRB-86-637, 1000329 ] (K-21) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1003133**  
03DRB-02076 Minor-Prelim&Final Plat  
Approval  
03DRB-02077 Minor-Vacation of  
Private Easements
- ISAACSON & ARFMAN PA agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M,N,P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and CENTRAL NE containing approximately 9 acre(s). [REF: Z-88-53] [Deferred from 1-7-04] (L-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION WAS APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**



15. **Project # 1003177**  
04DRB-00014 Minor-Preliminary and  
Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for THOMAS WILLIAMSON request(s) the above action(s) for all or a portion of Lot(s) 6-A-1, Block(s) 6 A PORTION OF LOT 6 A 1, **SECOND REPLAT OF MONTGOMERY HEIGHTS**, zoned R-1, located on DELAMAR AVE NE, between HAHN ARROYO and LAFAYETTE DR NE containing approximately 1 acre(s). (G-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
16. **Project # 1003178**  
04DRB-00015 Minor-Preliminary&Final  
Plat Approval
- SURVEYS SOUTHWEST, LTD agent(s) for CHARLES & SUSAN DEMOS request(s) the above action(s) for all or a portion of Lot(s) 3-17A, Block(s) 12, **GLENWOOD HILLS UNIT 2**, zoned R-1, located on CEDARBROOK AVE NE, between GLENWOOD HILLS NE and DESERT HILLS PL NE containing approximately 1 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
17. **Project # 1003182**  
04DRB-00023 Minor-Prelim&Final Plat  
Approval
- WILKS CO. agent(s) for PRAXAIR INC., request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF THE B. N. & S. F. RAILWAY CO.**, zoned M-2 manufacturing zone, located on 2ND ST SW, between TRUMBULL BLVD. SW and WOODWARD RD. SW containing approximately 4 acre(s). [REF: DRB-97-275] [Deferred from 1/21/04] (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/28/04.**

18. **Project # 1003183**  
04DRB-00025 Minor-Prelim&Final Plat  
Approval
- SURVEYS SOUTHWEST agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-46, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR. NE and CUTLER AVE. NE containing approximately 1 acre(s). (H-16) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU DEDICATION AND TO VERIFY NUMBER OF UNITS.**
19. **Project # 1000560**  
**(Project #1003184 in error)**  
04DRB-00028 Minor-Prelim&Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER**, zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] **[HEARD UNDER PROJECT #1003184 IN ERROR]** (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/4/04.**

20. **Project # 1001087**  
04DRB-00004 Minor-Prelim&Final Plat  
Approval

HALE & SUN CONSTRUCTION INC agent(s) for HALE 7 SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12TH ST NW, between CANDELARIA RD NW and MATTHEW AV NW containing approximately 1 acre(s). [REF: 1002231, 022HE-01435, 01DRB-002688, 01DRB-01891 ] [Deferred from 1-7-04] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: 1) UTILITIES DEVELOPMENT: FOR A SEPARATE 20-FOOT PUBLIC WATER AND SEWER EASEMENT AND A SEPARATE 5-FOOT PUE. 2) TRANSPORTATION: TO PROVIDE A RADIUS AT THE CORNER OF 12<sup>TH</sup> AND MAJOR ON LOT 6. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

**NO ACTION IS TAKEN ON THESE CASES:**

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1003186**  
04DRB-00035 Minor-Sketch Plat or  
Plan

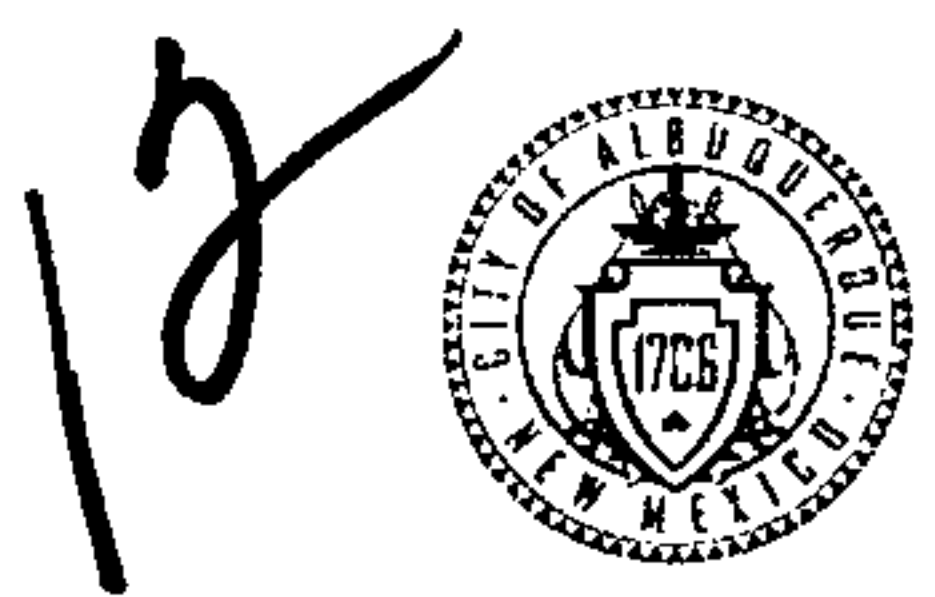
RIO GRANDE ENG agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, **LAND OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between SAN YGNACIO BLVD. SW and TOWER BLVD. SW containing approximately 6 acre(s). [REF: NA ] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003188**  
04DRB-00038 Minor-Sketch Plat or  
Plan

COMMUNITY SCIENCES CORPORATION agent(s) for DELFINO M. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 145A1 and Lots 144B1, 145A2, **LUKE SUBDIVISION**, zoned RA-2, located on GRIEGO RD NW, between GRIEGOS DRAIN and SAN ISIDRO ST. NW containing approximately 2 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Adjourned: Noon





## 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: 03DRB-02132 (P&F)

Project # 1002981

Project Name: DUKE CITY LUMBER CO.

EPC Application No: \_\_\_\_\_

Agent: Surv-Tek Inc.

Phone No: \_\_\_\_\_

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

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - 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

1002981

# SURV TEK, INC.

Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

January 19, 2003

#12

Albuquerque Development Review Board  
P O Box 1293  
Albuquerque, New Mexico 87103

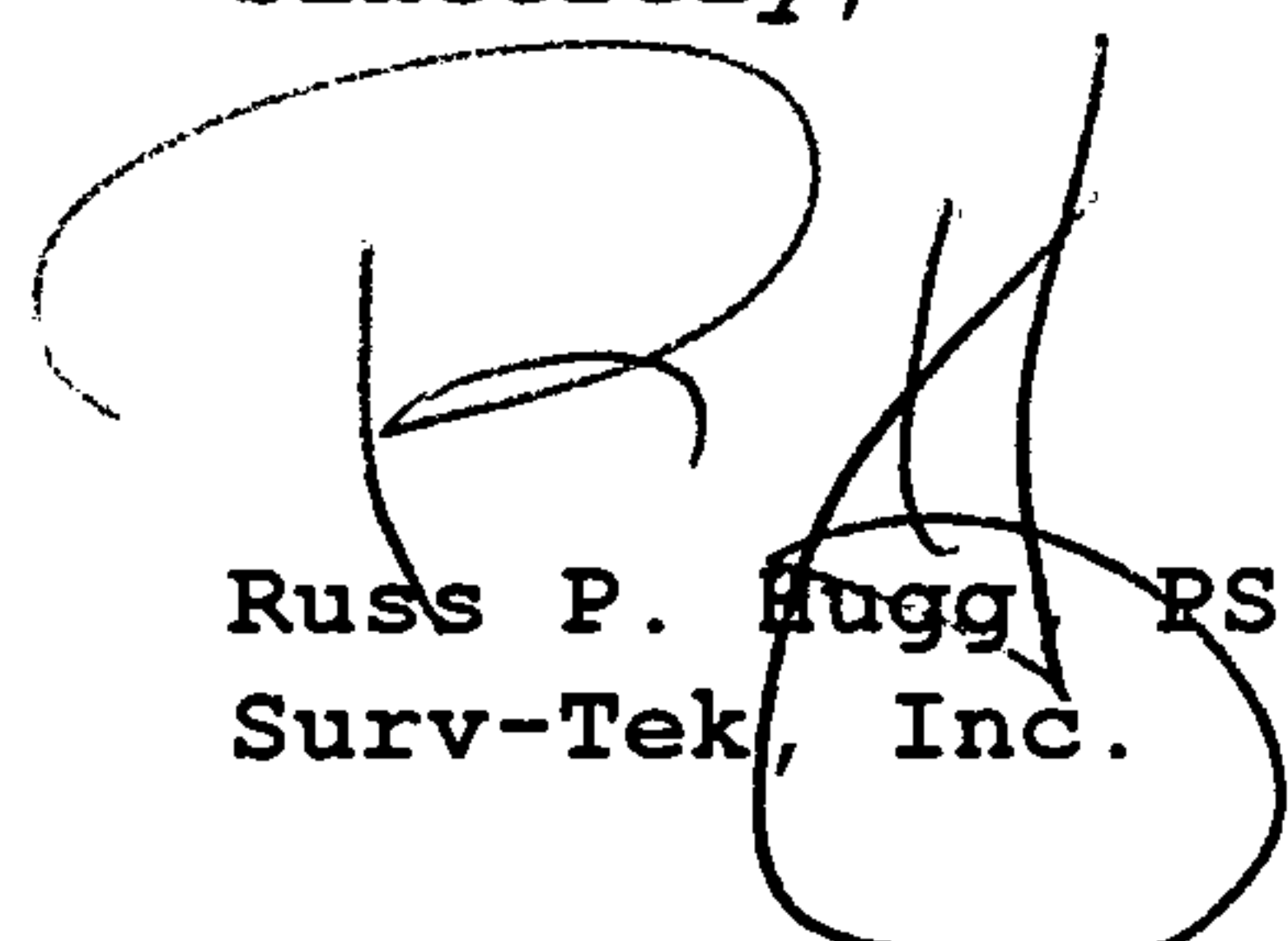
Attention : Sheran Matson, DRB Chair

Re: DRB-Project No. 1002981: Tracts A thru E, Sawmill Industrial,  
City of Albuquerque, Bernalillo County, New Mexico (Being a  
replat of Lot B-1-A-3-A, Duke City Lumber Company Addition).  
Zone Atlas page H-13-Z.

Dear Sheran:

Please defer the public hearing on this project indefinitely to  
allow time for completion of required Engineering design and  
related Infrastructure list and Subdivision Improvement Agreement  
(SIA).

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



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

*file*

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002981**

**AGENDA ITEM NO: 12**

**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:**

An approved drainage plan dated 12-16-03 is on file for Preliminary Plat approval.

**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:** January 21, 2004



**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: 1002981**

**AGENDA ITEM NO: 12**

**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:**

An approved drainage plan dated 12-16-03 is on file for Preliminary Plat approval.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X *Indef*; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

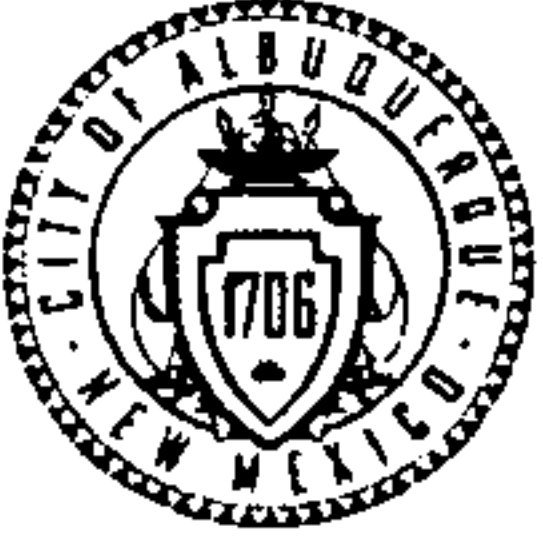
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** January 21, 2004





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 7, 2004

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 11:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

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

DENISH - KLINE agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) C < aka Santa Fe @ The Trails >, **THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 12-31-03] (C-9)  
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
  
2. **Project # 1002928**  
03DRB-01532 Major-Preliminary Plat Approval  
03DRB-01534 Minor-Temp Defer SDWK  
03DRB-01536 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC./ DENISH-KLINE & agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D TBKA TAOS @ THE TRAILS, **THE TRAILS, POR. OF TR. 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: 1002928] [Deferred from 12-31-03] (C-09)  
**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-24-03, THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1000922**  
03DRB-01953 Major-Preliminary Plat  
Approval  
03DRB-01954 Minor-Temp Defer  
SDWK

WILSON & COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DRIVE NW, between URRACA STREET NW and CAMINO DE PAZ containing approximately 50 acre(s). [REF: 1000922, DRB-97-98, V-97-116, 02DRB-01783, 03DRB-01725] [Deferred from 12-31-03] (C-10)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**
  
4. **Project # 1000196**  
03DRB-02102 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BEN RUIZ request(s) the above action(s) for all or a portion of Tract(s) CIB, **CORONADO SAVINGS & LOAN**, zoned SU1 for C-1 residential zone, located on COORS BLVD NW, between SEQUOIA RD NW and REDLANDS NW containing approximately 2 acre(s). [REF: 00450-00641, 02DRB-00845, 02DRB-01850, 03DRB-00862] (G-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**
  
5. **Project # 1000440**  
03DRB-02096 Major-Vacation of  
Public Easements

JOHN MYERS agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **INTERSTATE BUSINESS PARK**, zoned M-2, located on MIDTOWN PLACE NE, between YALE BOULEVARD NE and MIDTOWN ROAD NE containing approximately 6 acre(s). [REF: 1000440 ] (G-16)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1000570**  
02DRB-01021 Minor-Temp Defer  
SDWK  
02DRB-01019 Major-Preliminary Plat  
Approval  
02DRB-01020 Major-Vacation of  
Public Easements  
02DRB-01567 Major-Site Plan for  
Subdivision

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 93 94 95 to be known as Parkway -Unit 10, **TOWN OF ATRISCO GRANT AND TRA PARKWAY -8**, zoned R-LT residential zone, located on WEST OF UNSER NW, between GAVIN RD NW and VINEMONT PLACE NW containing approximately 13 acre(s). [REF: 3 ][Deferred from October 30, 2003] (J-9)  
**DEFERRED FOR GRADING AND DRAINAGE PLAN AND AMAFCA APPROVAL TO 1-21-04.**

7. **DRB-97-165**  
**V-97-507**

Tierra West Development Management Services, agents for Tim Eichenberg, request **Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment** for Tracts B and C, Blocks 2 and 7, **WELLS SANDIA MANOR**, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM 11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [Deferred from 11/5/03, 1/7/04] (L-23)  
**DEFERRED AT THE AGENT'S REQUEST TO JANUARY 5, 2005. A NEW SUBMITTAL TO DRB IS REQUIRED FOR JANUARY 5, 2005 HEARING.**



8. **Project # 1001901**  
03DRB-02174 Minor-Prelim&Final Plat Approval  
03DRB-02098 Minor-Vacation of Private Easements  
03DRB-02097 Major-Vacation of Public Easements
- ABQ. ENGINEERING, INC. agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 1-3, **VERANDA STREET PROPERTIES**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between CANDELARIA RD. NW and VERANDA ST. NW containing approximately 1 acre(s). [REF: 02DRB-00618, 03DRB-01700 SK, 03DRB-02097 & 98, V-91-72 ] (G-12)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**
9. **Project # 1002984**  
03DRB-02101 Major-Vacation of Pub Right-of-Way  
03DRB-02103 Major-Vacation of Public Easements
- WILSON AND COMPANY agent(s) for VOLCNO CLIFFS PROPERTY OWNERS ASS'N request(s) the above action(s) for, **VOLCANO CLIFFS UNITS 2 AND 5**, zoned R-1, located on 81ST STREET NW, between MONTE CARLO DRIVE NW and CLIFF ROAD NW [REF: 1002984, 1002197] (E-10)  
**THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. **Project # 1003011**  
03DRB-02088 Major-Vacation of Pub  
Right-of-Way  
03DRB-0289 Minor-Prelim & Final Plat  
Approval

SURV-TEK INC. agent(s) for HOFFMANTOWN INC. request(s) the above action(s) for all or a portion of Lot(s) A-G, Block 4-A, **HOFFMANTOWN SHOPPING CENTER, INEZ ADDITION**, zoned C-2, located on MENAUL BLVD NE, between INEZ DR. NE and VICTOR CIRCLE NE containing approximately 5 acre(s). [REF: 03DRB 01672, ZA-78-240] (H-19)  
**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, PROPERTY MANAGEMENT AND AMAFCA SIGNATURES, AND 15-DAY APPEAL PERIOD, AND TO TRANSPORTATION FOR PARKING BUMPERS REGULATED TO PREVENT ENCROACHMENT ONTO PEDESTRIAN PATH AND ADA ISSUES TO BE ADDRESSED AT VICTOR CIRCLE AND INEZ.**

11. **Project # 1002668**  
03DRB-01888 Major-Preliminary Plat  
Approval  
03DRB-01889 Major-Vacation of  
Public Easements  
03DRB-01890 Minor-Temp Defer  
SDWK

MARIL GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C and Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA**, and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [Deferred from 11/26/03] (H-11)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04.**

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

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

12. **Project # 1000875**

03DRB-02166 Minor-SiteDev Plan  
BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) F-1, **FINELAND DEV. BULK LAND PLAT**, zoned SU-1 special use zone, FOR R-2 USES, located on MCMAHON BLVD NW, between UNSER BLVD. NW and BANDELIER DR. NW containing approximately 11 acre(s). [REF: Z-98-31, 1002793, 03EPC-0053 & 54 ] [Makita Hill, EPC Planner] (A-11)

**THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1001209**  
03DRB-02063 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139 ] (F-10)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED TODAY AND THE GRADING AND DRAINAGE PLAN DATED 12-11-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT CONDITION IS THE PERIMETER WALL DESIGN SUBMITTAL MUST BE APPROVED BEFORE FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02027 Minor-SiteDev Plan  
BldPermit/EPC  
03DRB-02028 Minor-SiteDev Plan  
Subd/EPC

GEORGE RAINHART & ASSOC. agent(s) for JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 for Neighborhood Commercial, located on WESTERN TRAILS NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 03EPC 00699/00701, 02500 00126, DRB 94-525 ] [Deferred from 12-10-03] (F-10)

**THE SITE PLAN FOR BUILDING PERMIT AND THE SITE PLAN FOR SUBDIVISION WERE APPROVED AND SIGNED BY THE BOARD.**



14. **Project # 1002342**  
03DRB-02178 Minor-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-3, **CLYDE LELAND SUBDIVISION**, zoned RT, located on ATRISCO DR. NW, between LEGENDS AVE. NW and WESTERN TRAIL NW containing approximately 3 acre(s). [REF: Z-85-38-5C2, 02DRB 01720 ] (F-11)

**THE FINAL PLAT WAS APPROVED WITH SIGN OFF DELEGATED TO HYDROLOGY FOR 26 FF VERIFICATION OF LOOP AND AMAFCA SIGNATURE.**

15. **Project # 1003120**  
03DRB-02143 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC. agent(s) for PAN AM 25, PHASE II, MANUFACTURING, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A& 1-B, **LEVI STRAUSS & CO.**, zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD. NE and I-25 SO. BND. PAN AMERICAN FWY containing approximately 13 acre(s). [REF: 03DRB-02021 ] (C-18)

**THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO TRANSPORTATION FOR A SKETCH OF "C1" 25' RADIUS WITH EXISTING INFRASTRUCTURE, R-O-W ON ALAMEDA, ACCESS EASEMENTS, AND AMAFCA SIGNATURE.**

16. ~~Project # 1002981~~  
03DRB-02132 Minor-Prelim&Final Plat  
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360 ] (J-13)

~~[DEFERRED AT THE AGENT'S REQUEST TO 1-21-04]~~

17. **Project # 1003133**  
03DRB-02076 Minor-Prelim&Final Plat  
Approval  
03DRB-02077 Minor-Vacation of Private  
Easements

ISAACSON & ARFMAN PA agent(s) for TRICOR  
SOUTHWEST CORP. request(s) the above action(s) for all  
or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**,  
zoned C-3/C-2 (SU), located on CENTRAL NE, between  
JUAN TABO NE and SKYLINE NE containing  
approximately 9 acre(s). [REF: Z-88-53] [Deferred from  
12-17-03](L-22)  
**DEFERRED AT THE AGENT'S REQUEST TO 1-21-04**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT – AGENT IS REQUIRED TO BE AT THE MEETING**

18. **Project # 1000057**  
03DRB-02175 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING agent(s) for BRADBURY &  
STAMM PASEO LTD. request(s) the above action(s) for all  
or a portion of Tract(s) F-1, **LANDS OF SPRINGER  
CORP.**, zoned SU-2 special neighborhood zone, M-1,  
located on PASEO DEL NORTE NE, between  
WASHINGTON ST. NE and EDITH BLVD. NE containing  
approximately 7 acre(s). [REF: AX-77-29, DRB-96-433,  
99DRB-00056, 00DRB-003, 03DRB-01365 ] (C-16)  
**THE ABOVE REQUEST WAS REVIEWED AND  
COMMENTS WERE GIVEN.**

19. Other matters:

Adjourned: 11:55 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board  
January 7, 2004 Comments**

**ITEM # 16**

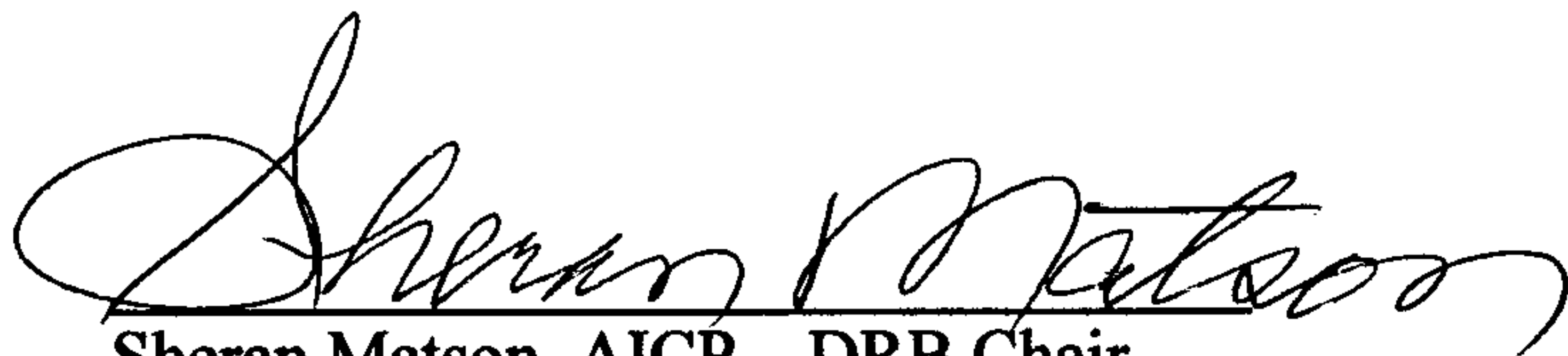
**PROJECT # 1002981**

**APPLICATION # 03-02132**

**RE: Duke City Lumber, Lot B-1-A-3-A/prelim & final**

In the future, be sure to include a letter addressed to the DRB explaining what action your client wants taken and why. If this letter is not included, deferral could occur.

Planning will comment at the hearing when agent explains what the request is.

A handwritten signature in black ink, appearing to read "Sheran Matson". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



**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: 1002981**

**AGENDA ITEM NO: 16**

**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:**

An approved drainage report dated 12-16-03 is on file for Preliminary Plat approval.

**RESOLUTION:**

1-21-04

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** January 7, 2004





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

**D** Street Name Change (Local & Collector)

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

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Victor Chavez PHONE: 263-5229

ADDRESS: 4250 Rancho Bonito NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: VJC@VJC Engineering.com

APPLICANT: ACE Leadership High School PHONE: 242-4733

ADDRESS: 1240 Bellamah Ave NW FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: info@ACEleadership.org

Proprietary interest in site: \_\_\_\_\_ List all owners: ACE Foundation

DESCRIPTION OF REQUEST: Extension of infrastructure improvement agreement

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

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

Lot or Tract No. Tract C Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: Sawmill Industrial

Existing Zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): J-13-2 UPC Code: \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_

No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total site area (acres): \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Sawmill

Between: 12<sup>th</sup> and 15<sup>th</sup>

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

SIGNATURE Victor Chavez DATE 6/17/15

(Print Name) Victor Chavez Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

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

15 DRB - 70231

Action

ESIA  
CMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 70.00

Hearing date July 8, 2015

6-17-15

Project #

1002981

Staff signature & Date

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

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

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

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

**Preliminary plat approval expires after one year.**

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

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

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

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

**Amended preliminary plat approval expires after one year.**

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

*MINOR*

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

**(Temporary sidewalk deferral extension use FORM-V)**

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

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

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

Victor Chavez  
Applicant name (print)  
Victor Chavez 6/17/15  
Applicant signature / date

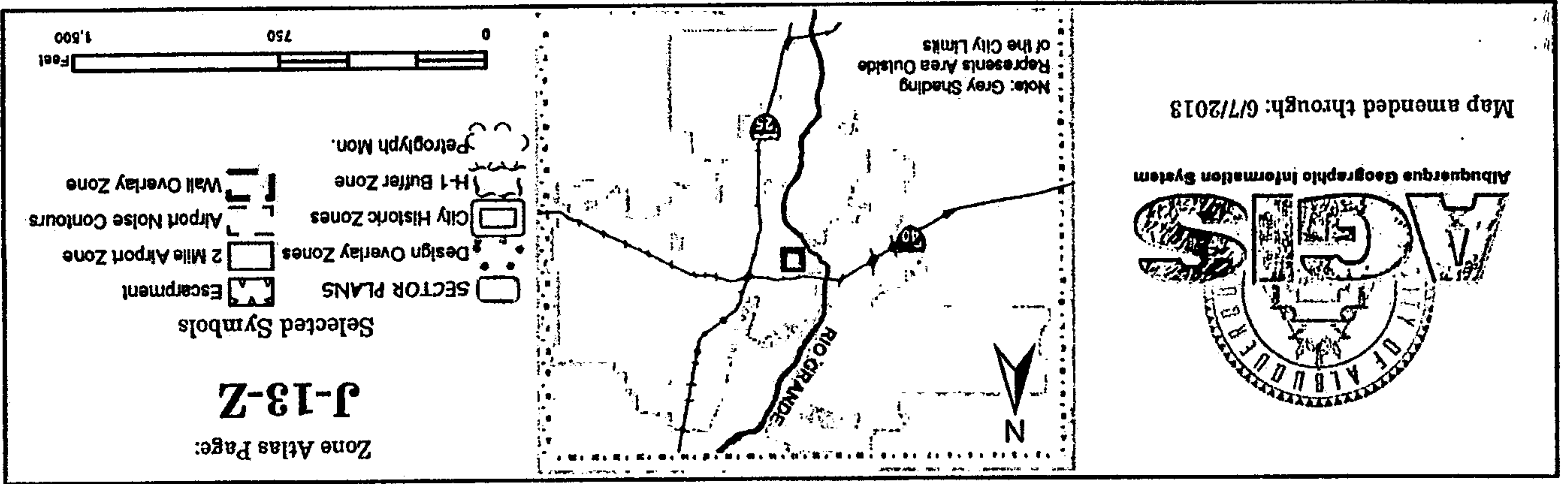


Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
15 - DRB - 70231

[Signature] 6-17-15  
Planner signature / date  
Project # 1002981





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





Agent said this was his letter.  
AB

## REQUEST FOR FINANCIAL GUARANTY REQUIREMENT

Date: 1/23/2014 City Project Number: 725182 Map No.: J-16

**\*NOTE: City Project Number Must be acquired from Master Scheduler prior to this request.**

Subdivision or Development Name: ACE Leadership High School

Current Legal Description: Duke City Lumber Company Addition Lot B-1-A-3-A

Current DRB Case Number: 1002981

Developer: ACE Leadership High School

Address: 800 20<sup>th</sup> St. NW

Albuquerque, NM 87104

Phone No.: 505-242-4733

**REQUESTOR:**  Owner  Developer  A/E  Other

Name: Glenn Broughton

Company: Bohannon Huston Inc.

Address: Courtyard 1

7500 Jefferson St. NE

Albuquerque, NM 87109

Phone No.: 505-823-1000

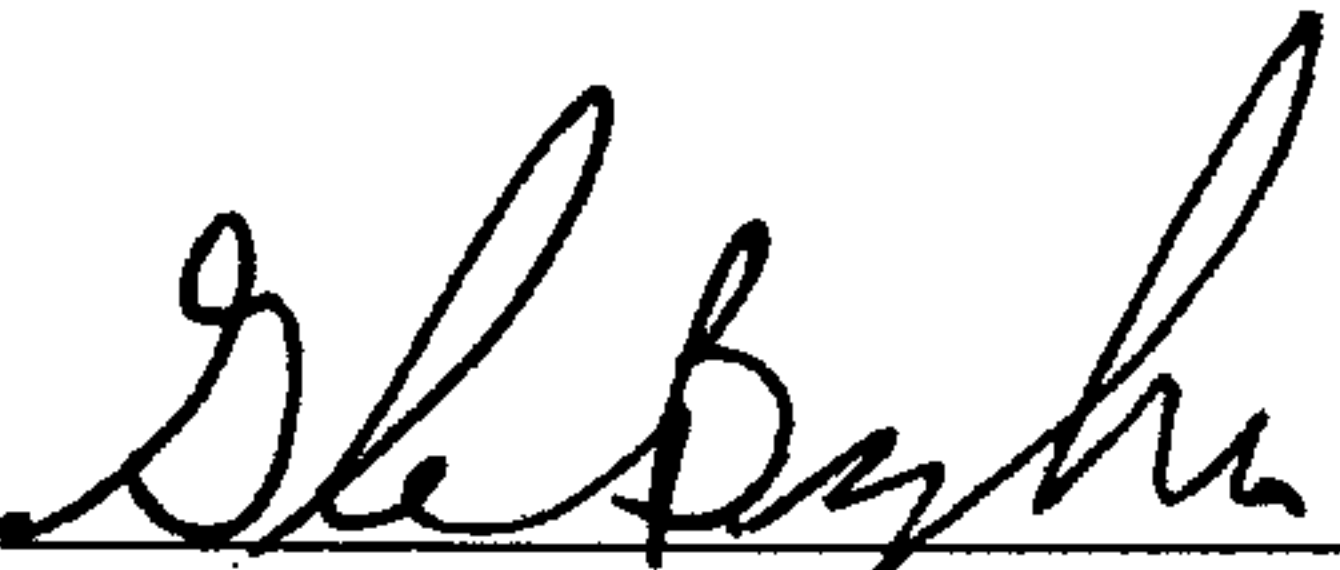
### **INFRASTRUCTURE:**

Water  Sanitary Sewer  Paving  Storm Drainage  
 On-Site  Off-Site  Both  Sidewalk Deferral

### **REQUIRED ATTACHMENTS:**

1. Approved Infrastructure List
2. Engineer's Estimate based on approved Preliminary Plat - this estimate is to be broken down for on-site, off-site and sidewalk deferral, all on separate sheets.
3. Zone Map or Preliminary Plat along with overall paving and/or utility plan identifying limits of work.

**NOTE:** I the undersigned, do fully understand that this Financial Guaranty is based on the estimate prepared by the Design Engineer and approved by the applicant and DOES NOT constitute an approval of the Construction Estimate by the Chairman. This estimate may or may not be the DRC approved estimate.

Name: (Printed): Glenn Broughton Signature: 





VICINITY MAP  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page J-13-Z.

**SUBMISSION DATA**

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 4
3. Gross Subdivision acreage: 11.0556 acres
4. Additional Public Street R/W dedicated: 0.0404 Ac.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 2013 & 2014

103058926 468120-70

PP INVESTMENTS LTD CO

Russ P. Hugg

Bernalillo County Treasurer

3/24/14  
Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - C. Qwest Corporation d/b/a CenturyLink OC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or substructure), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PURPOSE OF PLAT**

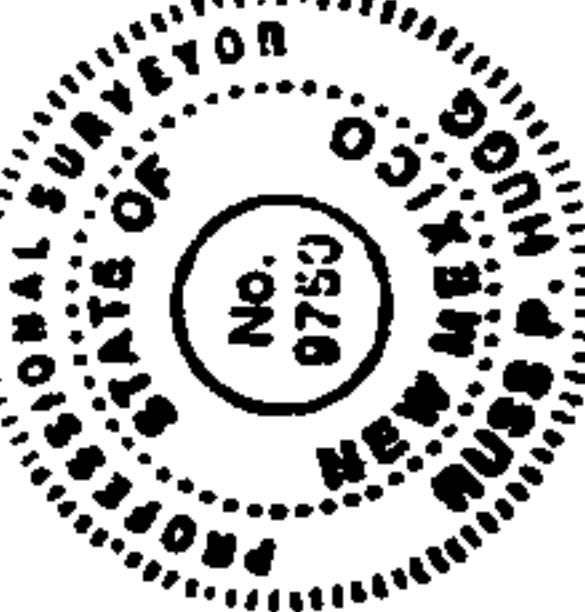
The purpose of this plat is to:

1. Show the easements VACATED by 13DRB-70786 as shown hereon.
2. Divide existing Tract B-1-A-3-A into Four (4) tracts shown hereon.
3. Dedicate the additional public street right of way as shown hereon.
4. Grant the Public and Private Easements as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct, to the best of my knowledge and belief.

*Russ P. Hugg*  
Russ P. Hugg  
NMP S No. 9750  
January 11, 2014



FLAT OF  
TRACTS A THRU D  
SAWMILL INDUSTRIAL

(BEING A REPLAT OF LOT B-1-A-3-A,  
DUKE CITY LUMBER COMPANY ADDITION)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 9 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

PROJECT NUMBER 1002781

Application Number: 13 DRB-70793  
13 DRB-70294

**FLAT APPROVAL**

**UTILITY APPROVALS**

*Rosenda Lopez*  
Public Service Company of New Mexico  
Date 1-21-14

*[Signature]*  
New Mexico Gas Company  
Date 1-21-2014

*[Signature]*  
Qwest Corporation d/b/a CenturyLink OC  
Date 1/27/14

*[Signature]*  
Cablecast  
Date 1/27/14

**CITY APPROVALS**

*Dail P. Auster*  
City Surveyor  
Department of Municipal Development  
Date 1/16/14

Real Property Division  
Date

Environmental Health Department  
Date

*[Signature]*  
Traffic Engineering, Transportation Division  
Date 03-12-14

*Allison Pester*  
ABCWA  
Date 03/13/14

*Carol J. Dumont*  
Parks and Recreation Department  
Date 3-12-14

*Guiz C. Chen*  
AMAFCA  
Date 3-12-14

*Guiz C. Chen*  
City Engineer  
Date 3-12-14

*David Chad*  
DRB Chairperson, Planning Department  
Date 3-24-14

DOC# 2014023551

31272014 04 10 PM P28 1 of 3  
11:42 AM 04 10 PM P28 1 of 3  
Touhou Office, Bernalillo Co.

SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
2801 Willy New Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-3368  
Fax: 505-897-3377

**FLAT OF  
TRACTS A THRU D  
SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A,  
DUKE CITY LUMBER COMPANY ADDITION)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot B-1-A-3-A, Duke City Lumber Company Addition as the same is shown and designated on the plat entitled "LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION (BEING A REPLAT OF LOT B-1-A-3) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 1996, in Volume 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising TRACTS A THRU D, SAWMILL INDUSTRIAL (BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION), SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undesignated owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown herein. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for Sawmill Road N.W. as shown herein to the City of Albuquerque in fee simple with warranty covenant. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF LOT B-1-A-3-A  
1224 BELLMAH LLC,  
a New Mexico limited-liability company

*Steven T. Today*  
Steven T. Today, Jr., Authorized Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16th day of January, 2014, by Steven T. Today, Jr.

*Kathi Cowham*  
Notary Public  
My commission expires June 3, 2016



OFFICIAL SEAL  
KATHI COWHAM  
NOTARY PUBLIC-STATE OF NEW MEXICO  
June 3, 2016

**LINE TABLE**

LINE	LENGTH	BEARING
L1	42.50'	N14°02'28"E
L2	32.70'	S13°29'28"W
L3	14.10'	S29°22'28"W
L4	18.62'	S19°30'40"W
L5	104.11'	S73°05'40"E
L6	60.00'	S20°32'20"W
L7	103.27'	N70°20'40"W
L8	17.26'	N11°43'05"W
L9	8.86'	S14°06'48"W
L10	37.53'	S13°24'25"W
L11	58.59'	N55°33'26"W
L12	10.27'	S52°50'32"E
L13	147.96'	N50°10'28"E
L14	43.75'	N30°45'58"E
L15	37.69'	S36°21'01"E
L16	43.55'	S31°43'47"E
L17	27.56'	N31°43'47"W
L18	9.50'	S14°04'26"W
L19	20.00'	N73°55'54"W
L20	9.50'	N14°04'26"E
L21	15.04'	N75°53'34"W
L22	56.55'	N53°42'19"E
L23	28.31'	S20°45'45"W
L24	37.55'	S58°05'27"W
L25	26.07'	S20°34'20"W
L26	25.71'	S36°23'51"E
L27	26.54'	N14°07'29"E
L28	15.96'	N14°07'29"E
L29	10.23'	S75°55'34"E

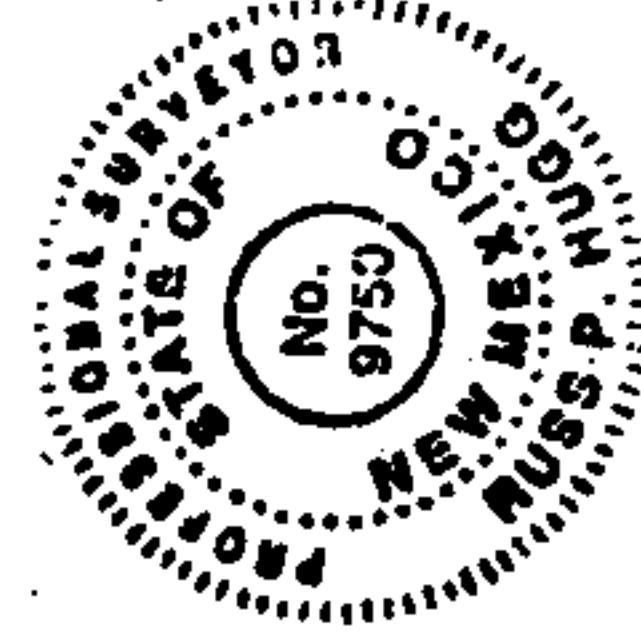
L31	137.33'	N14°04'26"E
L32	108.13'	N53°42'19"E
L33	69.03'	N36°18'41"W
L34	49.99'	S28°22'34"W
L35	127.33'	S12°28'53"W
L36	124.55'	S11°08'55"E
L37	121.22'	N11°06'55"W
L38	103.01'	N11°10'21"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.45'	340.51'	31.82'	63.37'	S56°16'48"E	104°40'37"
C2	50.10'	72.22'	28.11'	49.10'	N70°45'33"W	39°44'49"
C3	76.35'	56.18'	45.38'	70.61'	N87°21'56"W	27°51'29"
C4	64.92'	62.13'	35.78'	62.01'	N09°10'20"W	59°52'10"

**SECTION 14-14-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



DOC# 2014023551

01/24/2014 04:10 PM Page 3 of 3  
Toula Ollivero, Bernalillo Co.  
11/14/13 2:28:06 PM  
11/14/13 2:28:06 PM

SHEET 2 OF 3

**SURVOTEK, INC.**  
Consulting Surveyors  
8064 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-5566 Fax: 505-897-5577





**Engineers Opinion of Probable Cost for Public Infrastructure for  
ACE Leadership High School  
January 23, 2014**

Item No.	Short Description	Estimated Unit Price	Unit	Estimated Quantity	Estimated Amount
<b>BELLAMAH AVENUE</b>					
<b>Demolition</b>					
343.020	AC PVMT <4", SAW, R&D	\$ 6.23	SY	873	\$5,438.79
<b>Paving</b>					
301.020	SUBGRADE PREP, 12"	\$ 2.00	SY	873	\$1,746.00
302.010	ABS, 6"	\$ 6.93	SY	873	\$6,049.89
336.022	ASP CONC, Superpave, 2", M	\$ 9.52	SY	1745	\$16,612.40
340.050	C & G, STD, PCC	\$ 20.31	LF	314	\$6,377.34
<b>Subtotal Bellamah</b>					<b>\$36,224.42</b>
<b>15TH STREET</b>					
<b>Paving</b>					
301.020	SUBGRADE PREP, 12"	\$ 2.00	SY	559	\$1,118.00
302.010	ABS, 6"	\$ 9.01	SY	559	\$5,036.03
336.022	ASP CONC, Superpave, 2", M	\$ 9.52	SY	1117	\$10,633.84
340.050	C & G, STD, PCC	\$ 20.31	LF	252	\$5,118.12
<b>Subtotal 15th Street</b>					<b>\$21,905.99</b>
<b>VILLAGE - CROSSING CONNECTION</b>					
<b>Paving</b>					
301.020	SUBGRADE PREP, 12"	\$ 2.00	SY	363	\$726.00
302.010	ABS, 6"	\$ 6.93	SY	363	\$2,515.59
336.022	ASP CONC, Superpave, 2", M	\$ 9.52	SY	725	\$6,902.00
340.050	C & G, STD, PCC	\$ 20.31	LF	242	\$4,915.02
<b>Subtotal Village - Crossing Connection</b>					<b>\$15,058.61</b>
<b>SAWMILL ROAD</b>					
<b>Paving</b>					
340.010	SDWK, 4", PCC	\$ 40.09	SY	159	\$6,374.31
<b>Subtotal Sawmill Road</b>					<b>\$6,374.31</b>
<b>TRACT B WATERLINE</b>					
<b>Waterline</b>					
801.002	6" WL PIPE, w/o FIT	\$ 21.28	LF	25	\$532.00
801.005	12" WL PIPE, w/o FIT	\$ 28.20	LF	519	\$14,635.80
801.081	6" GATE VLV	\$ 689.69	EA	2	\$1,379.38
801.084	12" GATE VLV	\$ 1,473.70	EA	2	\$2,947.40
801.114	FH, 4 1/2'	\$ 2,227.02	EA	1	\$2,227.02
802.510	1-1/2"-2" WTR MTR BOX	\$ 421.80	EA	1	\$421.80
802.650	2" WTR SVC, SS	\$ 531.91	EA	1	\$531.91
<b>Subtotal Waterline</b>					<b>\$22,675.31</b>
<b>TOTAL</b>					<b>\$102,238.64</b>
<b>ASSUMPTIONS:</b>					
1	This estimate of construction costs is only an opinion. BHI cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this opinion. Final construction costs will vary based on the construction climate in which the bids are received.				
2	Unit prices are from the City of Albuquerque Unit Price guide 2009. BHI has no control over cost of materials or labor.				
3	Arterial pavement section:				
	2 - 2" Asphalt Lifts				
	6" Base Course				
	12" Subgrade Prep				
4	Estimate prepared for the purpose of establishing the required financial guaranty amount.				



Current DRC Project No. \_\_\_\_\_

Date Submitted: 1-22-14  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: 1-22-14  
 Date Preliminary Plat Expires: 1-22-15  
 DRB Project No. 1002981

**ORIGINAL**

Figure 12  
**INFRASTRUCTURE LIST**  
 EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
 Duke City Lumber Company Addition Lot B-1-A-3-A

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		50' R	PAVED CUL DE SAC	BELLEMAH AVENUE		WEST END OF STREET	/	/	/
		40' R	PAVED CUL DE SAC	15TH ST.		NORTH END OF STREET	/	/	/
		4'	SIDEWALK	SAWMILL ROAD	WEST END OF EX SIDEWALK	SW CORNER OF TRACT B	/	/	/
		<del>10'</del>	<del>PAVEMENT WIDENING</del>	<del>SAWMILL ROAD</del>	<del>APPROX 150' NORTH OF SOUTH PROPERTY LINE</del>		/	/	/
		24' F-F	PUBLIC ACCESS ROAD	NW CORNER OF TRACT C	SAWMILL VILLAGE	SAWMILL CROSSING UNIT 2	/	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		12"	WATERLINE	TRACT B	ALONG EAST PROPERTY LINE	ALONG NORTH PROPERTY LINE	/	/	/

<b>AGENT/OWNER</b>		<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>			
PREPARED BY: <u>GLENN BROUGHTON, P.E.</u> FIRM: <u>BOHANNAN HUSTON INC.</u> SIGNATURE: <u>[Signature]</u> <u>1/22/14</u> MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	DRB CHAIR: <u>[Signature]</u> TRANSPORTATION DEVELOPMENT: <u>[Signature]</u> ABCWUA: <u>[Signature]</u>	DATE: <u>1-22-14</u> DATE: <u>01-22-14</u> DATE: <u>01/22/14</u>	PARKS & GENERAL SERVICES: <u>Carol S. Dumont</u> Recreation: <u>[Signature]</u> AMAFQA: <u>[Signature]</u> CITY ENGINEER: <u>[Signature]</u>	DATE: <u>01-22-14</u> DATE: <u>1-22-14</u> DATE: _____	DATE: _____





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002981

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

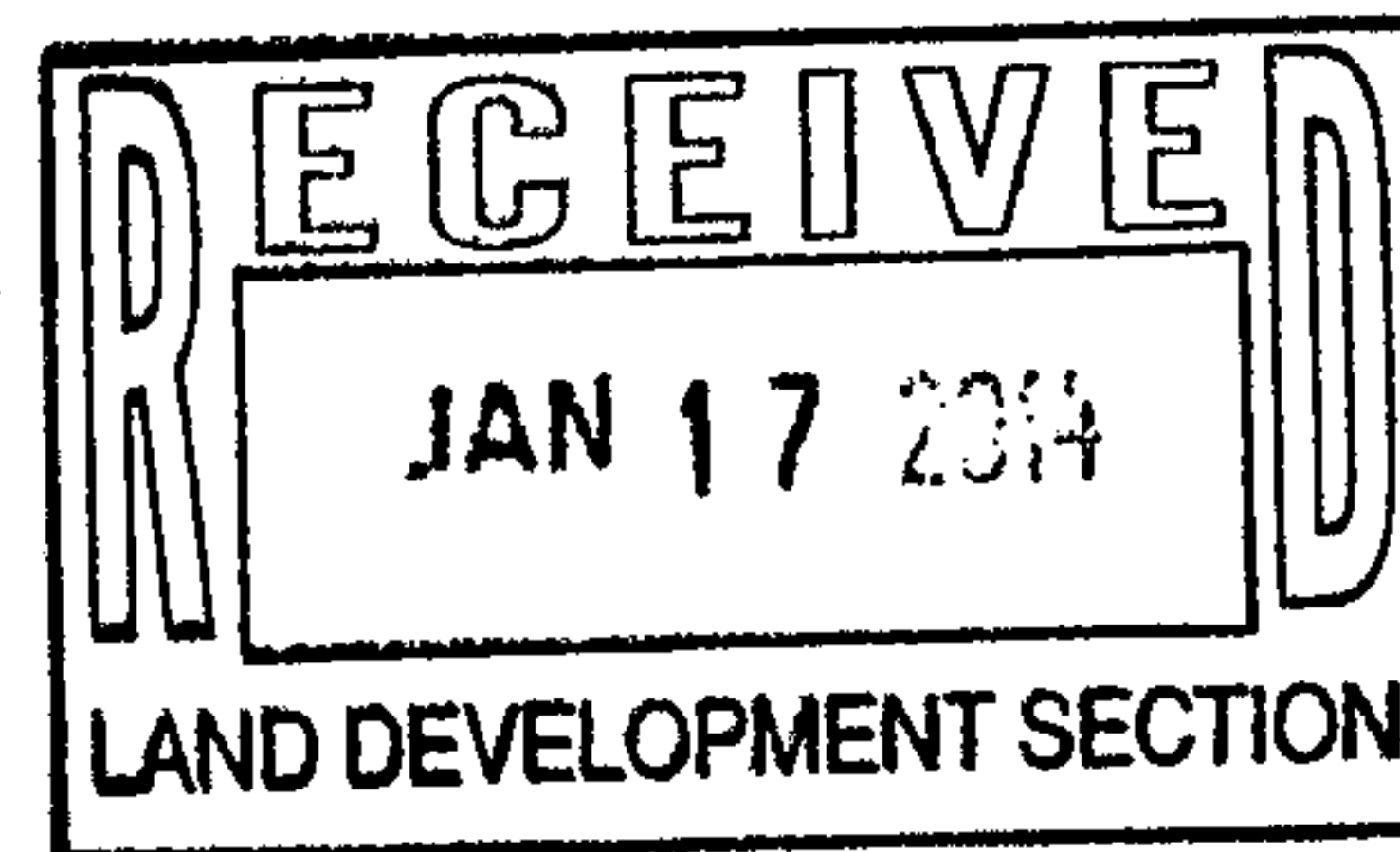
Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 1/22/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFIINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Minor Plat & Design Variance



CONTACT NAME: Glenn Broughton

TELEPHONE: 923-1000 EMAIL: gbroughton@bhinc.com

Current DRC Project No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1002981

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Duke City Lumber Company Addition Lot B-1-A-3-A**

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		40' R	PAVED CUL DE SAC	15TH ST.		NORTH END OF STREET	/	/	/
		4'	SIDEWALK	SAWMILL ROAD	WEST END OF EX SIDEWALK	SW CORNER OF TRACT B	/	/	/
		24' F-F	PUBLIC ACCESS ROAD	NW CORNER OF TRACT C	SAWMILL VILLAGE	SAWMILL CROSSING UNIT 2	/	/	/

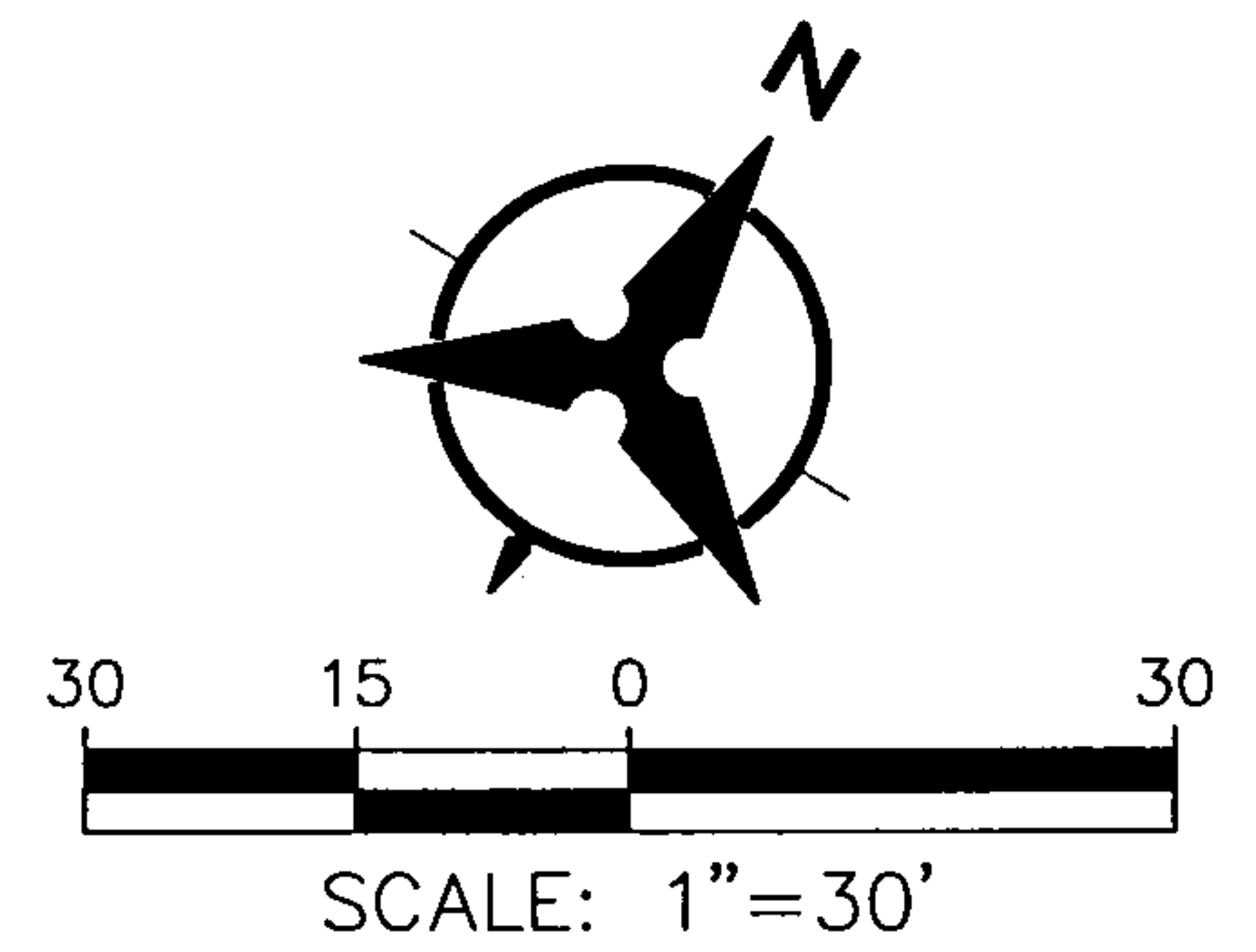
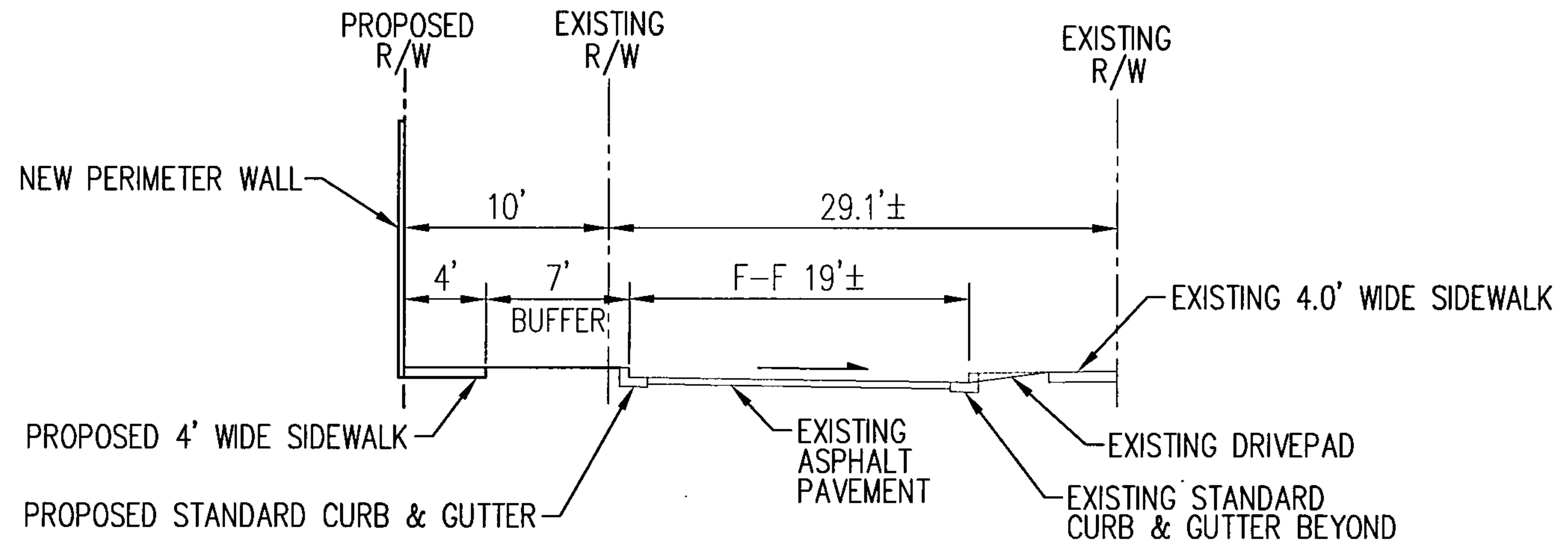
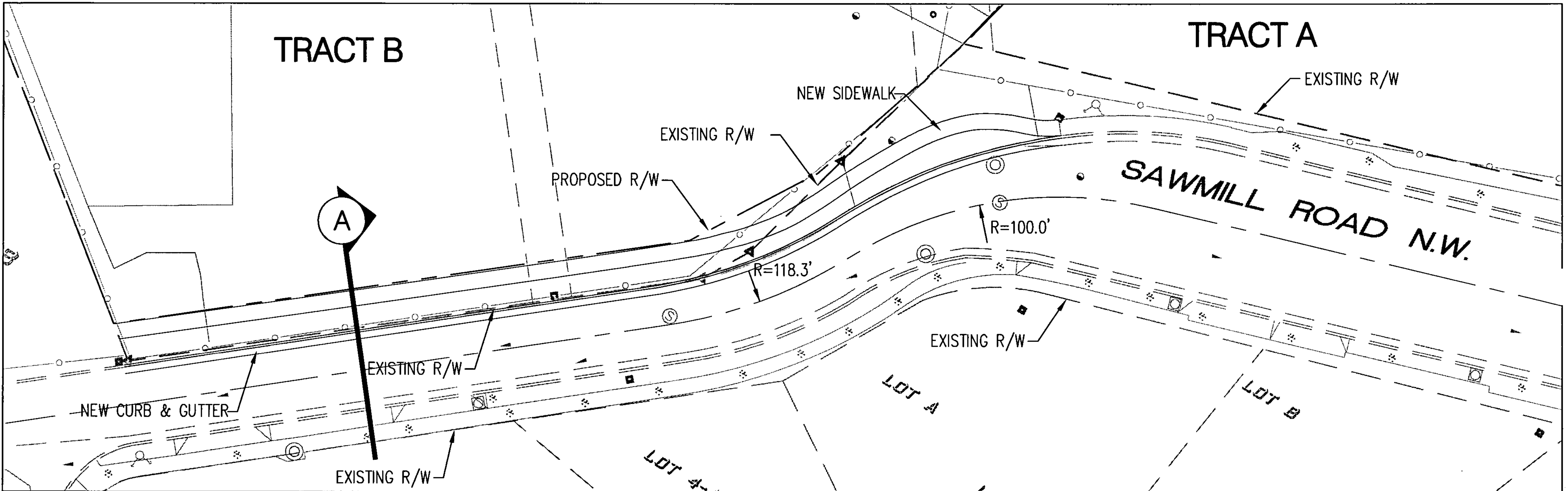
**AGENT/OWNER** | **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

PREPARED BY: <u>GLENN BROUGHTON, P.E.</u> PRINT NAME	DRB CHAIR _____ DATE _____	PARKS & GENERAL SERVICES _____ DATE _____
FIRM: <u>BOHANNAN HUSTON INC.</u> <i>Glenn Broughton 1/17/14</i> SIGNATURE	TRANSPORTATION DEVELOPMENT _____ DATE _____	AMAFCA _____ DATE _____
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____	ABCWUA _____ DATE _____	CITY ENGINEER _____ DATE _____

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



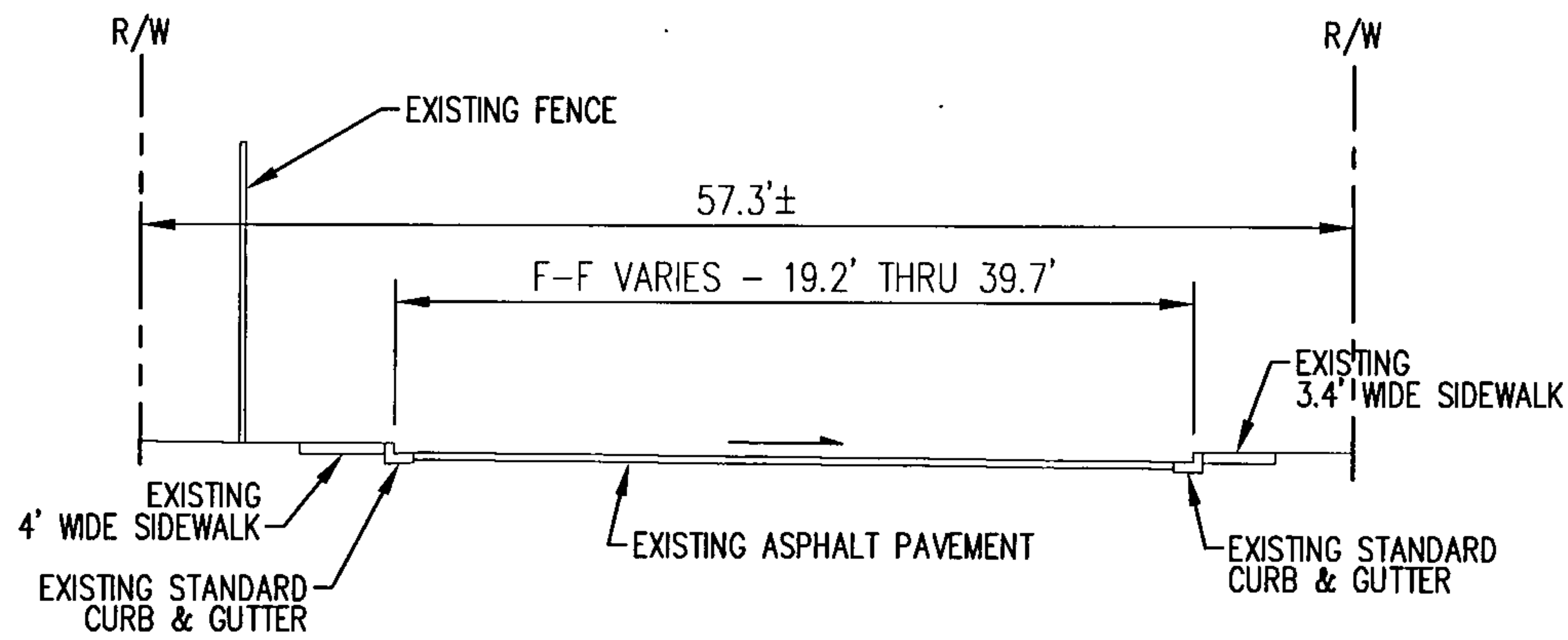
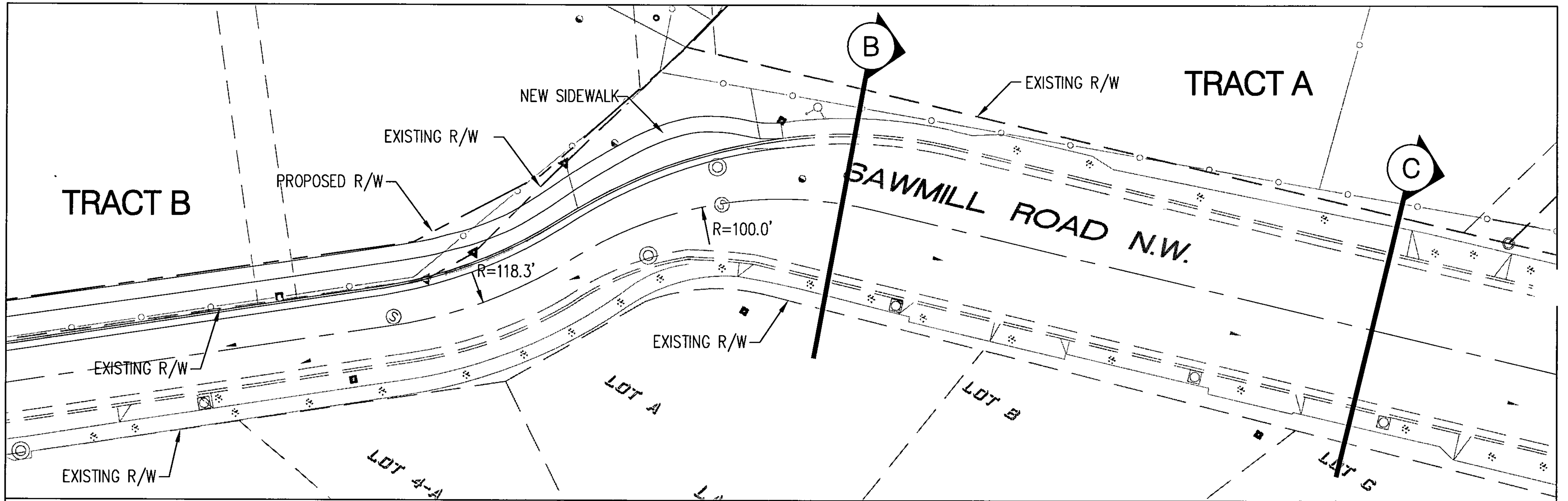


ACE Leadership High School  
 EXHIBIT A  
 1/17/14 PAGE 1 OF 2

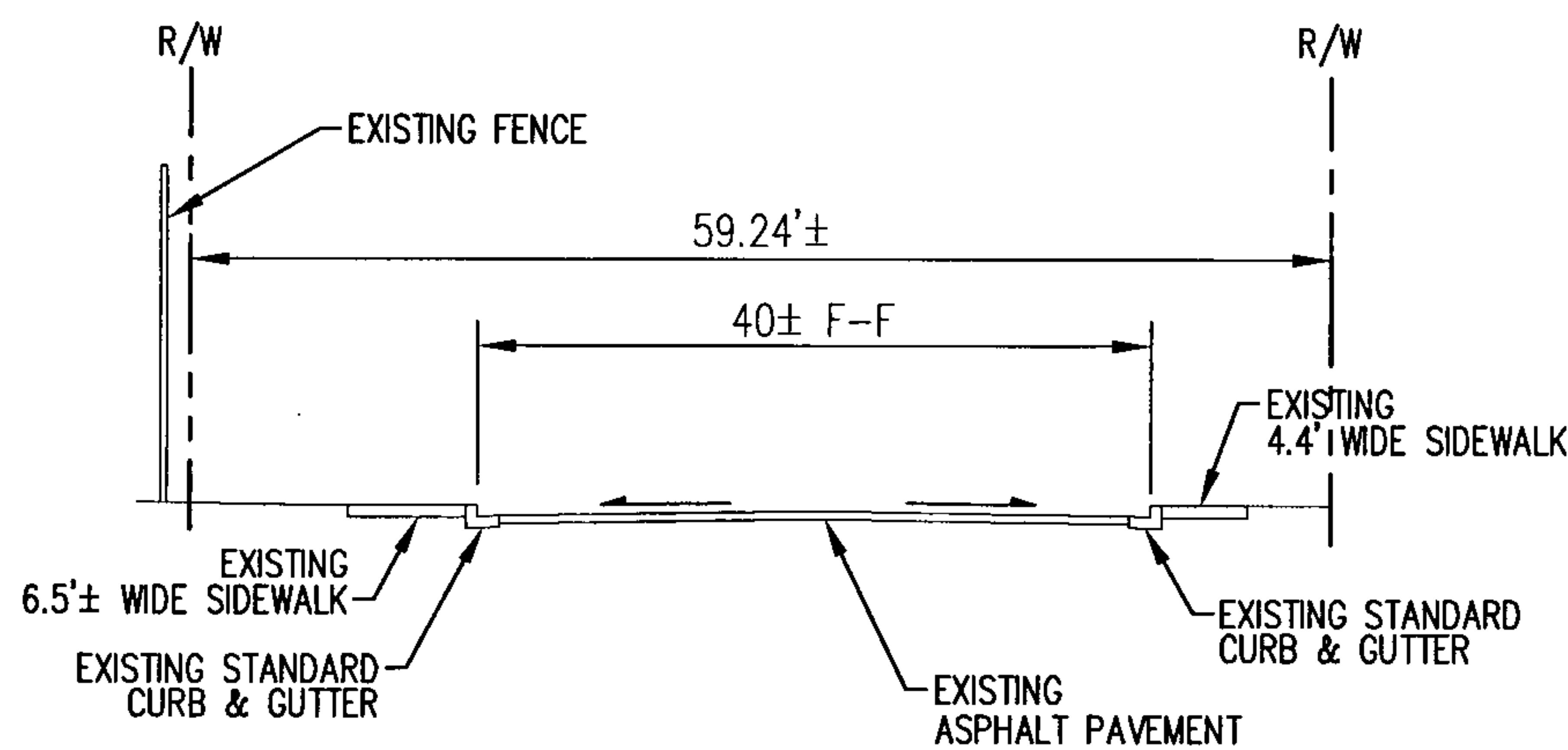
**A** SAWMILL ROAD NW - ROADWAY SECTION  
 NTS



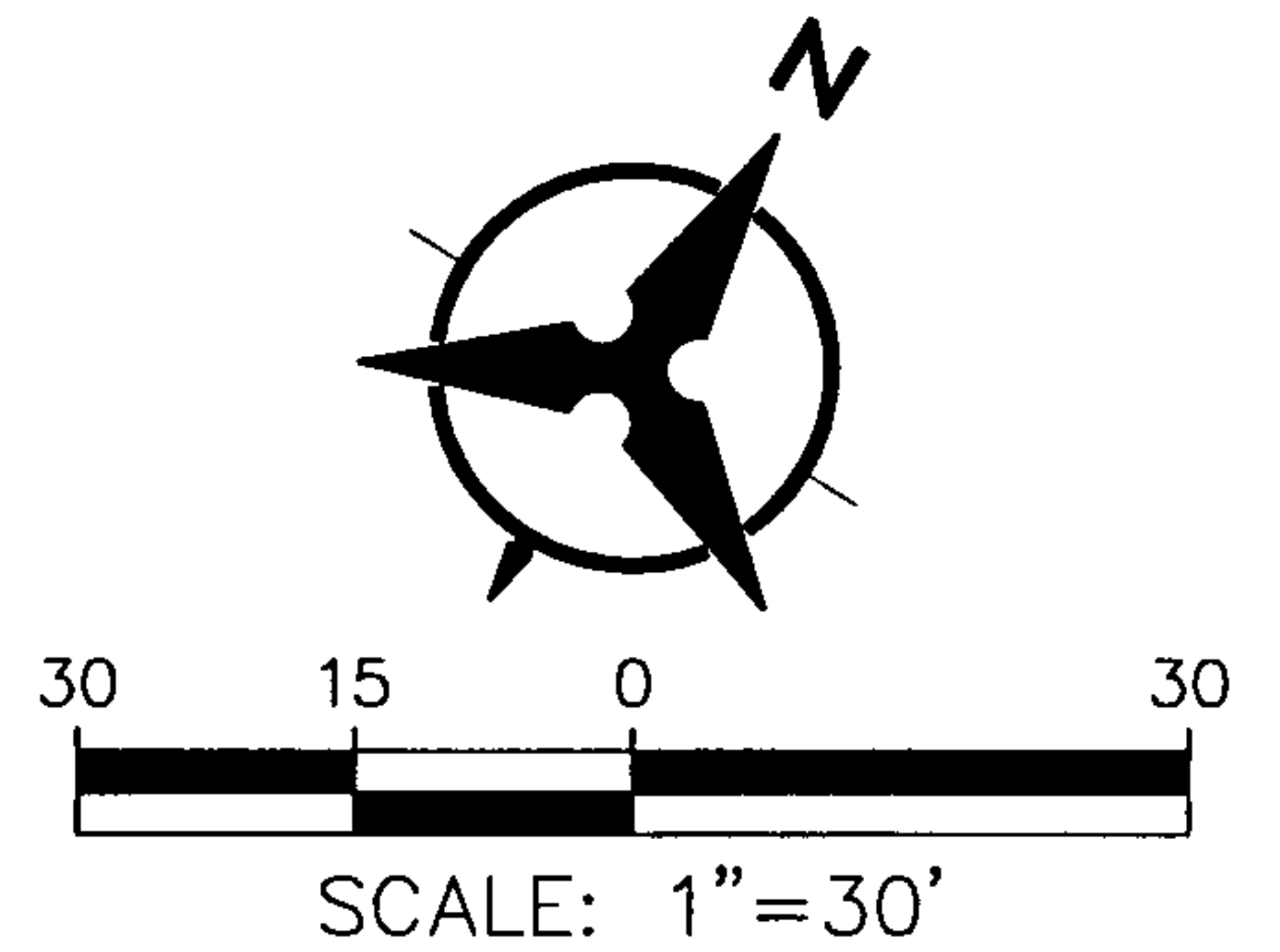




**B** SAWMILL ROAD NW - EXISTING ROADWAY SECTION  
NTS



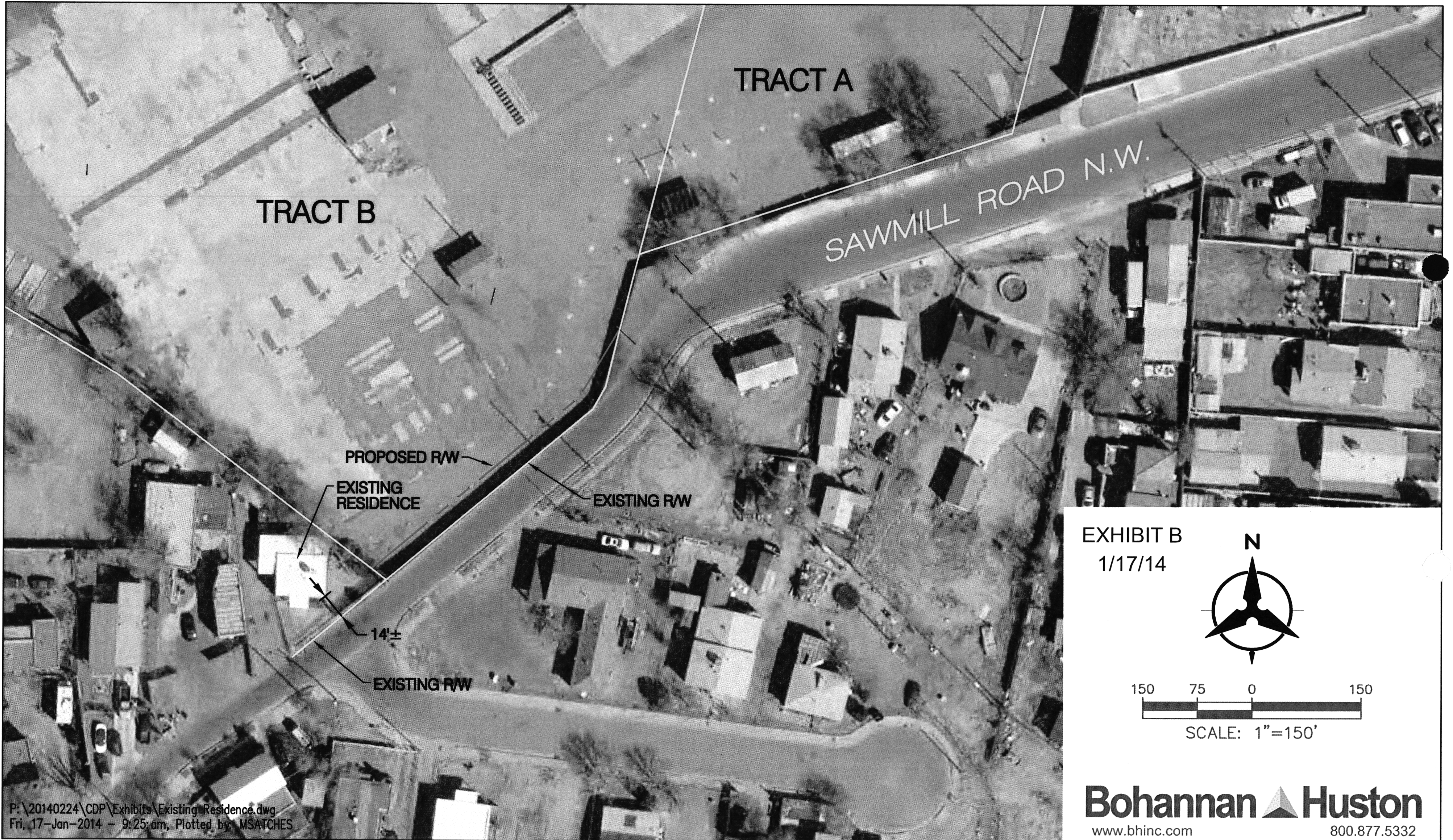
**C** SAWMILL ROAD NW - EXISTING ROADWAY SECTION  
NTS



ACE Leadership High School  
EXHIBIT A  
1/17/14 PAGE 2 OF 2







TRACT A

TRACT B

SAWMILL ROAD N.W.

PROPOSED R/W

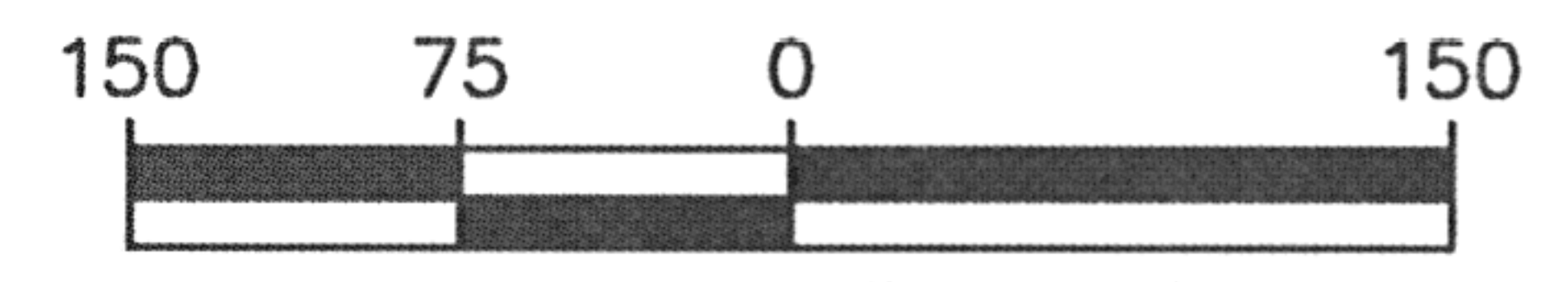
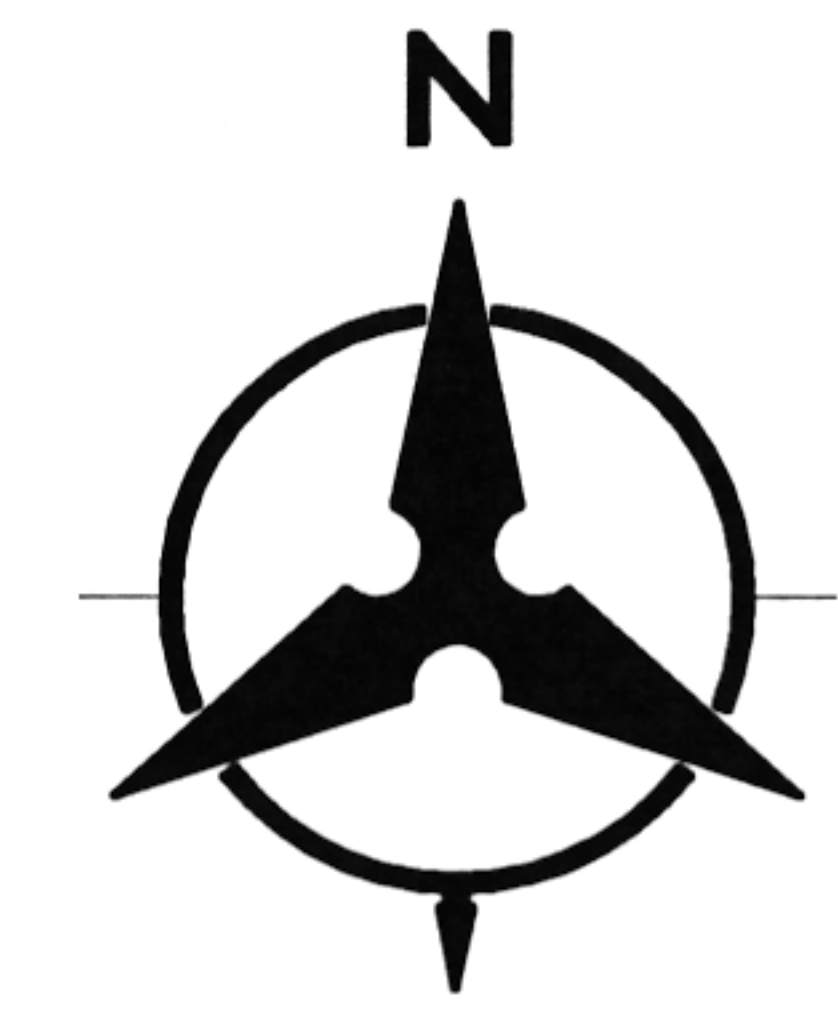
EXISTING RESIDENCE

EXISTING R/W

14'±

EXISTING R/W

EXHIBIT B  
1/17/14



SCALE: 1"=150'



# Sawmill/Wells Park Sector

## Development Plan. Conservation Action Plan

### 4. RENOVATION WORKSHOPS

Hold local building renovation and repair workshops for owners of older residential and commercial buildings.

Possible Implementer Neighborhood Housing Services

Possible Funding

- National Trust for Historic Preservation, Preservation Services Fund (they offer small grants for education, workshops and booklets)
- Community Development Block Grant
- Local Banks
- Economic Opportunity Board
- Gas Company Weatherization Program

---

### 5. NATIONAL HISTORIC REGISTER NOMINATIONS

Submit Multiple Resource Nominations to the National Register for significant buildings and areas. Meet with community residents to identify buildings suitable for local landmark designation.

Possible Implementer City Historic Preservation staff

Estimated Cost Either staff time or a contracted local historian

Possible Funding State Historic Preservation Division, Certified Local Government Funds

---

### 6. PRESERVE BUILDINGS

Preserve significant buildings that define the character of area streets, particularly Mountain Road. (See State Prehistoric and Historic Sites Protection Act.)

- Set up a historic building revolving loan fund.
- Identify potential nonprofit groups to buy buildings.
- Develop policies for shared parking to preserve existing buildings.
- Prohibit historic building demolition for public projects, on-site parking, or parking lots. See Public Project Design Policies and the S-MRN Zone Regulations.

Possible Implementers

- City of Albuquerque
- State of New Mexico
- Neighborhood Housing Services

Possible Funding

- Pocket of Poverty Urban Development (UDAG) payback
- State Housing Advisory Committee of the Housing Division  
Owners of significant buildings on the State Historic Register can request funding.

---

### 7. PRESERVE STREET CHARACTER

- Keep road and street widths narrow in the Sawmill/Wells Park area.
- Discourage through-traffic in residential areas.
- Preserve the predominant 1920s public landscaping pattern.

See the Public Projects Action Plan and Design Policies for Public Projects.

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# Public Project Action Plan

## 19. DESIGN AND BUILD IMPROVEMENTS ON SAWMILL ROAD AND ON BELLAMAH ROAD.

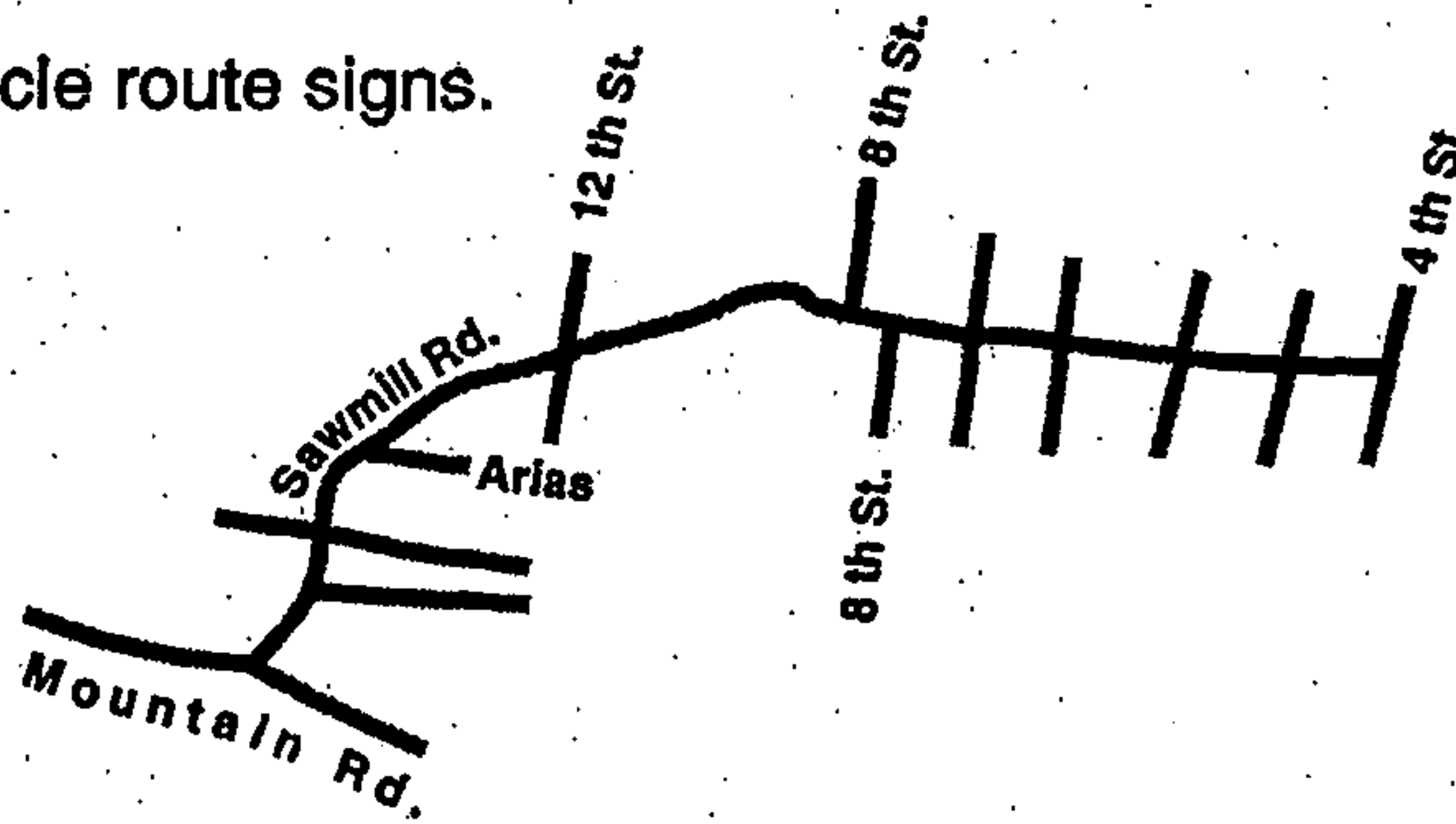
### Project Description:

#### Bellamah Road (from Fourth to Eighth Street) and Sawmill Road (from Eighth to Twelfth Street)

1. Install approximately 2,950 linear feet of 6 feet wide sidewalks and 13 wheelchair ramps.
2. Plant a mixture of approximately 75 ornamental and shade trees in approximately 1,500 linear feet to provide on-street shade and to help screen industrial businesses on the north side of the street from housing on the south side.
3. Install bicycle route signs.

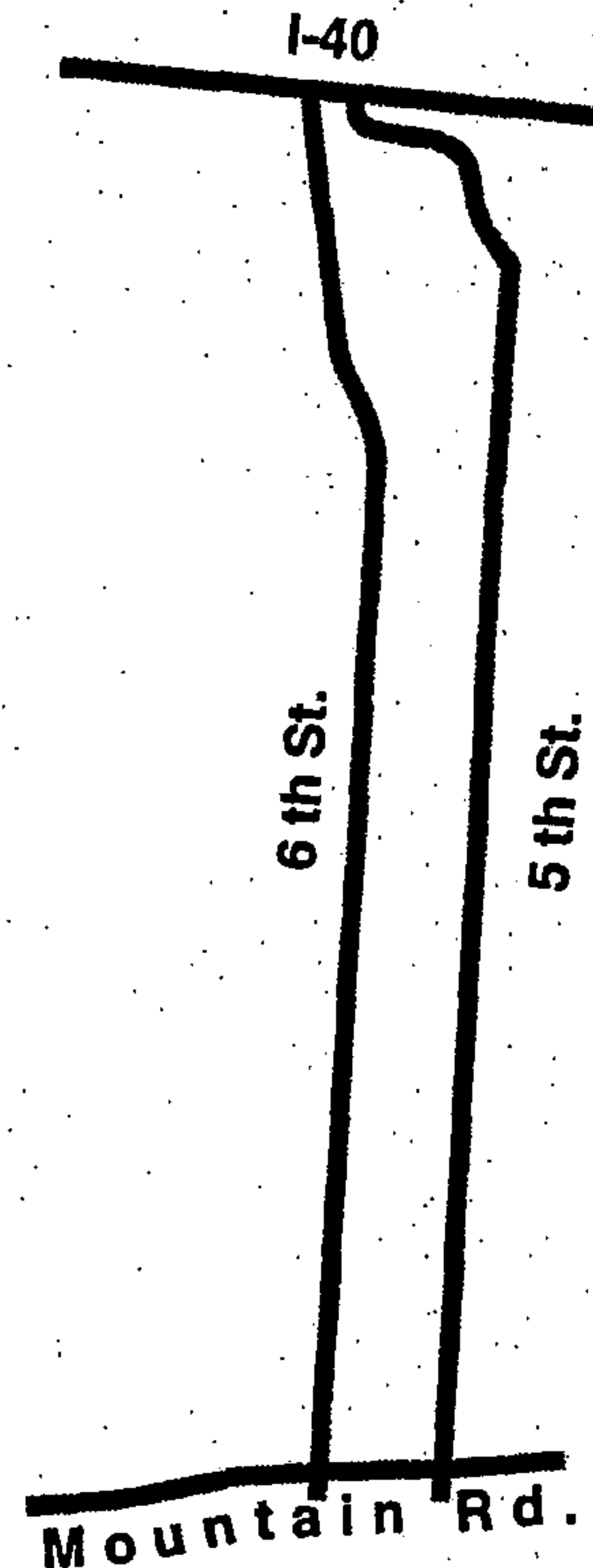
#### Sawmill Road from Twelfth Street to Mountain Road

4. Acquire right-of-way or easement on the north side of Sawmill Road (from Twelfth to Arias) and install approximately 600 linear feet of 4 feet wide sidewalks and a 4 to 6 feet wide landscaping strip.
5. Install bicycle route signs.



## 20. DESIGN AND BUILD IMPROVEMENTS ON FIFTH AND SIXTH STREETS (from Mountain Road to I-40).

1. Install lighting for pedestrians.
2. Plant a mixture of approximately 150 ornamental and shade trees in existing dirt strips between sidewalk and curb to provide intermittent shade for approximately 1,500 linear feet on Fifth Street and approximately 3,000 linear feet on Sixth Street.
3. Install approximately 1,450 linear feet of 6 feet wide sidewalks on Fifth Street and 400 linear feet of 6 feet wide sidewalks on Sixth Street.
4. Install 1 wheelchair ramp on Fifth Street and 11 wheelchair ramps on Sixth Street.
5. Install bicycle route signs.



# Public Project Design Policies

## RIGHT-OF-WAY AND STREET CLASSIFICATION (continued)

## NOTES AND ILLUSTRATIONS

2.b. The City shall propose to the Urban Transportation Policy and Planning Board (UTPPB) that Sawmill/Bellamah Road be reclassified as a collector street.

2.c. The right-of-way width of new industrial area collector and major local streets in the Sawmill/Wells Park Sector Plan area shall not exceed 60 feet. (See policy 3 on the next page for proposed street section design.)

2.d. The right-of-way width for new local streets in residential areas shall not exceed 50 feet.

2.e. Sawmill Road (between Mountain Road and Twelfth Street) shall not be widened to accommodate additional paving for vehicular use, however, additional space may be obtained for a public sidewalk and landscaping between Arias and Twelfth Street.

12th Street is designated a minor arterial in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's Minor Arterial streets is 86 feet.

12th Street field measurements indicate that the street pavement is approximately 32 feet wide and that sidewalk and landscape areas are approximately 11 - 12 feet wide on each side of the street.

Sawmill/Bellamah Road (between Fourth and Twelfth streets) is designated a minor arterial street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's minor arterial streets is 86 feet. The road now functions as a local collector. The Sector Plan recommends that it continue to function that way.

The normal right-of-width for local streets is 50 feet, however, sector development plans or site development plans approved under the terms of the Zoning Code, may specify different right-of-way widths.

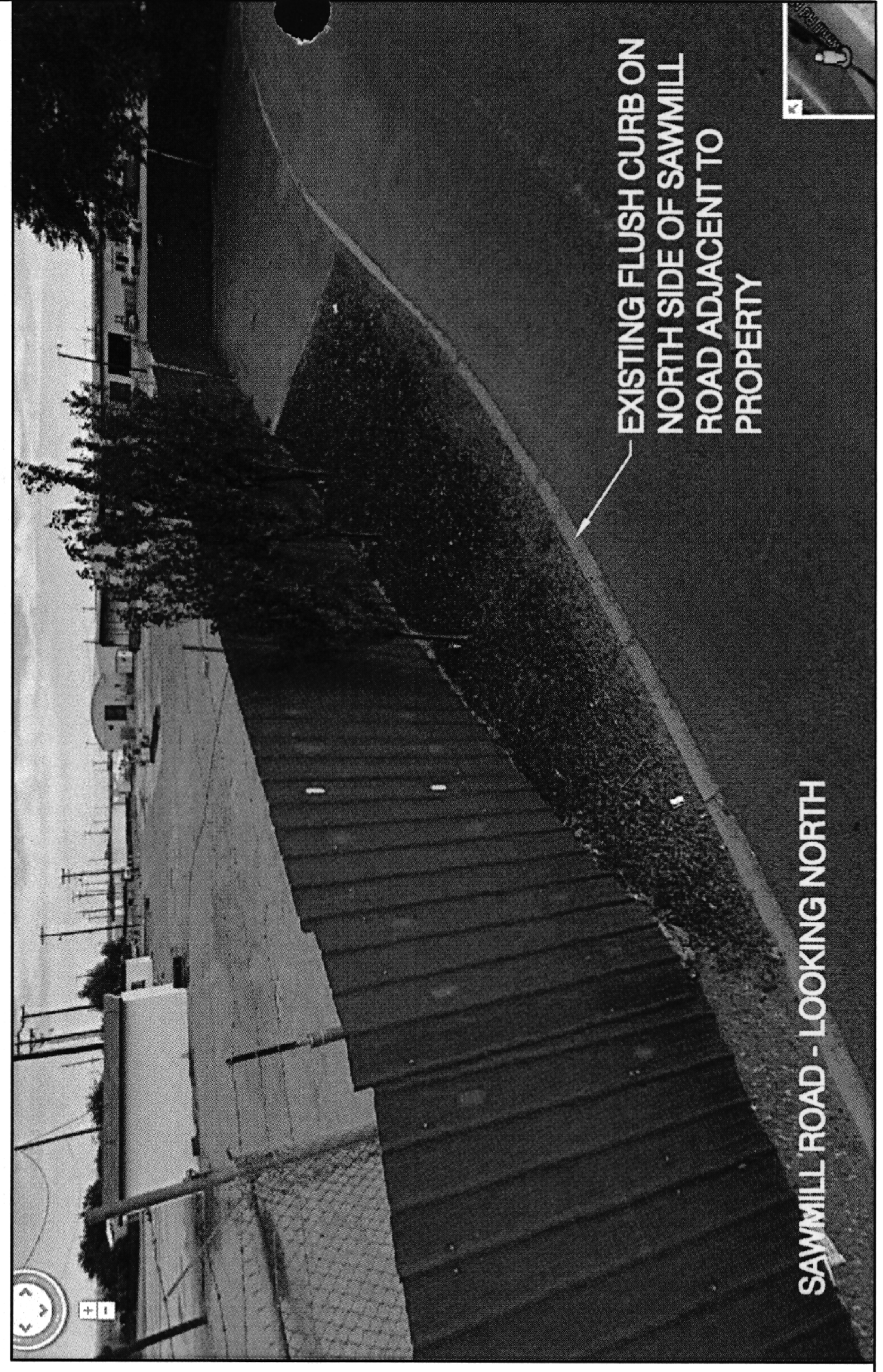
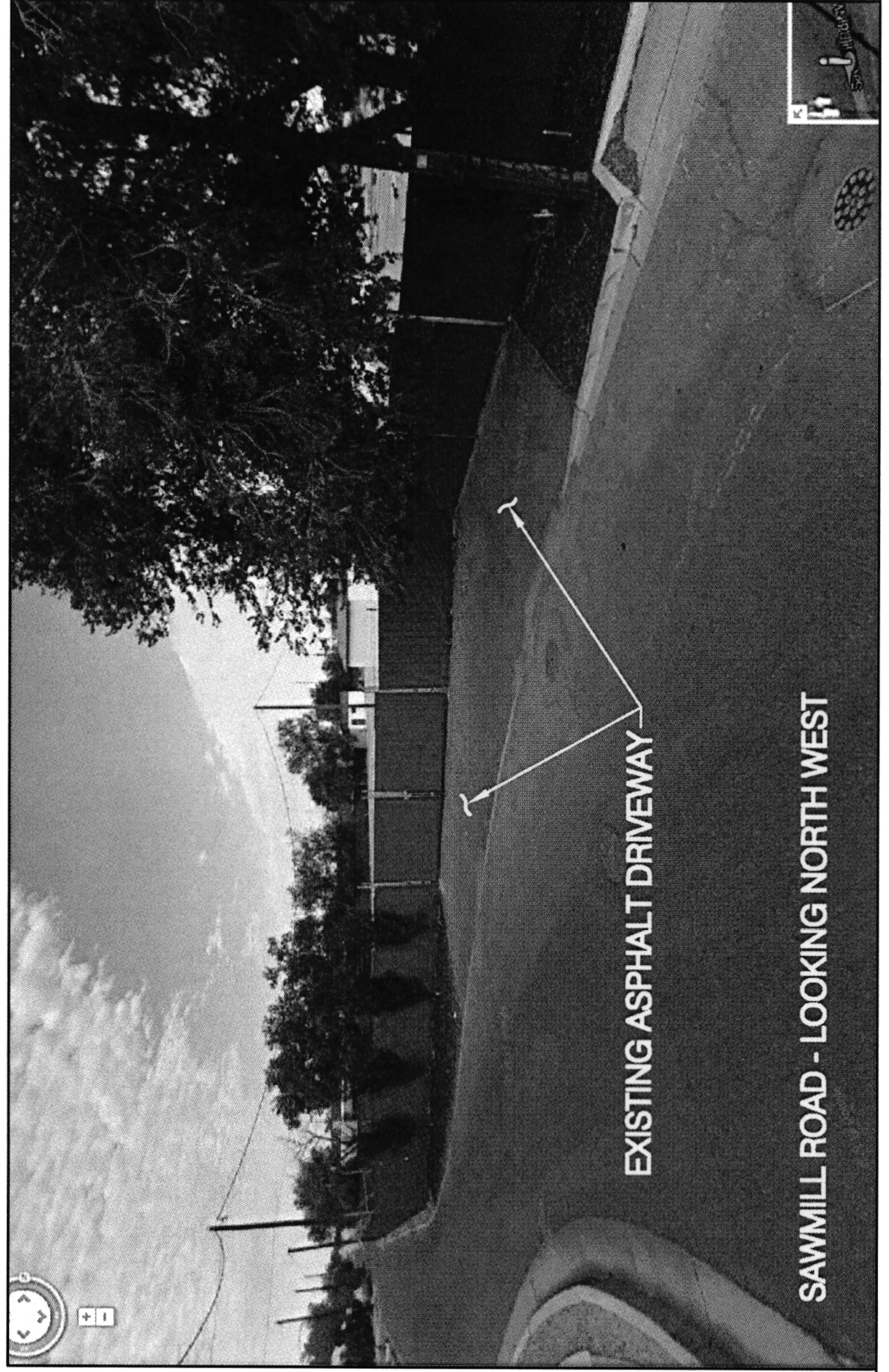
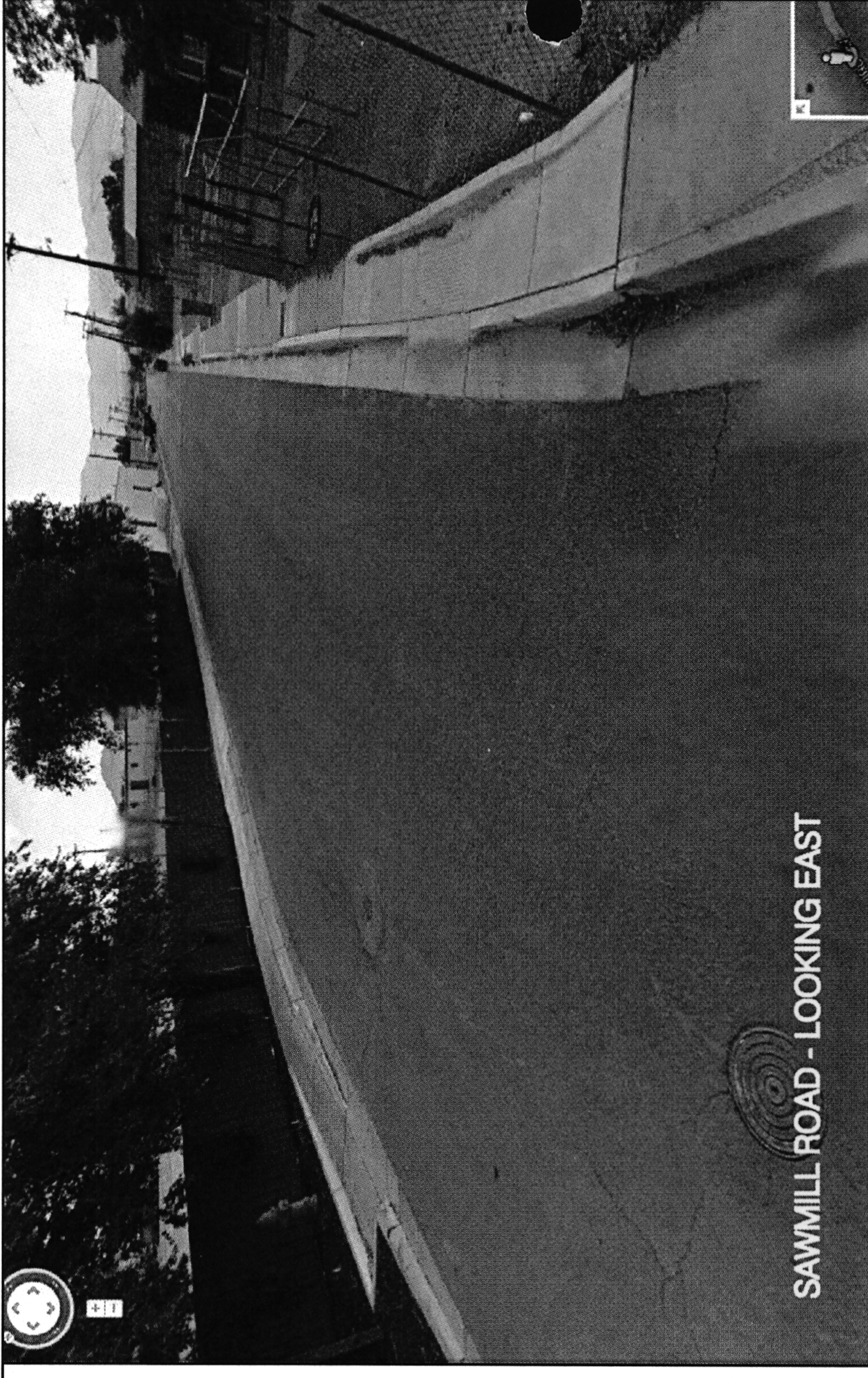
(City of Albuquerque Subdivision Ordinance, Public Right of Way Standards, Section E.)

Historic Sawmill Road is 16 - 20 feet wide between Mountain Road and Twelfth Street. Continued low density zoning supports maintaining historic road dimensions.

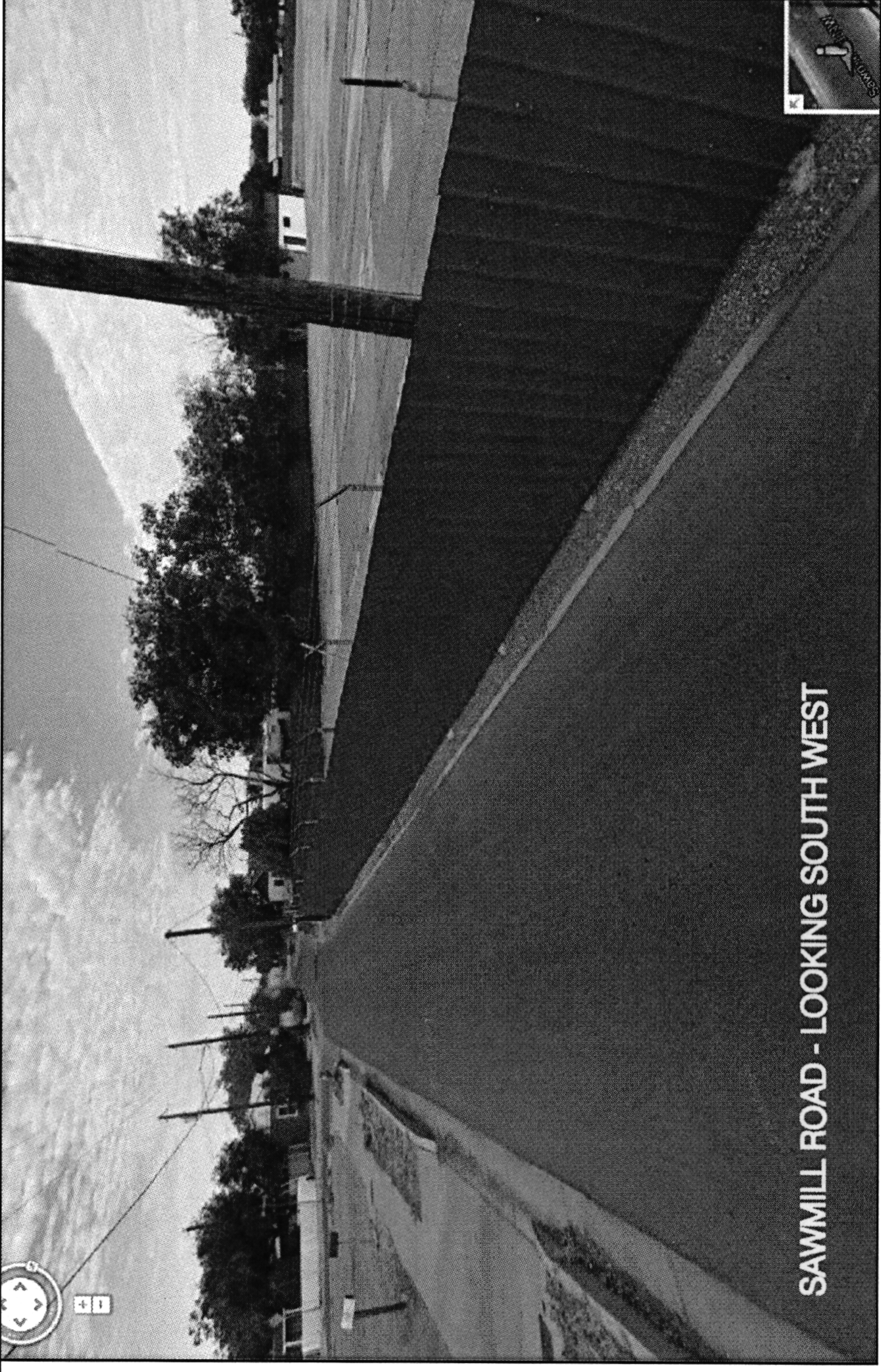
Exhibit C

Page 3 of 3

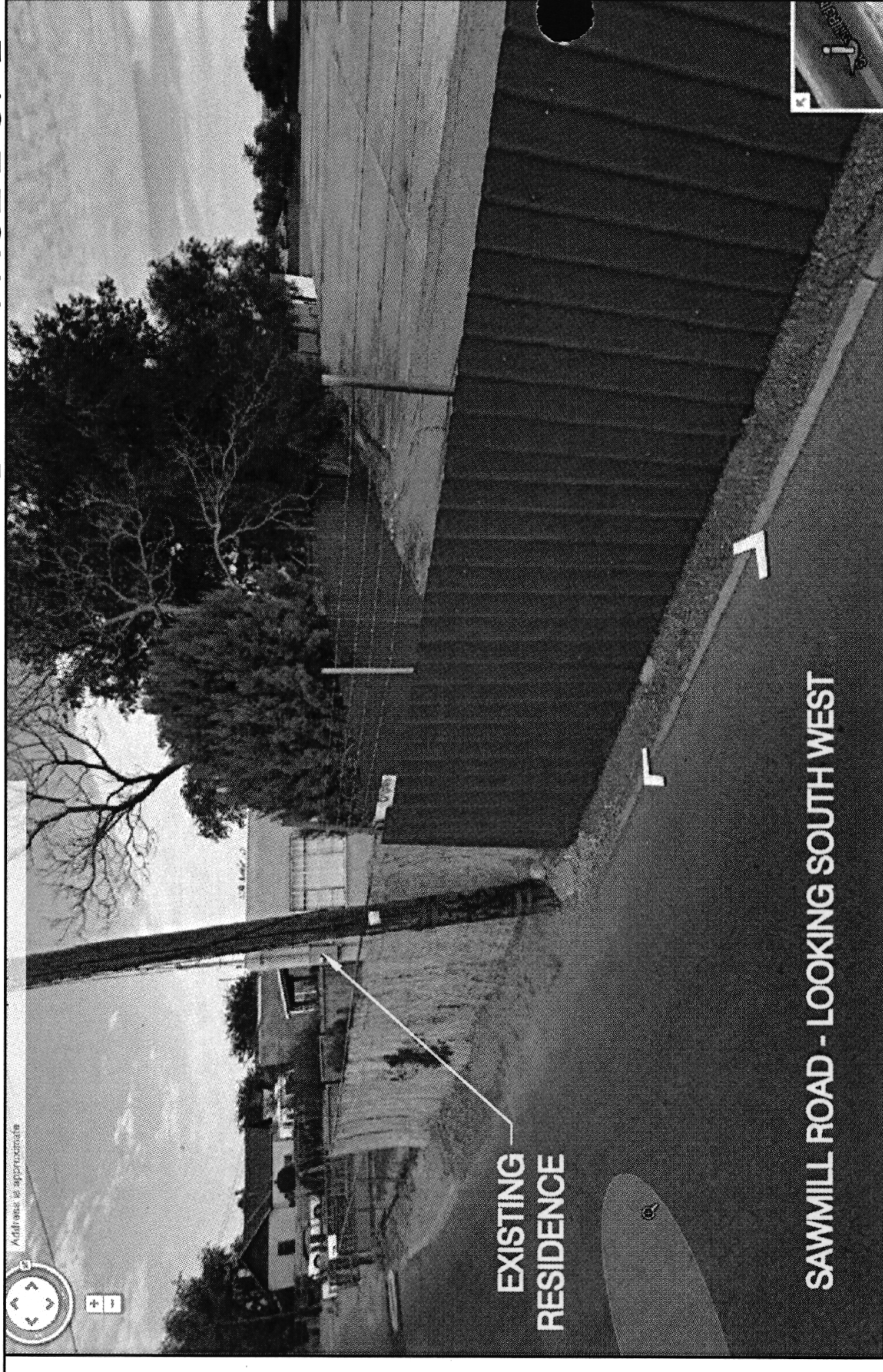






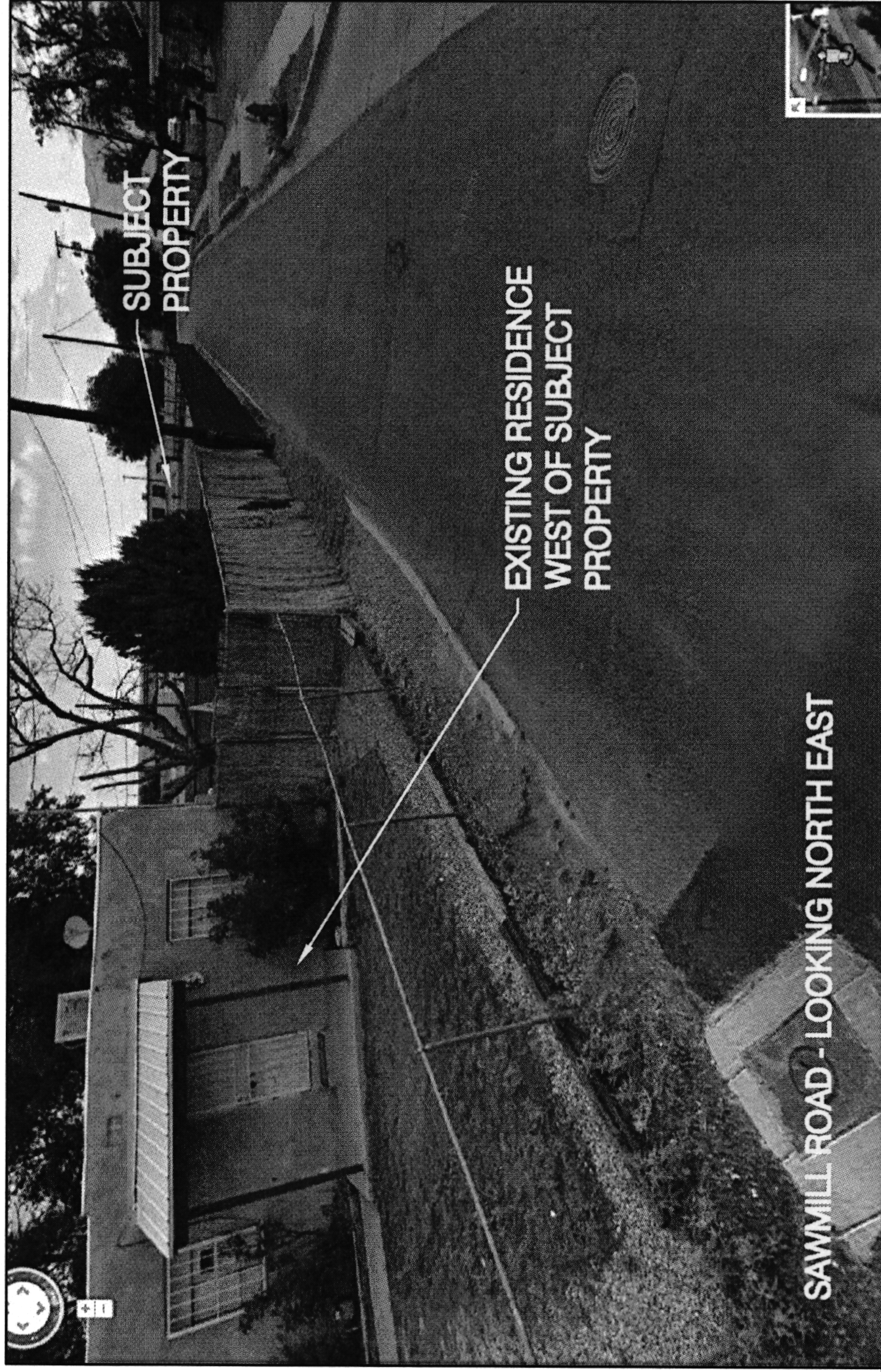


SAWMILL ROAD - LOOKING SOUTH WEST



EXISTING RESIDENCE

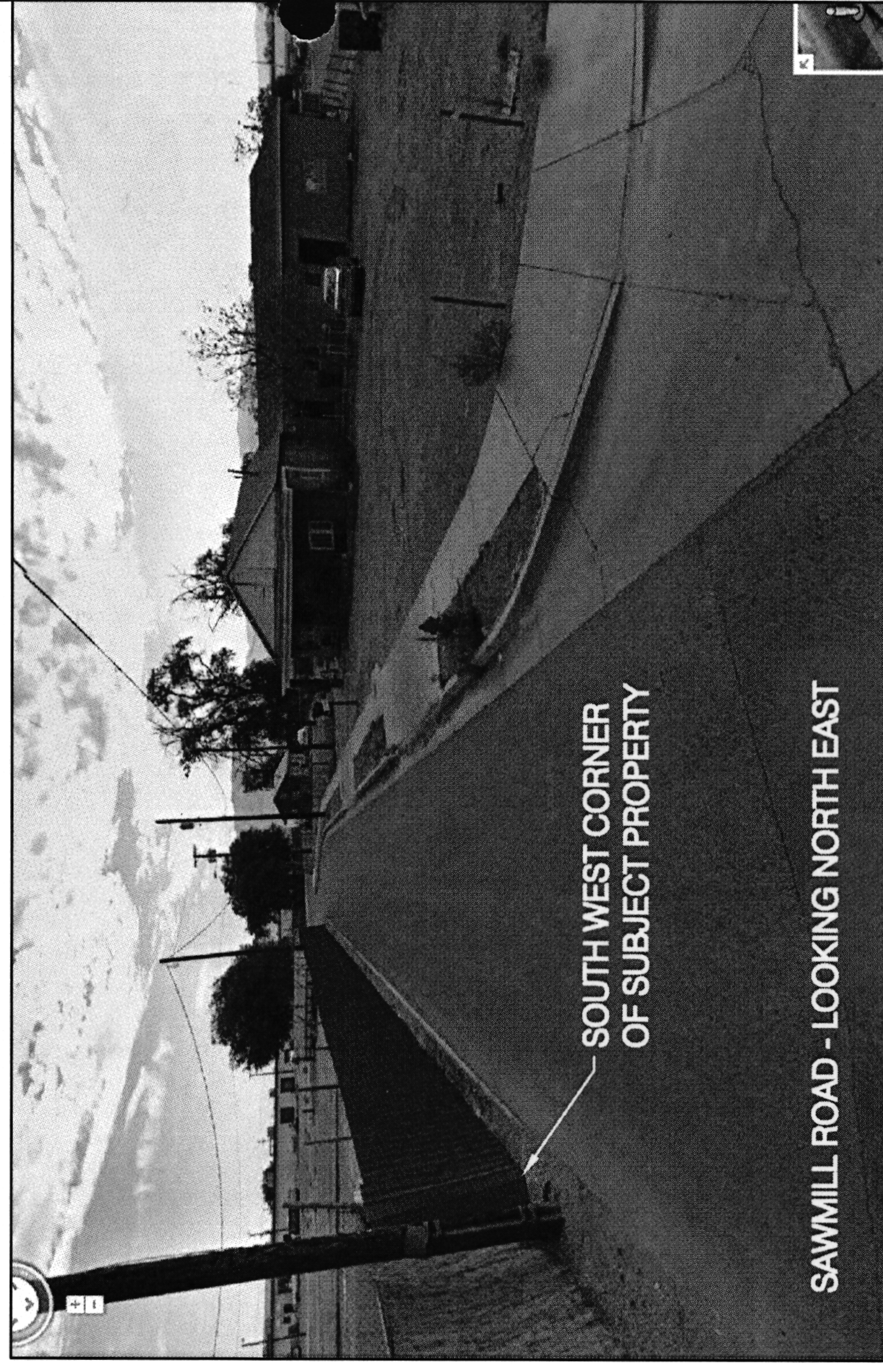
SAWMILL ROAD - LOOKING SOUTH WEST



EXISTING RESIDENCE WEST OF SUBJECT PROPERTY

SUBJECT PROPERTY

SAWMILL ROAD - LOOKING NORTH EAST



SOUTH WEST CORNER OF SUBJECT PROPERTY

SAWMILL ROAD - LOOKING NORTH EAST



Current DRC Project No. \_\_\_\_\_

Date Submitted: 1-22-14  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: 1-22-14  
 Date Preliminary Plat Expires: 1-26-15  
 DRB Project No. 1002981

**ORIGINAL**

Figure 12  
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 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
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<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		50' R	PAVED CUL DE SAC	BELLEMAH AVENUE		WEST END OF STREET	/	/	/
		40' R	PAVED CUL DE SAC	15TH ST.		NORTH END OF STREET	/	/	/
		4'	SIDEWALK	SAWMILL ROAD	WEST END OF EX SIDEWALK	SW CORNER OF TRACT B	/	/	/
		<del>10' F</del>	<del>PAVEMENT WIDENING</del>	<del>SAWMILL ROAD</del>	<del>APPROX 160' NORTH OF SOUTH PROPERTY LINE</del>		/	/	/
		24' F-F	PUBLIC ACCESS ROAD	NW CORNER OF TRACT C	SAWMILL VILLAGE	SAWMILL CROSSING UNIT 2	/	/	/
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		12"	WATERLINE	TRACT B	ALONG EAST PROPERTY LINE	ALONG NORTH PROPERTY LINE	/	/	/

AGENT/OWNER

GLENN BROUGHTON, P.E.  
 PREPARED BY: PRINT NAME

BOHANNA HUSTON INC.  
 FIRM

*Glenn Broughton* 1/22/14  
 SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 1-22-14  
 DRB CHAIR DATE

*[Signature]* 01-22-14  
 TRANSPORTATION DEVELOPMENT DATE

*[Signature]* 01/22/14  
 ABCWUA DATE

DATE

*Carol S. Dumont* 01-22-14  
 PARKS & RECREATION SERVICES Recreation DATE

*[Signature]* 1-22-14  
 AMAFOR CITY ENGINEER DATE

DATE





PROJECT #  
1002981

July 8. 2015

ESIA



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): BOHANNAN HUSTON INC (BRUCE STIDWORTHY) PHONE: 505-823-1000  
 ADDRESS: 7500 JEFFERSON STREET, NE FAX: 505-798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: bstidworthy@bhinc.com

APPLICANT: 1224 BELLAMAH LLC PHONE: 505-878-0005  
 ADDRESS: 2025 4TH ST NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR SUBDIVISION PLAT / FINAL PLAT REQUEST

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

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

Lot or Tract No. LOT B-1-A-3-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: DUKE CITY LUMBER CO. ADDITION  
 Existing Zoning: SM-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): J-13-Z UPC Code: 101305842646812076

**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 # 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 74 Total site area (acres): 11.055  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAWMILL RD.  
 Between: 12TH STREET and 15TH STREET

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

SIGNATURE *Bruce Stidworthy* DATE 3/4/14  
 (Print Name) BRUCE STIDWORTHY Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>14 DRB - 70064</u>	<u>P&amp;F</u>		<u>\$425.00</u>
<input checked="" type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>March 12, 2014</u>			Total <u>\$445.00</u>

*[Signature]*  
 Staff signature & Date 3-4-14

Project # 100 2981

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
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**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Bruce Stedworthy  
Applicant name (print)  
Bruce Stedworthy 4/3/14  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14 - DRB - 70064

Form revised October 2007  
[Signature] 3-4-14  
Planner signature / date  
Project # 1002981





Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
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- Vacation
- Variance (Non-Zoning)

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SIGNATURE *Bruce Stidworthy* DATE 3/4/14  
 (Print Name) BRUCE STIDWORTHY Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
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*[Signature]* 3-4-14 Project # 100 2981  
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Bruce Stearns  
Applicant name (print)  
Bruce Stearns 4/3/14  
Applicant signature / date



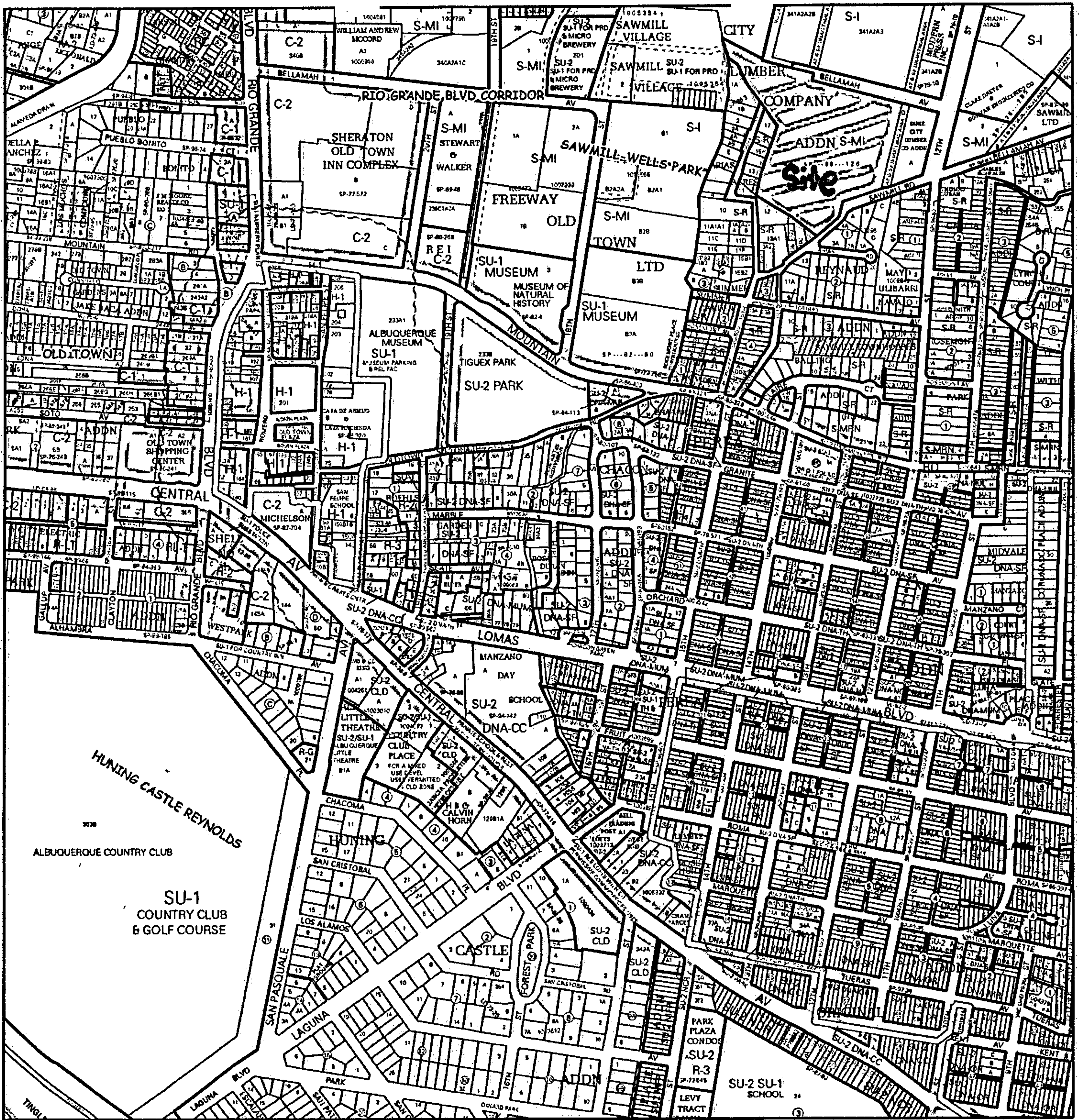
Form revised October 2007

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

Application case numbers  
14 - DRB - 70064

[Signature] 3-4-14  
Planner signature / date  
Project # 1002981





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

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

0 750 1,500 Feet



Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Jack Cloud  
Plaza Del Sol  
Planning Department

Requested by: Bruce Stidworthy

Date: 3-4-2014

Time Due:  This A.M.  
 This P.M.  
 Rush \_\_\_\_\_  
 By Tomorrow

Phone:

Job No.: 20140224

Job Name: ACE Leadership High School

### DELIVERY VIA

- Courier  Federal Express  
 Mail  UPS  
 Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	6	Final Plat For Approval
2	1	Zone Atlas Map
3	1	DRB Application, Form S(3), Cover Letter
4	6	Approved Infrastructure List
5	1	Certificate of No Effect

### COMMENTS / INSTRUCTIONS

Jack,  
Please find attached our submittal for final plat approval of ACE Leadership High School.

Bruce

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_



# DRB PUBLIC HEARING SIGN IN SHEET

Project #: \_\_\_\_\_

Date: \_\_\_\_\_

NAME: Pete Lopez ADDRESS: 1214 Arias Ave NW ZIP: 87104

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

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NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_



March 4, 2014

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition  
Minor Subdivision / Final Plat Approval

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review, comment and approval are copies of the following information:

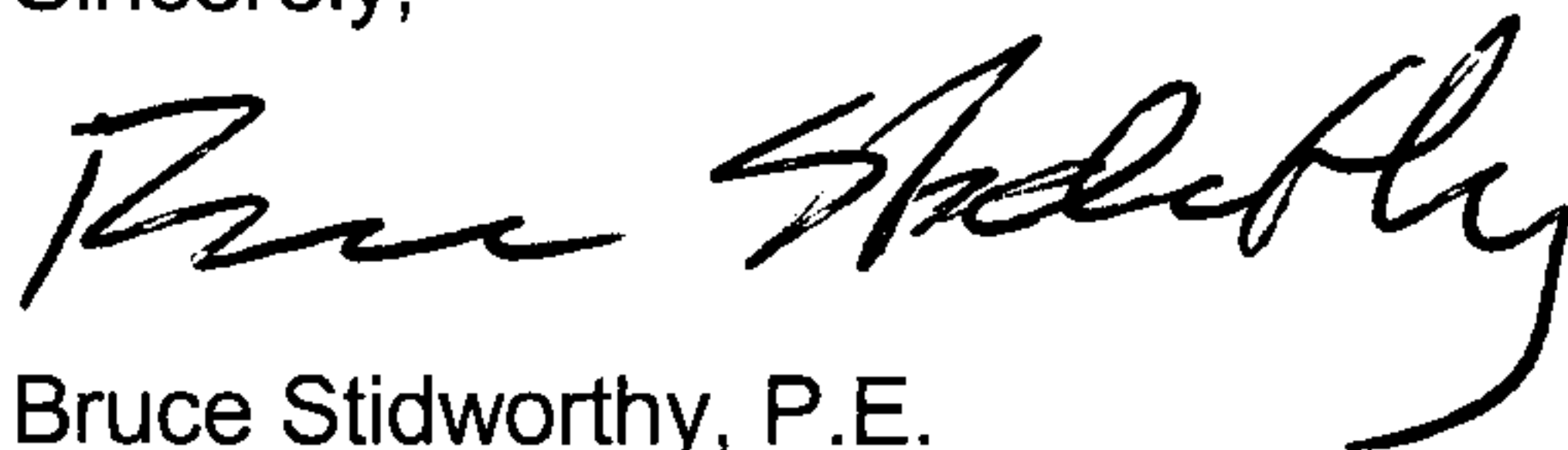
#### Minor Subdivision

- Application for Development Review
- Check List, Form S(3)
- Certificate of No-Effect
- Six (6) full size copies Preliminary/Final Plat
- Zone Atlas maps with the entire property outlined
- Six (6) copies of the Infrastructure List, Figure 12
- Submittal Fees

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval of the final plat. The preliminary plat was approved and the infrastructure list was signed at the DRB hearing of January 22, 2014. The submittal is a subdivision of Lot B-1-A-3-A, Duke City Lumber Co. Addition into four (4) tracts. This site is zoned S-M1.

Please place this item on the DRB Agenda to be heard on March 12, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Bruce Stidworthy, P.E.  
Senior Vice President  
Community Development & Planning

BJS/kcp  
Enclosures

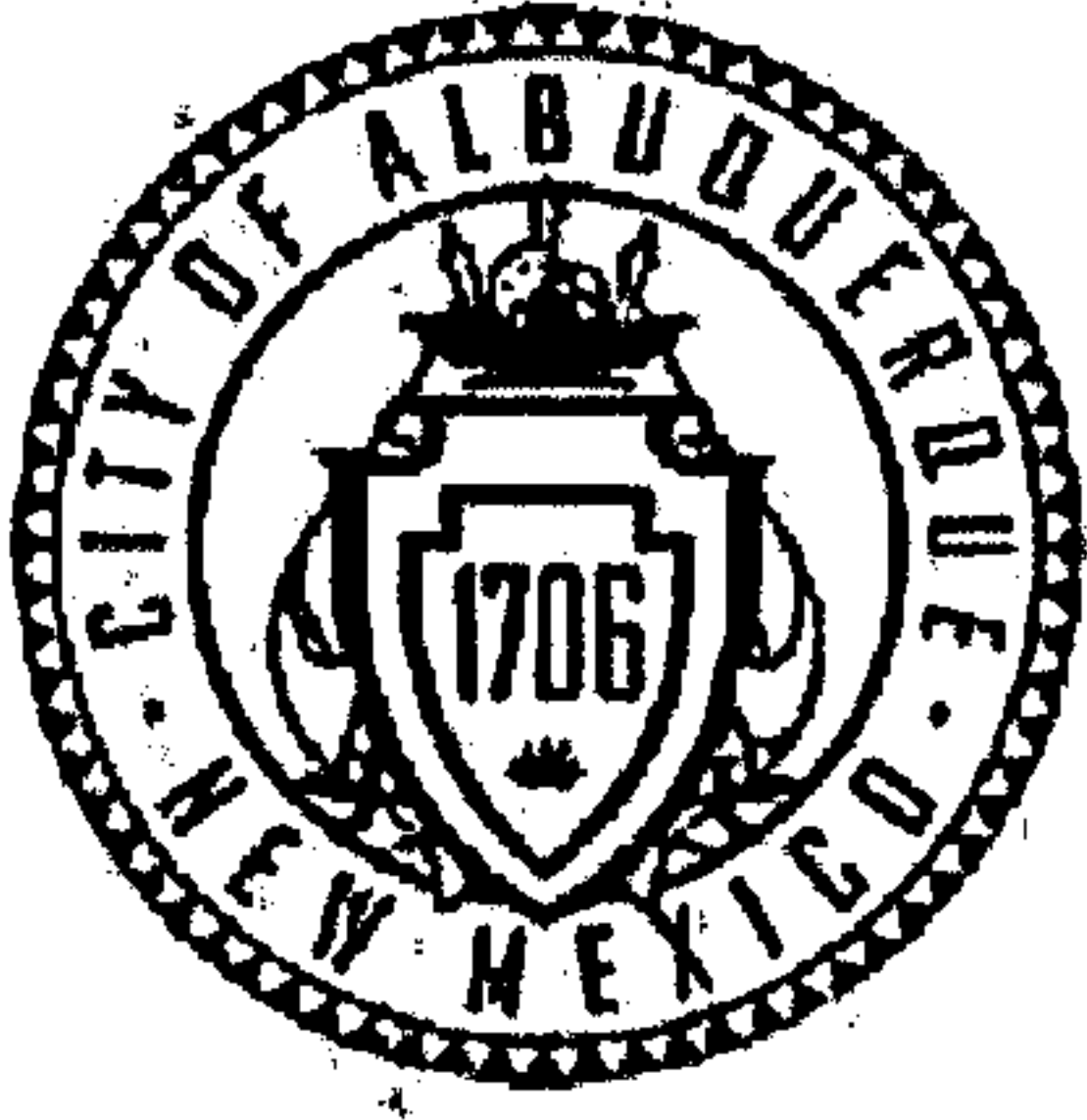
cc: Glenn Fellows, SMPC Architects

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**





**City of Albuquerque**  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
December 9, 2013

**Robert J. Perry, CAO**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s): 1002981**

**Case Number(s):**

**Agent: Bohannan Huston, Inc.**

**Applicant: 1224 Bellamah, LLC**

**Legal Description: Tract B1A3A, Duke City Lumber Co. Addition**

**Zoning: S-M1 Zone 'C'**

**Acreage: 11.0+/- acres**

**Zone Atlas Page: J-13**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:  
DISCOVERY:**

**SUPPORTING DOCUMENTATION:  
Phase I Environmental Report by E.C.I. July 2003**

**SITE VISIT: Yes**

**RECOMMENDATION(S):**

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

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist



March 15, 2014

(Pif)



PUBLIC SERVICE COMPANY OF NEW MEXICO  
EASEMENT

THIS INDENTURE made this 21st day of oct, 19 98 by and between

4 MS Enterprises

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division, and US WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communications purposes only.

WITNESSETH:

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

PNM Project No. A15756

An easement within Lot B-1-A-3-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 96C, Page 204, on May 17, 1996 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side on the following described centerline: Beginning at a point on the southeasterly boundary line of said Lot B-1-A-3-A, whence the southeast corner of said Lot B-1-A-3-A bears N.55°41'18"E., 314.61 feet distant; running thence as an easement N.39°49'32"W., 190.00 feet.

See Exhibit "A" for drawing of Legal Description

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

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

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

WITNESS [Signature] hand and seal this 21st day of October, 19 98  
\_\_\_\_\_  
(SEAL) [Signature] (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_

By \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(Seal)



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Page 1 of 2  
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Judy D. Woodward Bern. Co. ERSE R 9.69  
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

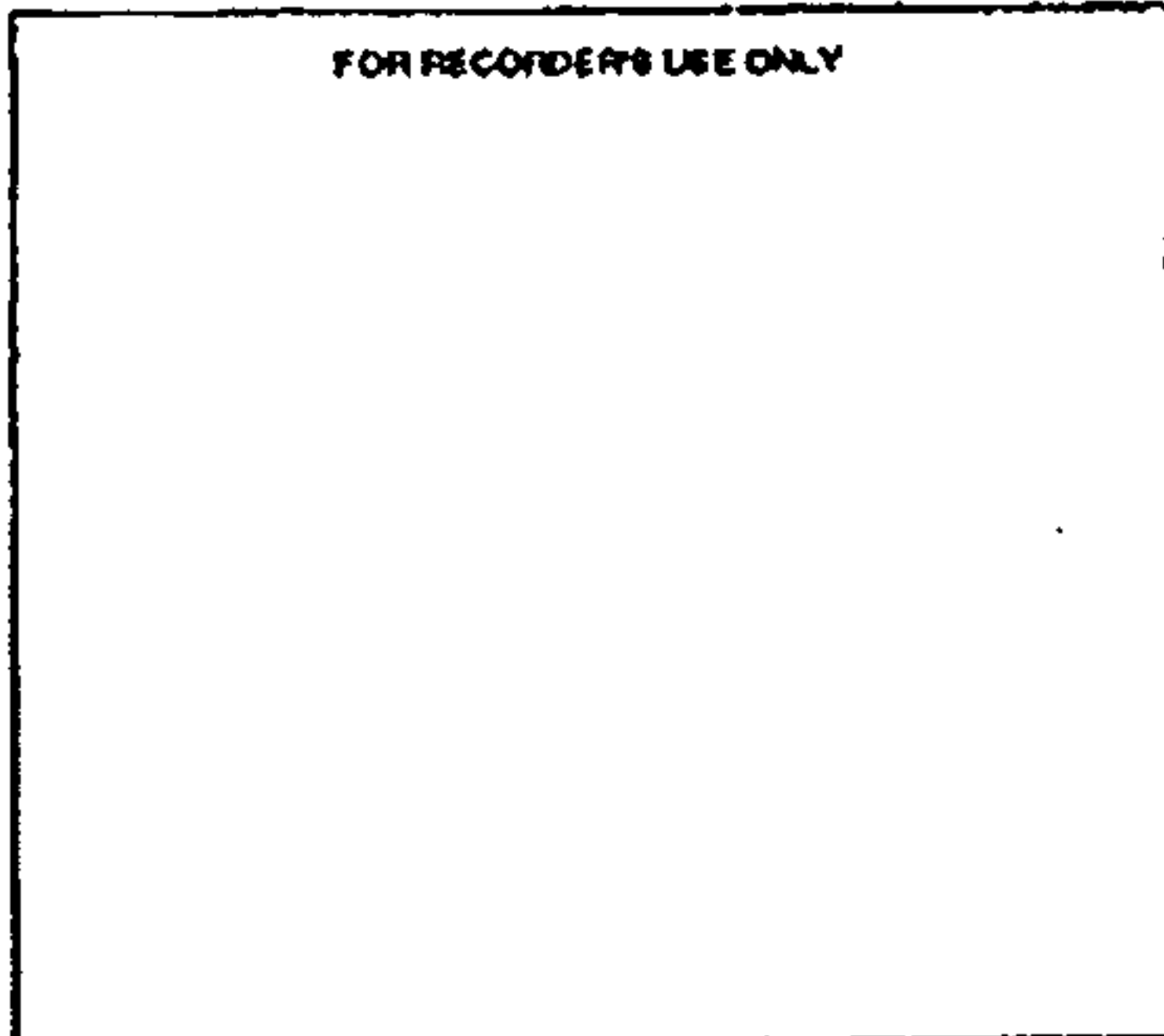
This instrument was acknowledged before me on October 21, 19 98

By Anthony S. Medrano President  
(Name of Officer) (Title of Officer)

of 4 MS Enterprises  
(Corporation Acknowledgement)

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

My commission expires: 6-26-01  
(Seal) [Signature]  
Notary Public



PNM REFERENCE NUMBER \_\_\_\_\_

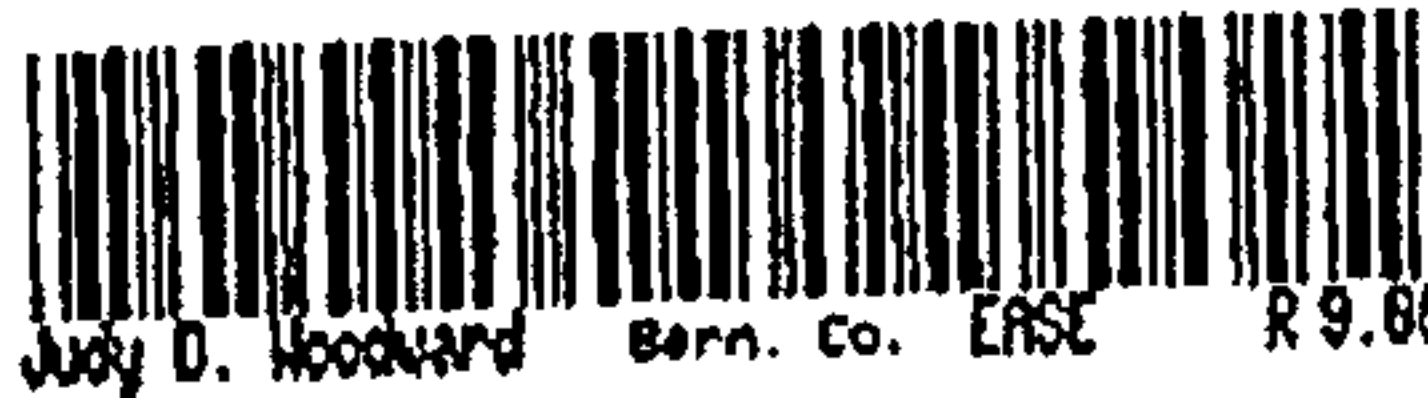
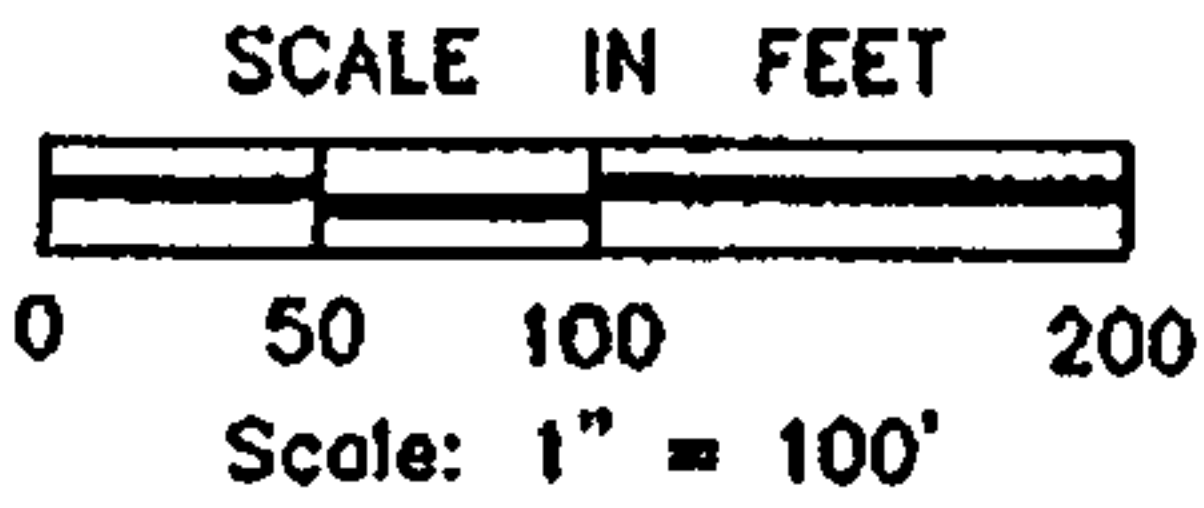
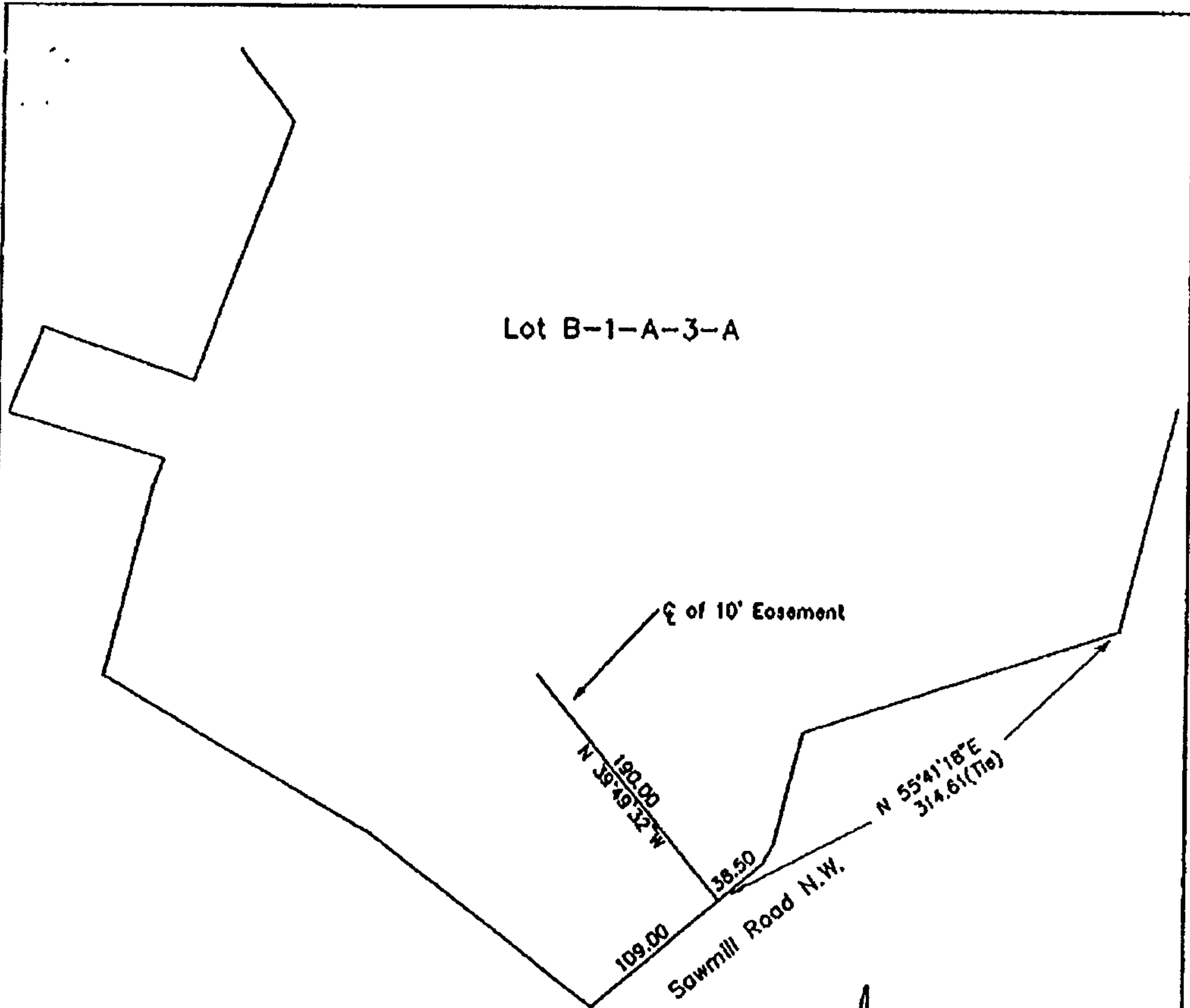
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PNN  
EASEMENT

1002981  
12-11-13





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**SURVEYOR'S CERTIFICATION**

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

*Leonard G. Martinez*

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

EXHIBIT "A"

**PROPOSED ELECTRIC LINE XING**  
 Lot B-1-A-3-A  
 Duke City Lumber Company Addition  
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 PUBLIC SERVICE CO. OF NEW MEXICO  
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.                      DATE: 10-16-98  
 OKD BY: R.P.                         SCALE SHOWN

Req. No. A15756



2981

### DXF Electronic Approval Form

DRB Project Case #: 1002981

Subdivision Name: TRACTS A THRU D, SAWMILL INDUSTRIAL

Surveyor: RUSS P HUGG

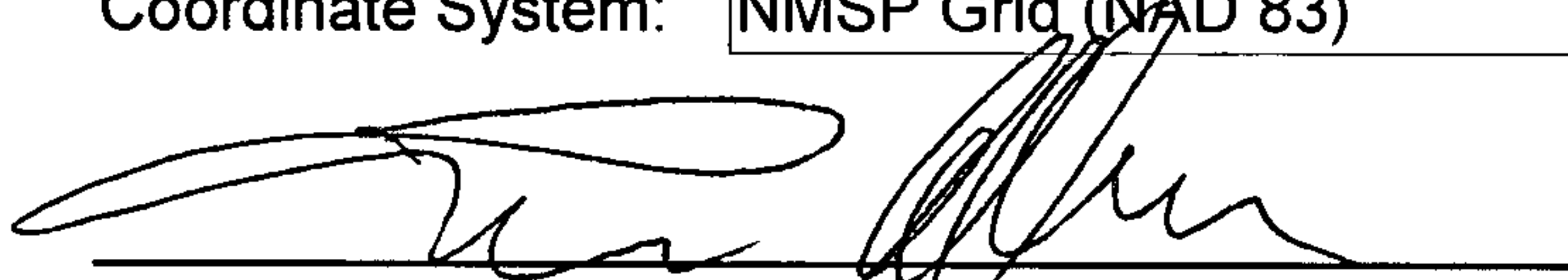
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 1/28/2014

Hard Copy Received: 1/28/2014

Coordinate System: NMSP Grid (NAD 83)

  
Approved

1-31-14  
Date

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

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#### AGIS Use Only

Copied fc 2981 to agiscov on 1/31/2014 Contact person notified on 1/31/2014



December 30, 2013

Jack Cloud, Chairman  
Design Review Board  
City of Albuquerque  
Plaza del Sol  
600 Second NW  
Albuquerque, NM 87102

RE: Project #1002981, 13 DRB – 70793, 13 DRB – 70794

Dear Chairman Cloud:

The Sawmill Area Neighborhood Association encompasses both the present location of the ACE Leadership High School and the new, proposed location for the school. In the past, ACE has been a good neighbor and a valued member of the neighborhood.

We support their desire to move to a new location, but do not support their proposed design which does not respect the residential nature of the neighborhood. Specifically, we object for the following reasons:

1) The proposed location of the school is bounded by 4 streets, two of which can and do accommodate traffic well and two of which are small, single to double lane, residential roads. The proposed entrance from Sawmill, will increase traffic at an already difficult intersection at 12<sup>th</sup> and Sawmill. At current numbers, the school by their own accounting will add 140 student cars using both this intersection and Sawmill. Teachers, staff, and healthcare facility professionals will add still more cars as will ACE's proposed increase in students in the coming years.

Sawmill and Summer, the street that parallels Sawmill, as well as 15<sup>th</sup> Street which accommodates all traffic from these two streets have been studied thoroughly by the Albuquerque Traffic Engineer Division showing clearly this residential area is under stress from drive-through traffic from 12<sup>th</sup> Street going to Mountain Road.

The addition of over 140 cars hurrying to their destination will increase that stress tremendously.

The owner of the proposed ACE property, Mr. Taday, also owns property that fronts on Bellamah Road, one block to the north of Sawmill and could provide access without imposing on the residential area or overwhelming the small intersection of 12<sup>th</sup> and Sawmill. SANA recommends that all development approvals for this large piece of property be contingent on egress/exit from Bellamah.

2) The proposed school faces residential areas on two sides and commercial enterprises on two sides. The proposed design includes two parking areas with lights, one of which unfortunately faces a residential area. A small change to the design could place the parking area and lights next to a commercial area that would cause no disturbance. ACE administration has

already confirmed plans to include glare-reduced lighting and we applaud their efforts. We hope they will also change the parking placement to accommodate their neighbors.

3) Schools tend to attract attention from vandals, graffiti artists, etc. To reduce intrusion into the residential area, we ask that ACE surround the school with an attractive wall that is too high to climb over, specifically 8 feet. With thoughtful landscaping, it can still be quite attractive.

While the students at ACE Leadership High School have assisted the neighborhood in the past, the school and the students have not been located next to a residential area. We ask that ACE consider what steps they will take to ensure order is maintained and communicate those steps to the neighborhood association.

The Sawmill Area Neighborhood Association learned of the proposed move after the ACE plans were completed. Unfortunately, the current plans cause difficulties for the established residential area that could have been avoided through communication and discussion. We look forward to working with the school to resolve these issues

Thank you for your consideration of the design issues.

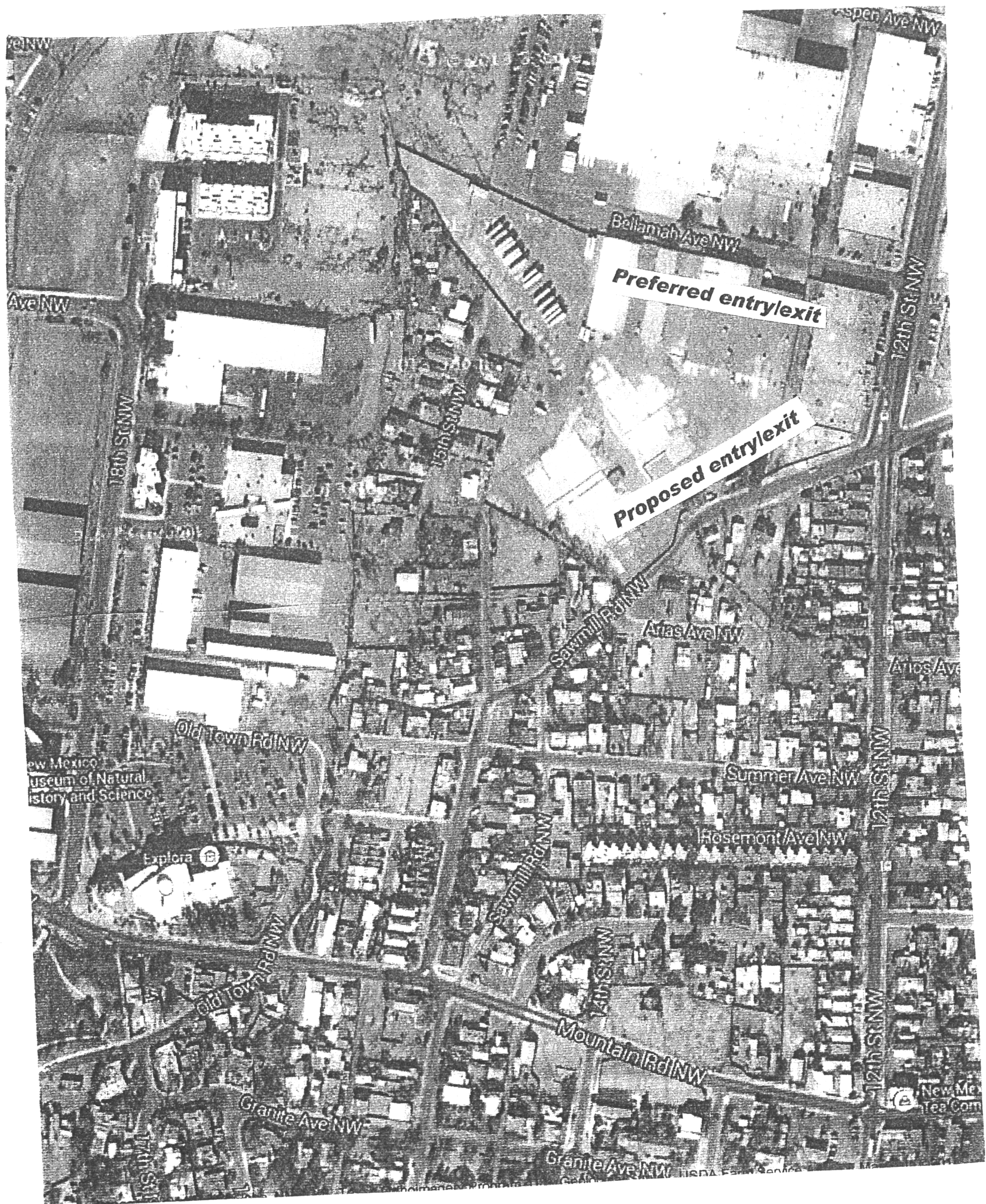
Sincerely

Sawmill Area Neighborhood Association (SANA)

Board of Directors

Brian Delaney	1207 Summer NW, 87104	<a href="mailto:bdelaney12@comcast.net">bdelaney12@comcast.net</a>
Tom Hopkins	918 19 <sup>th</sup> , NW, 87104	<a href="mailto:buds38@hotmail.com">buds38@hotmail.com</a>
Beth Lehman	1215 Summer, NW, 87104	<a href="mailto:blehman@mcleodusa.net">blehman@mcleodusa.net</a>
Sasha Menendez	1218 Summer NW, 87104	<a href="mailto:sashamenendez@yahoo.com">sashamenendez@yahoo.com</a>
Andrew Monie	1500 15 <sup>th</sup> St, NW, 87104	<a href="mailto:sudamericamonie@yahoo.com">sudamericamonie@yahoo.com</a>
Priscilla Munroe	1028 18 <sup>th</sup> St., NW, 87104	<a href="mailto:cilla296189@hotmail.com">cilla296189@hotmail.com</a>





Preferred entry/exit

Proposed entry/exit



Philip H. Gursky  
1407 15<sup>th</sup> Street NW  
Albuquerque, NM 87104  
(267) 816-0299  
[philipgursky@aim.com](mailto:philipgursky@aim.com)

January 9, 2014

Mr. Jack Cloud, Chairman  
Design Review Board  
City of Albuquerque  
Plaza Del Sol Building  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Project #1002981  
13 DBR-70793, 13 DRB-70794

Dear Mr. Chairman,

This letter is intended for inclusion in the record of the hearing on the above referenced matter scheduled for January 15, 2014. Please enter it into the factual record of the hearing.

My mother and I are owners of property at 1407 15<sup>th</sup> NW directly across from the proposed emergency turnaround and access for the proposed Ace Leadership High School site. I concur with the comments and recommendations contained in the letter from area residents dated December 30, 2013 and the letter from the Sawmill Area Neighborhood Association dated December 30, 2013.

As currently proposed, I have objections to the preliminary plat and the variances from City standards to be considered at this hearing. It is my understanding, in order for the Development Review Board to approval a subdivision plat it must comply with the requirements of the Zoning, Building and Planning Code, including the Albuquerque/Bernalillo Comprehensive Plan and any other adopted plan (In this case the Sawmill/Wells Park Area Sector Development Plan) and must not be contrary to the best interests of the public health, safety and general welfare. (Sections 14-14-2-1 and 14-14-2-2-A) Further the land use proposed must comply with applicable zoning (Section 14-14-2-2-B).



1. The property contained on the proposed variance for emergency turnaround (Lot 14, Arias Acres Subdivision), as well as a plat designation containing access from the subdivided site to 15<sup>th</sup> street is not contained in the subdivision and variance request dated December 17, 2013. Permanent use modifications and access issued affecting this lot and surrounding property should be addressed in a submission directed to this lot.

2. The Lot 14 is zoned SR, not SM-I (see Prior and new Zoning maps from Zoning Section of the SM/WPSDP, pages 80 and 81). In particular, this lot was specifically down zoned in the current Sector Development Plan from M-1 to SR, while retaining SM-I zoning on the remainder of the Duke City Lumber Property. I can imagine no other purpose for this downgrade than to prevent accessing 15<sup>th</sup> street from the Duke City Lumber Site and maintaining the unique residential character of this section of 15<sup>th</sup> Street. This interpretation is consistent with the Sector plan which is intended to "guide the design of new development to preserve the historic scale of development in the neighborhood... and create buffers between industries and housing", (SM/WPSDP, page 76) and in the case of SR zoning "maintain the existing small scale residential character of Sawmill/Wells Park's existing neighborhoods" (SM/WPSDP, page 97).

While applicants may argue a school is a permissive use in even a SR zone, Lot 14 is not properly a part the use request or the subdivision plat for a school, as it is not included in the subdivision plat request. The only usage intended is as a roadway for emergency access, including as a secondary site for large scale evacuation, if necessary. This use is not educational and differs in no respect for any other SM-I use and is directly antithetical to the down zone of the lot by the current Sector Plan. Its only use under the previous M-1 zone would have been for access, as Lot 14 would not have met and applicable set back, landscape or other use restrictions at that time necessary to make any other use of it. By including an access gate on the plat and approving a turnaround variance, the Design Review Board will contravene the specific neighborhood buffering zoning downgrade in the Sector Plan.

While I appreciate that SU-2 issues of access and traffic compliance are generally handled at the site plan stage, the inclusion of an easement and access on the subdivision plat runs contrary to the buffer protection afforded by the down zone of the Lot 14. Pursuant to Section 14-14-2 A of the Zoning Planning and Building Code ..."No plat [for general nature and extent of the lots and uses proposed] shall be approved if it contains elements clearly and



significantly inconsistent with adopted plans. The DRB is not precluded from refusing to place provisions in a preliminary plat that are contrary to adopted Sector Development Plans.

There are many additional aspects of inadequacy of the 15<sup>th</sup> street access for fire protection purposes subjecting the residents to risk of injury or death and property damage. In the event of an actual emergency, all residents at or North of the proposed emergency access we will be trapped with no outlet for evacuation. Testimony from long-time residents indicates much the City's fire equipment cannot even make the two 90 degree turns South of the proposed emergency access. This will subject the students and faculty to possible additional danger while blocking all of 15<sup>th</sup> street. While I know these issues are generally addressed at the Building permit/site plan stage of the project, under the circumstances, I believe the DRB can take additional notice of this in conjunction with the specific down zoning of Lot 14 in the Sector Plan when creating a buffer from the Duke City Lumber Site.

3. The current plat for the Duke City Lumber property requires, at the time of future development, a cul-de-sac on Duke City Lumber property North of the current terminus of 15<sup>th</sup> Street. In addition to facilitating emergency and city vehicle turnaround, the cul-de-sac will serve as prevention of any through traffic development for 15<sup>th</sup> street from Bellamah Street (especially upon completion of contemplated connection of Bellamah through to Rio Grande Boulevard to the West). Granting of a variance to emergency vehicles might obviate the need for a cul-de-sac. This would create particular and specific damage to the street because it will once again open up the potential of through neighborhood traffic or larger scale access from the Duke City Property. This is one of the narrower streets in the City, with documents submitted with this request showing it to have 19 ft wide pavement and taking notice of the two 90 degree turns and a 10 mile per hour speed limit. Through traffic would create a danger of injury and property damage, as well as damage to the neighborhood with noise and disturbance. The Sector Plan intends to protect 15<sup>th</sup> Street from incursion by buffering around it. The environmental protection section of the Sector Plan even proposes a 50 foot greenbelt buffer. The requirement for a cul-de-sac and buffering of the residential street from commercial uses and access protect our property and way of life. The emergency access variance potentially threatens that. The neighborhood's past experience shows future assurances have proved very elusive. Our neighborhood would prefer the status quo created by the prior plat approval of the Duke City Lumber site.



4. On my property, there are particularized issues of damages, as the turnaround designed is barely capable of handling truck traffic which must go over the pavement onto the unpaved right of way to complete turns. It is likely, if not inevitable, that there will be significant damage to my fence, trees and mailbox, not only by city vehicles, but also by commercial trucks on the street. I do not see an offer of indemnification from the City for the repeated damage that is likely to occur. There is no need to cause this particularized risk of damage to my property by granting a variance to a condition that met legal requirements at the time and is currently under-utilized and compliant.

5. The current emergency access on 15<sup>th</sup> Street meets development code requirements at the time, as detailed by the Fire Marshal's office in an email to Bohannon Houston contained in the Applicant's submittals. Further, as a practical matter, the granting of this easement would be an indirect approval of the lot for access to the Ace High School site without hearing and contrary to the intent and specific zoning of this lot, in that, once a permanent turnaround pad is included, Lot 14 can no longer be used for residential purposes. The long term solution of emergency access has already been addressed in the prior subdivision plat of the Duke City Lumber Property.

6. I have no objections the request variance for Sawmill Street to the extent it strictly complies with the provisions of Section 2e of the Public Projects Designs Section of the Sector Plan (SM/WPSDP page 70, as incorporated into the SU-2 provisions of Zoning Section in Section 6f of the Zoning Section of the Sector Development Plan (SM/WPSDP, page 95). To the extent the variance is made for the purpose of later granted increased access across Sawmill Street pursuant to Applicant's request to use Sawmill Street for primary access (which access could not be granted without such variance), I would object to such variance as contrary to the intent of the Sector Development Plan which intends to maintain neighborhood character and reduce through traffic through the neighborhood. Waiving minimum design standards to allow larger flow of traffic from the proposed use will increase noise, reduce safety, increase pedestrian danger and denigrate the quality of life and value of residential properties on or adjacent to the affected area of Sawmill Road.

Accordingly, having entered factual objections in the record which, unless specifically discounted, would prevent the Development Review Board from making the findings required by Section 14-14-6-3 (A) 1, 2 and 4 of the



Zoning Planning and Building Code to approve a variance from minimum design standards, I request the following:

- A. The variance request with regard to a turnaround on Lot 14 be rejected as injurious to adjacent property in that it will create high and unnecessary likelihood of damage to my property from city and other vehicles failing to properly negotiate an inadequately tight design, especially in light of the street being in current compliance with development requirements.
- B. The variance request for Lot 14 be denied as placement of a turnaround at Lot 14 in lieu of a cul-de-sac on Applicant's property North of the terminus of 15<sup>th</sup> Street would open up 15<sup>th</sup> Street for potential additional traffic from Applicant's remaining SM-I property, or much worse, from connection to Bellamah Street allowing crossing or out of neighborhood traffic, all contrary to intent of the Sector Development Plan to create neighborhood buffering and protection for 15<sup>th</sup> Street.
- C. The variance for Lot 14 be denied because placement of the turnaround would result in favoring additional emergency access through the Lot, contrary to the down zoning of Lot 14 done for the purpose of buffering and protecting the 15<sup>th</sup> street neighborhood. As the only use for Lot 14 before the down zone from M-1 was as access for the Duke City Lumber property, reinstatement of the access would be a de-facto rezoning, reinstating the use contrary to the buffering provisions of the Sector Development Plan.
- D. Defer the grant of the variance on Sawmill Street until such time as a traffic study that might be required by the general SU-2 site plan requirements in the Sector Development Plan and by Section 23.8 of the Development Process Manual for the site plan is completed and a neighborhood impact assessment is conducted pursuant to the newly passed curb cut ordinance affecting all school projects. The variance from minimum standards would be necessary only in the event the main entrance for the Ace High School is ultimately located on Sawmill Street.
- E. Remove provisions in the preliminary plat regarding gate or access through Lot 14 to 15<sup>th</sup> Street until such time as properly noticed and reviewed use request for Lot 14 is submitted to and approved by the



City. The property covered by the preliminary subdivision plat does not access 15<sup>th</sup> Street and does not include Lot 14. Inclusion of proposed access gives the possible imprimatur that the City has reviewed or approved such access to 15<sup>th</sup> Street for traffic and fire access purposes.

Thank you for your consideration of my correspondence. I would like to reserve the right to make in person comments, as well, at the hearing on January 15<sup>th</sup> should the situation merit it.

Sincerely,

Philip H. Gursky



January 20, 2014

Jack Cloud, Chairman  
Design Review Board  
City of Albuquerque  
Plaza del Sol  
600 Second, NW  
Albuquerque, NM 87102

RE: Project #1002981, 13 DRB – 70793, 13 DRB – 70794

Dear Chairman Cloud:

In conversations with ACE Leadership High School, the Sawmill Area Neighborhood Assoc. and many community members support the new plans for development at 1224 Sawmill Rd., NW. In particular, we are pleased with the following:

- 1) The purchase of the additional tract of land to the northwest allowing access to Bellamah (instead of using small neighborhood streets) and allowing the previously proposed emergency entrance/exit on 15<sup>th</sup> St. to be moved to Sawmill Rd.
- 2) The assurance that the property on 15<sup>th</sup> St. will remain residential.
- 3) The assurance that the proposed cul de sac to be constructed at the north end of 15<sup>th</sup> St. will be fully enclosed, discouraging both automotive and foot traffic.
- 4) The neighborhood supports the requested variance on Sawmill Rd.

It has been a pleasure getting to know our new neighbors through the discussions and conversations in these last few weeks and we look forward to a strong relationship of mutual support in the future. Please consider this support when the case comes before the DRB on January 22, 2014.

Thank you.

Sincerely,

Sawmill Area Neighborhood Association

Brian Delaney	1207 Summer NW 87104	<a href="mailto:bdelaney12@comcast.net">bdelaney12@comcast.net</a>
Tom Hopkins	918 19 <sup>th</sup> St. NW 87104	<a href="mailto:buds38@hotmail.com">buds38@hotmail.com</a>
Beth Lehman	1215 Summer NW 87104	<a href="mailto:blehman@mcleodusa.net">blehman@mcleodusa.net</a>
Sasha Menendez	1218 Summer NW 87104	<a href="mailto:sashamenendez@yahoo.com">sashamenendez@yahoo.com</a>
Andrew Monie	1500 15 <sup>th</sup> St. NW 87104	<a href="mailto:sudamericamonie@yahoo.com">sudamericamonie@yahoo.com</a>
Priscilla Munroe	1028 18 <sup>th</sup> St. NW 87104	<a href="mailto:cilla296189@hotmail.com">cilla296189@hotmail.com</a>



January 17, 2014

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition  
Minor Subdivision and Design Variance Request  
DRB Project #1002981, 13 DRB – 70793, 13 DRB – 70794

Dear Mr. Cloud:

At the DRB Hearing on December 31, 2013 the above request was deferred for two weeks, and then was deferred for an additional week to the hearing of January 22, 2014, at our request. Since the hearing on December 31, 2013, an additional formal neighborhood meeting was conducted on Tuesday, January 7<sup>th</sup> and numerous discussions and conversations have taken place with the ACE Leadership High School staff and leadership team, members of the neighborhood, the current landowner and other stakeholders. As a result of those discussions, we are revising our submittal materials as follows:

1. A private access easement has been added to the plat to provide for access to the school from Bellemah.
2. The plat has been revised to show the lot on the east side of Bellemah as a separate parcel, identified as Tract D, and there will be no access to 15<sup>th</sup> Street from Tract B. The separate parcel is being created to allow for a possible sale of that tract for residential use.
3. A separate tract, identified as Tract C, has been created for the northwest portion of the property.
4. Minor changes to the alignment of the new waterline easement have been made to conform to the updated site layout.
5. A private storm drain easement has been added to address a comment from the city engineer.
6. In accordance with city standards, an easement for a cul-de-sac at the north end of 15<sup>th</sup> street has been added to the plat, and the request for a variance related to that turn-around is hereby withdrawn.

At the previous hearing the assistant city attorney, Blake Whitcomb, asked us to clarify and more clearly justify our request for a variance related to Sawmill Road. The requested information is provided below.

The requested variance is for the width of the Right-of-Way and the centerline radius for Sawmill Road. "Public Right Of Way Standards and Street Characteristics" are addressed in § 14-14-4-5. It is not immediately clear if the portion of Sawmill Road fronting on Tract B would be considered a major local or simply a local street. In either case, the right-of-way width

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**



Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
January 17, 2014  
Page 2

required by the above referenced standard is greater than the current R/W width, and greater than the width being proposed with the current plat. The above standard requires a R/W width of 60' for a commercial major local street and 50' for a normal local street. The current R/W width is approximately 29 feet. Our plat is proposing to dedicate 10 additional feet of R/W to allow for a sidewalk and landscape strip on the north side of the road. Currently there is a blind spot created by a fence on the north side of the road that is located very close to the edge of the pavement. As a result of the R/W dedication proposed with this plat and the corresponding removal of the fence, that blind spot will be eliminated. With regard to centerline radius, there are two curves in Sawmill Road near where the road narrows. These two curves have radii of approximately 100' and 118'. The DPM standard for local roadways provides for minimum radii of 180'. Please see the attached "Exhibit A" which depicts the current road and R/W width, the proposed R/W dedication and the proposed improvements. Please see also, "Exhibit D" which shows pictures of the existing conditions along Sawmill Road in the vicinity of this request.

The subject of Variances from Minimum Standards is addressed in § 14-14-6-1, and allows for variances in cases:

1. Where varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning;
2. Where extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards;

This variance will allow for flexibility and ingenuity in that it will allow for the existing uniqueness and character of the road to remain, rather than establish a wide thoroughfare through this neighborhood. In addition, strict conformance to minimum standards would create practical difficulty since the additional R/W would not be beneficial to the public without the condemnation and demolition of the adjacent home to the west on the north side of Sawmill. That home is only approximately 14' from the right-of-way line. Practical difficulty would also be created with regard to the centerline radius in that the most straightforward solution to improving the alignment of the road would require R/W dedication on the south side of the road. Those properties are owned by other parties and are not a part of this plat. To increase the centerline radius on the north side of Sawmill would be practically difficult in that it would require significant right of way dedication and significant reconstruction of the road. These conditions are depicted on the attached "Exhibit A" and "Exhibit B".

This request is further justified by the duly approved Sawmill/Wells Park Sector Development Plan. The "Action Plans" portion of that document includes a recommendation to "Preserve Street Character" and specifically to "*Keep road and street widths narrow in the Sawmill/Wells Park area.*" With regard to this particular portion of Sawmill Road, the sector plan very specifically recommends that the city "*Acquire R/W or easement on the north side of Sawmill Road (between Twelfth and Arias) and install approximately 600 linear feet of 4 feet wide sidewalk and 4 to 6 feet wide landscape strip.*" Another provision of the action plans states that "*Sawmill Road (between Mountain Road and Twelfth) shall **not** be widened to accommodate additional paving for vehicular use.*" The applicable pages from the sector development plan are attached as "Exhibit C".



Mr. Jack Cloud; DRB Chair  
City of Albuquerque  
January 17, 2014  
Page 3

Based on our review of the existing conditions and our review of the applicable city ordinances, policies and plans, we conclude that;

1. This request will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community (in fact, the existing blind spot which is a public safety issue will be eliminated); and
2. The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance (this variance request specifically complies with the sector development plan); and
3. The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain (this variance has no impact on development in the floodplain as it relates only to the width of Sawmill Road); and
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements; and
5. The first two bases listed in § 14-14-6-1 apply to this request as described above.

The following updated documents are submitted in support of our request for preliminary/final plat and the variance:

- Six (6) full size copies of Preliminary/Final Plat
- Six (6) copies of Exhibits A, B C & D in support of the variance request
- Six (6) copies of the Infrastructure List, Figure 12

This plat and accompanying requests are being presented to the Development Review Board for the purpose of City review and approval. The submittal is a subdivision of Lot B-1-A-3-A, Duke City Lumber Co. Addition into four (4) tracts. We understand that this matter is on the DRB Agenda to be heard on January 22, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Bruce J. Stidworthy, P.E.  
Senior Vice President  
Community Development & Planning

BJS/jcm  
Enclosures

cc: Glenn Fellows, SMPC Architects





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002981

- ALL MEMBERS
- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 1/22/14

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Minor Plat & Design Variance

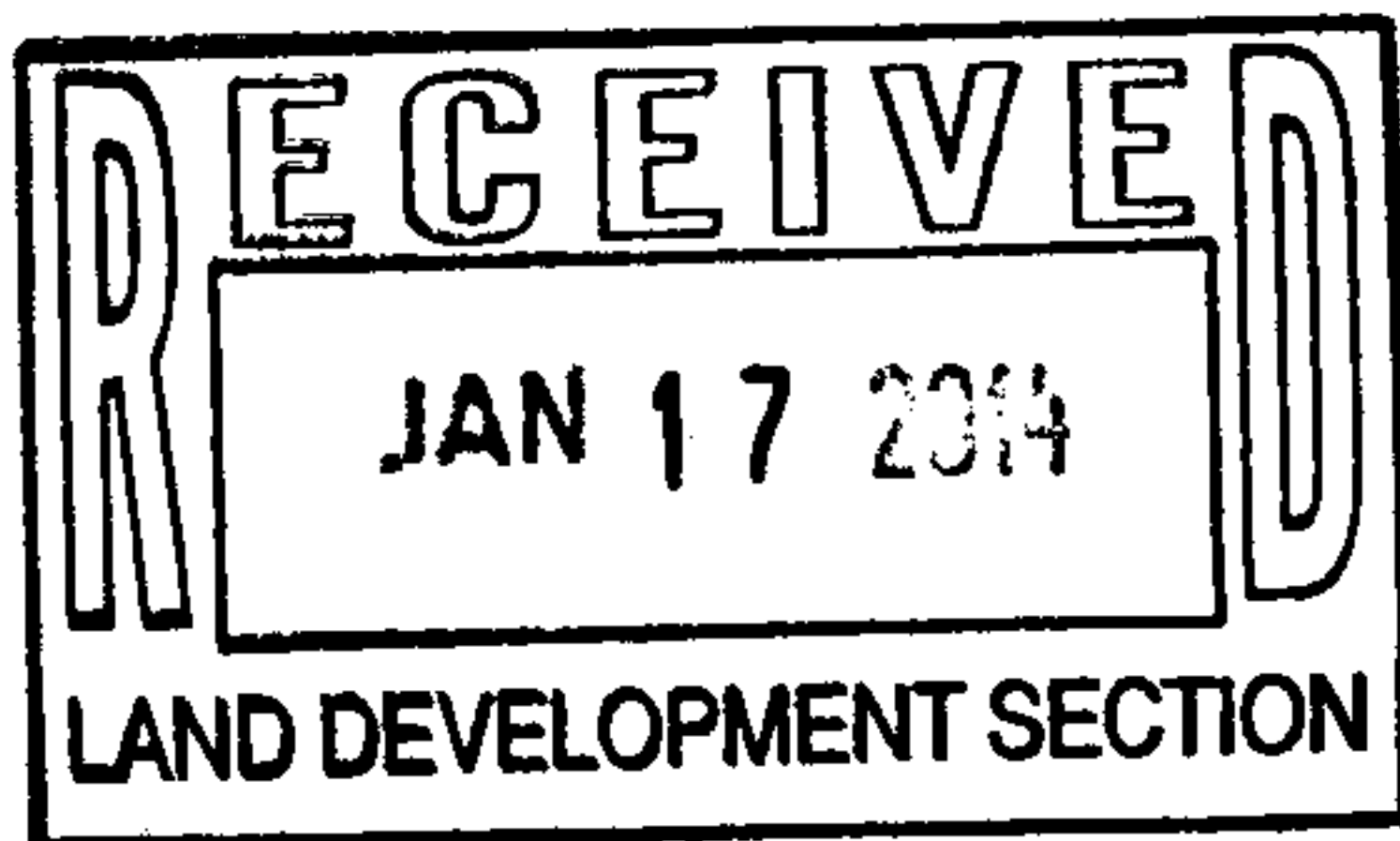
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CONTACT NAME: Glenn Broughton

TELEPHONE: 923-1000 EMAIL: gbroughton@bhinc.com



Current DRC Project No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1002981

Figure 12  
INFRASTRUCTURE LIST

EXHIBIT "A"  
 TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Duke City Lumber Company Addition Lot B-1-A-3-A**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		50' R	PAVED CUL DE SAC	BELLEMAH		WEST END OF STREET	/	/	/
		40' R	PAVED CUL DE SAC	15TH ST.		NORTH END OF STREET	/	/	/
		4'	SIDEWALK	SAWMILL ROAD	WEST END OF EX SIDEWALK	SW CORNER OF TRACT B	/	/	/
		24' F-F	PUBLIC ACCESS ROAD	NW CORNER OF TRACT C	SAWMILL VILLAGE	SAWMILL CROSSING UNIT 2	/	/	/

**AGENT/OWNER** \_\_\_\_\_ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

PREPARED BY: PRINT NAME GLENN BROUGHTON, P.E. DRB CHAIR \_\_\_\_\_ DATE \_\_\_\_\_ PARKS & GENERAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

FIRM: BOHANNAN HUSTON INC. TRANSPORTATION DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_ AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE *Glenn Broughton* 1/17/14 ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION \_\_\_\_\_ DATE \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



# Sawmill/Wells Park ector

## Development Plan. Conservation Action Plan

### 4. RENOVATION WORKSHOPS

Hold local building renovation and repair workshops for owners of older residential and commercial buildings.

Possible Implementer

Neighborhood Housing Services

Possible Funding

- National Trust for Historic Preservation, Preservation Services Fund (they offer small grants for education, workshops and booklets)
- Community Development Block Grant
- Local Banks
- Economic Opportunity Board
- Gas Company Weatherization Program

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### 5. NATIONAL HISTORIC REGISTER NOMINATIONS

Submit Multiple Resource Nominations to the National Register for significant buildings and areas. Meet with community residents to identify buildings suitable for local landmark designation.

Possible Implementer

City Historic Preservation staff

Estimated Cost

Either staff time or a contracted local historian

Possible Funding

State Historic Preservation Division, Certified Local Government Funds

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### 6. PRESERVE BUILDINGS

Preserve significant buildings that define the character of area streets, particularly Mountain Road. (See State Prehistoric and Historic Sites Protection Act.)

- Set up a historic building revolving loan fund.
- Identify potential nonprofit groups to buy buildings.
- Develop policies for shared parking to preserve existing buildings.
- Prohibit historic building demolition for public projects, on-site parking, or parking lots. See Public Project Design Policies and the S-MRN Zone Regulations.

Possible Implementers

- City of Albuquerque
- State of New Mexico
- Neighborhood Housing Services

Possible Funding

- Pocket of Poverty Urban Development (UDAG) payback
- State Housing Advisory Committee of the Housing Division  
Owners of significant buildings on the State Historic Register can request funding.

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### 7. PRESERVE STREET CHARACTER >

- Keep road and street widths narrow in the Sawmill/Wells Park area.
- Discourage through-traffic in residential areas.
- Preserve the predominant 1920s public landscaping pattern.

See the Public Projects Action Plan and Design Policies for Public Projects.

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# Public Project Action Plan

## 19. DESIGN AND BUILD IMPROVEMENTS ON SAWMILL ROAD AND ON BELLAMAH ROAD.

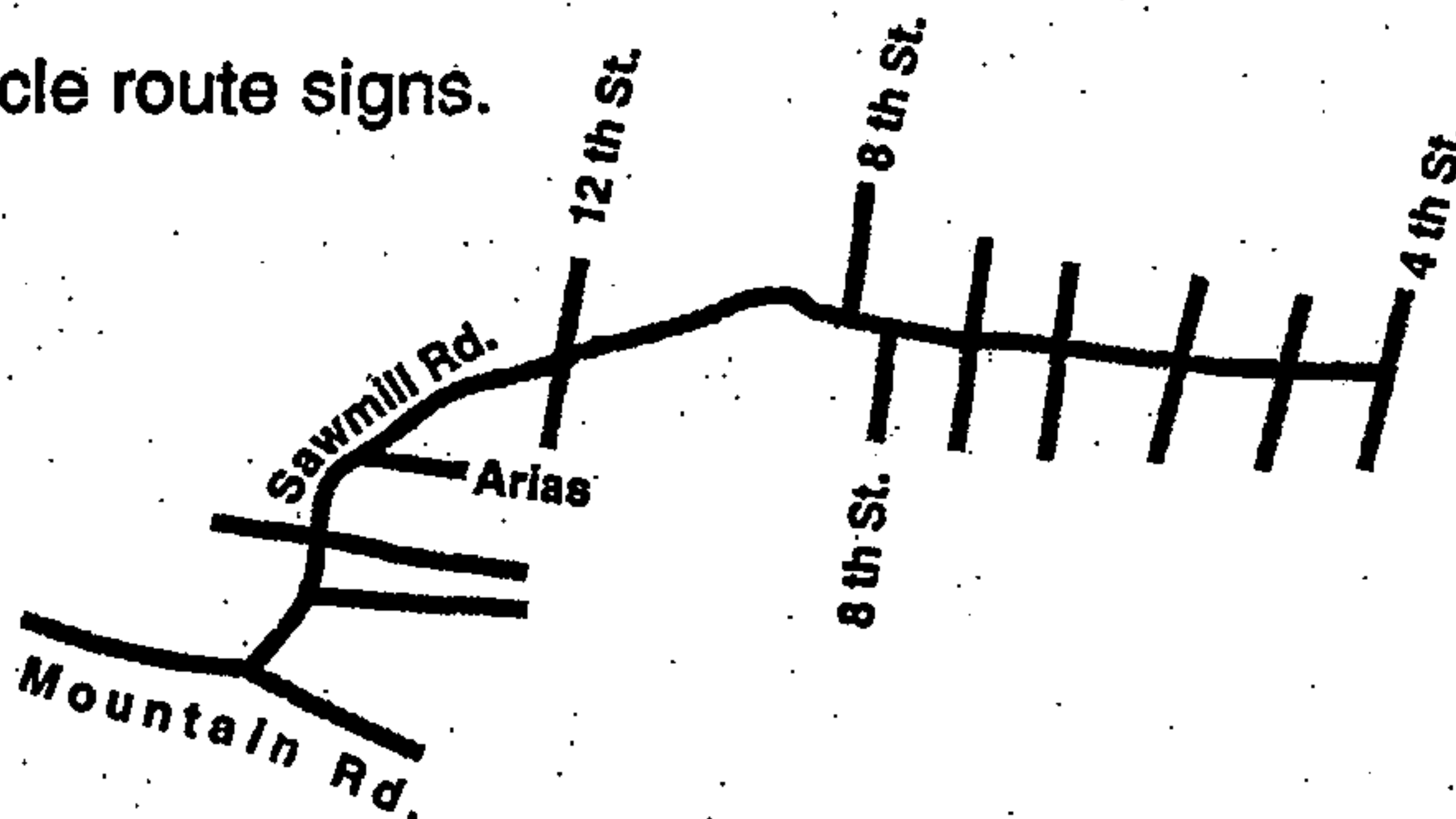
Project Description:

**Bellamah Road (from Fourth to Eighth Street) and Sawmill Road (from Eighth to Twelfth Street)**

1. Install approximately 2,950 linear feet of 6 feet wide sidewalks and 13 wheelchair ramps.
2. Plant a mixture of approximately 75 ornamental and shade trees in approximately 1,500 linear feet to provide on-street shade and to help screen industrial businesses on the north side of the street from housing on the south side.
3. Install bicycle route signs.

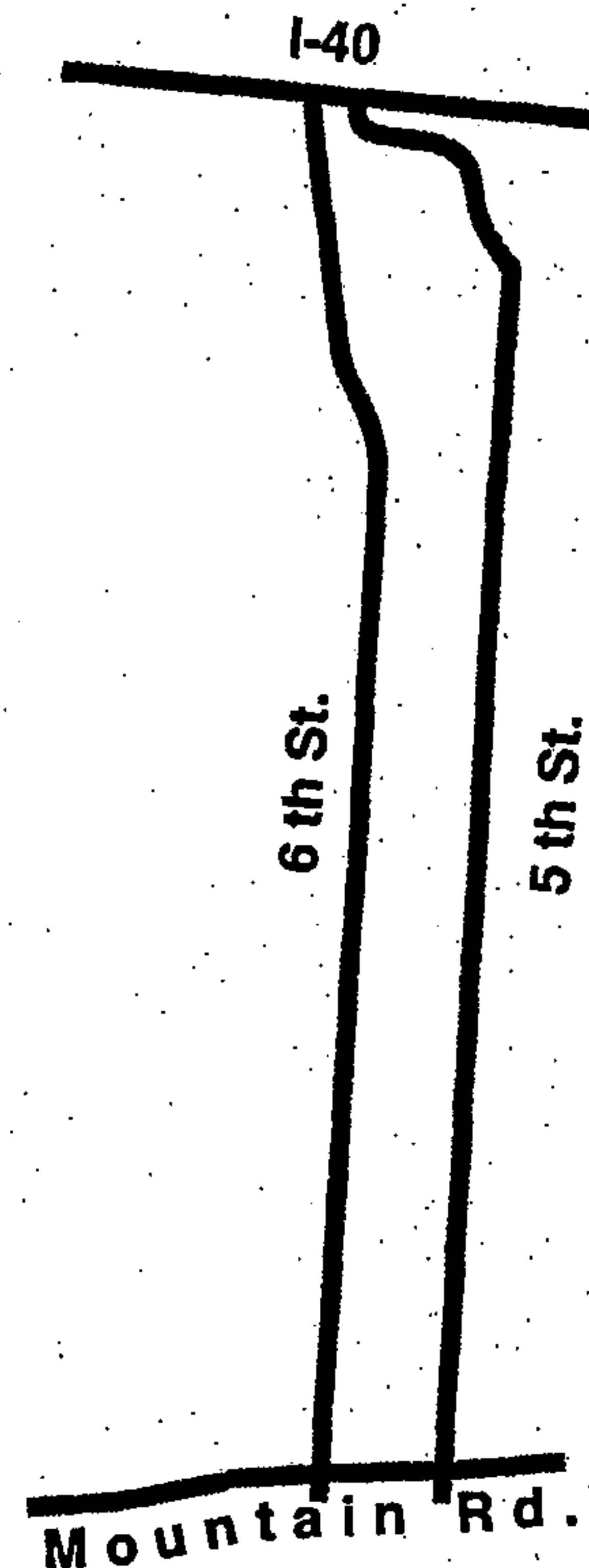
**Sawmill Road from Twelfth Street to Mountain Road**

4. Acquire right-of-way or easement on the north side of Sawmill Road (from Twelfth to Arias) and install approximately 600 linear feet of 4 feet wide sidewalks and a 4 to 6 feet wide landscaping strip.
5. Install bicycle route signs.



## 20. DESIGN AND BUILD IMPROVEMENTS ON FIFTH AND SIXTH STREETS (from Mountain Road to I-40).

1. Install lighting for pedestrians.
2. Plant a mixture of approximately 150 ornamental and shade trees in existing dirt strips between sidewalk and curb to provide intermittent shade for approximately 1,500 linear feet on Fifth Street and approximately 3,000 linear feet on Sixth Street.
3. Install approximately 1,450 linear feet of 6 feet wide sidewalks on Fifth Street and 400 linear feet of 6 feet wide sidewalks on Sixth Street.
4. Install 1 wheelchair ramp on Fifth Street and 11 wheelchair ramps on Sixth Street.
5. Install bicycle route signs.



# Public Project Design Policies

## RIGHT-OF-WAY AND STREET CLASSIFICATION (continued)

## NOTES AND ILLUSTRATIONS

- 2.b. The City shall propose to the Urban Transportation Policy and Planning Board (UTPPB) that Sawmill/Bellamah Road be reclassified as a collector street.
- 2.c. The right-of-way width of new industrial area collector and major local streets in the Sawmill/Wells Park Sector Plan area shall not exceed 60 feet. (See policy 3 on the next page for proposed street section design.)
- 2.d. The right-of-way width for new local streets in residential areas shall not exceed 50 feet.
- 2.e. Sawmill Road (between Mountain Road and Twelfth Street) shall not be widened to accommodate additional paving for vehicular use, however, additional space may be obtained for a public sidewalk and landscaping between Arias and Twelfth Street.

12th Street is designated a minor arterial in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's Minor Arterial streets is 86 feet.

12th Street field measurements indicate that the street pavement is approximately 32 feet wide and that sidewalk and landscape areas are approximately 11 - 12 feet wide on each side of the street.

Sawmill/Bellamah Road (between Fourth and Twelfth streets) is designated a minor arterial street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's minor arterial streets is 86 feet. The road now functions as a local collector. The Sector Plan recommends that it continue to function that way.

The normal right-of-width for local streets is 50 feet, however, sector development plans or site development plans approved under the terms of the Zoning Code, may specify different right-of-way widths.

(City of Albuquerque Subdivision Ordinance, Public Right of Way Standards, Section E.)

Historic Sawmill Road is 16 - 20 feet wide between Mountain Road and Twelfth Street. Continued low density zoning supports maintaining historic road dimensions.

Exhibit C

Page 3 of 3





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannon Huston, INC PHONE: 923-1000  
 ADDRESS: 7500 Jefferson NE FAX: 799-7908  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: g.broughton@bhinc.com  
 APPLICANT: 1224 Bellamah LLC PHONE: 978-0005  
 ADDRESS: 2025 4th St NW FAX: —  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: —  
 Proprietary interest in site: owner List all owners: —

DESCRIPTION OF REQUEST: minor Subdivision Plat / Design Variance Request

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

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

Lot or Tract No. Lot B-1-A-3.A Block: — Unit: —  
 Subdiv/Addn/TBKA: Duke City Lumber Co. Addition  
 Existing Zoning: SM-1 Proposed zoning: Same MRGCD Map No —  
 Zone Atlas page(s): J-13 UPC Code: 101305042646812076

**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 # 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 11.055  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sawmill Rd.  
 Between: 12th St and 15th St

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

SIGNATURE Glenn Broughton DATE 12/17/13  
 (Print Name) Glenn Broughton Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>13DRB - 70793</u>	<u>SDY</u>	—	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	<u>13DRB - 70794</u>	<u>PDF</u>	—	\$ <u>285.00</u>
<input type="checkbox"/> All case #s are assigned	—	<u>SMF</u>	—	\$ <u>70.00</u>
<input type="checkbox"/> AGIS copy has been sent	—	—	—	\$ <u>—</u>
<input type="checkbox"/> Case history #s are listed	—	—	—	\$ <u>—</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	—	—	—	\$ <u>—</u>
<input type="checkbox"/> F.H.D.P. density bonus	—	—	—	\$ <u>—</u>
<input type="checkbox"/> F.H.D.P. fee rebate	—	—	—	\$ <u>—</u>
	Hearing date <u>December 31, 2013</u>			Total
				\$ <u>305.00</u>

[Signature]  
 Staff signature & Date 12-17-13

Project # 1002981

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

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

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

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

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

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

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

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

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

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

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

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

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

Glenn Broughton  
Applicant name (print)  
[Signature] 12/17/13  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
3DRB - 70794

[Signature] 12-17-13  
Planner signature / date  
Project # 1002981



FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
    - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
    - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)** 6
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") ~~24~~ **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - ~~Sign Posting Agreement~~ *N/A*
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Glenn Broughton  
Applicant name (print)  
She B... 12/17/13  
Applicant signature / date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
3DRB - 70793

Form revised 4/07  
Y... 12-17-13  
Planner signature / date  
Project # 1002981

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from November 26, 2013 To December 11, 2013

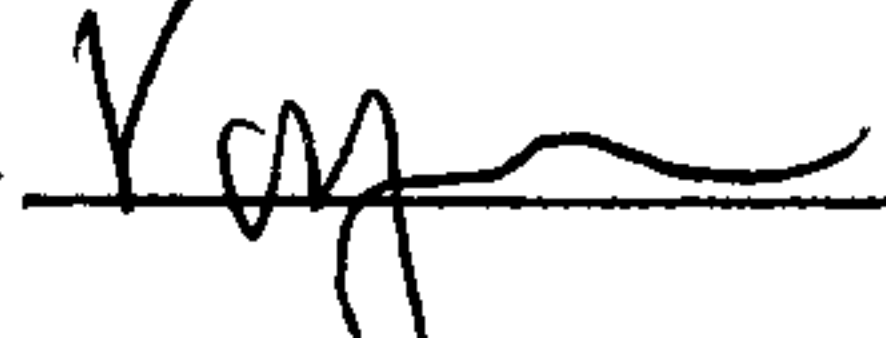
#### 5. REMOVAL

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

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

  
\_\_\_\_\_  
(Applicant or Agent)

11/14/13  
\_\_\_\_\_  
(Date)

I issued 2 signs for this application, 11-14-13   
\_\_\_\_\_  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002981





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bahannan Huston, INC PHONE: 923-1000  
 ADDRESS: 7500 Jefferson NE FAX: 798-7988  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gbroughton@bhinc.com

APPLICANT: 1224 Bellamah LLC PHONE: 978-0005  
 ADDRESS: 2025 4th St NW FAX: —  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: —  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: minor subdivision plat / Design Variance Request

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

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

Lot or Tract No. Lot B-1-A-3-A Block: — Unit: —  
 Subdiv/Addn/TBKA: Duke City Lumber Co. Addition  
 Existing Zoning: SM-1 Proposed zoning: Same MRGCD Map No —  
 Zone Atlas page(s): J-13 UPC Code: 101305842646812076

**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 # 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 11.055  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sawmill Rd.  
 Between: 12th St and 15th St

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

SIGNATURE Glenn Broughton DATE 12/17/13  
 (Print Name) Glenn Broughton Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>13DRB 70793</u>	<u>SDY</u>	—	\$ <u>0</u>
<u>13DRB 70794</u>	<u>PDF</u>	—	\$ <u>285.00</u>
—	<u>SMF</u>	—	\$ <u>70.00</u>
—	—	—	\$ _____
—	—	—	\$ _____
Total			\$ <u>355.00</u>

Hearing date December 31, 2013

[Signature]  
 Staff signature & Date 12-17-13

Project # 1002981

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

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

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

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

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

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

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

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

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

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

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

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

Glenn Braughton  
 Applicant name (print)  
Glenn Braughton 12/17/13  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
13DRB - 70794  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 12-17-13  
 Planner signature / date  
 Project # 1002981



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

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

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

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

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

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

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

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)** **6**
  - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the variance
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement **N/A**
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

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

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

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

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

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

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

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

Glenn Broughton  
 Applicant name (print)  
[Signature] 12/17/13  
 Applicant signature / date



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

Application case numbers  
 13DRB - 70793

Form revised 4/07  
[Signature] 12-17-13  
 Planner signature / date  
 Project # 1002981

Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Re: **Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition**  
Minor Subdivision and Design Variance Request

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review, comment and approval are copies of the following information:

**Minor Subdivision**

- Application for Development Review
- Check List, Form S(3)
- Certificate of No-Effect
- Six (6) full size copies Preliminary/Final Plat
- Adjacent Roadway Cross Sections
- Zone Atlas maps with the entire property outlined
- Six (6) copies of the Infrastructure List, Figure 12
- Submittal Fees

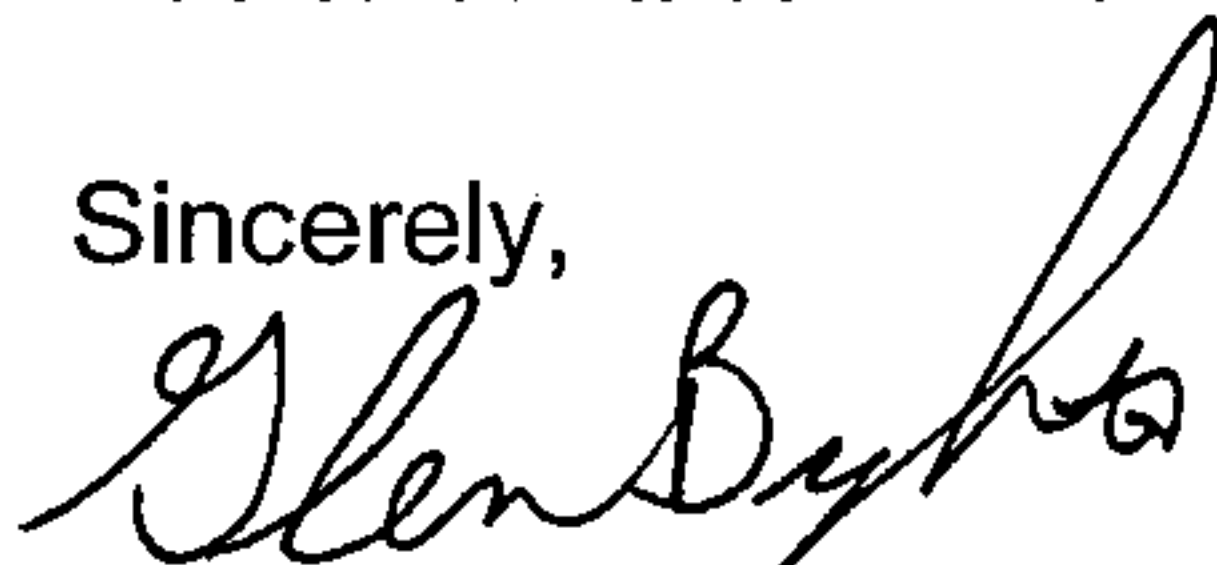
**Design Variance Request**

- Check List, Form V
- Six (6) copies of Design Variance Request with supporting documentation
- Office of Neighborhood Coordination Developer Inquiry Sheet, notification letters and certified mail receipts

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is a subdivision of Lot B-1-A-3-A, Duke City Lumber Co. Addition into two (2) tracts. This site is zoned S-M1.

Please place this item on the DRB Agenda to be heard on December 31, 2013. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

GSB/kcp  
Enclosures

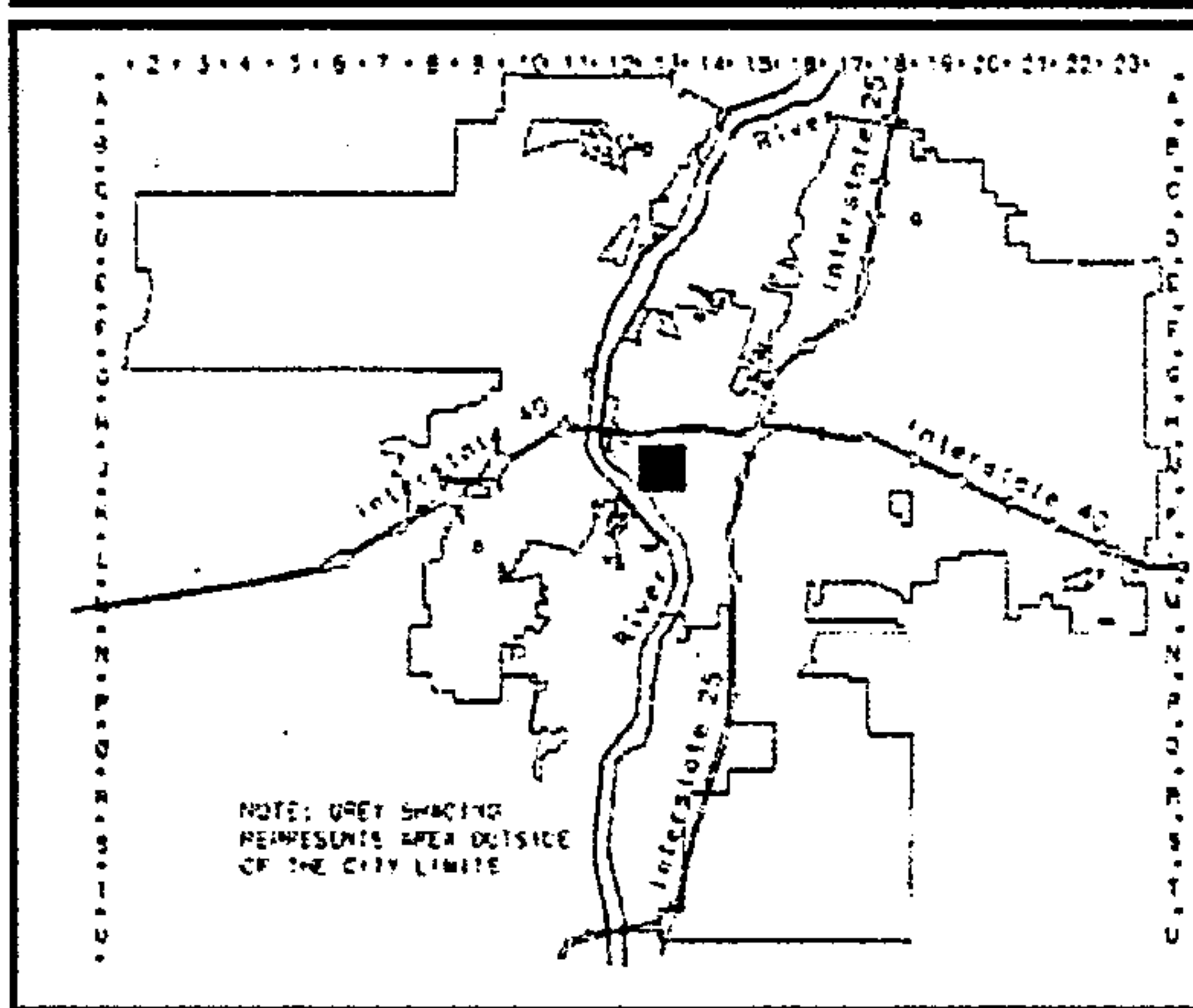
cc: Glenn Fellows, SMPC Architects

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**





CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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Zone Atlas Page

**J-13-Z**

Map Amended through August 01, 2003



Current DRC  
Project No. \_\_\_\_\_

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1002981

Figure 12  
INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**Duke City Lumber Company Addition Lot B-1-A-3-A**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		50' R	PAVED CUL DE SAC	BELLEMAH		WEST END OF STREET	/	/	/
		24' WIDE	BASE COURSE TURNAROUND	15TH ST.		BETWEEN LOTS 13 & 15	/	/	/
		4'	SIDEWALK	SAWMILL ROAD	WEST END OF EX SIDEWALK	SW CORNER OF TRACT B	/	/	/
		24' F-F	PUBLIC ACCESS ROAD	NW CORNER OF TRACT A	SAWMILL VILLAGE	SAWMILL CROSSING UNIT 2	/	/	/

**AGENT/OWNER** | **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

PREPARED BY: GLENN BROUGHTON, P.E. | DRB CHAIR | DATE | PARKS & GENERAL SERVICES | DATE  
 FIRM: BOHANNAN HUSTON INC. | TRANSPORTATION DEVELOPMENT | DATE | AMAFCA | DATE  
 SIGNATURE: *Glenn Broughton* 12/16/13 | ABCWUA | DATE | CITY ENGINEER | DATE  
 MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION | DATE | DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



December 16, 2013

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

Mr. Jack Cloud  
DRB Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Tracts A and B, Sawmill Industrial, DRB # 1002981 – Design Variance Request

Dear Mr. Cloud:

We are requesting the following variances to the City Standard Design:

### **Design Variances:**

#### **Sawmill Road - Local Roadway Width and Centerline Radius**

- Sawmill Road, west of 12<sup>th</sup> St. has a 60 foot right of way with a nominal road width of 40 feet face of curb to face of curb. At approximately the midpoint of the property, Sawmill Rd. has a reverse curve and narrows to 19'± F-F. The right of way in this area varies, but is nominally 30 feet. The centerline radius of the reverse curves is approximately 118 feet and 100 feet respectively. These radii are less than the minimum centerline radius specified on Table 23.3.1 of the DPM. Existing development along Sawmill Road is single family residential, with the exception of the property proposed to be subdivided. We are requesting to maintain the existing roadway width for the following reasons:
  - Existing right of way width to the west of the subject property is insufficient to allow widening the road to meet City design standards.
  - An existing residence is located approximately 14 feet from the right of way. The road cannot be widened without impacting the existing residence.
  - The centerline geometry cannot be modified to meet City design standards due to existing development and right of way constraints.
  - Adequate sight distance currently exists. There are no obstructions which limit sight distance.

#### **15<sup>th</sup> Street Turnaround**

- We are requesting that the DRB consider a 'T' type turnaround where the future Tract B abuts the 15<sup>th</sup> St. right of way. 15<sup>th</sup> St. is currently developed with single family residential. There will be 8 lots (seven developed and one undeveloped) north of the proposed turnaround. The distance from the turnaround to the north end of 15<sup>th</sup> St. is approximately 260 feet. The right of way width is nominally 30 feet.

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

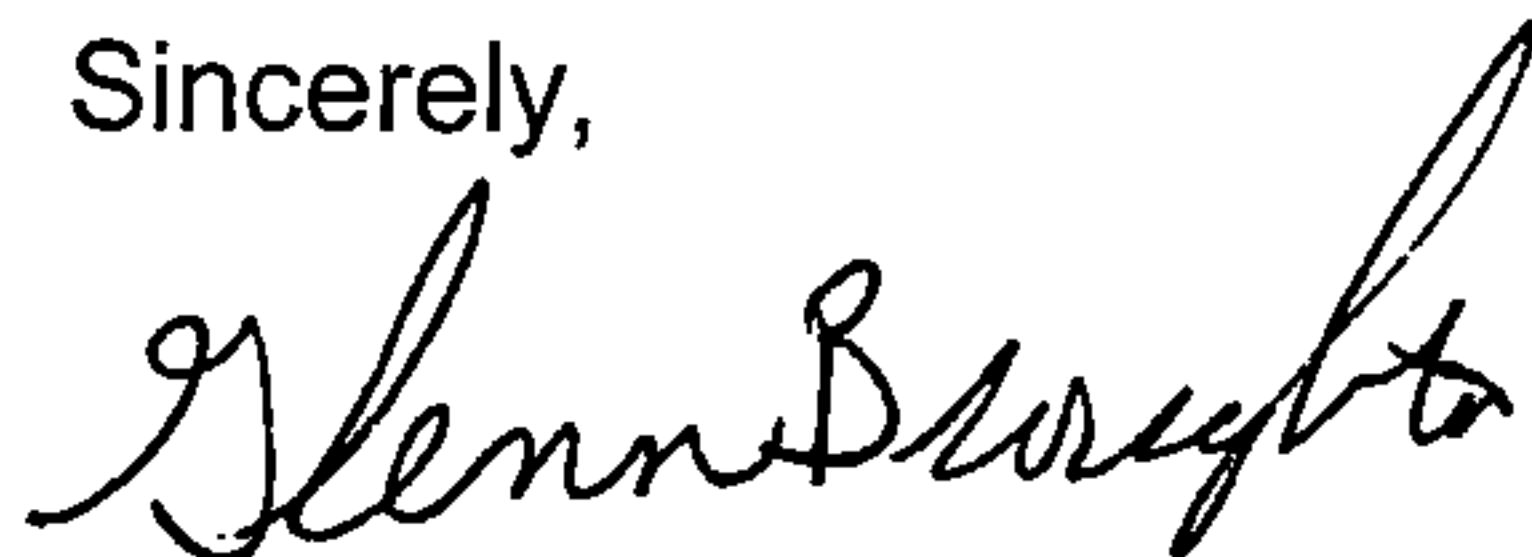
Mr. Jack Cloud,  
City of Albuquerque  
Planning Department  
December 16, 2013  
Page 2

The location of the turnaround will not meet the criteria for a stub street; however; we are requesting a 'T' type turnaround for the following reasons:

- 15<sup>th</sup> St. right of way and road width and alignment do not currently meet current City design standards and has existed in this configuration for many decades.
- We have met with both Solid Waste and the Fire Marshal. Both departments concur that the proposed T-type turnaround is acceptable. See attached correspondence.
- The property that is proposed to be subdivided is irregular in shape. Granting an easement for a cul-de-sac at the north end of 15<sup>th</sup> St. will impose additional limitations on the future development of the property.

Enclosed for your review you will find exhibits which show existing road sections, fire truck turning templates and site photos showing the existing conditions on Sawmill Rd. and 15<sup>th</sup> St. We request that this request be heard at with the Preliminary / Final Plat application. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development and Planning

GSB/kcp  
Enclosures

cc: Krystal Metro, COA (w/encls)



(A) The Development Review Board may vary the provisions of Part 3 of this article, Minimum Standards for the Design of Subdivisions and the *Development Process Manual* in cases:

(1) Where varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning;

(2) Where extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards;

(3) Where the county standards of public infrastructure improvements and/or standards for franchised and private water and sanitary sewer systems are deemed appropriate by the Development Review Board and geographical locations are not in the city and are unlikely to be added to such urban systems; or

(4) Involving bulk land subdivisions where use of the land for building purposes is not expected by the Development Review Board prior to further subdivision or zoning site development plan approval. Provisions of Part 5 of this article may also be waived under these circumstances.

#### **14-14-6-3 FINDINGS.**

(A) If the variance is requested pursuant to § 14-14-6-1(A) and (B), the Development Review Board shall not approve variances unless it shall make findings, based upon the evidence presented to it at a public meeting, that:

(1) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and

(2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance; and

(3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and

(4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements; and

(5) One or more bases listed in § 14-14-6-1 applies.

December 30, 2013

Jack Cloud, Chairman  
City of Albuquerque  
Design Review Board  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102.

RE: Project #1002981, 13 DRB – 70793, 13 DRB – 70794

Dear Mr. Cloud:

We are neighbors of the proposed site for the ACE Leadership High School. The school has been a good neighbor at its current site at 800 – 20<sup>th</sup> Street NW. We hope the site design at the proposed new location between Sawmill Road and Bellamah Road will be conducive to fostering a good neighbor.

There are several concerns that neighbors request the DRB consider and mitigate before granting approval of the subdivision design variance and the preliminary plat approval.

**1) TRAFFIC** – the proposed site plan provides primary access to the school from Sawmill Road, with emergency access on 15<sup>th</sup> Street. This is problematic and potentially dangerous because of Sawmill Road's narrow width and curve. We don't believe Sawmill Road can safely accommodate the anticipated traffic from the school, but a feasible alternative exists north of the site to Bellamah Road. Since the property (where the school is proposed and the site north of it) is under common ownership, an ingress-egress easement to Bellamah Road should be required as a condition of plat approval. Bellamah Road is wider and has direct access to 12<sup>th</sup> Street and I-40 without funneling any additional traffic through the residential neighborhood south of the proposed school site. We believe that past traffic studies in the neighborhood have highlighted the problems with channeling more traffic on Sawmill Road.

**2) FENCE/WALL** – The current site design proposes a 6-ft. high barrier between the school property and the residential neighbors to the south and west. We request that an 8-ft. nicely-designed wall be installed to provide a sound and light barrier. Light fixtures on the site should be designed to prevent glare offsite. We also believe an 8-ft. wall is necessary to minimize nuisance and crime issues. There has been a history of people jumping the existing 6-ft. fence, resulting in property damage and theft from our homes on 15<sup>th</sup> Street.

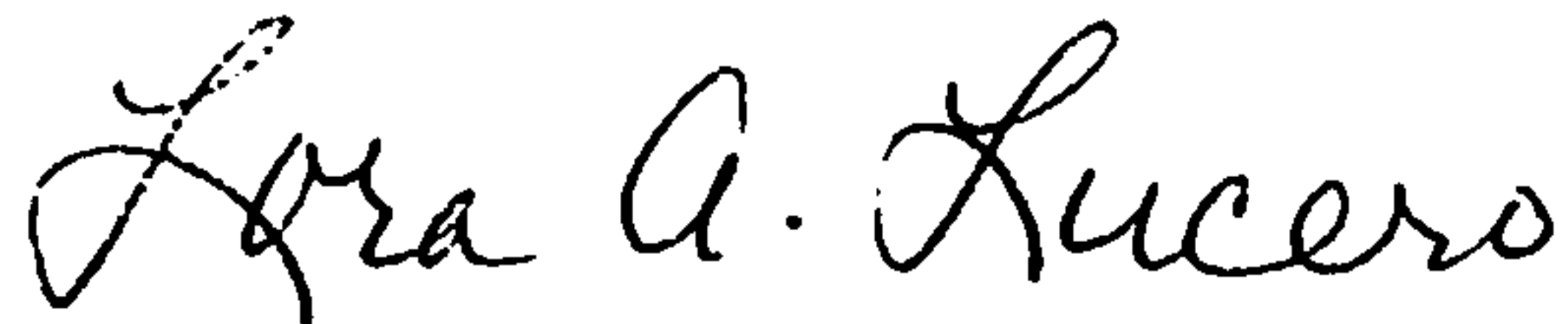
**3) NUISANCE AND CRIME** – We expect the students, staff and employees at this new school will be good neighbors, but we're worried about the school attracting criminals and people from outside of the neighborhood who engage in drug trafficking. What efforts can the city make to address these concerns? Can the school be required to hire security personnel or can the city's police patrol the site and neighborhood more regularly?



**4) LANDSCAPING** – The Duke City Lumber property has never had many trees and landscaping. The neighbors are looking forward to a well-designed landscape plan for this new school site, and request that it include lots of trees to cool the site and provide a visually-attractive site.

Each of the undersigned neighbors request notice of future city meetings pertaining to the new ACE Leadership High School site plan.

Thank you.



Lora A. Lucero  
1323 15<sup>th</sup> Street NW  
Albuquerque, NM 87104

Prudence Crespín  
1022 15th Street NW

Adan Carriaga  
1335 15<sup>th</sup> Street NW and  
1502 15th St. NW

James Griego  
1323 Sawmill NW

Hope Cordova  
1420 15th Street NW

Priscilla Blankenship  
1307 15th St NW

Loretta Almanza and Minus Cordova-Garcia  
1427 15th St NW

Joseph Trujillo  
1306 Sawmill Rd NW

Michael Perea & Alejandra Valencia  
1421 15th St NW

Anthony Trujillo  
1229 Arias Rd. NW  
1323 ½ 15th St.  
1308 Sawmill Rd NW  
1310 Sawmill Rd NW

Jackie Cordova  
1406 15<sup>th</sup> St NW

Pablo & Norma Andrade, Maggie Andrade-Hernandez, Sally Andrade  
1401 15th St NW

Rick & Angel Torres  
1415 15th St NW

Jesse Carroll  
1427 15th St NW

Pete Lopez  
1214 Arias Ave NW

December 30, 2013

Jack Cloud, Chairman  
Design Review Board  
City of Albuquerque  
Plaza del Sol  
600 Second NW  
Albuquerque, NM 87102

RE: Project #1002981, 13 DRB – 70793, 13 DRB – 70794

Dear Chairman Cloud:

The Sawmill Area Neighborhood Association encompasses both the present location of the ACE Leadership High School and the new, proposed location for the school. In the past, ACE has been a good neighbor and a valued member of the neighborhood.

We support their desire to move to a new location, but do not support their proposed design which does not respect the residential nature of the neighborhood. Specifically, we object for the following reasons:

1) The proposed location of the school is bounded by 4 streets, two of which can and do accommodate traffic well and two of which are small, single to double lane, residential roads. The proposed entrance from Sawmill, will increase traffic at an already difficult intersection at 12<sup>th</sup> and Sawmill. At current numbers, the school by their own accounting will add 140 student cars using both this intersection and Sawmill. Teachers, staff, and healthcare facility professionals will add still more cars as will ACE's proposed increase in students in the coming years.

Sawmill and Summer, the street that parallels Sawmill, as well as 15<sup>th</sup> Street which accommodates all traffic from these two streets have been studied thoroughly by the Albuquerque Traffic Engineer Division showing clearly this residential area is under stress from drive-through traffic from 12<sup>th</sup> Street going to Mountain Road.

The addition of over 140 cars hurrying to their destination will increase that stress tremendously.

The owner of the proposed ACE property, Mr. Taday, also owns property that fronts on Bellamah Road, one block to the north of Sawmill and could provide access without imposing on the residential area or overwhelming the small intersection of 12<sup>th</sup> and Sawmill. SANA recommends that all development approvals for this large piece of property be contingent on egress/exit from Bellamah.

2) The proposed school faces residential areas on two sides and commercial enterprises on two sides. The proposed design includes two parking areas with lights, one of which unfortunately faces a residential area. A small change to the design could place the parking area and lights next to a commercial area that would cause no disturbance. ACE administration has



already confirmed plans to include glare-reduced lighting and we applaud their efforts. We hope they will also change the parking placement to accommodate their neighbors.

3) Schools tend to attract attention from vandals, graffiti artists, etc. To reduce intrusion into the residential area, we ask that ACE surround the school with an attractive wall that is too high to climb over, specifically 8 feet. With thoughtful landscaping, it can still be quite attractive.

While the students at ACE Leadership High School have assisted the neighborhood in the past, the school and the students have not been located next to a residential area. We ask that ACE consider what steps they will take to ensure order is maintained and communicate those steps to the neighborhood association.

The Sawmill Area Neighborhood Association learned of the proposed move after the ACE plans were completed. Unfortunately, the current plans cause difficulties for the established residential area that could have been avoided through communication and discussion. We look forward to working with the school to resolve these issues

Thank you for your consideration of the design issues.

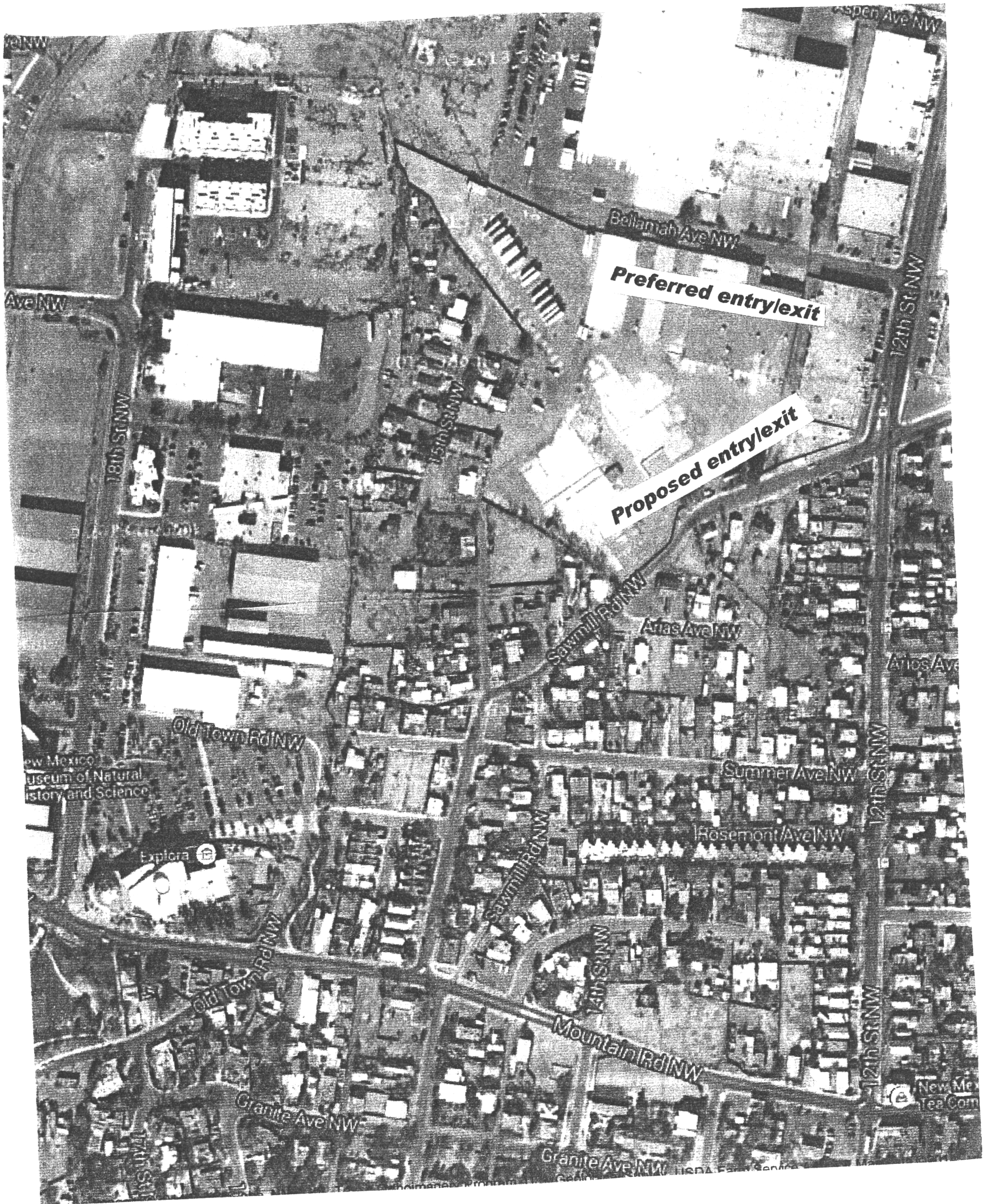
Sincerely

Sawmill Area Neighborhood Association (SANA)

Board of Directors

Brian Delaney	1207 Summer NW, 87104	<a href="mailto:bdelaney12@comcast.net">bdelaney12@comcast.net</a>
Tom Hopkins	918 19 <sup>th</sup> , NW, 87104	<a href="mailto:buds38@hotmail.com">buds38@hotmail.com</a>
Beth Lehman	1215 Summer, NW, 87104	<a href="mailto:blehman@mcleodusa.net">blehman@mcleodusa.net</a>
Sasha Menendez	1218 Summer NW, 87104	<a href="mailto:sashamenendez@yahoo.com">sashamenendez@yahoo.com</a>
Andrew Monie	1500 15 <sup>th</sup> St, NW, 87104	<a href="mailto:sudamericamonie@yahoo.com">sudamericamonie@yahoo.com</a>
Priscilla Munroe	1028 18 <sup>th</sup> St., NW, 87104	<a href="mailto:cilla296189@hotmail.com">cilla296189@hotmail.com</a>





Preferred entry exit

Proposed entry exit

New Mexico  
Museum of Natural  
History and Science

Explora

New Mexico  
Tea Corp



15<sup>th</sup> / Solid Waste  
Correspondence

## Glenn Broughton

---

**From:** Whistle, Lee A. <LWhistle@cabq.gov>  
**Sent:** Monday, December 16, 2013 9:14 AM  
**To:** Glenn Broughton  
**Subject:** RE: Duke City Lumber Co. - 15th St Access - COA Case No.1002981

I do not have a problem with the turn around that you showed me since it will not interfere with our drivers.

---

**From:** Glenn Broughton [<mailto:gbrought@bhinc.com>]  
**Sent:** Thursday, December 12, 2013 4:07 PM  
**To:** Whistle, Lee A.  
**Cc:** Cloud, Jack W.; Metro, Kristal D.; Glenn Fellows ([g.fellows@smpcarchitects.com](mailto:g.fellows@smpcarchitects.com))  
**Subject:** Duke City Lumber Co. - 15th St Access - COA Case No.1002981

Lee,

We appreciate you taking the time to meet with us this morning. I wanted to follow up with you to confirm our understanding regarding solid waste access for the residences on 15<sup>th</sup> St. The DRB has requested an easement for a turnaround be granted at the north end of 15<sup>th</sup> St. A turnaround at this location will place some restrictions on future development of that property. We are planning to submit a design variance to the DRB to request that they consider a mid-block turnaround. There are 8 residential lots north of the proposed turnaround and the distance to the northern end of 15<sup>th</sup> is approximately 260 feet. The mid-block turnaround will be located as shown on the attached PDF. The DRB has requested that we discuss this request with you prior to submitting the design variance.

We understand that Solid Waste has no objection to the design variance request that we are proposing. If you would please confirm that this email accurately documents our discussion we would appreciate it.

Thank you,

Glenn Broughton, P.E., LEED AP  
Senior Project Manager  
Community Development & Planning  
Direct line: 505-798-7872

## Bohannon Huston

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335  
[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO:

PROJECT NO. 1006864

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 12-31-13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION:

REVISED PRELIMINARY PLAT AND

~~GRADING PLAN~~

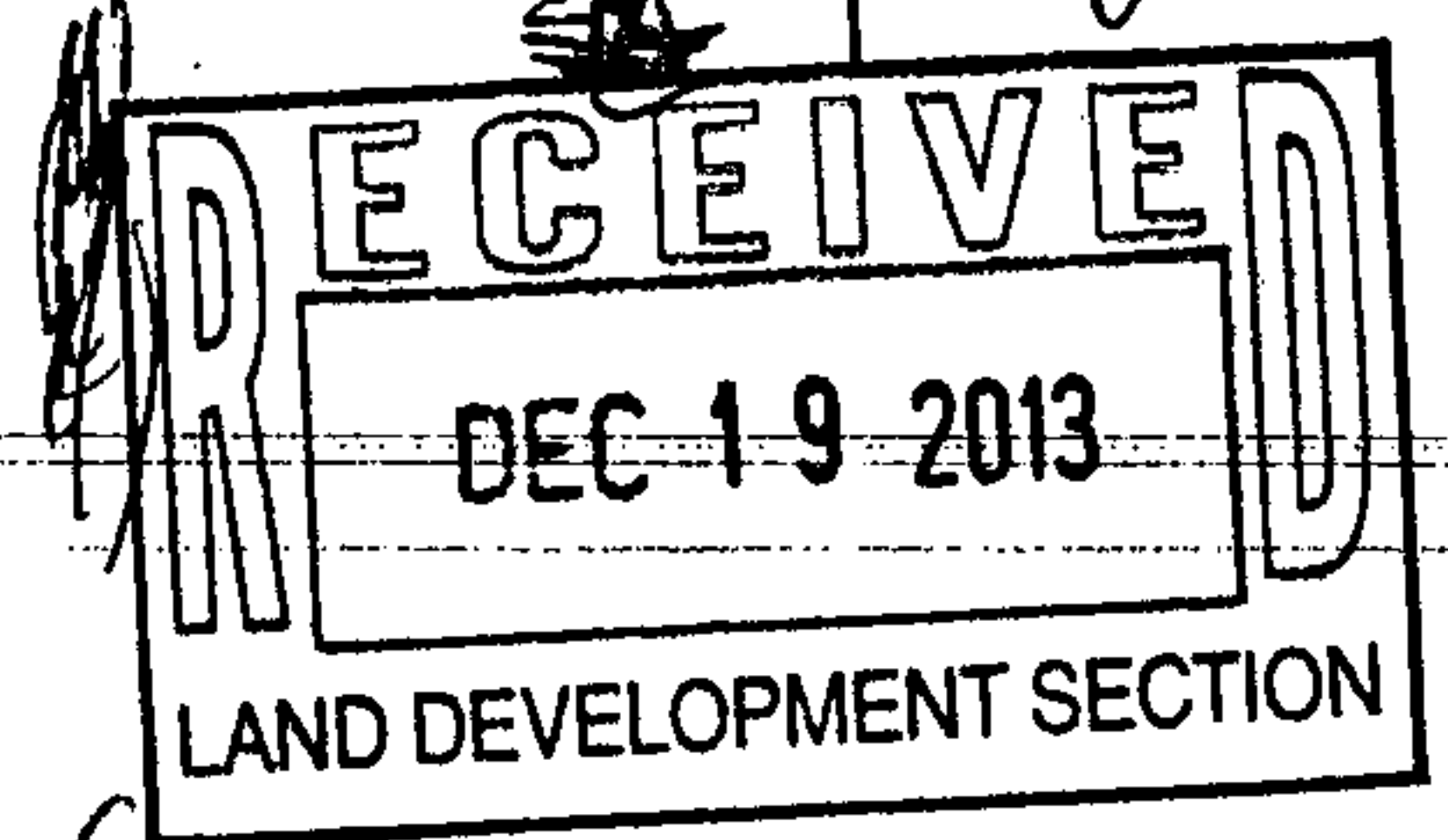
TRAIL

TRAIL ACCESS OBSERVATION

Rick's supports neighbor -

Ricky

NORTH CATHAN



Accident records

MDX

Traffic

Stacy - 10110

Gate 4 Summit Records = 5/1/13

where

(6)

serial

CONTACT NAME: BRIAN PATTERSON

TELEPHONE: 505-223-1000

EMAIL: bpatterson@bhinc.com

5300 S I ST

(5)

serial

School users lost

1st

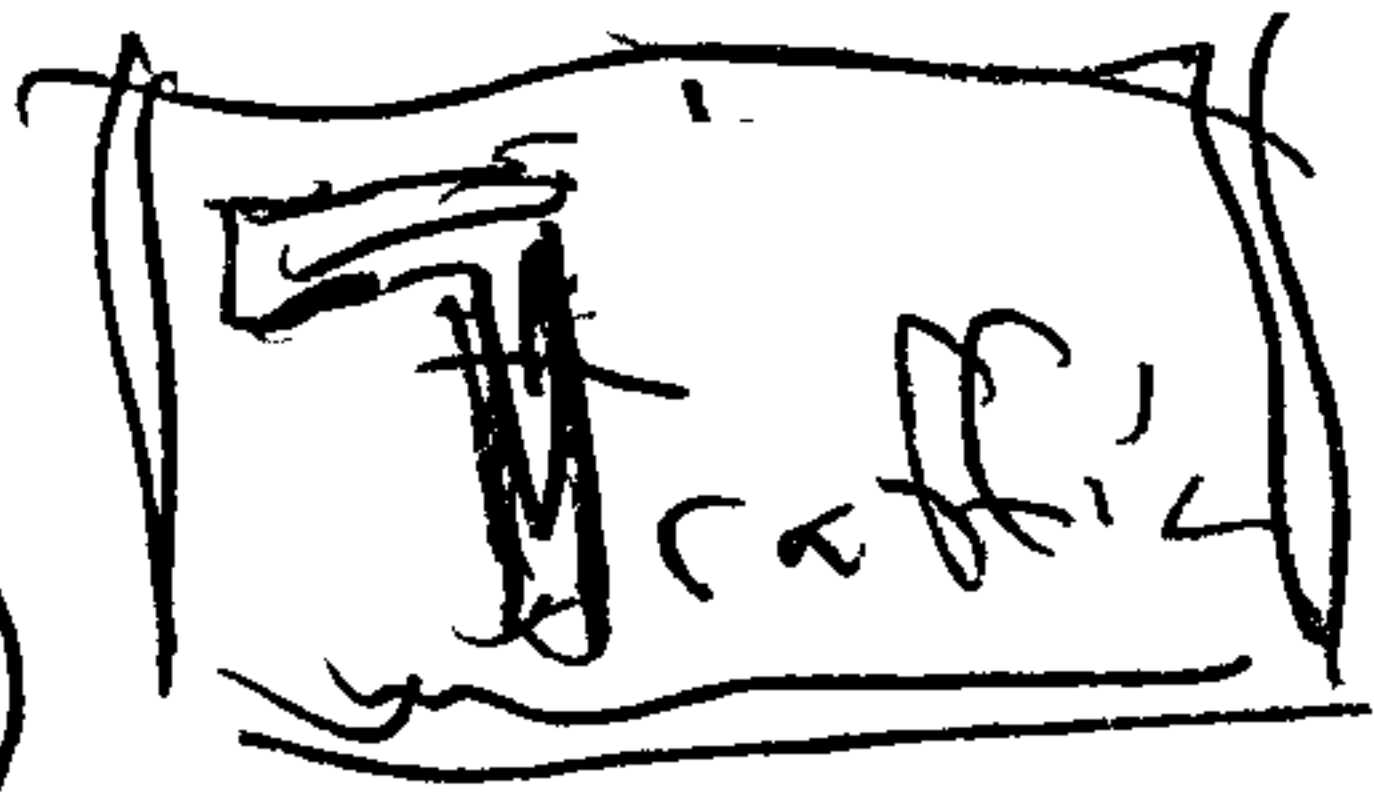
Summit

(8)



9:40

①



conflicts

TIS  
was parked?

5am/1 = narrow

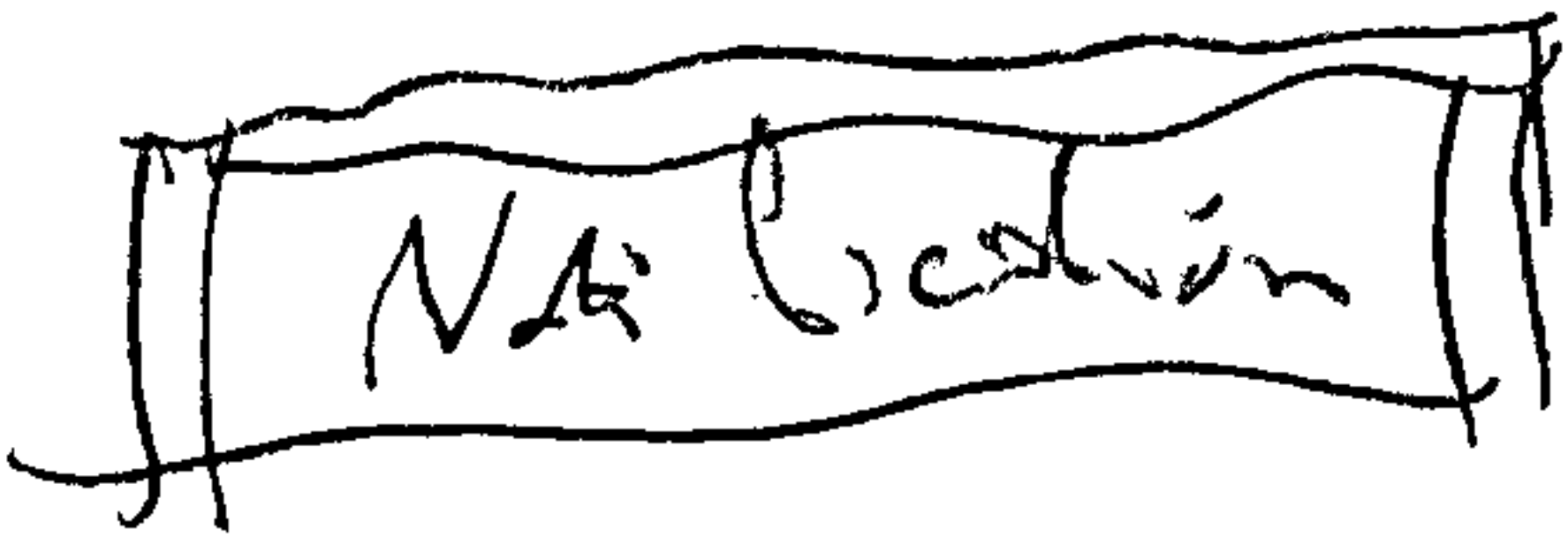
15m = old + narrow

(car crashes)

Hard ship

why not

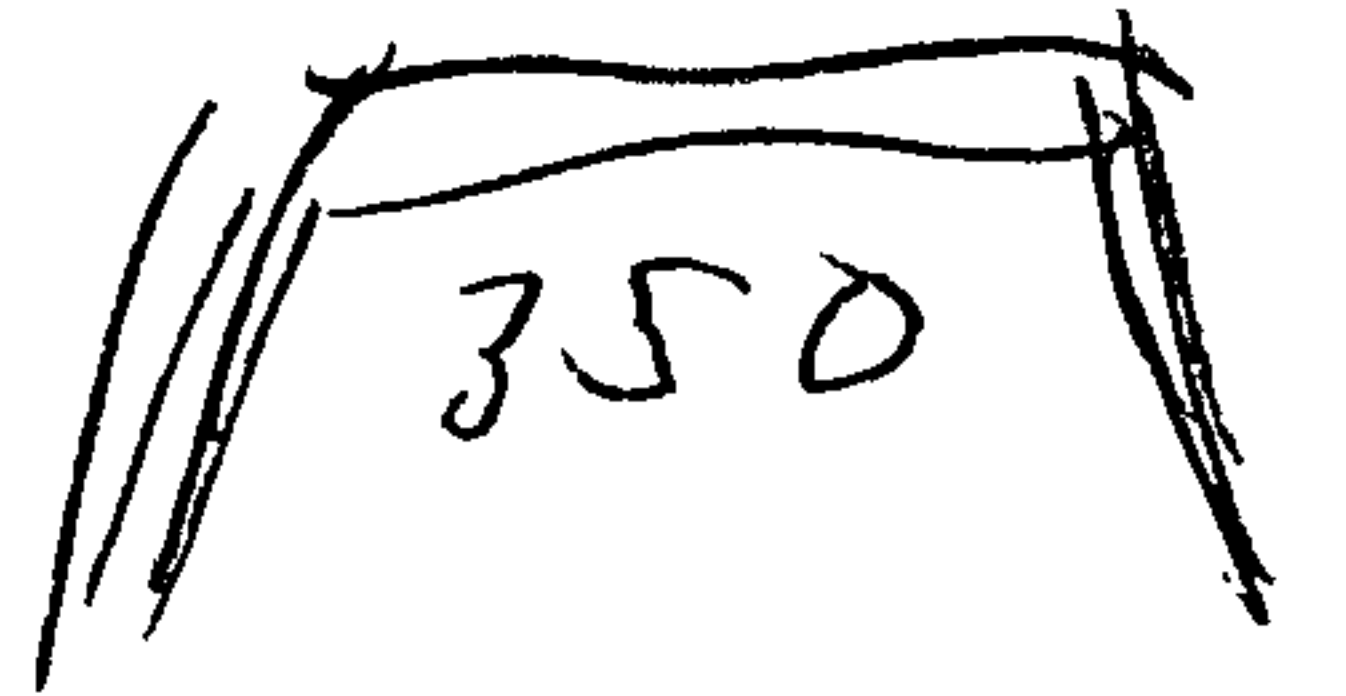
Bellamah?  
El met



N<sup>hood</sup> Arts

9:45 - ②

350 trips crossing



9:48 - ③  
Bell

TIS

15<sup>th</sup>

heavy

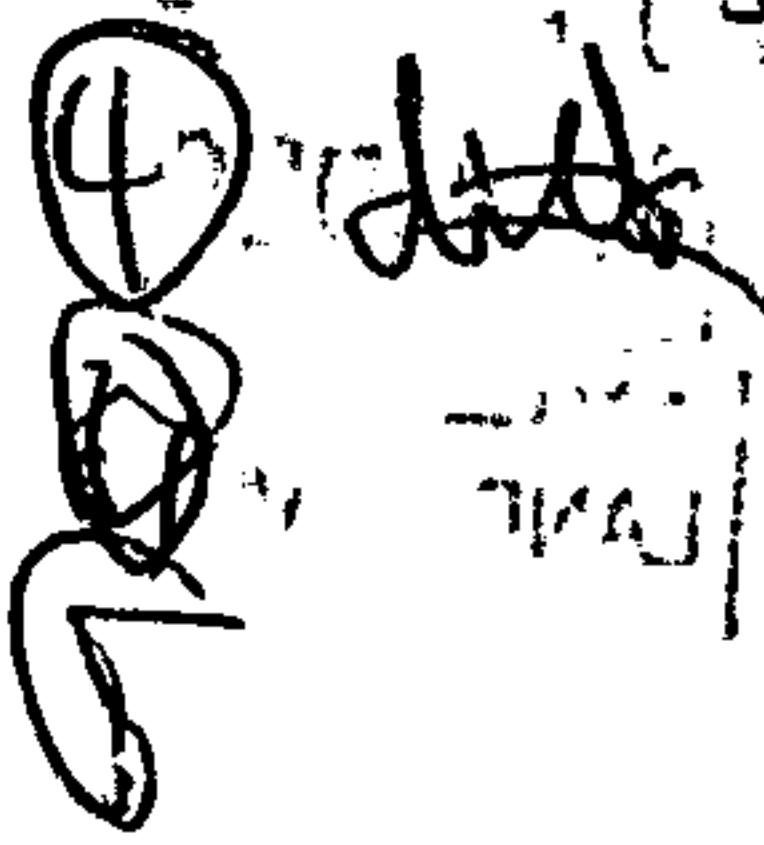
trucks, cars

traffic

Bellamah/12<sup>th</sup>

AVIN  
Right  
N<sup>hood</sup>

9:54 - ④



truck

traffic

15<sup>th</sup>

Saint

Yvonne ⑤

stop in

met to

Street

10:55 ⑥

Judy MORRIS  
I-40 bad yr

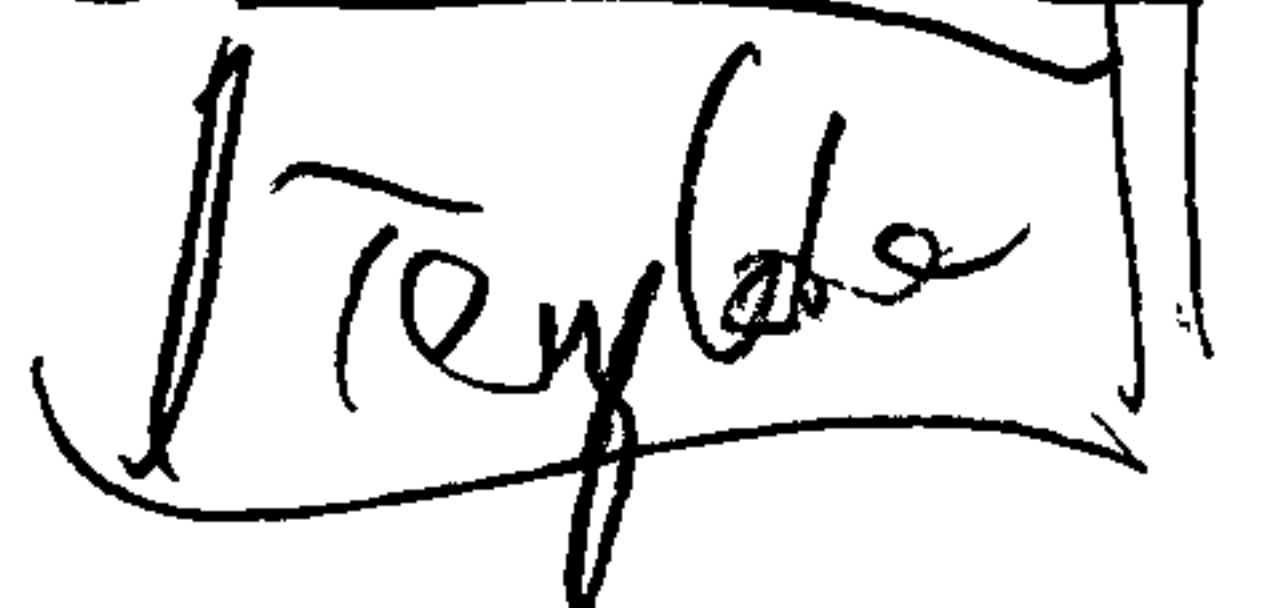
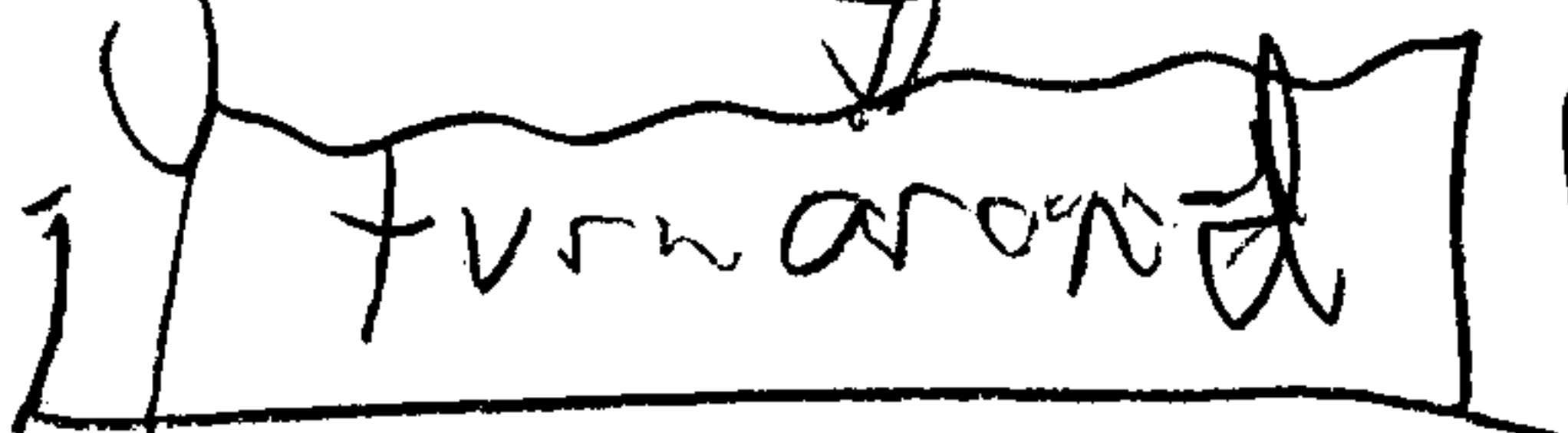
lie truck tax

10:56 ⑦

#7  
canoe

Sidewalk  
N side

= good thing



Tollie Hodges / 2008  
2011



15th  
Fire Marshal Correspondence

**Glenn Broughton**

---

**From:** Mendoza, Eric <emendoza@cabq.gov>  
**Sent:** Friday, December 13, 2013 9:49 AM  
**To:** Glenn Broughton  
**Cc:** Cloud, Jack W.; NMITE: Kristal Metro; g.fellows@smpcarchitects.com; Gonzales, Eric L.  
**Subject:** RE: Duke City Lumber Co. - Emergency Access - COA Case No.1002981

Mr. Broughton, in response to your email and our conversation, the fire marshal's office has no objections to your proposed development of the charter school. Now as it pertains to the proposed turnaround for emergency access for the residences on 15<sup>th</sup> st, we do not have purview to compel this request as it pertains to an existing street. We typically will enforce the code criteria that were in place at the time of the development. Furthermore the fire marshal's office cannot request or compel emergency vehicle access to a proposed development, as it pertains to DRB's request for emergency vehicle access in the alignment of Bellamah St. The access issue is typically addressed at the time the plans are submitted for review and approval. That being said the request from DRB would be from that particular department.

I hope this answers all your concerns please feel free to contact our office if you require further assistance.

Inspector Eric Mendoza  
Albuquerque Fire Marshal's Office  
Plans Checking Division  
600 2nd st 87102  
505-924-3611

---

**From:** Glenn Broughton [<mailto:gbrought@bhinc.com>]  
**Sent:** Thursday, December 12, 2013 5:08 PM  
**To:** Mendoza, Eric  
**Cc:** Cloud, Jack W.; Metro, Kristal D.; Glenn Fellows ([g.fellows@smpcarchitects.com](mailto:g.fellows@smpcarchitects.com))  
**Subject:** Duke City Lumber Co. - Emergency Access - COA Case No.1002981

Eric,

We appreciate you taking the time to meet with us this afternoon. I wanted to follow up with you to confirm our understanding regarding emergency access for the residences on 15<sup>th</sup> St. and an emergency access in the alignment of Bellamah

The DRB has requested an easement for a turnaround be granted at the north end of 15<sup>th</sup> St. We are planning to request a design variance to provide a T-type turnaround in lieu of a cul-de-sac at the north end of 15<sup>th</sup> St. The turnaround will be located as shown on the attached PDF. There are 8 residential lots north of the proposed turnaround and the distance to the northern end of 15<sup>th</sup> is approximately 260 feet.



In addition the DRB mentioned that an emergency easement in the alignment of Bellamah may be warranted. This easement would connect the west end of Bellamah with a proposed access for Sawmill village and Sawmill Crossing Unit 2. At this time the eastern portion of Sawmill Village and Sawmill Crossing Unit 2 have not been constructed, but the site plans have been approved by DRB. The location of the emergency access easement is shown on the attached PDF.

Based on our conversation it is our understanding that the fire marshal does not typically require modifications to access for existing developments or undeveloped parcels. A cul-de-sac at 15<sup>th</sup> St. is not required; however the T-type turnaround that is being proposed would improve fire department access. Also the Bellamah emergency access is not required at this time. There is currently adequate access for the existing developments in the area. Emergency access will be revisited if redevelopment of the property is proposed. The DRB has requested that we discuss this request with you prior to submitting the design variance.

We understand that the Fire Marshal has no objection to the design variance request that we are proposing and that the Bellemah emergency access is not required at this time. If you would please confirm that this email accurately documents out discussion we would appreciate it.

Thank you,

Glenn Broughton, P.E., LEED AP  
Senior Project Manager  
Community Development & Planning  
Direct line: 505-798-7872

## **Bohannon Huston**

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335  
[www.bhinc.com](http://www.bhinc.com)

**voice:** 505.823.1000 **facsimile:** 505.798-7988 **toll free:** 800.877.5332

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## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 12, 2013

Glenn Broughton  
Bohannan Huston Inc.  
7500 Jefferson NE/87109  
Phone: 505-823-1000/Fax: 505-798-7988  
E-mail: [gbroughton@bhinc.com](mailto:gbroughton@bhinc.com)

Dear Glenn:

Thank you for your inquiry of **December 12, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION, LOCATED ON SAWMILL ROAD NW BETWEEN 15<sup>TH</sup> STREET NW AND 12<sup>TH</sup> STREET NW** zone map **J-13**.

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

### SAWMILL AREA N.A. "R"

Beth Lehman, 1215 Summer NW/87104 247-1935 (h)  
Andrew Monie, 1500 15<sup>th</sup> St. NW/87104 238-2961 (h)

### SAWMILL COMMUNITY LAND TRUST (

Wade Patterson, P.O. Box 25181/87125 764-0359 (w)  
Wendy Statkus, P.O. Box 25181/87125

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

**Stephani I. Winklepleck**

Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING DEPARTMENT SUBMITTAL**



# !!!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 neighborhood and/or homeowner 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 describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

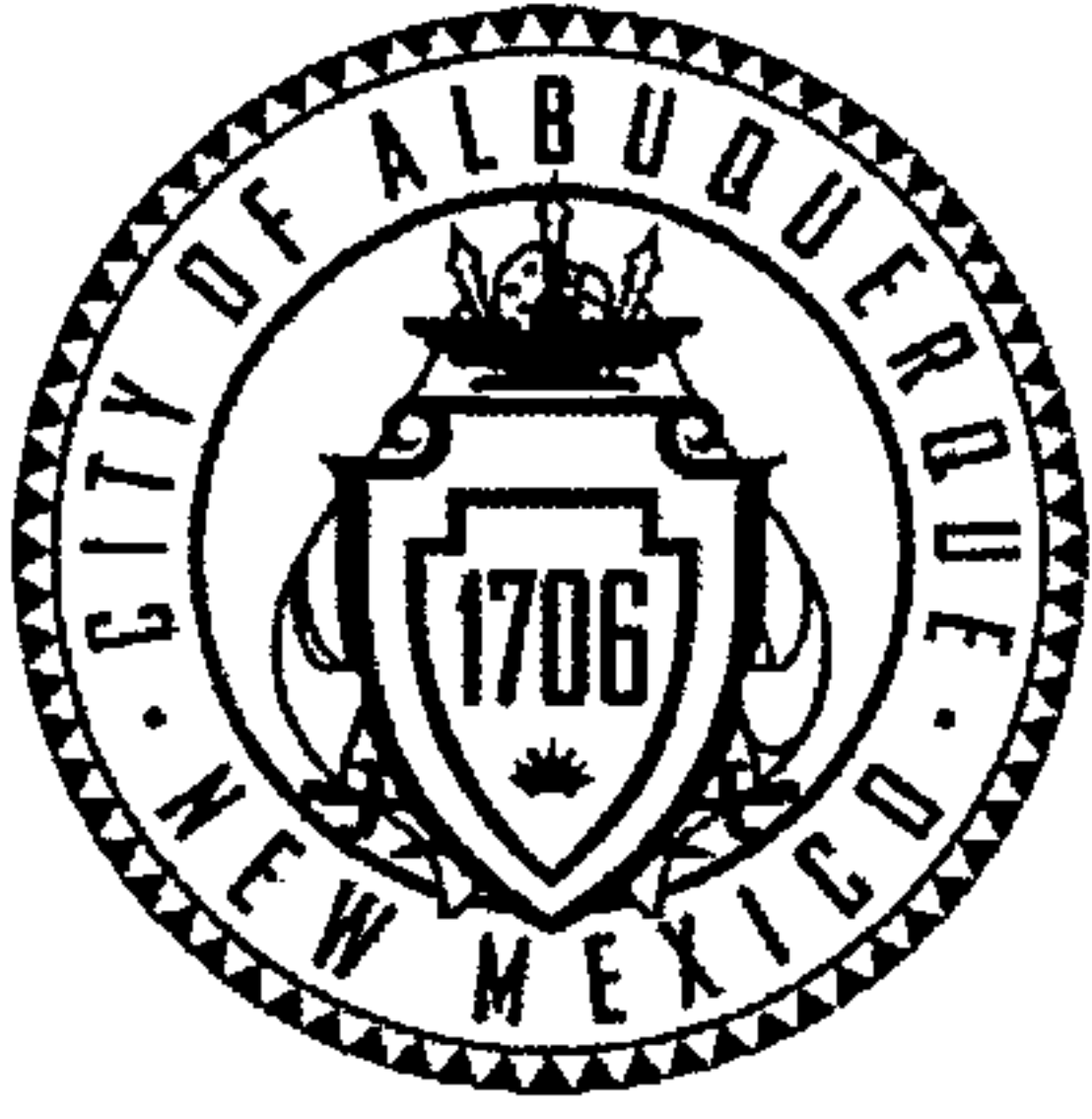
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **12/12/13** Time Entered: **12:50 p.m.** ONC Rep. Initials: **siw**



City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
December 9, 2013

**Robert J. Perry, CAO**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s): 1002981**

**Case Number(s):**

**Agent: Bohannan Huston, Inc.**

**Applicant: 1224 Bellamah, LLC**

**Legal Description: Tract B1A3A, Duke City Lumber Co. Addition**

**Zoning: S-M1 Zone 'C'**

**Acreage: 11.0+/- acres**

**Zone Atlas Page: J-13**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:  
DISCOVERY:**

**SUPPORTING DOCUMENTATION:  
Phase I Environmental Report by E.C.I. July 2003**

**SITE VISIT: Yes**

**RECOMMENDATION(S):**

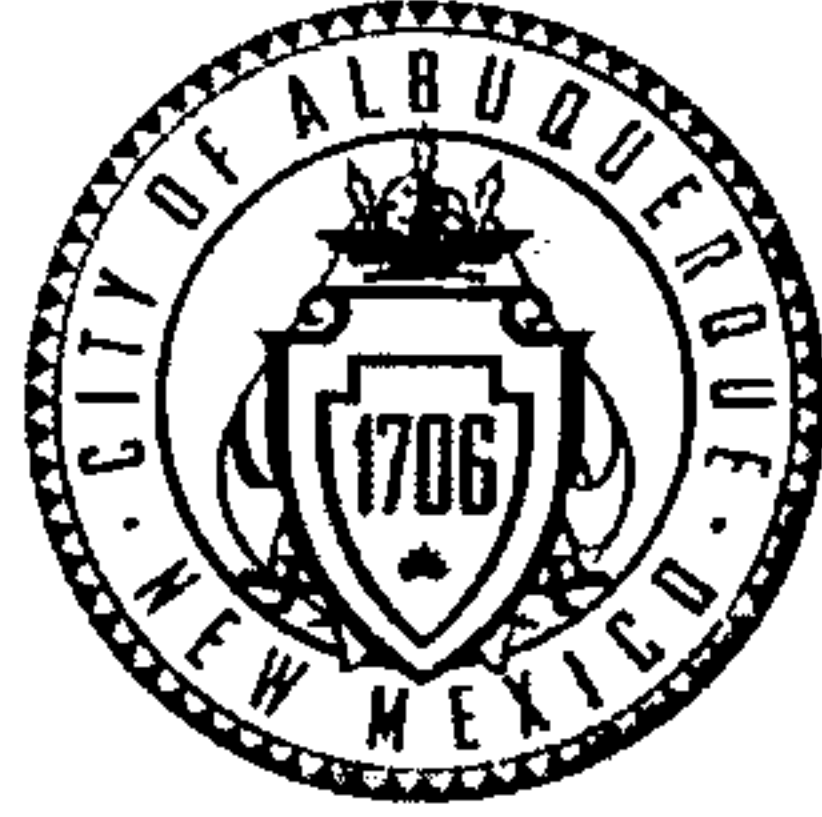
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

**SUBMITTED:**

Matthew Schmader, PhD  
Superintendent, Open Space Division  
City Archaeologist



December 31, 2013



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

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

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

PROJECT # 1002981

**THURSDAY, December 11, 2013**

Comments must be received by:

**Friday, December 6, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RussHugg@Suevtek

APPLICANT: 1224 BELLAMAH, LLC PHONE: 878-0005  
 ADDRESS: 7620 JEFFERSON NE FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF A PORTION OF PUBLIC WATERLINE EASEMENT AND PNM UTILITY EASEMENT

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

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

Lot or Tract No. LOT B-1-A-3-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: DUKE CITY LUMBER COMPANY ABOLITION  
 Existing Zoning: S/M-1 Proposed zoning: SAME MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): 4-13 UPC Code: 101305842646812070

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAWMILL ROAD NW  
 Between: 12TH STREET and 15TH STREET

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

SIGNATURE [Signature] DATE 11.14.13  
 (Print Name) RussHugg Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70766</u>	<u>VPE</u>		<u>\$ 90.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADY</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 185.00</u>

Hearing date December 11, 2013

[Signature] 11-14-13  
 Staff signature & Date

Project # 1002981

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

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

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance or waiver
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the deferral or extension
    - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - Letter of authorization from the grantors and the beneficiaries (private easement only)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Richard Garcia  
Applicant name (print)  
[Signature] 11/14/13  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
ISDRB - 70766

[Signature] 11-14-13  
Planner signature / date  
Project # 1002981





DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1002981

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Curtis Cherne, P.E., Hydrology

Kristal Metro, P.E., Transportation Development

Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA

Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 12.11.13

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: \_\_\_\_\_

OWNERS AUTHORIZATION LETTER

WAS NOT INCLUDED IN ORIGINAL

SUBMITTAL

CONTACT NAME: Russ Hugg

TELEPHONE: 897-3366 EMAIL: RussHugg@Survtek.com

1224 Bellamah, LLC  
2025 4<sup>th</sup> Street NW  
Albuquerque New Mexico 87107

City of Albuquerque  
Development and Review Board  
400 Marquette NW  
Albuquerque, New Mexico 87102

**Re: Replat**

Dear Development Review Board:

This letter is prepared in conjunction with the proposed Replat of the property at 1224 Bellamah, NW, Albuquerque, New Mexico ("Property"). The property is presently owned by 1224 Bellamah, LLC ("Owner"). Owner and Ace Leadership High School Foundation ("Purchaser") have entered into a Purchase and Sale Agreement effective October 16, 2013, covering the property ("Purchase Agreement"). The Purchase Agreement authorizes purchaser to pursue a replat ("Replat") creating the Property as a separate tract. This letter authorizes Purchaser and the following contractors of Purchaser: SMPC Architects, Bohannan Houston, Inc., and Surv Tek, Inc., to pursue obtaining the Replat. Purchaser and the above-referenced contractors of Purchaser are also authorized to pursue any necessary vacation and/or Site Plan For Building Permit related to the Property. The authorizations set forth in this letter are limited to the express scope of this letter. Please contact the undersigned with questions. Thank you.

1224 BELLAMAH, LLC

By: 

Steve Taday

Authorized Member





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSHUGG@SURVTEK

APPLICANT: 1224 BELLAMAH, LLC PHONE: 878-0005  
 ADDRESS: 7620 JEFFERSON NE FAX: \_\_\_\_\_  
 CITY: ALB STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: VACATION OF A PORTION OF PUBLIC WATERLINE EASEMENT AND PNM UTILITY EASEMENT

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

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

Lot or Tract No. LOT B-1-A-3-A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: DUKE CITY LUMBER COMPANY ADDITION  
 Existing Zoning: S/M-1 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 1-13 UPC Code: 101305842646812070

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1002981

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAWMILL ROAD NW  
 Between: 12TH STREET and 15TH STREET  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE [Signature] DATE 11-14-13  
 (Print Name) RUSHUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>13DRB . 70766</u>	<u>VPE</u>	_____	<u>\$ 90.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 185.00</u>

Hearing date December 11, 2013

[Signature] 11-14-13  
 Staff signature & Date

Project # 1002981

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
    - \_\_\_ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
    - \_\_\_ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
    - \_\_\_ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
  - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
    - ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
    - ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
    - ✓ Zone Atlas map with the entire property(ies) clearly outlined
    - ✓ Letter briefly describing, explaining, and justifying the request
    - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - ✓ Sign Posting Agreement
    - ✓ Fee (see schedule)
    - ✓ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
    - \_\_\_ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance
    - \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
    - \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
  - VACATION OF RECORDED PLAT (DRB29)**
    - \_\_\_ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
    - \_\_\_ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries (private easement only)
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Richard Garcia  
Applicant name (print)  
[Signature] 11/19/13  
Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 13DRB- 70766  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 11-14-13  
Planner signature / date  
 Project # 1002981



# **SURV TEK, INC.**

## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

November 14, 2013

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: *Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page J-13.*

Dear Mr. Cloud

The owners of the above captioned property, 1224 Bellamah, LLC is hereby filing application with the City of Albuquerque Development Review Board for a Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition as shown on the attached Vacation Exhibit.

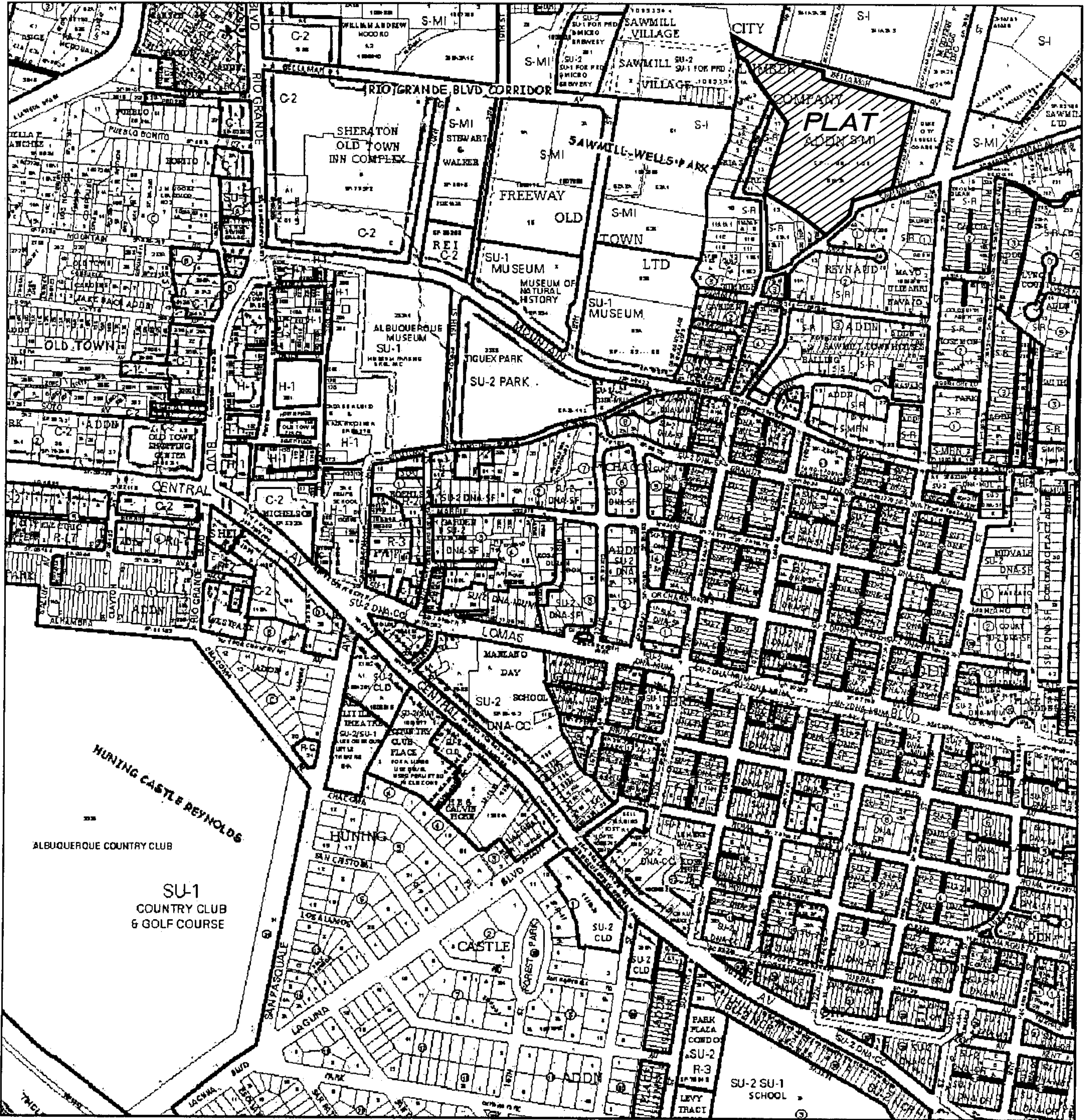
If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.





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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 6/7/2013

Notes: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

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

0 750 1,500 Feet



PUBLIC SERVICE COMPANY OF NEW MEXICO  
EASEMENT

THIS INSTRUMENT made this 21st day of Oct, 19 98 by and between

4 MS Enterprises

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division, and US WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communications purposes only.

WITNESSETH:

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

PNM Project No. A15756

An easement within Lot B-1-A-3-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 96C, Page 204, on May 17, 1996 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side on the following described centerline: Beginning at a point on the southeasterly boundary line of said Lot B-1-A-3-A, whence the southeast corner of said Lot B-1-A-3-A bears N.55°41'18"E., 314.61 feet distant; running thence as an easement N.39°49'32"W., 190.00 feet.

See Exhibit "A" for drawing of Legal Description

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

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

WITNESS [Signature] hand \_\_\_\_\_ and seal \_\_\_\_\_ this 21<sup>st</sup> day of October, 19 98  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_

By \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(Seal)



1999002087  
5181769  
Page 1 of 2  
01/07/1999 10:09A  
Bk-9901 Pg-2077

Judy D. Woodward Bern. Co ERSE R 9.99  
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

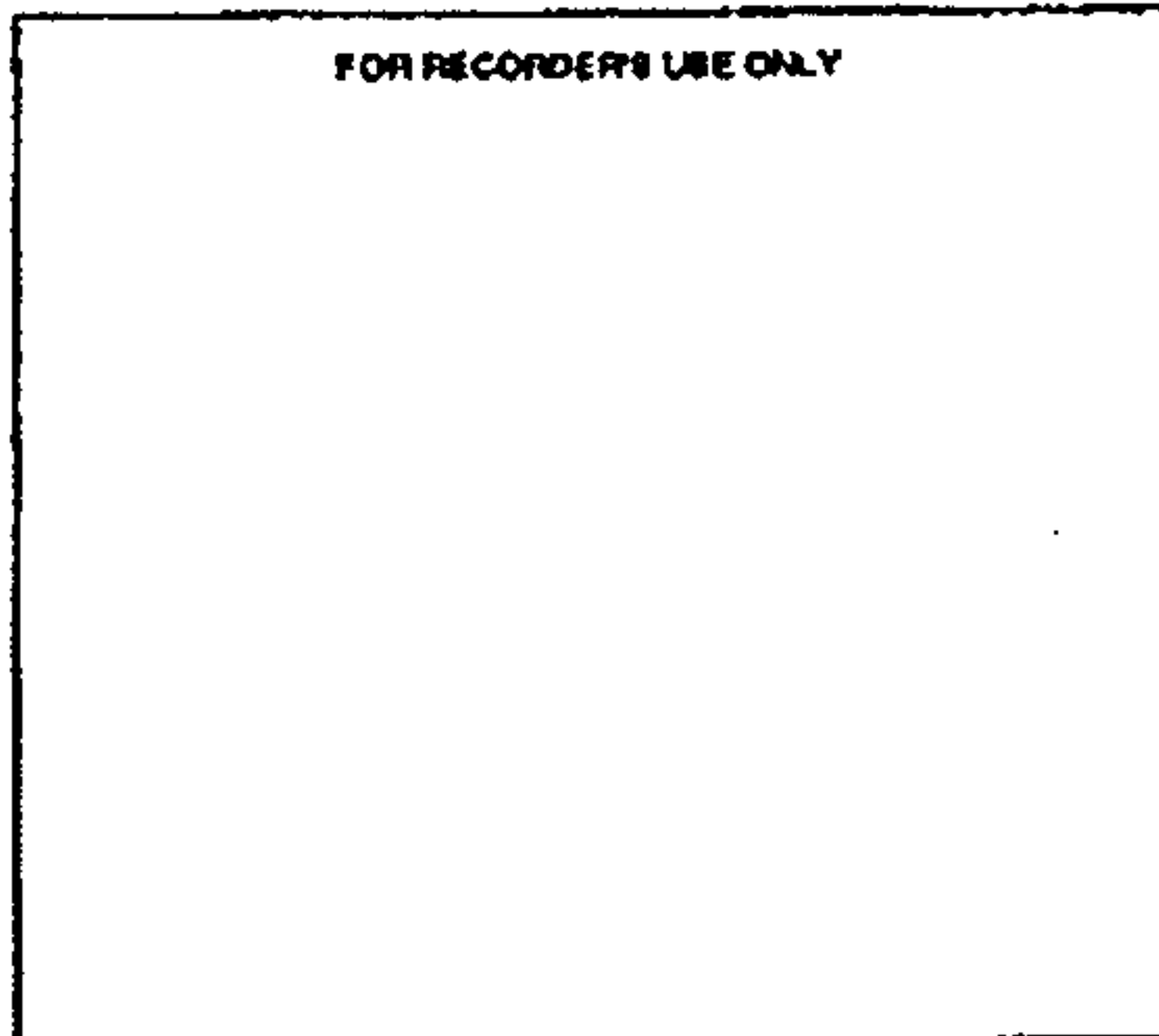
This instrument was acknowledged before me on October 21, 19 98

By Anthony B. Medrano President  
(Name of Officer) (Title of Officer)

of 4 Ms Enterprises  
(Corporation Acknowledgement)

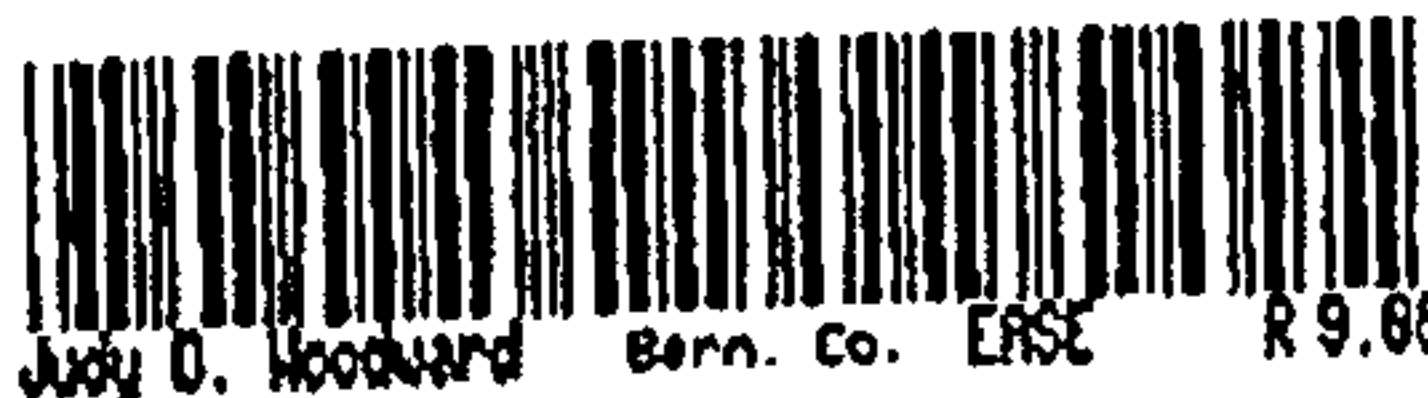
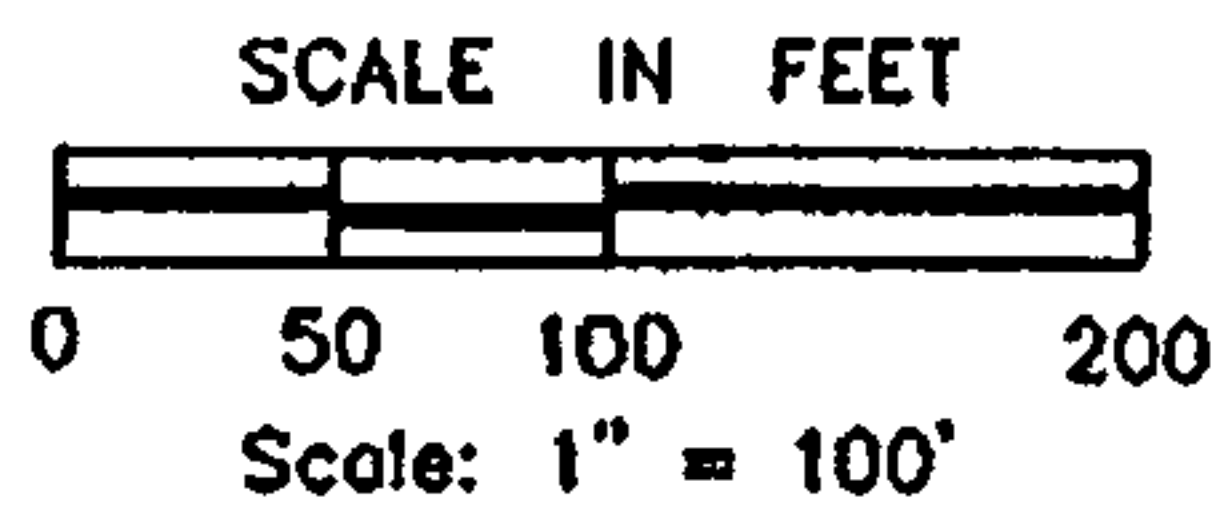
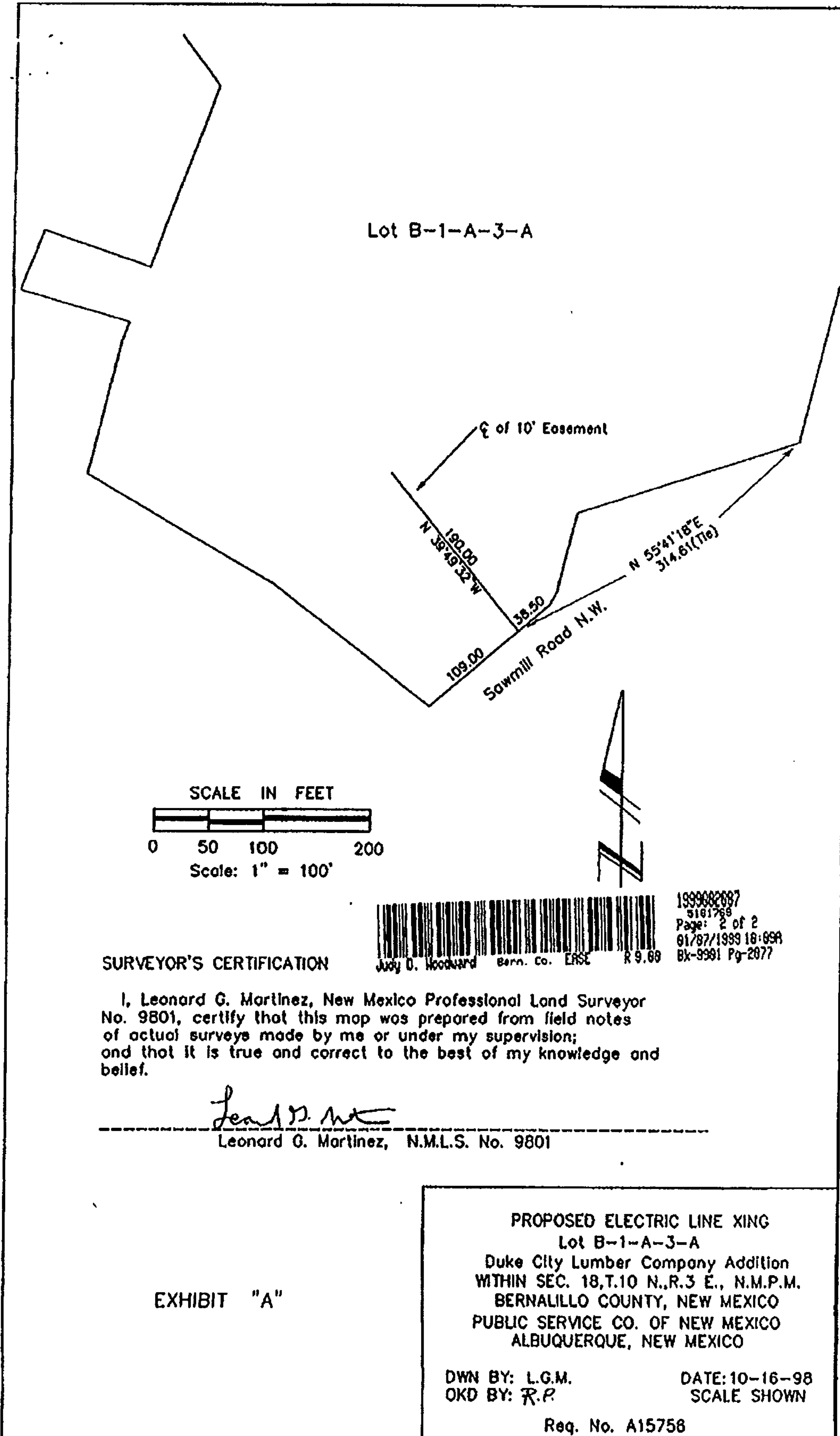
a New Mexico corporation, on behalf of said corporation.  
(State of Incorporation)

My commission expires: 6-24-01  
(Seal) [Signature]  
Notary Public



PNM REFERENCE NUMBER \_\_\_\_\_

PNM 465 878



1999002087  
 5181788  
 Page: 2 of 2  
 01/07/1999 10:09A  
 Bk-9901 Pg-2077

**SURVEYOR'S CERTIFICATION**

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

*Leonard G. Martinez*

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

EXHIBIT "A"

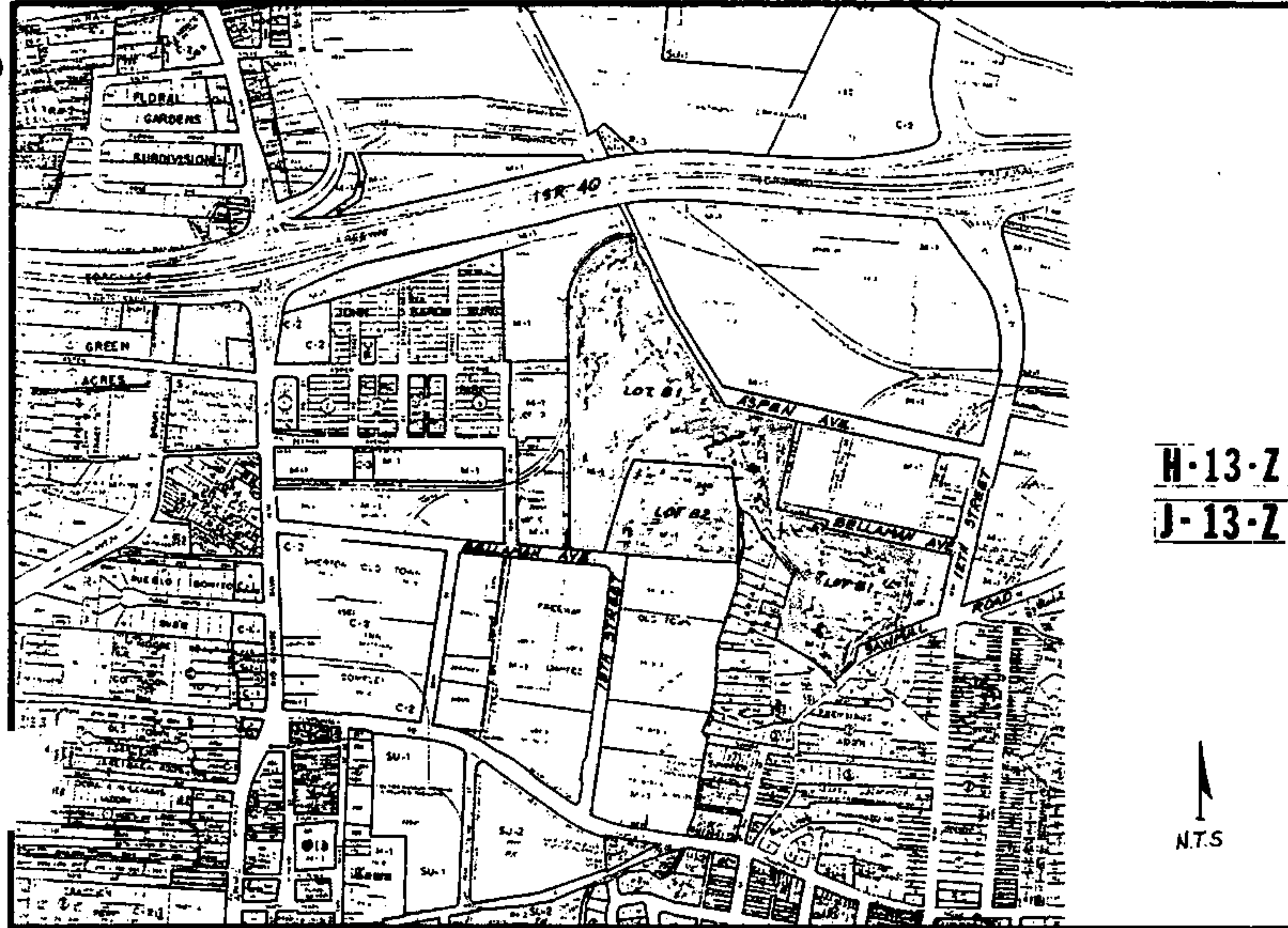
**PROPOSED ELECTRIC LINE XING**  
 Lot B-1-A-3-A  
 Duke City Lumber Company Addition  
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 PUBLIC SERVICE CO. OF NEW MEXICO  
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.                      DATE: 10-16-98  
 OKD BY: R.P.                          SCALE SHOWN

Req. No. A15758



90C-222(1)



VICINITY MAP

H-13-Z  
J-13-Z

N.T.S.

9072703

**PLAT OF  
LOTS B-1-A AND B-2-A  
DUKE CITY LUMBER COMPANY ADDITION  
IN THE CITY OF ALBUQUERQUE, NEW MEXICO  
PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.  
MAY 1990  
SHEET 1 OF 2**

State of New Mexico }  
County of Bernalillo } SS  
This instrument was filed for record on  
11:34 SEP 7 1990  
At a clock of Recorded in Vol. 90C  
of records of said County Folio 522  
Manager & Recorder  
Deputy Clerk

**LEGAL DESCRIPTION AND FREE CONSENT**

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown: Lots lettered B-1 and B-2 Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, in the City of Albuquerque, New Mexico as the same is shown and designated on said Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 1978, in Book D8, page 102 and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants additional easements as shown hereon, and hereby dedicates additional right-of-way as shown.

Owner(s) Duke City Lumber Co Date 5-17-90

ACKNOWLEDGEMENT LOT B-1-A

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS.

The foregoing instrument was acknowledged before me this 17 day of May, 1990, By: Carlos Sanchez

My Commission Expires: April 12, 1994 Stewart Stewart  
Notary Public

Owner(s) Ponderosa Products Inc. Date 5/17/90

ACKNOWLEDGEMENT LOT B-2-A

STATE OF NEW MEXICO }  
COUNTY OF } SS.

The foregoing instrument was acknowledged before me this 17 day of May, 1990. By: ED STEWART

My Commission Expires: April 12, 1994 Stewart Stewart  
Notary Public

**CITY/COUNTY APPROVALS:**

- N/A
- Property Management N/A Date 062590
- City Surveyor Robert W. Kane Date 9-7-90
- City Planner Resources Willard Alby Date 07-03-90
- City Engineer Fred J. Caponi Date 9-7-90
- A.M.A.F.C.A. Richard White Date 7-03-90
- Traffic Engineer Doris M. Stone Date 7/3/90
- Parks and Recreation Jack Cloud Date 9/13/90
- City Planning Director 5P-90-168 Date

**DISCLOSURE STATEMENT:** The purpose of this plat is to adjust lot lines between two (2) existing lots and create two (2) new lots.

**GENERAL NOTES:**

- 1) Bearings Based upon DUKE CITY LUMBER COMPANY ADDITION filed April 14, 1978 in Book D8, page 102.
- 2) Plat shows easements of record.
- 3) All distances and bearings are ground unless otherwise noted.
- 4) All distances and bearings in ( ) are per the Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, filed April 4, 1978, Volume D8, Folio 102.
- 5) All property corners identified as "set" are set with 1/2" rebar and cap stamped "L.S. 6446", unless otherwise indicated.
- 6) Rotate bearings clockwise 00 12'28" to adjust to New Mexico State Plane Coordinate System.

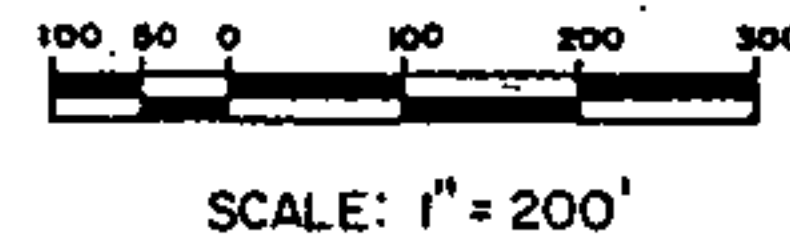
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCI: 603-058-438-425-12070  
PROPERTY OWNER OF RECORD:  
Duke City Lumber Co + Ponderosa Products  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Chris Simpson 9-11-92  
1-013-058-333-515-12010

**SURVEYOR'S CERTIFICATION**  
I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.  
Franklin E. Wilson 6/22/90  
Franklin E. Wilson, S. No. 6446 Date  
SOUTHWEST SURVEYING CO., INC.  
333 Lomas Blvd, N.E. Albuquerque, New Mexico 87102  
(505) 247-4444

90C-222(1)

90C-222(2)

PLAT OF **9072703**  
**LOTS B-1-A AND B-2-A**  
**DUKE CITY LUMBER COMPANY ADDITION**  
**IN THE CITY OF ALBUQUERQUE, NEW MEXICO**  
**PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.**  
**MAY 1990**  
**SHEET 2 OF 2**



State of New Mexico } SS  
 County of Bernalillo }  
 This instrument was filed for record on  
 SEP 17 1990  
 At \_\_\_\_\_ o'clock \_\_\_\_\_ m. Recorded in Vol. **90C**  
 of records of said County Folio **250**  
 \_\_\_\_\_  
 Deputy Clerk

LINE TABLE:

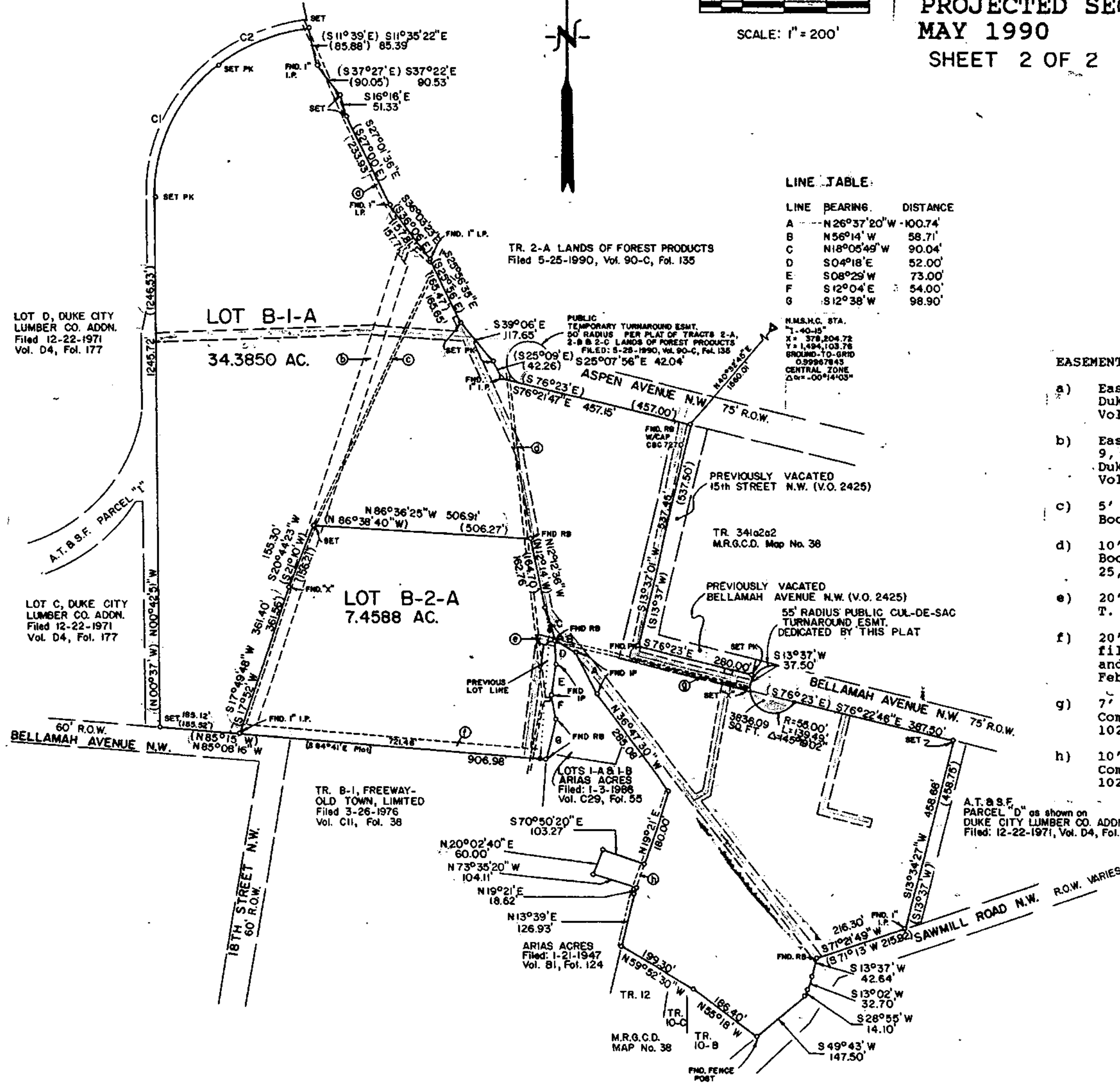
LINE	BEARING	DISTANCE
A	N 26°37'20" W	100.74'
B	N 56°14' W	58.71'
C	N 18°05'49" W	90.04'
D	S 04°18' E	52.00'
E	S 08°25' W	73.00'
F	S 12°04' E	54.00'
G	S 12°38' W	98.90'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	344.37'	586.20'	N 24°55'41" E	333.07'	51°05'22"
-C2	227.33'	400.28'	N 66°44'34" E	224.29'	32°32'24"

- EASEMENT TABLE
- Easement to the City of Albuquerque per plat of Lot "B" Duke City Lumber Company Addition filed on April 4, 1978; Volume D8, Folio 102.
  - Easement to the City of Albuquerque per document filed April 9, 1968; Book Misc. 99, Pages 776-781, and per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
  - 5' P.N.M. easement per document filed March 18, 1950; Book D135, Page 547.
  - 10' P.N.M. easement per document filed June 25, 1968; Book Misc. 107, Pages 297-300 and per document filed June 25, 1968; Book Misc. 107, Pages 301-304.
  - 20' x 20' substation easement to P.N.M. and M.S.T. and T. Company filed June 2, 1969; Book Misc. 139, Page 478.
  - 20' easement to the City of Albuquerque per document filed September 24, 1969; Book Misc. 151, Pages 32-34 and 20' easement to Southern Union Gas Company filed February 6, 1970; Book Misc. 163, Pages 779-780.
  - 7' utility easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
  - 10' ditch easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.

All easements shown as ----- are 20' public waterline utility easements granted by this plat.  
 The locations of the "granted" easements are approximate.



90C-222(2)



7009 1680 0000 0987 6009

**U.S. POSTAL SERVICE**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only, No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87102 **AL USE**

Postage	\$ 1.12
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$6.77</b>

Postmark Here  
**NOV 13 2013**  
 11/13/2013

Sent to  
**Wells Park NA Attn: Peter Eller**

Street Apt. No.,  
 or P.O. Box No. **1006 Lynch Court**

City, State, ZIP+4  
**Albuquerque, NM 87102**

PS Form 3800, August 2006 See Reverse for Instructions

Albuquerque 87114  
 russhugg@survtek.com

November 13, 2013

**RETURN RECEIPT REQUESTED**

1006 Lynch Court NW  
 Albuquerque, NM 87102  
 Attention: Peter Eller

RE: *Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page J-13.*

The owners of the above captioned property, 1224 Bellamah, LLC are hereby filing application with the City of Albuquerque Development Review Board for Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico as shown on the attached Vacation Exhibit.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Mr. Jack Cloud, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:

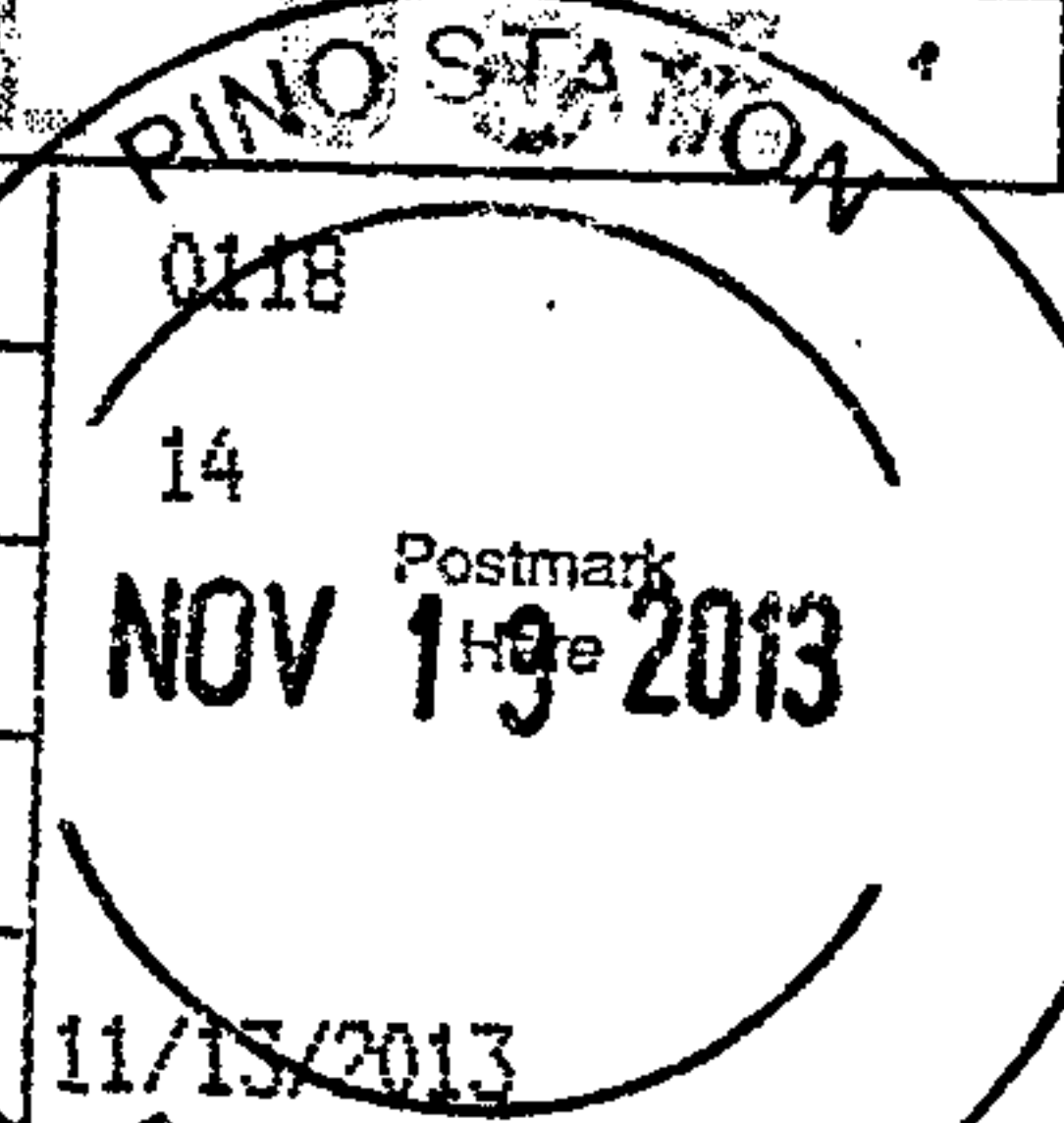
Russ P. Hugg, PS, Agent  
 Surv-Tek, Inc.  
 9384 Valley View Drive N.W.  
 Albuquerque, New Mexico 87114  
 505 897 3366

Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE, NM 87102

Postage	\$ 1.12
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.77



Mexico 87114  
il: russhugg@survtek.com

Sent To  
**Wells Park, NA. Attn: Jerry Wells**

Street, Apt. No.,  
or P.O. Box No. **1715 5th Street NW**

City, State, ZIP+4  
**Albuquerque, NM 87102**

November 13, 2013

**RETURN RECEIPT REQUESTED**

Wells Park N.A.  
1715 5<sup>th</sup> Street NW  
Albuquerque, NM 87102  
Attention: Jerry Miller

RE: *Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page J-13.*

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Russ P. Hugg, PS, Agent  
  
Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366



Postal Service  
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ALBUQUERQUE, NM 87125

Postage	\$ 1.12	0118
Certified Fee	\$3.10	NOV 13 2013 Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.77</b>	NOV 13 2013 87114

Send To  
 Sawmill Community Land Trust  
 Street Apt No.  
 P.O. Box 25181  
 State, ZIP+4  
 Albuquerque, NM 87125

Attn: Wade Patterson and Wendy Statkus

PS Form 3800, August 2009 See Reverse for Instructions

Mexico 87114  
 : russhugg@survtek.com

ember 13, 2013

**TURN RECEIPT REQUESTED**

P.O. Box 25181  
 Albuquerque, NM 87125  
 Attention: Wade Patterson and Wendy Statkus

RE: Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page J-13.

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If you have any questions or comments on this matter please contact:

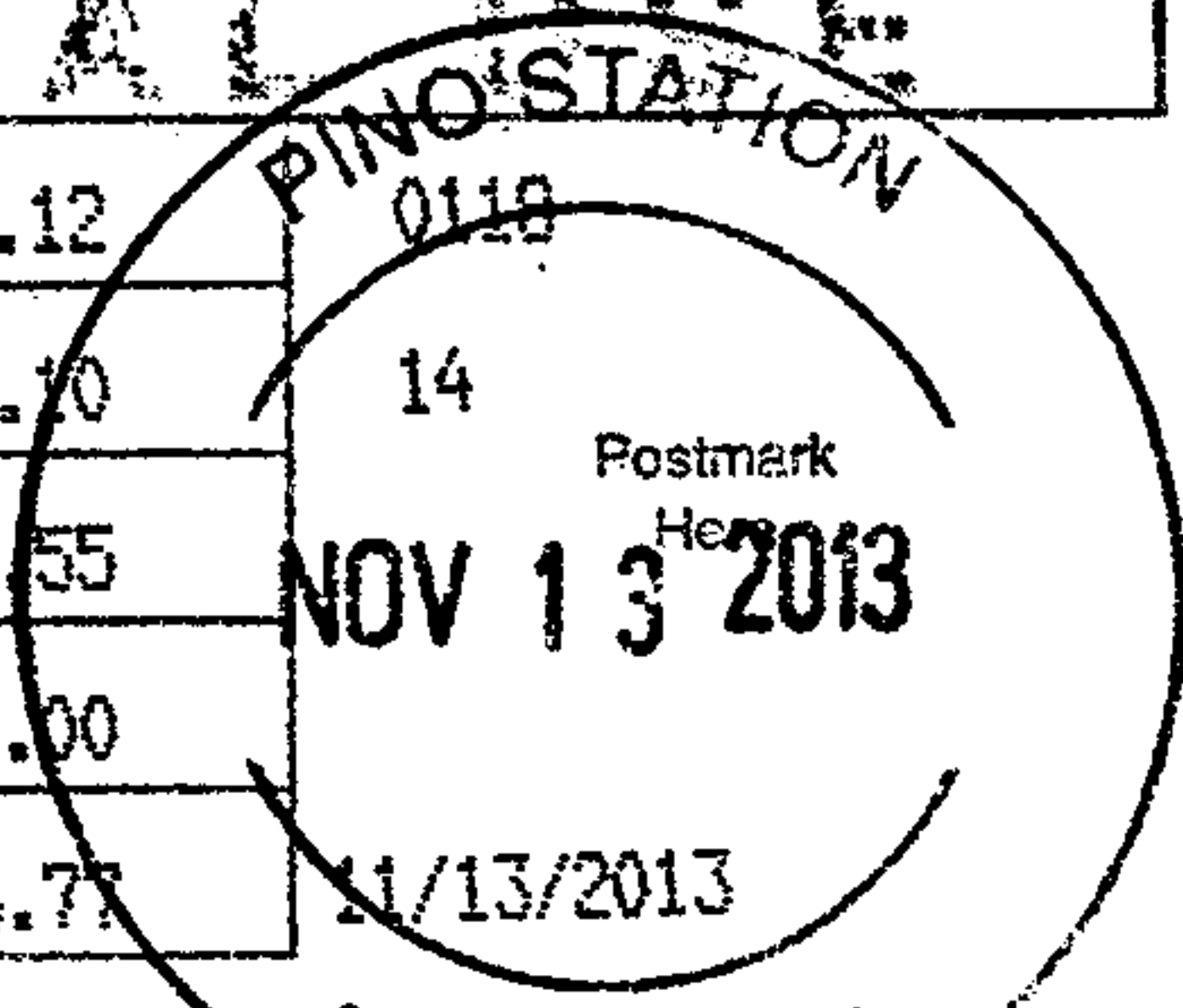
Russ P. Hugg, PS, Agent  
 Surv-Tek, Inc.  
 9384 Valley View Drive N.W.  
 Albuquerque, New Mexico, 87114  
 505 897 3366

**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87104

Postage	\$ 1.12
Certified Fee	\$3.70
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.77</b>



Mexico 87114  
russhugg@survtek.com

November 13, 2013

Post to  
Sawmill Area, NA. Attn: Betsy Najjar  
Street, Apt. No.: 916 19th Street NW  
PO Box No.:  
City, State, ZIP+4: Albuquerque, NM 87104  
Post Office 9360, August 2013 See Reverse for Instructions

**TURN RECEIPT REQUESTED**

Sawmill Area N.A.  
916 19<sup>th</sup> Street NW  
Albuquerque, NM 87104  
Attention: Betsy Najjar

**RE: Vacation of a portion of Public Waterline Easement and a PNM Utility Easement within Lot B-1-A-3-A, Duke City Lumber Company Addition, City of Albuquerque, Bernalillo County, New Mexico. City Zone Atlas page J-13.**

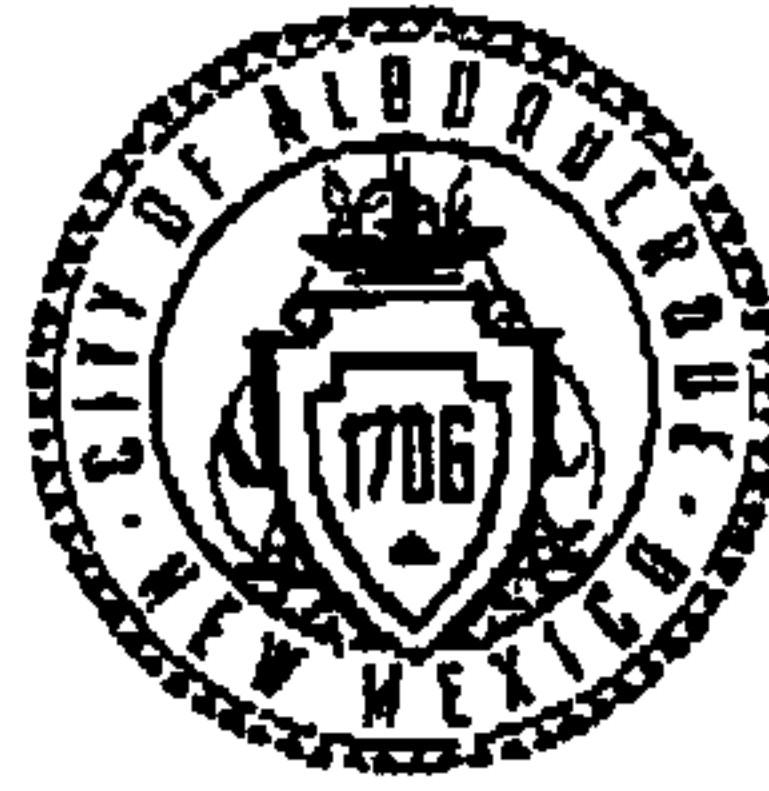
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Russ P. Hugg, PS, Agent  
  
Surv-Tek, Inc.  
9384 Valley View Drive N.W.  
Albuquerque, New Mexico 87114  
505 897 3366





# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

November 12, 2013

Russ Hugg  
Surv-Tek, Inc.  
9384 Valley View Dr. NW/87114  
Phone: 505-897-3366/Fax: 505-897-3377

Dear Russ:

Thank you for your inquiry of **November 12, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION, LOCAED ON SAWMILL ROAD NW BETWEEN 12<sup>TH</sup> STREET NW AND 15<sup>TH</sup> STREET NW** zone map **J-13**.

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

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.**

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@caba.gov](mailto:swinklepleck@caba.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani I. Winklepleck*

Stephani I. Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

# !!!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 neighborhood and/or homeowner 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 describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

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

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

Thank you for your cooperation on this matter.

.....

(below this line for ONC use only)

Date of Inquiry: **11/12/13** Entered: **4:50 p.m.** ONC Rep. Initials: **siw**



# **"ATTACHMENT A"**

Russ Hugg  
Surv-Tek, Inc.  
9384 Valley View Dr. NW/87114  
Phone: 505-897-3366/Fax: 505-897-3377  
Zone Map: J-13

## **SAWMILL AREA N.A "R"**

**\*Betsy Najjar**

916 19<sup>th</sup> St. NW/87104 242-4646 (h)

## **SAWMILL COMMUNITY LAND TRUST**

**Wade Patterson**

P.O. Box 25181/87125 764-0359 (w)

**Wendy Statkus**

P.O. Box 25181/87125

## **WELLS PARK N.A. "R"**

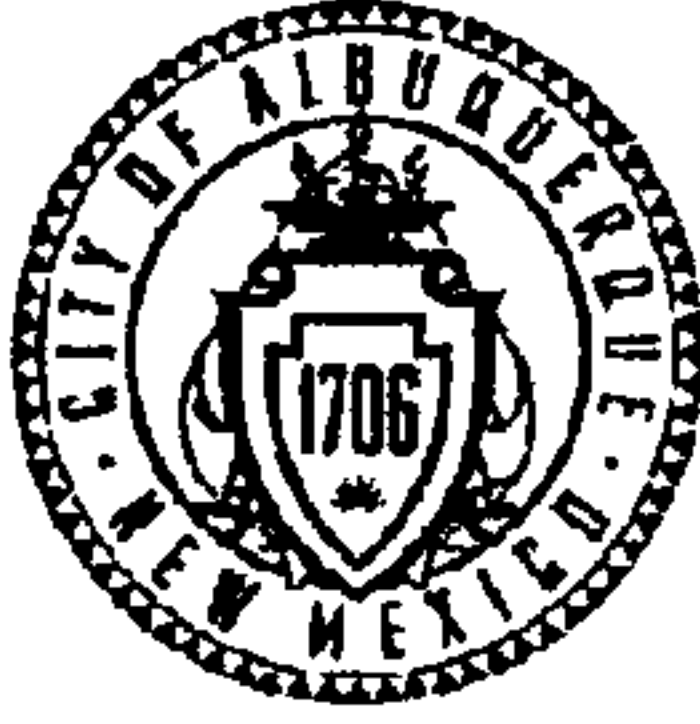
**\*Jerry Miller**

1715 5<sup>th</sup> St. NW/87102 463-5824 (h)

**Peter Eller**

1006 Lynch Ct. NW/87102 268-7437 (h)

**\*President of NA/HOA**



# DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov). ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal:  Free-Standing Tower -OR-  Concealed Tower
- EPC Submittal  DRB Submittal  LUCC Submittal  Liquor Submittal
- Administrative Amendments (AA's) Submittal  City Project Submittal

CONTACT NAME: Glenn Broughton gbroughton@bhinc.com

COMPANY NAME: Bohannon Huston

ADDRESS/ZIP: 7500 Jefferson NE Alb 87109

PHONE: 505-923-1000 FAX: 505-798-7988

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

lot B-1-A-3-A Duke City Lumber Company Addition

LOCATED ON Sawmill Rd LEGAL DESCRIPTION

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 15th st AND

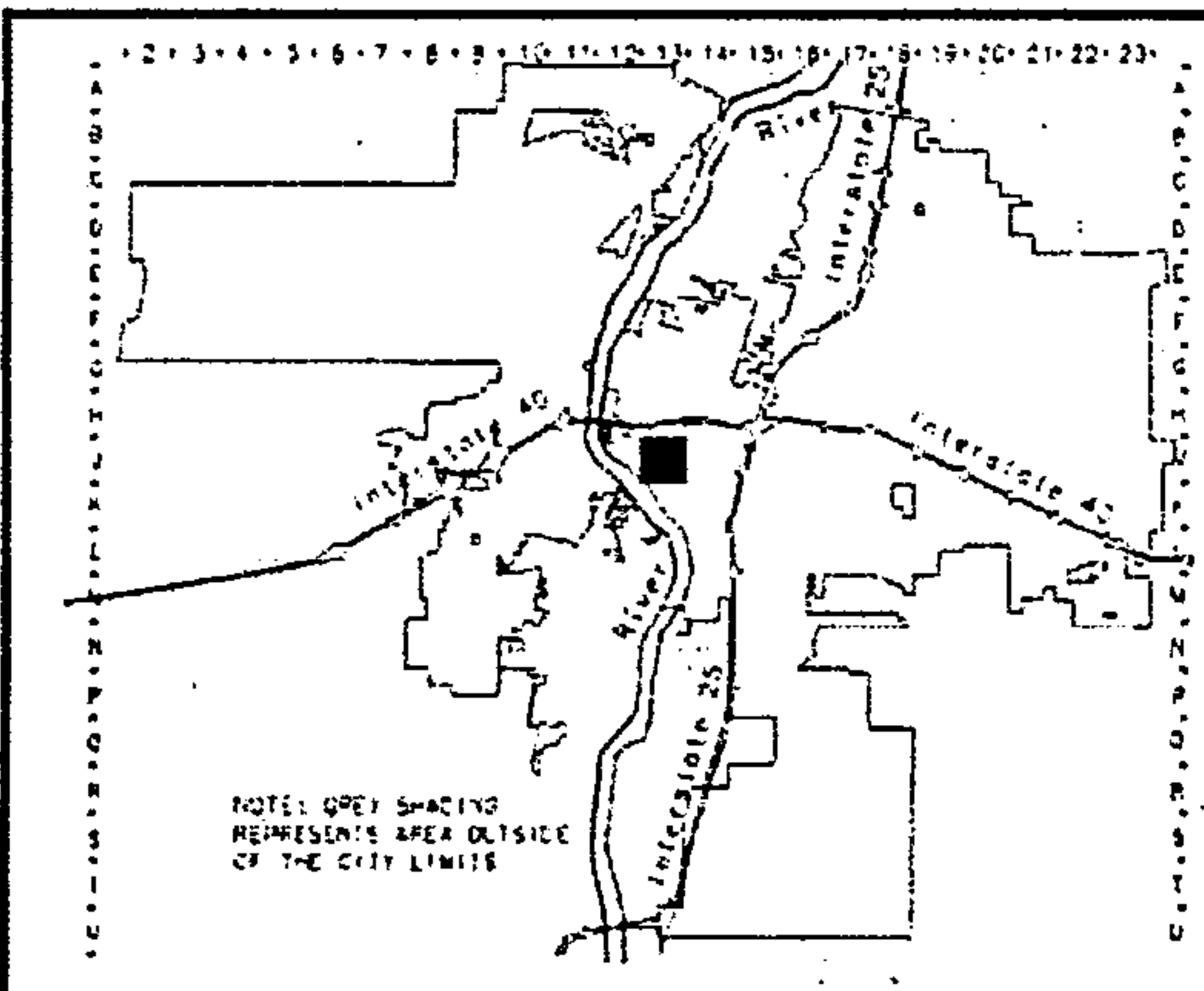
12th st

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (J-13.2).





CITY OF  
**Albuquerque**  
 Planning Department  
 © Copyright 2003



**Zone Atlas Page**  
**J-13-Z**  
 Map Amended through August 01, 2003



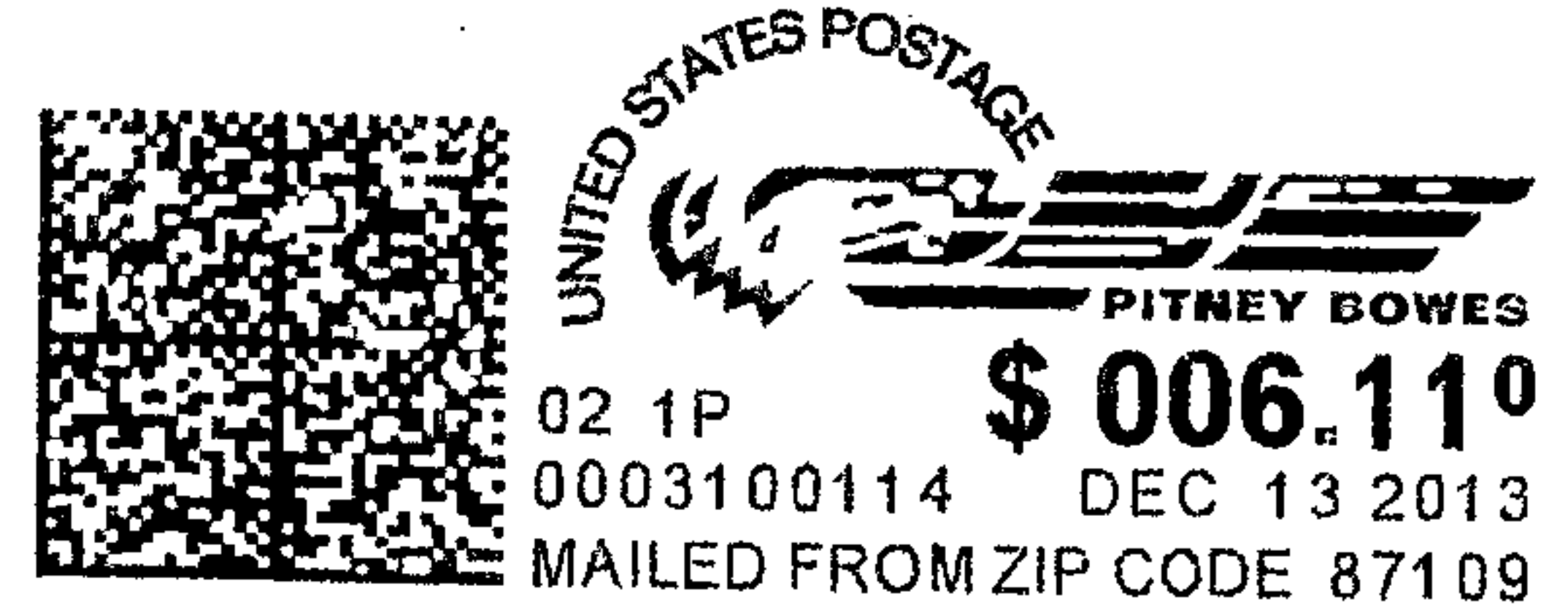
**Bohannon  Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

**CERTIFIED MAIL**



91 7108 2133 3935 6710 5220



Mr. Andrew Monie  
1500 15th St. NW  
Albuquerque, NM 87104

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <input type="checkbox"/> Agent <b>X</b> <input type="checkbox"/> Addressee	
1. Article Addressed to:  Mr. Andrew Monie 1500 15th St. NW Albuquerque, NM 87104	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	
PS Form 3811, February 2004	3. Service Type <input 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	

91 7108 2133 3935 6710 5220

102595-02-M-1540



# Bohannon Huston

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

December 15, 2013

Mr. Andrew Monie  
1500 15th St. NW  
Albuquerque, NM 87104

Re: Minor Subdivision Action and Design Variance Request, Tracts A and B, Sawmill Industrial  
(Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition) DRB # 1002981

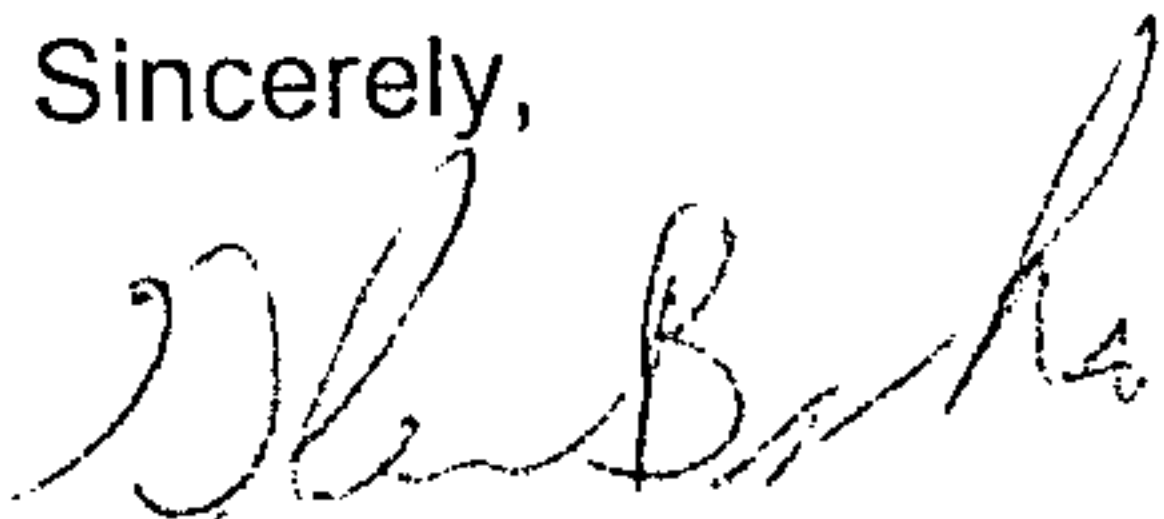
Dear Mr. Monie:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for 1224 Bellamah, LLC, is seeking approval for a Minor Subdivision Action and Design Variance for Tracts A and B (Replat of Lot B-1-A-3-A, duke City Lumber Co. Addition). The site is located on the north side of Sawmill Road, between 12<sup>th</sup> St and 15<sup>th</sup> St.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the Design Review Board hearing.

Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
GSB/

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲

# Bohannon Huston

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335



91 7199 9991 7031 0468 6407



Ms. Beth Lehman  
1215 Summer NW  
Albuquerque, NM 87104

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input type="checkbox"/> Agent <b>X</b> <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Ms Beth Lehman 1215 Summer NW Albuquerque, NM 87104</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? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p>	<p>91 7199 9991 7031 0468 6407</p>



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

December 15, 2013

Ms. Beth Lehman  
1215 Summer NW  
Albuquerque, NM 87104

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(Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition) DRB # 1002981

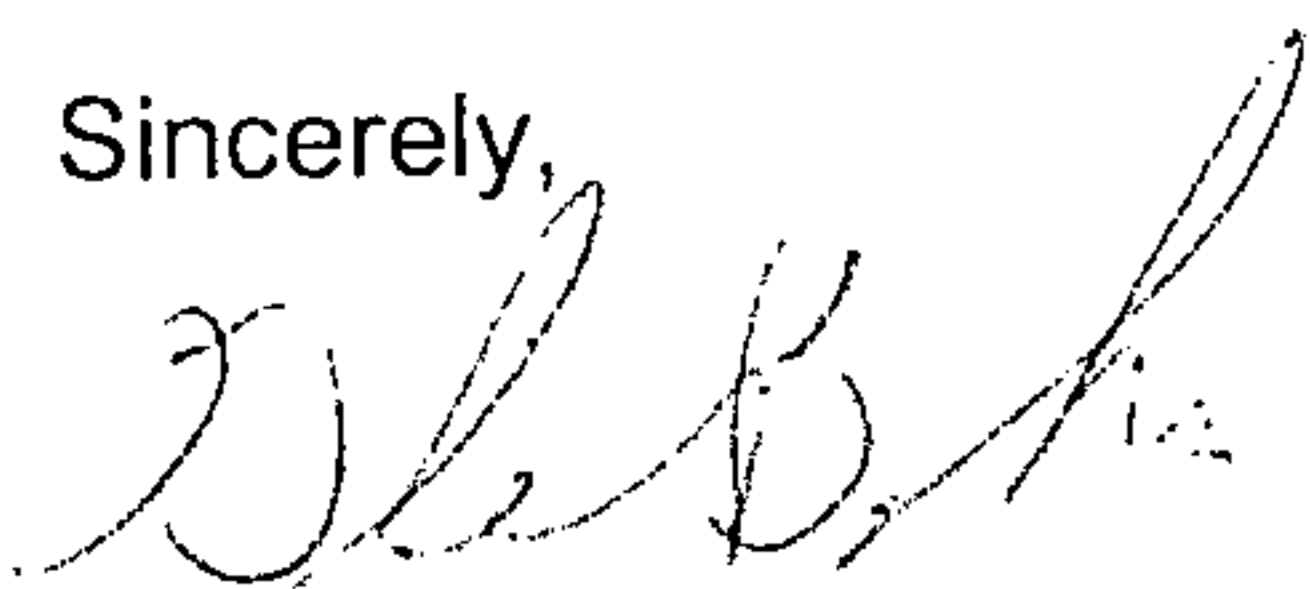
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Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
GSB/

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲

**Bohannon**  **Huston**

Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

**CERTIFIED MAIL**



91 7108 2133 3935 6710 5244



Mr. Wade Patterson  
P.O. Box 25181  
Albuquerque, NM 87125

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<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  Mr. Wade Patterson P.O. Box 25181 Albuquerque, NM 87125	B. Received by ( <i>Printed Name</i> ) C. Date of Delivery
2. Article Number (Transfer from service label)	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, February 2004	3. Service Type <input 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

91 7108 2133 3935 6710 5244



# Bohannon Huston

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

December 15, 2013

Mr. Wade Patterson  
P.O. Box 25181  
Albuquerque, NM 87125

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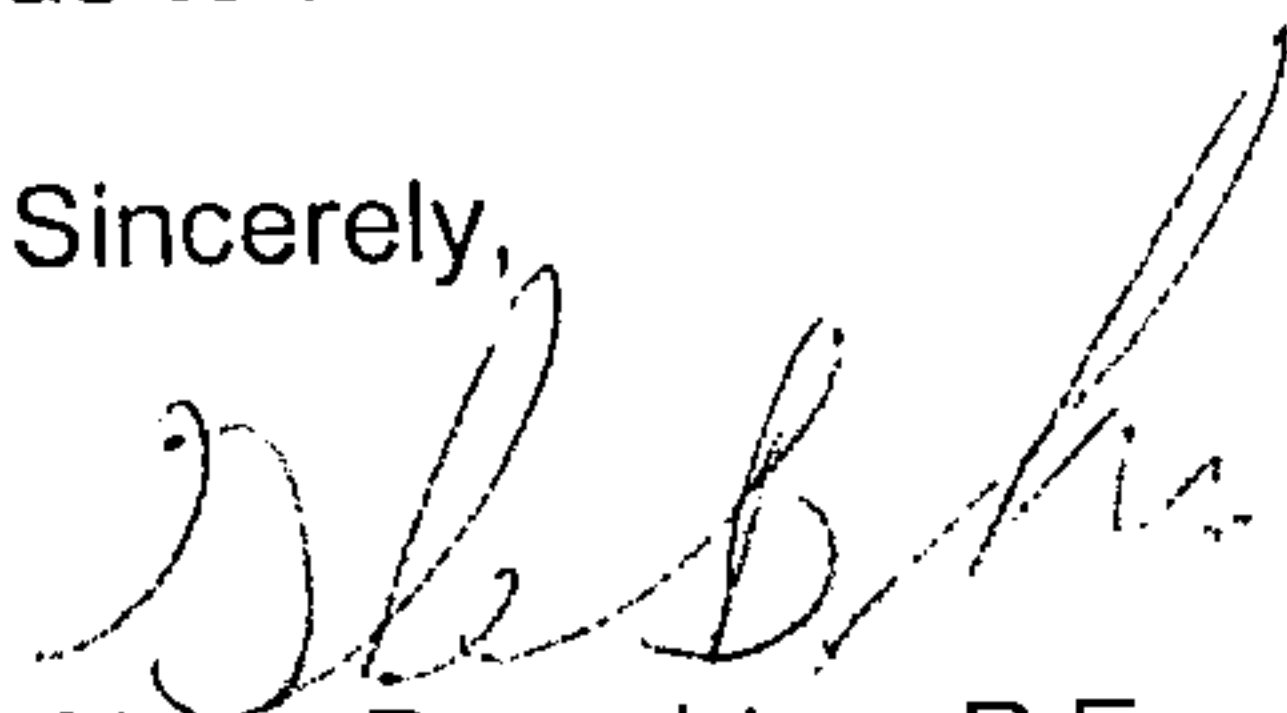
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Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
GSB/

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲

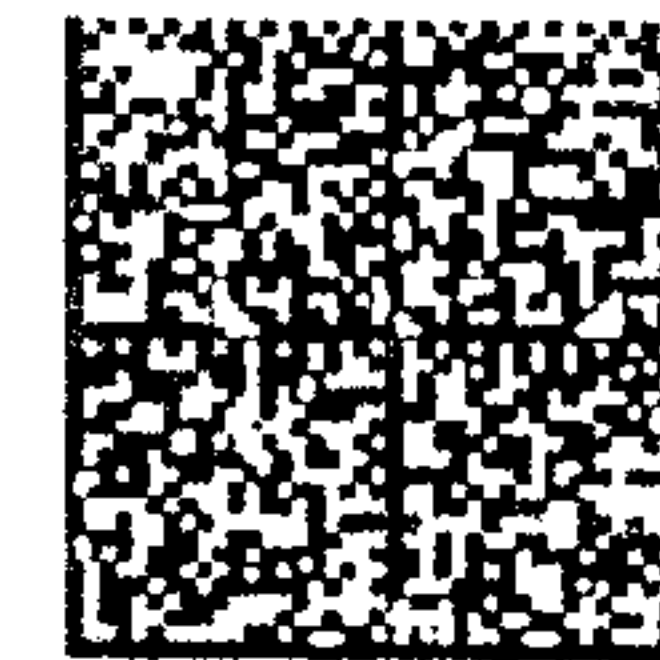
**Bohannon**  **Huston**


Courtyard 1  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

**CERTIFIED MAIL**



91 7108 2133 3935 6710 5237



UNITED STATES POSTAGE  
  
PITNEY BOWES  
02 1P \$ 006.11<sup>0</sup>  
0003100114 DEC 13 2013  
MAILED FROM ZIP CODE 87109

Ms. Wendy Statkus  
P.O. Box 25181  
Albuquerque, NM 87125

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>Print your name and address on the reverse so that we can return the card to you.</li><li>Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	A. Signature <b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:  Ms. Wendy Statkus P.O. Box 25181 Albuquerque, NM 87125	B. Received by ( <i>Printed Name</i> ) C. Date of Delivery
2. Article Number (Transfer from service label)	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 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

91 7108 2133 3935 6710 5237



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

December 15, 2013

Ms. Wendy Statkus  
P.O. Box 25181  
Albuquerque, NM 87125

Re: Minor Subdivision Action and Design Variance Request, Tracts A and B, Sawmill Industrial  
(Replat of Lot B-1-A-3-A, Duke City Lumber Co. Addition) DRB # 1002981

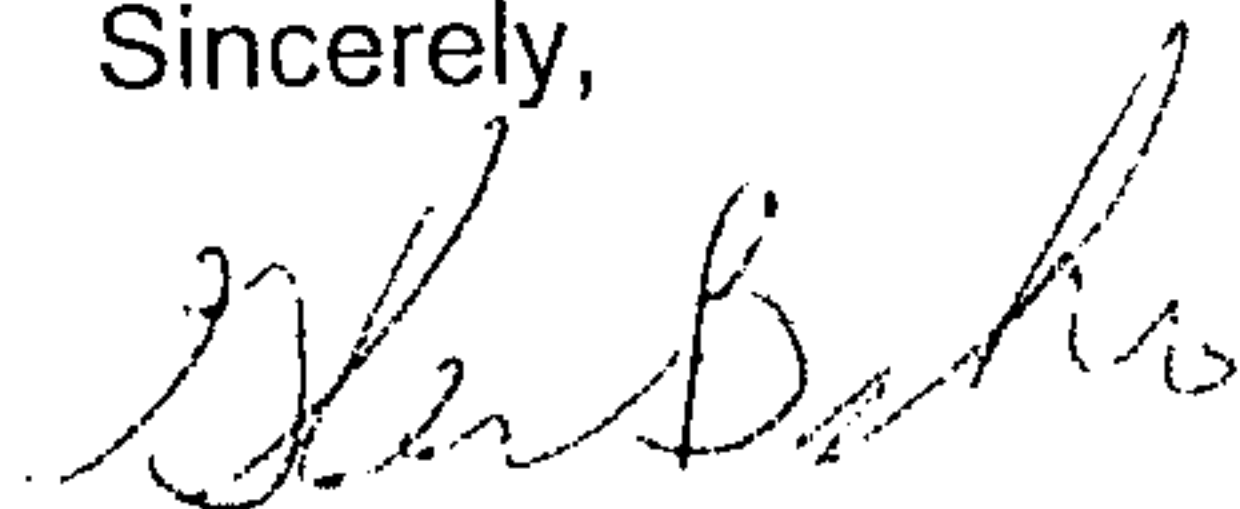
Dear Ms. Statkus:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of a Neighborhood and/or Homeowner's Association associated with the above mentioned project site.

This letter is to advise you that Bohannon Huston, Inc., agent for 1224 Bellamah, LLC, is seeking approval for a Minor Subdivision Action and Design Variance for Tracts A and B (Replat of Lot B-1-A-3-A, duke City Lumber Co. Addition). The site is located on the north side of Sawmill Road, between 12<sup>th</sup> St and 15<sup>th</sup> St.

Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the Design Review Board hearing.

Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure  
GSB/

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Engineering ▲  
Spatial Data ▲  
Advanced Technologies ▲

December 11, 2013

VFE





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURI-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RussHugg@SURI-TEK

APPLICANT: 1224 BELLAMAH, LLC PHONE: 878-0005  
 ADDRESS: 2025 4TH STREET NW FAX: ---  
 CITY: ALB STATE NM ZIP 87102 E-MAIL: ---

Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW  
MINOR PLAT

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

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

Lot or Tract No. LOT B-1-A-3-A Block: --- Unit: ---  
 Subdiv/Addn/TBKA: DUKE CITY LUMBER COMPANY ADDITION  
 Existing Zoning: S/M-1 Proposed zoning: SAME MRGCD Map No. ---  
 Zone Atlas page(s): 1-13 UPC Code: 101305842646812070

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1002981 13DRB-70766

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 11.055  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAWMILL ROAD NW  
 Between: 12TH STREET and 15TH STREET

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

SIGNATURE [Signature] DATE 11-18-13  
 (Print Name) RUSS HUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>13DRB-70766</u>	<u>SK</u>	---	\$ <u>0</u>
<input checked="" type="checkbox"/>	All fees have been collected	---	---	---	\$ ---
<input checked="" type="checkbox"/>	All case #s are assigned	---	---	---	\$ ---
<input checked="" type="checkbox"/>	AGIS copy has been sent	---	---	---	\$ ---
<input checked="" type="checkbox"/>	Case history #s are listed	---	---	---	\$ ---
<input type="checkbox"/>	Site is within 1000ft of a landfill	---	---	---	\$ ---
<input type="checkbox"/>	F.H.D.P. density bonus	---	---	---	\$ ---
<input type="checkbox"/>	F.H.D.P. fee rebate	---	---	---	\$ ---
					Total
					\$ <u>0</u>

Hearing date December 4, 2013

[Signature] 11-18-13  
 Staff signature & Date

Project # 1002981

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

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

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

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

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

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

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

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


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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

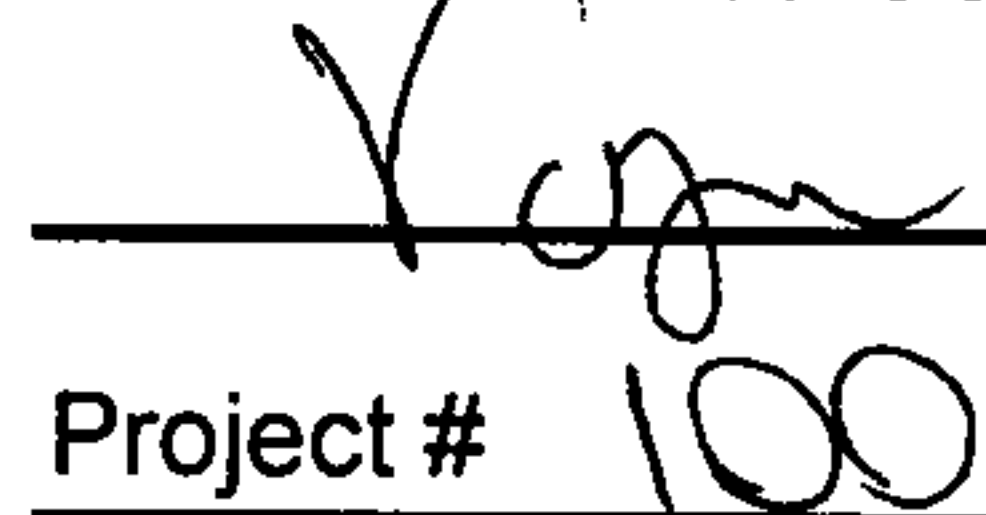
  
 Applicant name (print) Russ Huce  
 Applicant signature / date 11-19-13



Form revised October 2007

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

Application case numbers  
13DRB - 70769

  
 Planner signature / date 11-19-13  
 Project # 1002981





Supplemental Form (SF)

**SUBDIVISION**

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

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- for Subdivision
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- Annexation
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- Adoption of Rank 2 or 3 Plan or similar
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 ADDRESS: 9384 VALLEY VIEW NW FAX: 877-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RussHugg@SurvTek

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 ADDRESS: 2025 4TH STREET NW FAX: ---  
 CITY: ALB STATE NM ZIP 87102 E-MAIL: ---  
 Proprietary interest in site: OWNERS List all owners: ---

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 Subdiv/Addn/TBKA: DUKE CITY LUMBER COMPANY ADDITION  
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**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1002981 13DRB-70766

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 11.055  
 LOCATION OF PROPERTY BY STREETS: On or Near: SAWMILL ROAD NW  
 Between: 12TH STREET and 15TH STREET

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

SIGNATURE [Signature] DATE 11-18-13  
 (Print Name) RUSS HUGG Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>13DRB-70766</u>	<u>SK</u>	<u>---</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/>	All fees have been collected	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$</u>
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<input type="checkbox"/>	F.H.D.P. density bonus	<u>---</u>	<u>---</u>	<u>---</u>	<u>Total</u>
<input type="checkbox"/>	F.H.D.P. fee rebate	<u>---</u>	<u>---</u>	<u>---</u>	<u>\$ 0</u>

Hearing date December 4, 2013

Project # 1002981

[Signature] 11-18-13  
 Staff signature & Date

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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.

Russ Huce  
 Applicant name (print)  
11.19.13  
 Applicant signature / date



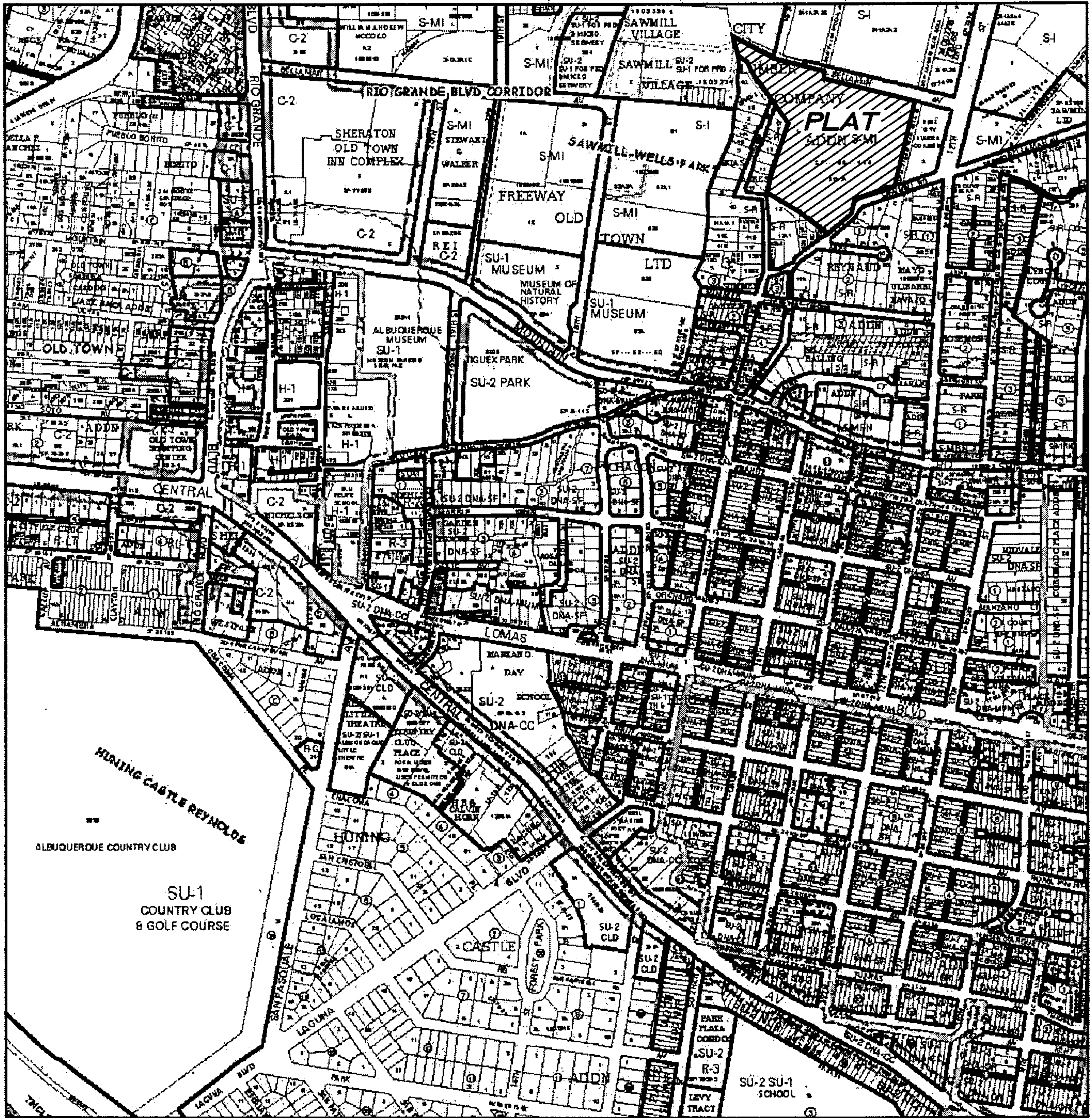
Form revised October 2007

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

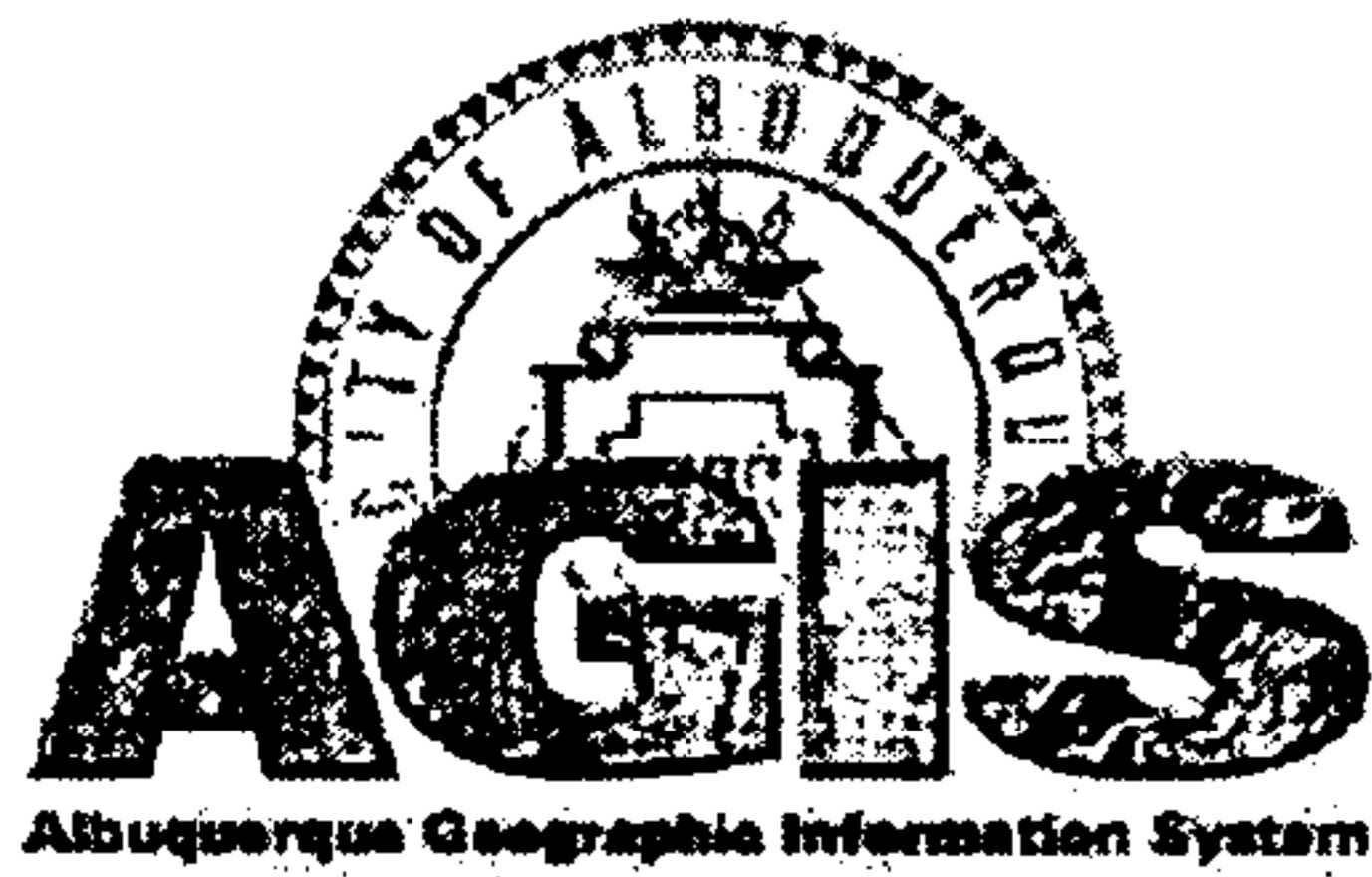
Application case numbers  
13DRB - 70769

[Signature] 11-19-13  
 Planner signature / date  
 Project # 1002981



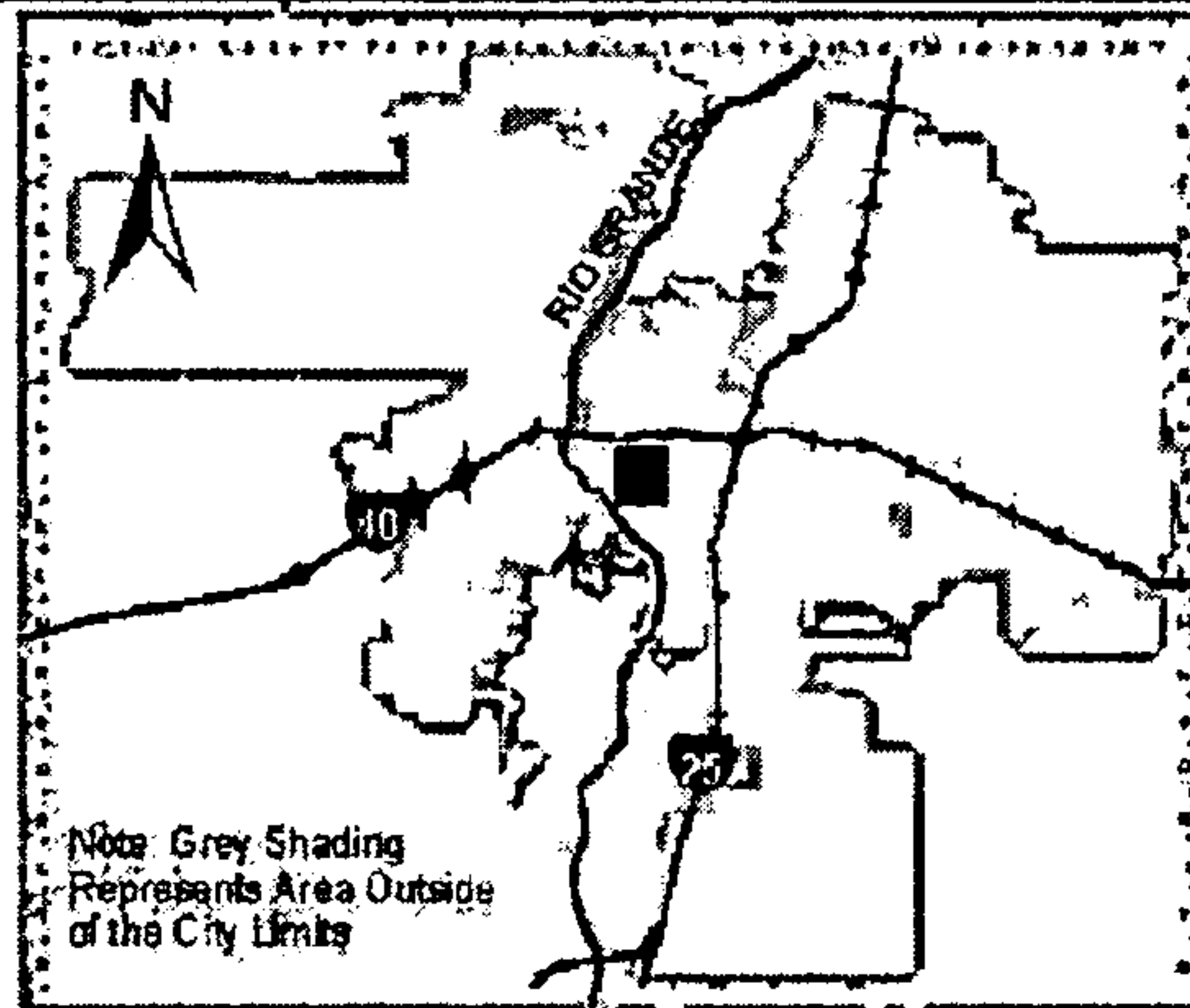


For more current information and details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 6/7/2013



Zone Atlas Page:

**J-13-Z**

Selected Symbols

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





# Bohannon Huston

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

November 19, 2013

Jack Cloud  
Planning Manager, DRB Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Sketch Plat Submittal- Duke City Lumber Co. Addition Lot B-1-A-3-A

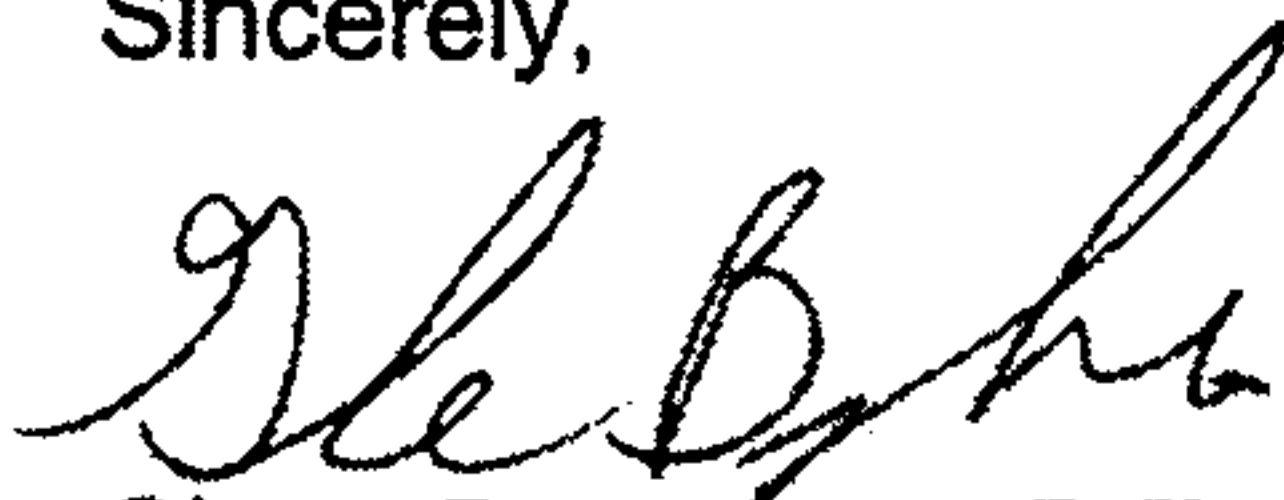
Dear Jack:

We are pleased to submit this request for a 'sketch plat' hearing at the DRB for Duke City Lumber Co. Addition, Lot B-1-A-3-A.

The developer proposes to subdivide lot B-1-A-3-A into two tracts as shown on the attached exhibit. The purpose of this submittal is get DRB input on right of way dedication requirements on the frontage of Sawmill Rd. and for a turnaround at the north end of 15<sup>th</sup> St. and the west end of Bellamah Ave.

Please schedule this for the hearing of December 4, 2013. Thank you for your assistance in this matter.

Sincerely,



Glenn Broughton, P.E.  
Senior Project Manager  
Community Development & Planning

GSB/le  
Enclosure

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**



December 4, 2013

SK

February 2002

5-70A

27

# ORIGINAL

Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

SAVILL INDUSTRIAL TRACTS A thru E  
LOT B-1-A-3-A DUKE CITY LUMBER ADDITION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 4/7/04  
Date Site Plan Approved: 4/7/04  
Date Preliminary Plat Approved: 4/7/04  
Date Preliminary Plat Expires: 4/7/05  
DRB Project No.: 1002981  
DRB Application No.: 08-02132

*Clarice*

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appropriate items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appropriate or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and signatory. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any uncorrected items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and does not by the City.

SIA Sequence #	OOA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chair Engineer
<input type="checkbox"/>	<input type="checkbox"/>	45' R	PAVED CURB-DE-SAR	BELLEVUE AV.		EAD OF STREET	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	45' R	PAVED CURB-DE-SAR	15 <sup>TH</sup> STREET	EAST PROPERTY WEST PROP.	EAD OF STREET	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	4'	SIDEWALK	SAVILL RD.	LINE TLE.	LINE TC	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1	1

*PAF*



February 2002

5-70C

ORIGINAL

EIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 ~~City Const Engineer's Certification of the Standards that is Required Prior to~~  
~~Release of OIA and Project Construction~~

2

3

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Pruss-Huggs

SURU-TEK

*[Signature]* 4/7/04

4/7/04

MAXIMUM TIME ALLOWED TO CONTACT THE APPROVING AGENCIES WITHOUT A PERM EXTENSION:

TRANSPORTATION DEVELOPMENT - date 4-7-04

UTILITY DEVELOPMENT - date 4/9/04

CITY ENGINEER - date 4/9/04

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



**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: 1002981**

**AGENDA ITEM NO: 23**

**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:**

An approved drainage plan dated 12-16-03 is on file for Preliminary Plat approval.

**RESOLUTION:** *signed I.L.*

APPROVED X; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
 City Engineer/AMAFCA Designee

**DATE:** April 7, 2004



2981

23

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1002981

Subdivision Name SAWMILL INDUSTRIAL - A - E

Surveyor RUSS HUGG

Company/Agent SURV TEK

Contact Person MARGO DEDRICH Phone # 897-3366 email \_\_\_\_\_  
cell 933-4548

DXF Received Date: 1/22/04 *rw 4/07/04*  
 Hard-Copy Date: 1/22/04 *rev 4/07/04*

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

*Paul A. Ill*  
Approved

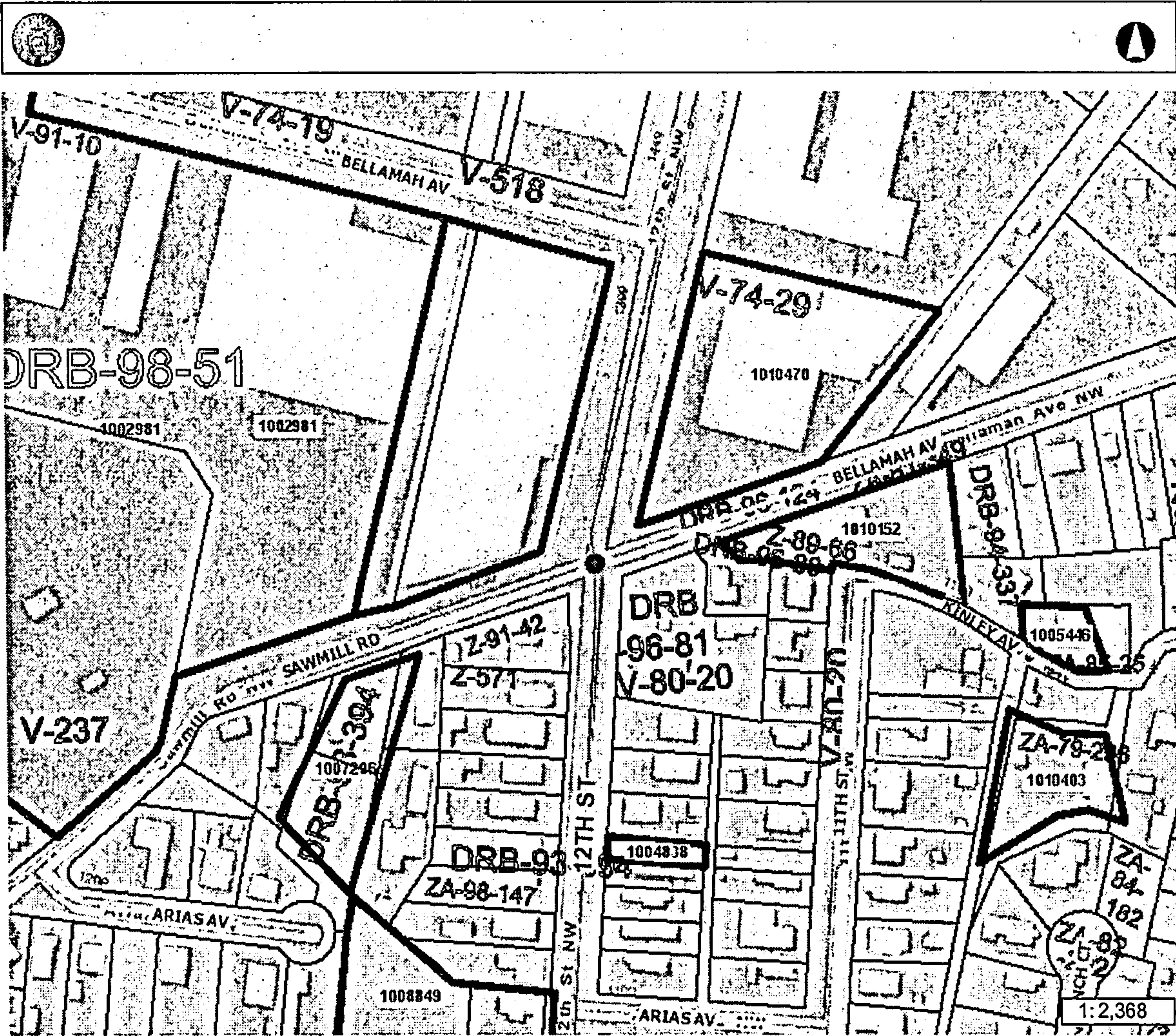
1/23/04  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AGIS Use Only	Rev copied <u>4/07/04</u>	<u>4/07/04</u>
Copied cov <u>2981</u> to agiscov.	Date: <u>1/23/04</u>	Contact person Notified on: <u>1/23/04</u>

0



**Legend**

- Bernalillo County Parcels
- Primary Streets**
  - Urban Principal Arterial
  - + BN and SF Railroad
  - == Freeway
  - Urban Minor Arterial
- Other Streets**
- Case Tracking
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

**Notes**

0.1 0 0.03 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/22/2016 © City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**



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

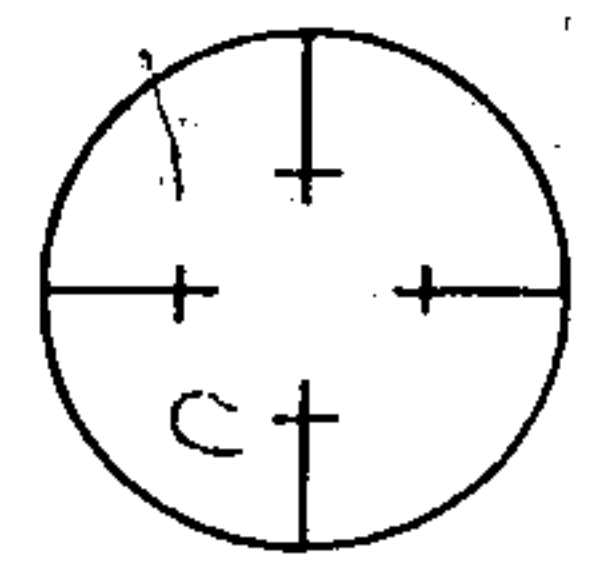
PAID RECEIPT

APPLICANT NAME SURV - TEK  
AGENT Margo  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 100 2981  
PROJECT NAME - SAWMILL

\$ \_\_\_\_\_ 469099/4916000 Conflict Management Fee  
\$ 50. 441006/4983000 DRB Actions /  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50. TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK



**SURV-TEK, Inc.**  
Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

FIRST STATE BANK 95-145 23807  
1070

1/20/2004

PAY TO THE ORDER OF CITY OF ALB

\$\*\*50.00

Fifty and 00/100\*\*\*\*\* DOLLARS

CITY OF ALB

City of Albuquerque  
Treasury Division

01/21/04 11:50AM  
RECEIVED  
ACCOUNT # 1070  
CITY OF ALB  
AUTHORIZED SIGNATURE: [Signature]



MEMO

DRB PROJECT 1002981 SAWMILL ALD PERMIT FEE AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

⑈023807⑈ ⑈107001452⑈ 001366548⑈

\$50.00  
\$50.00  
\$0.00

# A City of Albuquerque



## DEVELOPMENT REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

Major Subdivision Plat  
 Minor Subdivision Plat  
 Vacation **V**  
 Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**

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

Supplemental form

**ZONING** **Z**

Annexation & Zone Establishment  
 Sector Plan  
 Zone Change  
 Text Amendment  
 Special Exception **E**

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

Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: 1224 BELLAMAH, LLC PHONE: 878-0005  
 ADDRESS: C/O MAESTAS AND WARD, 7620 JEFFERSON NE FAX: 878-0002  
 CITY: ALBUQ STATE NM ZIP 87109 E-MAIL: JMC@MAESTASANDWARD.COM  
 Proprietary interest in site: OWNERS  
 AGENT (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377  
 CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: RUSSHUGG@SURVTEK.COM

DESCRIPTION OF REQUEST: SKETCH PLAT, PRELIMINARY AND FINAL PLAT APPROVAL

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

Lot or Tract No. LOT B-1-A-3-A Block: — Unit: —  
 Subdiv. / Addn. DUKE CITY LUMBER COMPANY ADDITION  
 Current Zoning: S/M-1 Proposed zoning: SAME  
 Zone Atlas page(s): H-13 No. of existing lots: 1 No. of proposed lots: 5  
 Total area of site (acres): 11.06 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? N/A  
 UPC No. 101305842646812070 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: BELLAMAH AVENUE NW  
 Between: WEST OF 12TH STREET and NORTH OF SAWMILL ROAD NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
PROJ 1002981, 03ZHE-01596 DRB 95-360

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

SIGNATURE [Signature] DATE 12.17.03  
 (Print) RUSS HUGG Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2000

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>03DRB - 02132</u>	<u>P+7</u>	<u>513</u>	<u>\$ 495</u>
<input type="checkbox"/> All checklists are complete				
<input type="checkbox"/> All fees have been collected				
<input type="checkbox"/> All case #s are assigned				
<input type="checkbox"/> AGIS copy has been sent				
<input type="checkbox"/> Case history #s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>Jan. 7, 2004</u>			Total <u>\$ 495</u>

[Signature] 12/22/03  
 Planner signature / date

Project # 1002981



**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

Murray Derrid 12-22-03  
 Applicant name (print)  
Murray Derrid  
 Applicant signature / date



Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
 030213-02132  
 \_\_\_\_\_  
 \_\_\_\_\_

Paul Carder 12/22/03  
 Planner signature / date  
**Project #** 1002981



Post-it® Fax Note	7671	Date	12/12	# of pages	9
To	Russ Hugg	From	Rob Fuccaro		
Co./Dept.	Serv Tek	Co.	Consensus		
Phone #		Phone #	764-9801		
Fax #	897-3377	Fax #			

CITY OF ALBUQUERQUE  
 THE ZONING HEARING EXAMINER  
 NOTIFICATION OF DECISION



MAESTAS & WARD COMMERCIAL REAL ESTATE request(s) a special exception to Section 14. 16. 2. 23. Reference Sawmill-Wells Park Sector Plan, S/M-1 Zone "C": a VARIANCE of 80,680 sf to the 50,000 sf lot size requirement in the Sawmill-Wells Park Sector Plan area on all or a portion of Lot(s) B1A3A, Tract(s) A, Duke City Lumber Company Addition, zoned S/M-1 and located at 1224 BELLAMAH AV NW (J-13)

Special Exception No:..... 03ZHE - 01596  
 Project No:..... 1002981  
 Hearing Date: ..... 10-21-03  
 Closing of Public Record: ..... 10-21-03  
 Date of Decision:..... 11-05-03

**STATEMENT OF FACTS:** The applicant requests a variance of 80,680 square feet to the 50,000 square foot lot size requirement in the Sawmill-Wells Park Sector Plan area. The applicant, Maestas & Ward Commercial Real Estate, was represented by Jim Strozier of Consensus Planning, Inc. Mr. Strozier testified that this request is to allow a variance for lot size on this parcel. This parcel is included in the replat of Lot B1A3A, Duke City Lumber Company Addition, which covers 11 acres and proposes to subdivide the property into four industrial use lots and one residential use lot. This variance addresses Tract A, which exceeds the maximum lot size of 50,000 square feet as stipulated by the S/M-1 zone. Mr. Strozier stated that this particular tract contains two structures, one of which will be demolished prior to development of this parcel. He indicated that his client proposes to develop this property into a smaller mixed industrial lot. Mr. Strozier represented that his client is earnest in providing development for this area that will enhance and revitalize the Sawmill/Wells Park community, while maintaining the character of this historic neighborhood. He stated that this lot contains exceptionality in that it is irregular in size and shape as compared to surrounding properties. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

At the hearing were two concerned citizens of this community who were seeking additional information regarding this project. The Zoning Hearing Examiner allowed the interested parties to meet with Mr. Strozier in an adjacent conference room for discussion. Subsequent to this meeting, the concerned citizens, Aileen O'Catherine and Lawrence Schultz, indicated satisfaction with the information divulged by Mr. Strozier.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an



ZHE Decision  
03ZHE-01596 / 1002981  
Page 2

unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 20, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

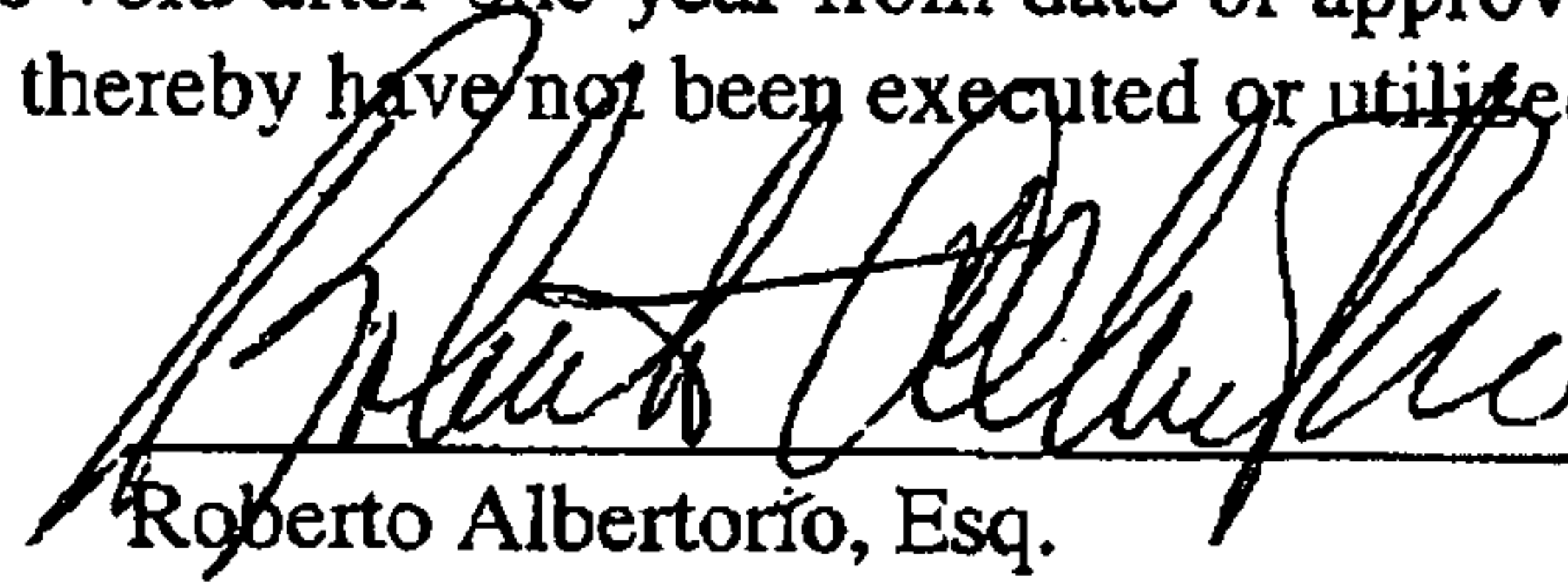
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

ZHE Decision

03ZHE-01596 / 1002981

Page 3

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File

Maestas & Ward Commercial Real Estate, 7620 Jefferson NE, 87109

Jim Strozier, Consensus Planning, Inc., 924 Park Avenue, Suite C, 87102

Aileen O'Catherine, 1316 Sawmill Rd. NW, 87104

Lawrence Schultz, 1324 Sawmill Rd. NW, 87104





**CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION**

MAESTAS & WARD COMMERCIAL REAL ESTATE request(s) a special exception to Section 14. 16. 2. 23. Reference Sawmill-Wells Park Sector Plan, S/M-1 Zone "C": a VARIANCE of 80,680 sf to the 50,000 sf lot size requirement in the Sawmill-Wells Park Sector Plan area on all or a portion of Lot(s) B1A3A, Tract(s) B, Duke City Lumber Company Addition, zoned S/M-1 and located at 1224 BELLAMAH AV NW (J-13)

Special Exception No: ..... **03ZHE - 01597**  
Project No: ..... **1002981**  
Hearing Date: ..... 10-21-03  
Closing of Public Record: ..... 10-21-03  
Date of Decision: ..... 11-05-03

STATEMENT OF FACTS: The applicant requests a variance of 80,680 square feet to the 50,000 square foot lot size requirement in the Sawmill-Wells Park Sector Plan area. The applicant, Maestas & Ward Commercial Real Estate, was represented by Jim Strozier of Consensus Planning, Inc. Mr. Strozier testified that this request is to allow a variance for lot size on this parcel. This parcel is included in the replat of Lot B1A3A, Duke City Lumber Company Addition, which covers 11 acres and proposes to subdivide the property into four industrial use lots and one residential use lot. This variance addresses Tract B, which exceeds the maximum lot size of 50,000 square feet as stipulated by the S-M1 zone. He indicated that his client proposes to develop this property into a smaller mixed industrial lot. Mr. Strozier represented that his client is earnest in providing development for this area that will enhance and revitalize the Sawmill/Wells Park community, while maintaining the character of this historic neighborhood. He stated that this lot contains exceptionality in that it is irregular in size and shape as compared to surrounding properties. Mr. Strozier also indicated that this property contains numerous easements that inhibit development. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

At the hearing were two concerned citizens of this community who were seeking additional information regarding this project. The Zoning Hearing Examiner allowed the interested parties to meet with Mr. Strozier in an adjacent conference room for discussion. Subsequent to this meeting, the concerned citizens, Aileen O'Catherine and Lawrence Schultz, indicated satisfaction with the information divulged by Mr. Strozier.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property

ZHE Decision  
03ZHE-01597 / 1002981  
Page 2

and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday November 20, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

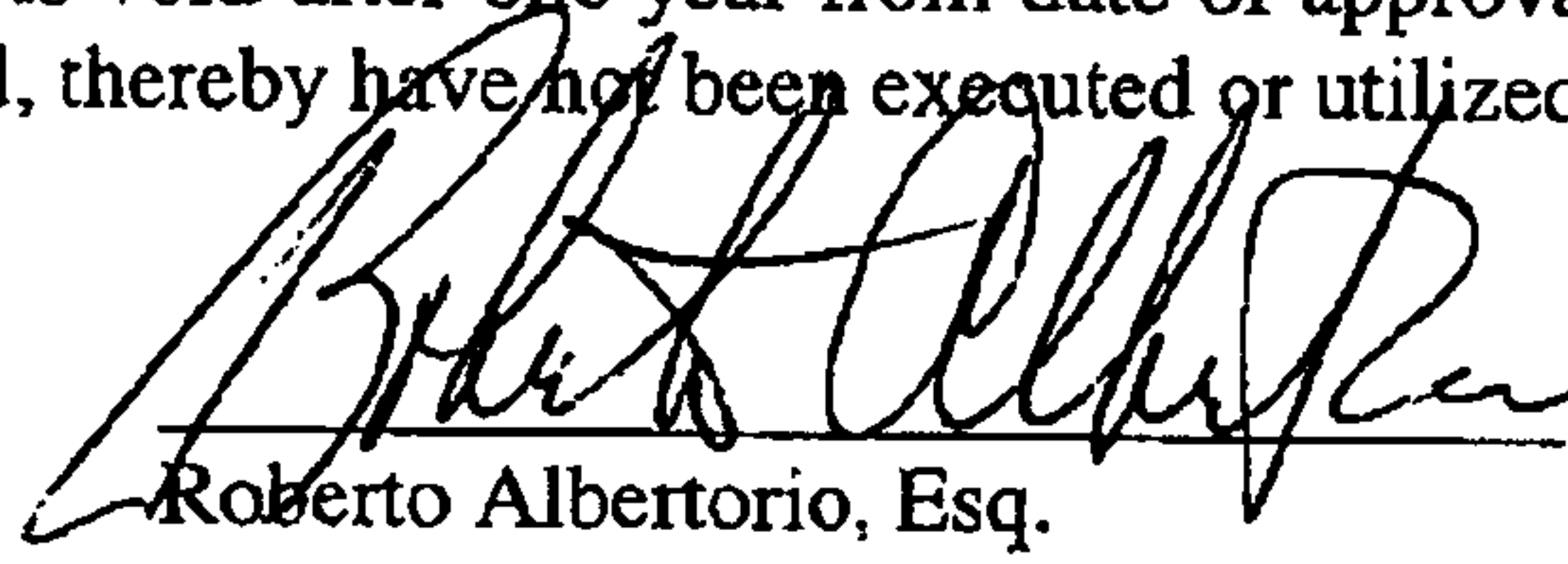
Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.



ZHE Decision  
03ZHE-01597 / 1002981  
Page 3

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement (2)  
ZHE File  
Maestas & Ward Commercial Real Estate, 7620 Jefferson NE, 87109  
Jim Strozier, Consensus Planning, Inc., 924 Park Avenue, Suite C, 87102  
Aileen O'Catherine, 1316 Sawmill Rd. NW, 87104  
Lawrence Schultz, 1324 Sawmill Rd. NW, 87104



**CITY OF ALBUQUERQUE  
OFFICE OF THE ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION**

<p><b>MAESTAS &amp; WARD COMMERCIAL REAL ESTATE</b> request(s) a special exception to Section 14. 16. 2. 23. Reference Sawmill-Wells Park Sector Plan, S/M-1, Zone "C": a <b>VARIANCE</b> of 80,680 sf to the 50,000 sf lot size requirement in the Sawmill-Wells Park Sector Plan area on all or a portion of Lot(s) B1A3A, Tract(s) C, Duke City Lumber Company Addition, zoned S/M-1 and located at 1224 BELLAMAH AV NW (J-13)</p>	<p>Special Exception No:..... <b>03ZHE - 01598</b>          Project No:..... <b>1002981</b>          Hearing Date: ..... 10-21-03          Closing of Public Record: ..... 10-21-03          Date of Decision:..... 11-05-03</p>
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**STATEMENT OF FACTS:** The applicant requests a variance of 80,680 square feet to the 50,000 square foot lot size requirement in the Sawmill-Wells Park Sector Plan area. The applicant, Maestas & Ward Commercial Real Estate, was represented by Jim Strozier of Consensus Planning, Inc. Mr. Strozier testified that this request is to allow a variance for lot size on this parcel. This parcel is included in the replat of Lot B1A3A, Duke City Lumber Company Addition, which covers 11 acres and proposes to subdivide the property into four industrial use lots and one residential use lot. This variance addresses Tract C, which exceeds the maximum lot size of 50,000 square feet as stipulated by the S-M1 zone. He indicated that his client proposes to develop this property into a smaller mixed industrial lot. Mr. Strozier represented that his client is earnest in providing development for this area that will enhance and revitalize the Sawmill/Wells Park community, while maintaining the character of this historic neighborhood. He stated that this lot contains exceptionality in that it is irregular in size and shape as compared to surrounding properties. Mr. Strozier also indicated that this property contains numerous easements that inhibit development. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

At the hearing were two concerned citizens of this community who were seeking additional information regarding this project. The Zoning Hearing Examiner allowed the interested parties to meet with Mr. Strozier in an adjacent conference room for discussion. Subsequent to this meeting, the concerned citizens, Aileen O'Catherine and Lawrence Schultz, indicated satisfaction with the information divulged by Mr. Strozier.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property



ZHE Decision  
03ZHE-01598 / 1002981  
Page 2

and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

**DECISION:** Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, November 20, 2003 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

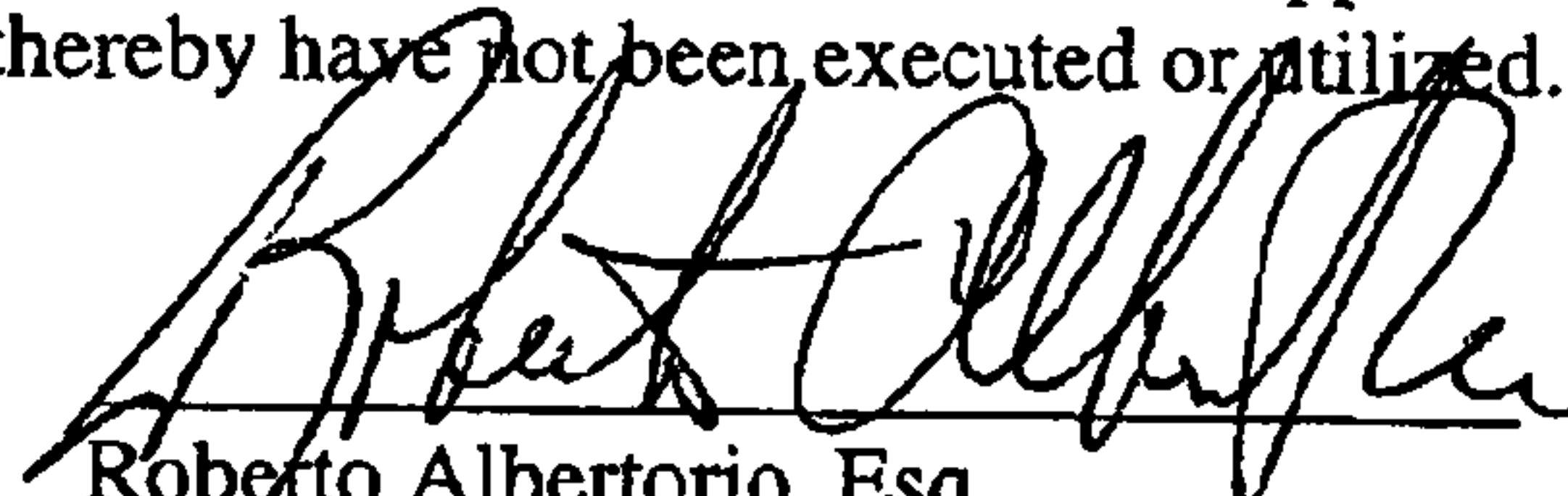
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

ZHE Decision  
03ZHE-01598 / 1002981  
Page 3

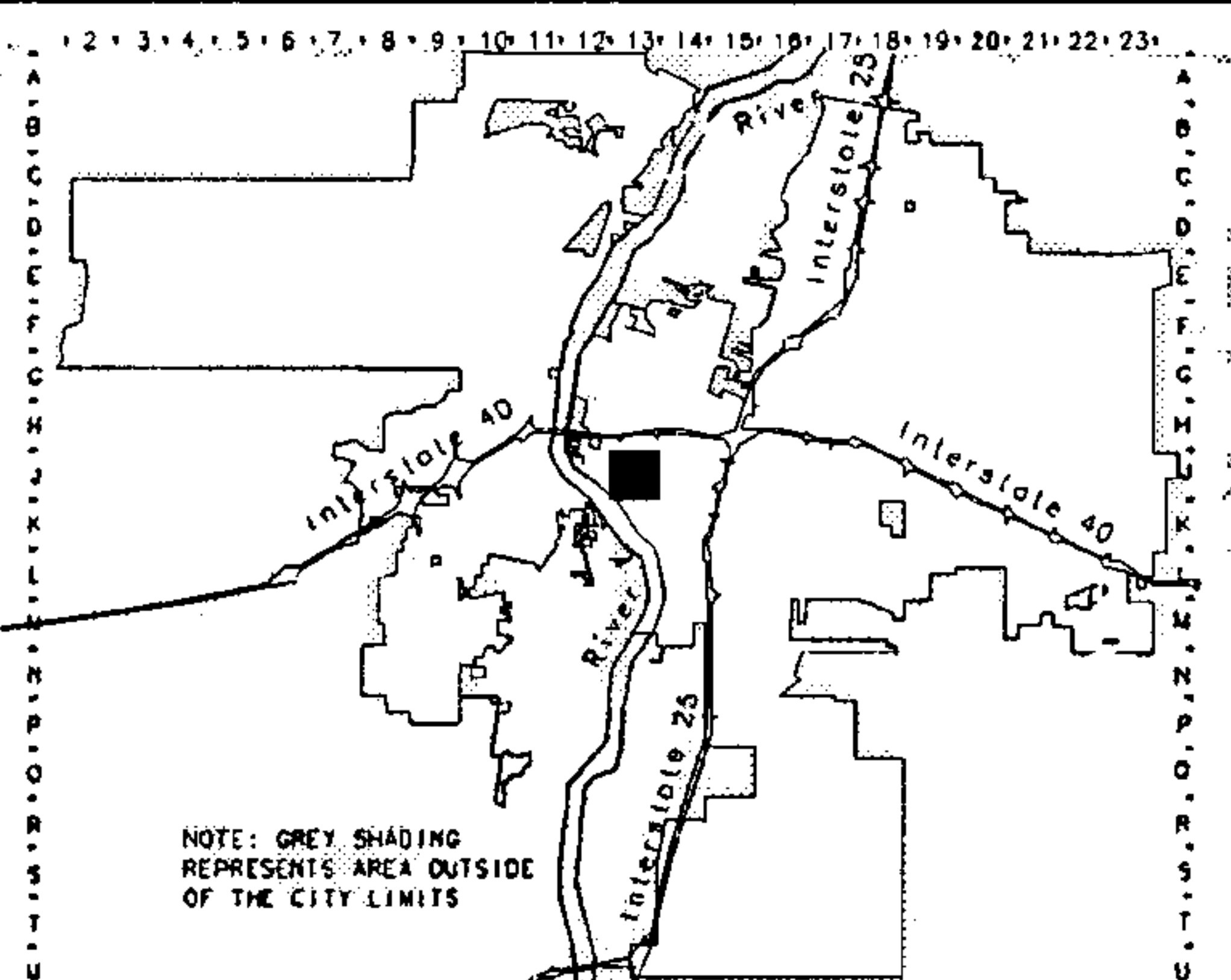
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.  
Zoning Hearing Examiner

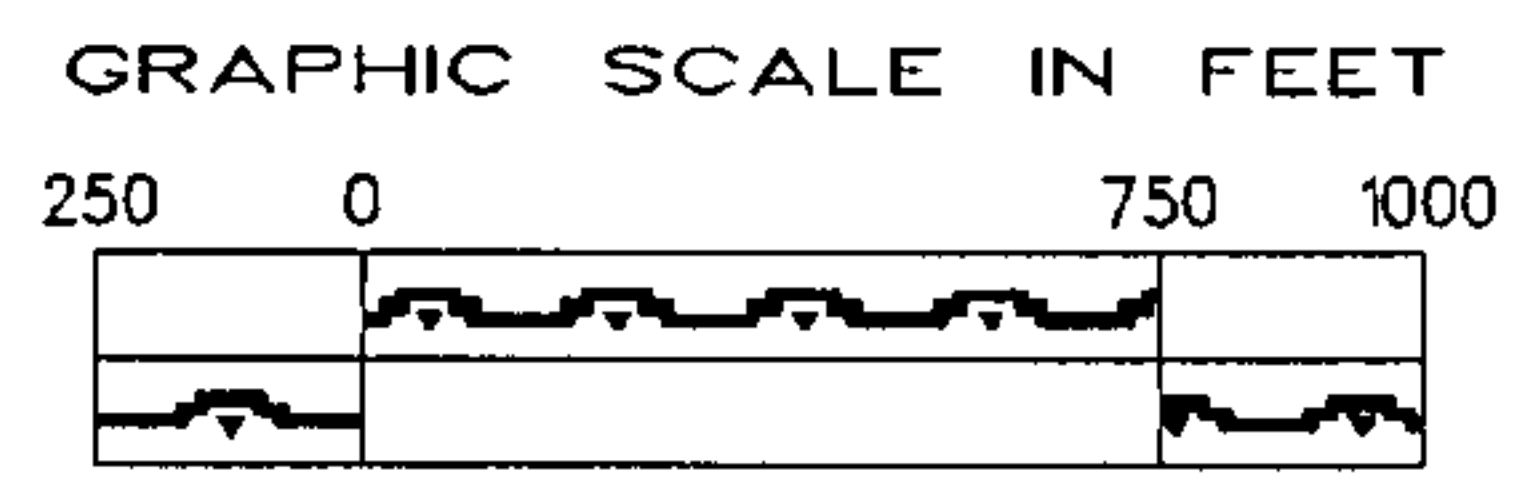
cc: Zoning Enforcement (2)  
ZHE File  
Maestas & Ward Commercial Real Estate, 7620 Jefferson NE, 87109  
Jim Strozier, Consensus Planning, Inc., 924 Park Avenue, Suite C, 87102  
Aileen O'Catherine, 1316 Sawmill Rd. NW, 87104  
Lawrence Schultz, 1324 Sawmill Rd. NW, 87104





CITY OF  
Albuquerque  
Geographic Information Systems  
PLANNING DEPARTMENT

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Zone Atlas Page

J-13-Z

Map Amended through August 01, 2003



December 17, 2003

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of 1224 Bellamah, LLC and P.P. Investments, Ltd. Co., for the purpose of re-platting Tracts A thru E, Sawmill Industrial, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

1224 BELLAMAH, LLC.,  
a New Mexico limited liability company  
P.P. INVESTMENTS, LTD. CO.,  
a New Mexico limited liability company, member

By

A handwritten signature in black ink, appearing to read "S.T. Taday", is written over a horizontal line.

Steven T. Taday, Jr., Member



# SURV TEK, INC.

*Consulting Surveyors*

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366 Fax: 505-897-3377 E-mail: [hugg @ swcp.com](mailto:hugg@swcp.com)

December 17, 2003

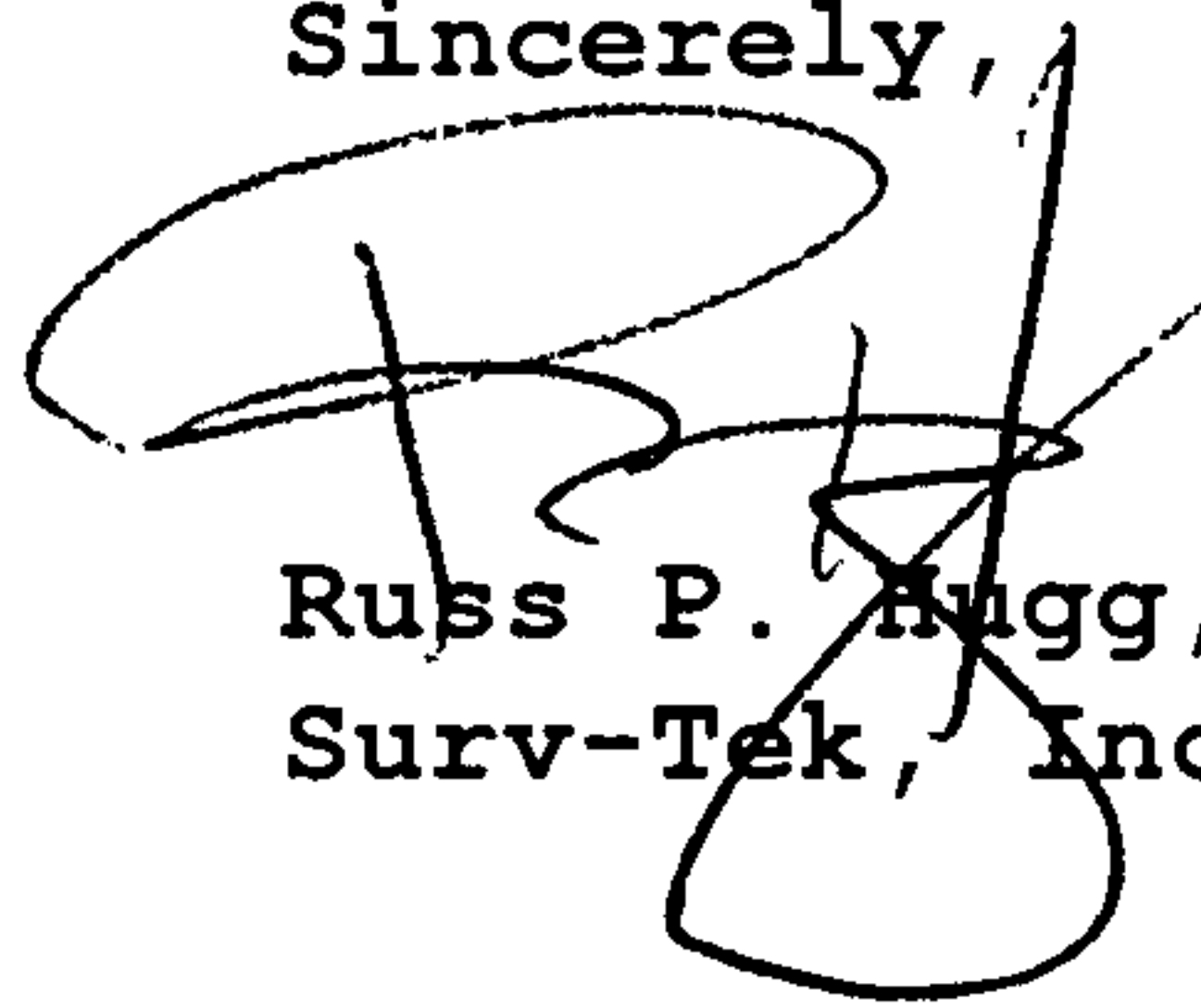
Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Tracts A thru E, Sawmill Industrial, City of Albuquerque,  
Bernalillo County, New Mexico (Being a replat of Lot B-1-A-3-  
A, Duke City Lumber Company Addition). Zone Atlas page H-13-Z.

The owners of the above described real estate, 1224 Bellamah, LLC and P.P. Investments, Ltd. Co., are hereby filing application with the City of Albuquerque Development Review Board for: Sketch plat review and Preliminary and Final plat approval to divide 1 existing Lot into 5 new tracts. Said proposed Tracts A thru E were approved for a variance of lot size requirement on October 21, 2003, Project Number 1002981, Special Exception Number 03ZHE-01596 (copy of notification of decision attached).

Sincerely,



Russ P. Hugg, PS  
Surv-Tek, Inc.



ONE STOP OP . . . FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol - 2nd & 4<sup>th</sup> 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

1224 Bellamah LLC

AGENT

Surv-Tek Inc

ADDRESS

5643 Paradise Blvd NW

PROJECT NO.

1002981

APPLICATION NO.

03 DRB 02132

\$ 495<sup>00</sup> 441006 / 4983000 (DRB Cases)

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

\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 495<sup>00</sup> Total amount due

HERBERT LUCERO  
MARGO DEDRICH  
1457 SPUR RD  
RIO RANCHO, NM 87124

3555

Date 12-22-03 95-8369/3070  
04

Pay to the  
Order of

City of AIB

Surv-Tek at Ninety-Five<sup>00</sup> Dollars

**FirstFinancial** P.O. Box 25587  
CREDIT UNION Albuquerque, NM 87125-0587  
Merchant Ph. 505-924-1522  
Gallup 505-722-4286

For

Sammi

\*\*\*DUPLICATE\*\*\*

City Of Albuquerque  
Treasury Division

⑆307083694⑆

0850086423⑈ 3555

12/22/2003

10:04AM

LOC: ANN

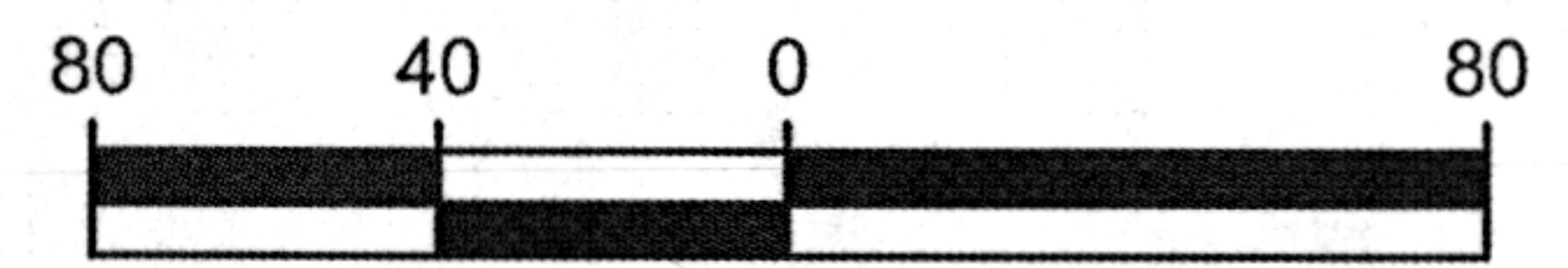
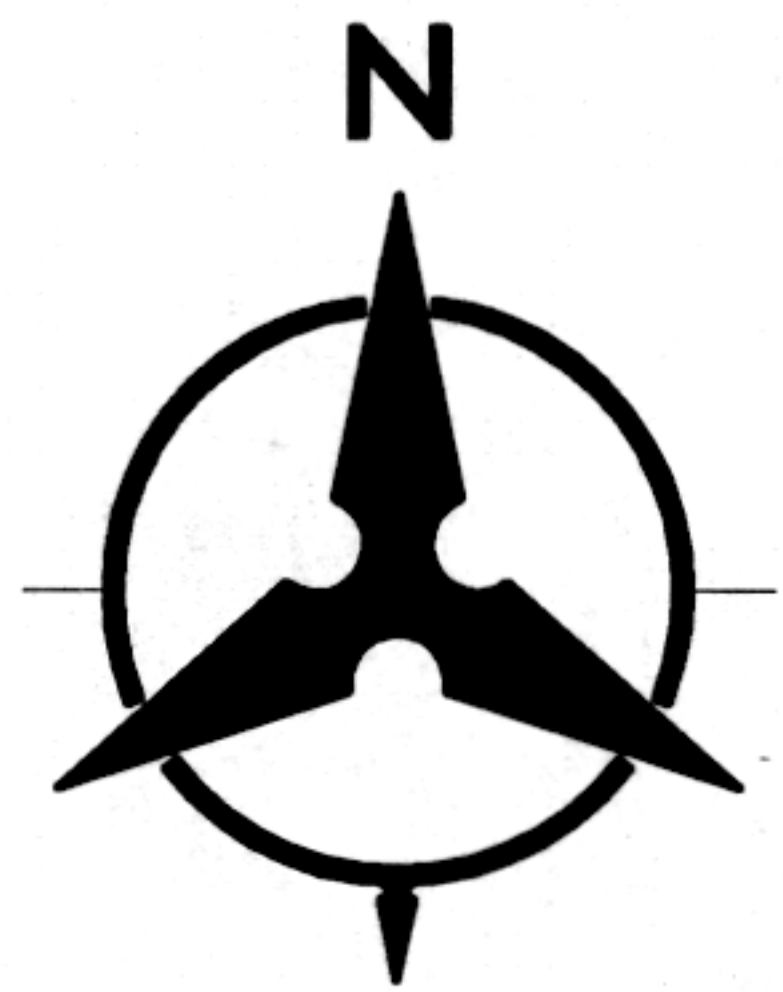
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Activity 4983000 TRSTAN  
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J24 Misc \$495.00  
CK \$495.00  
CHANGE \$0.00





PROJECT#: 1002981  
 DATE: REC'D 1-22-14  
 APP#: -14

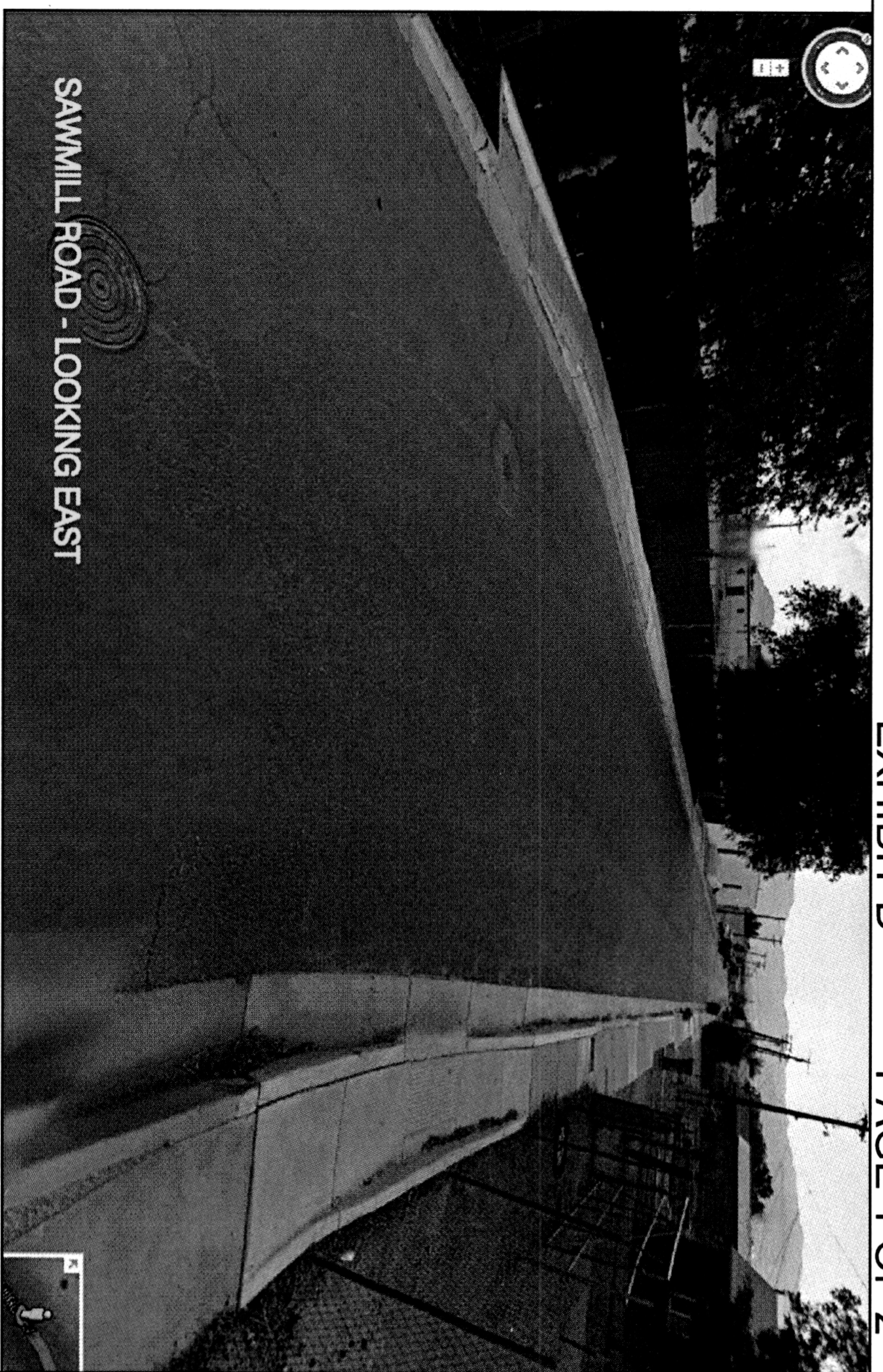
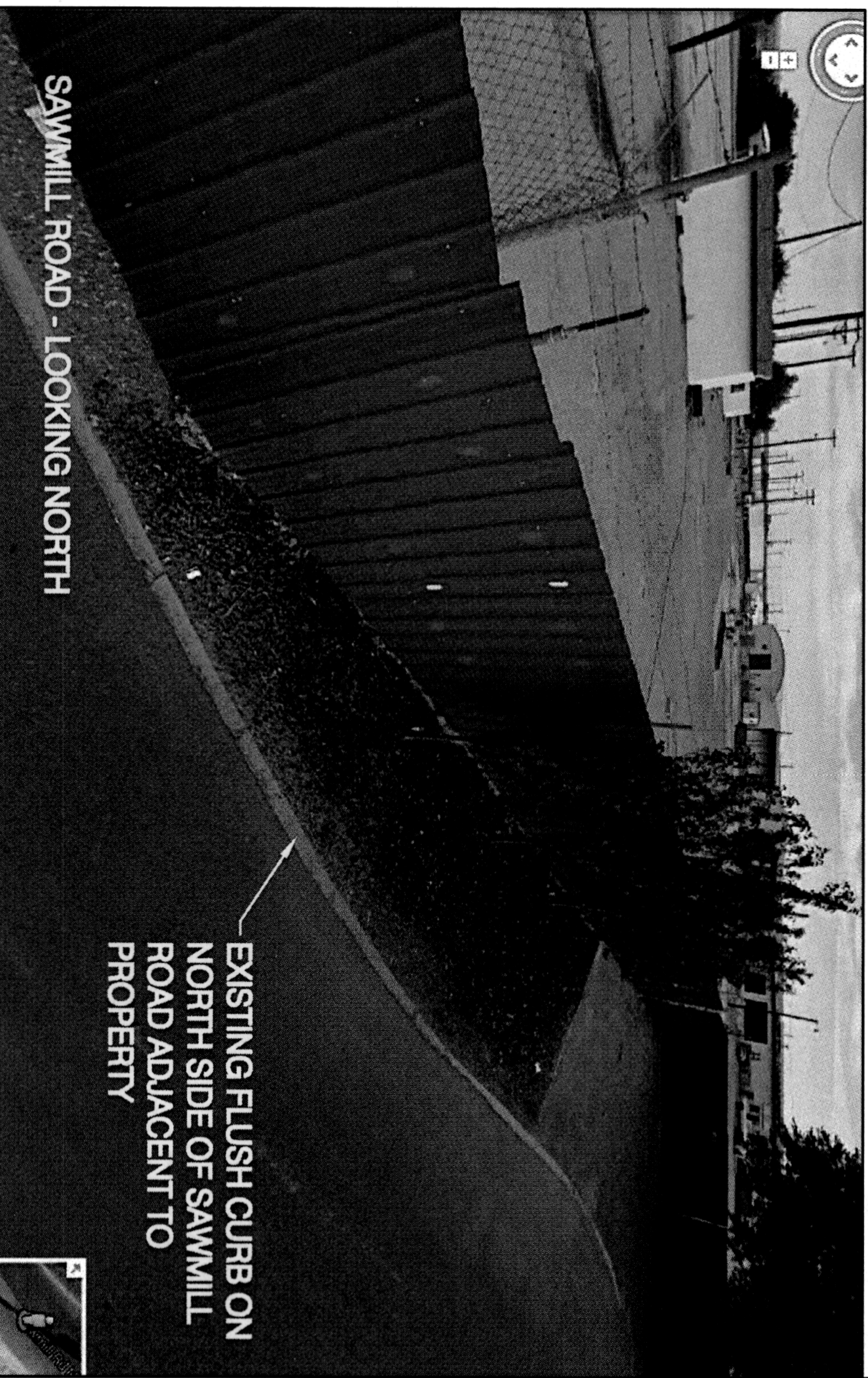
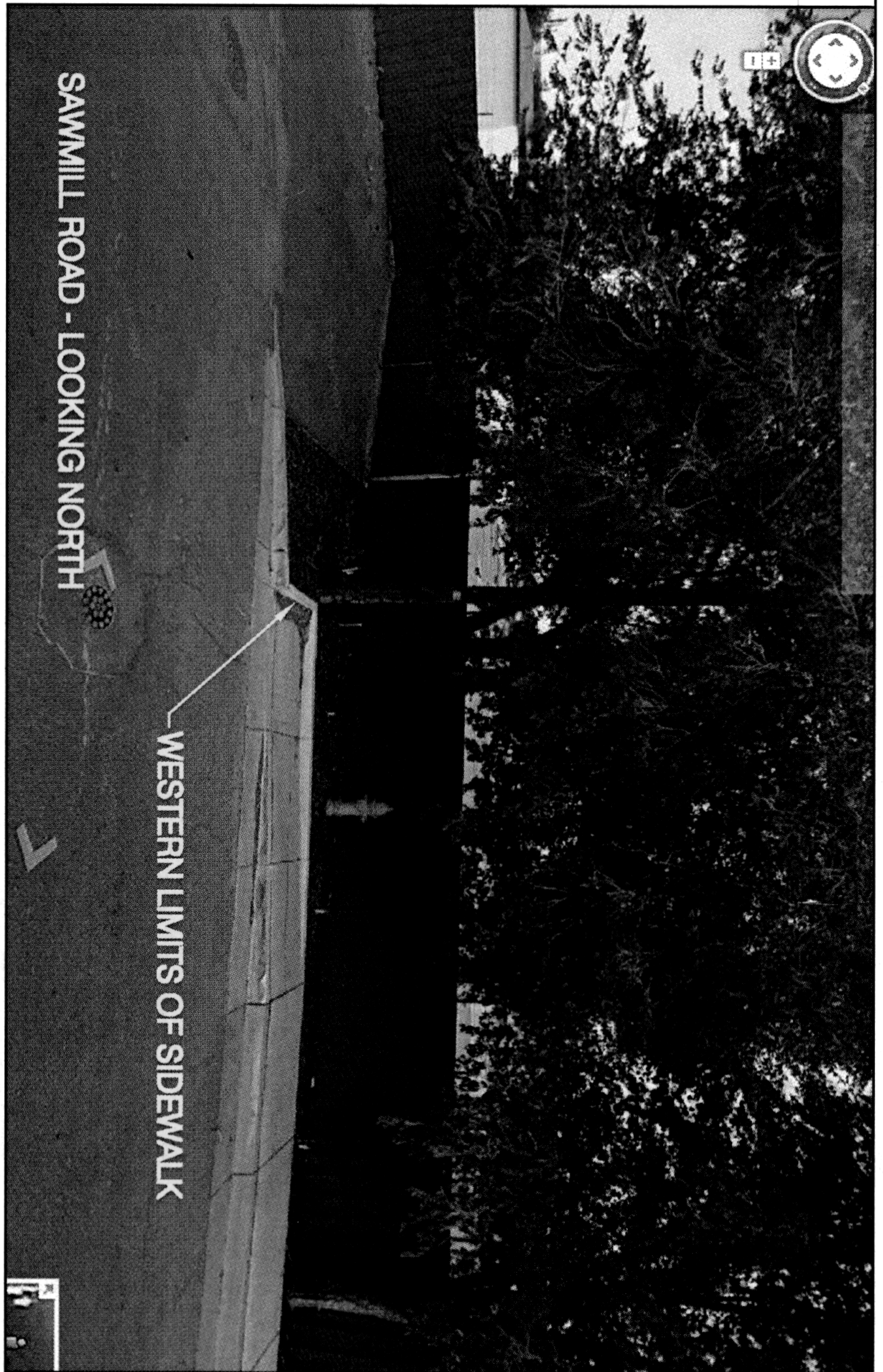
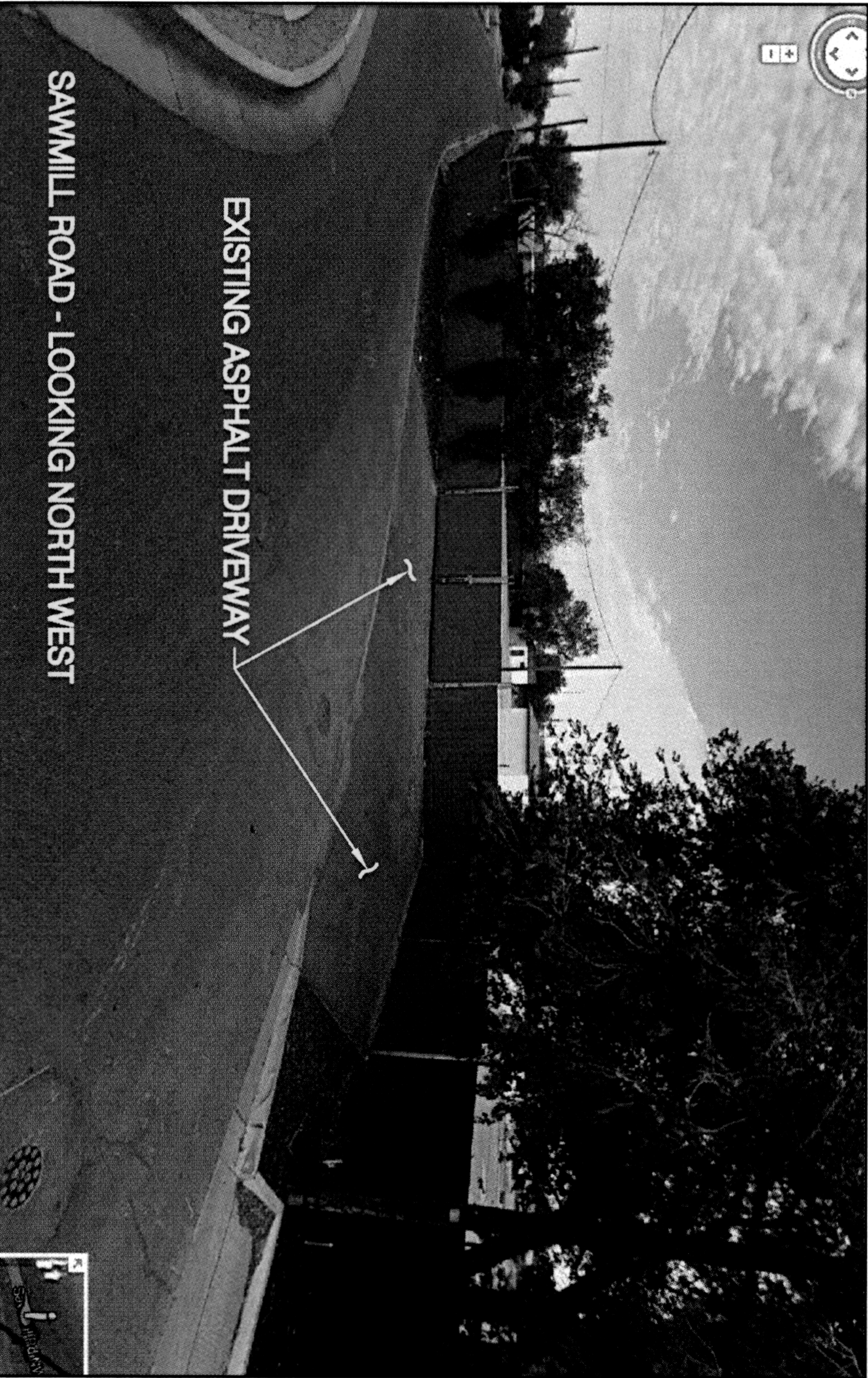
REC'D  
 01-22-14



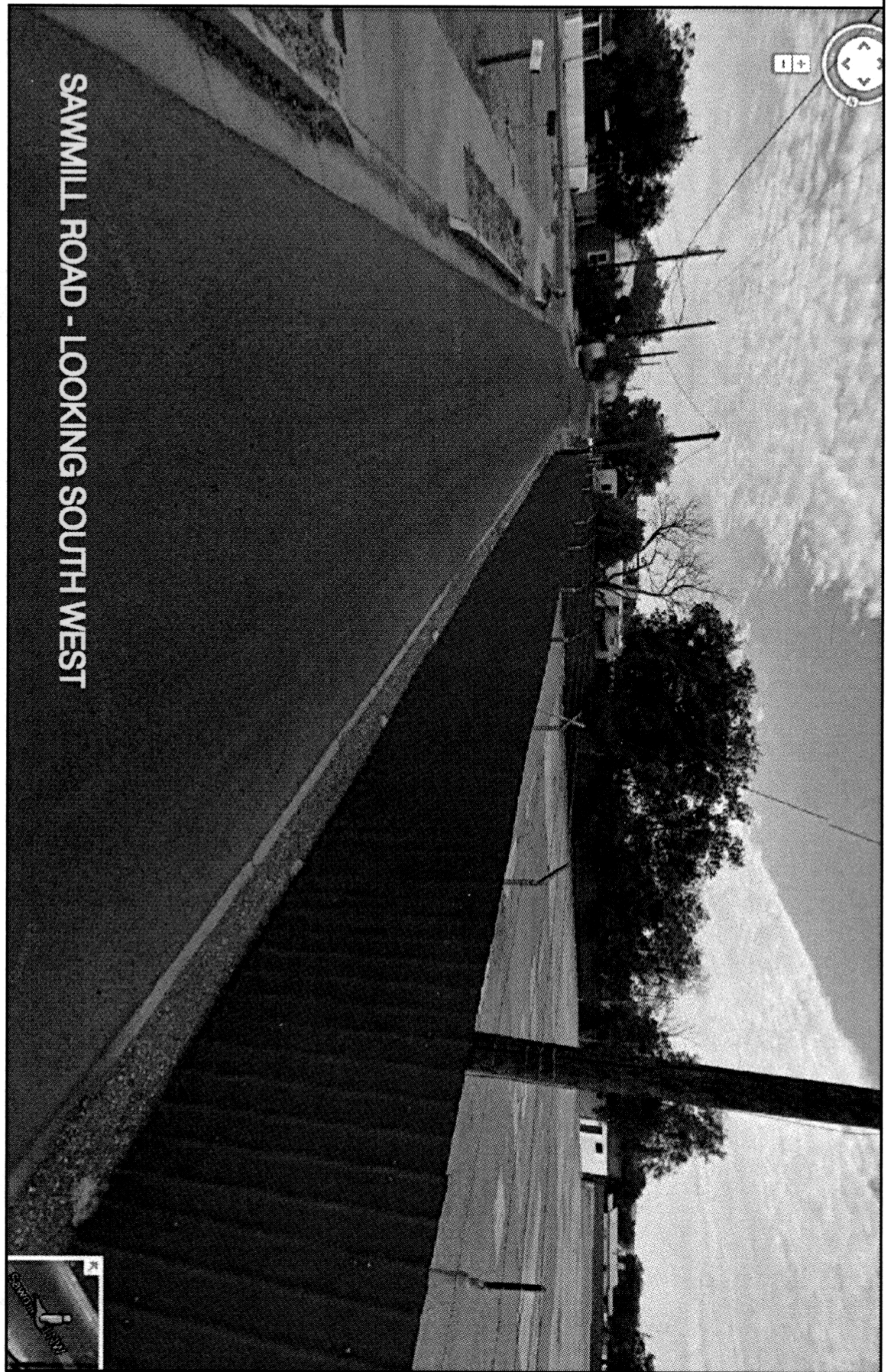
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SITE DISTANCE EXHIBIT

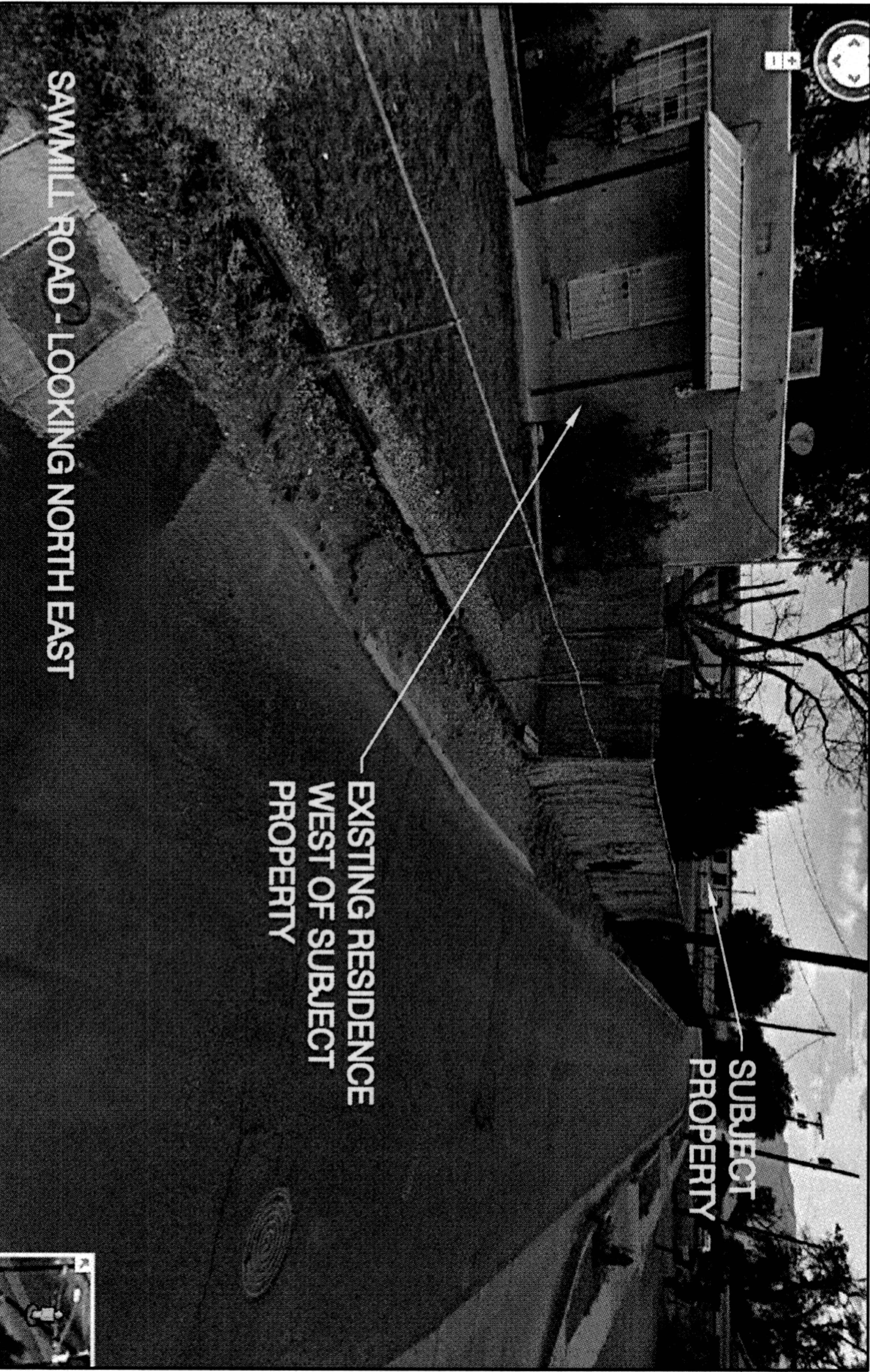








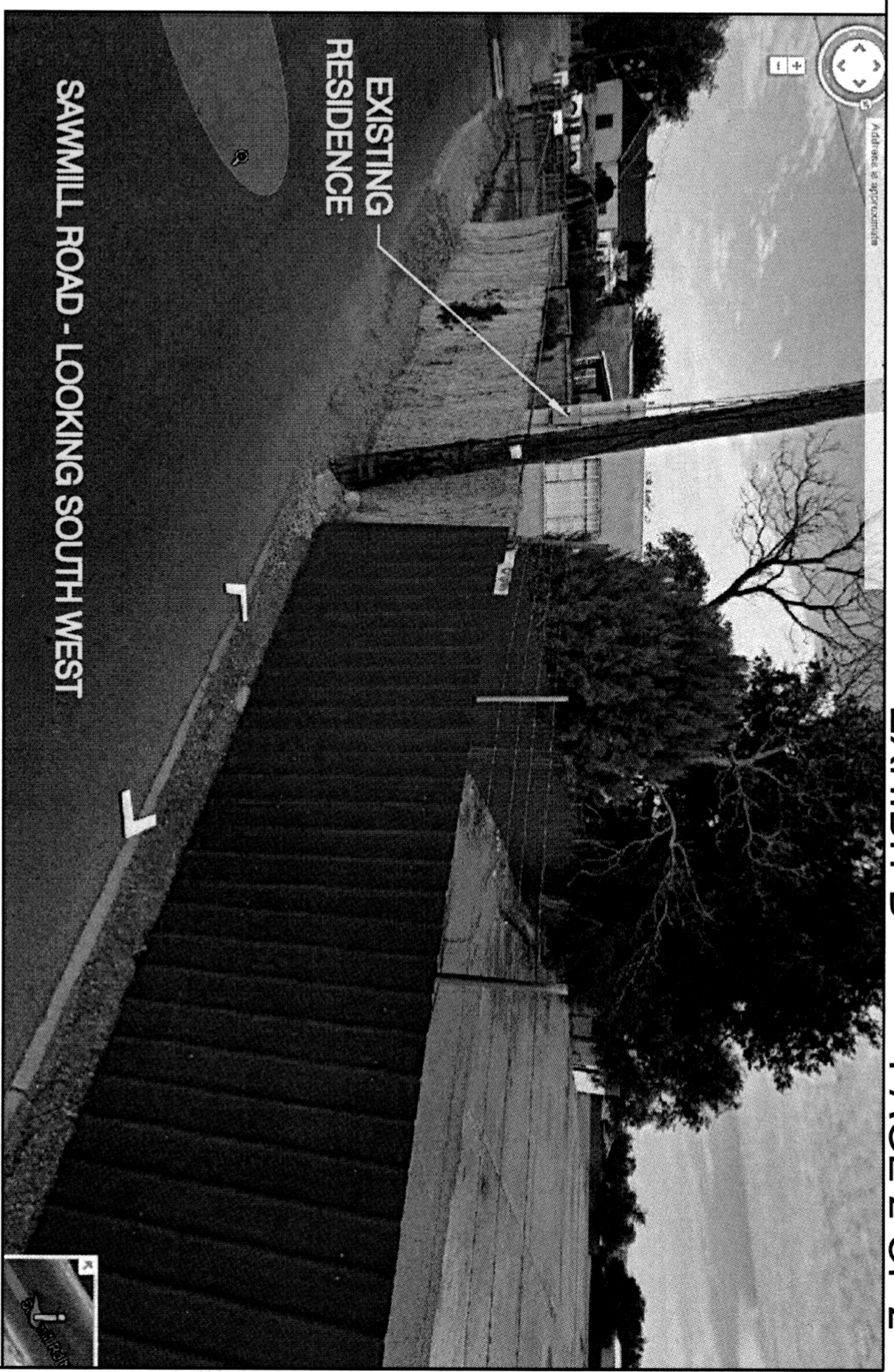
SAWMILL ROAD - LOOKING SOUTH WEST



SAWMILL ROAD - LOOKING NORTH EAST

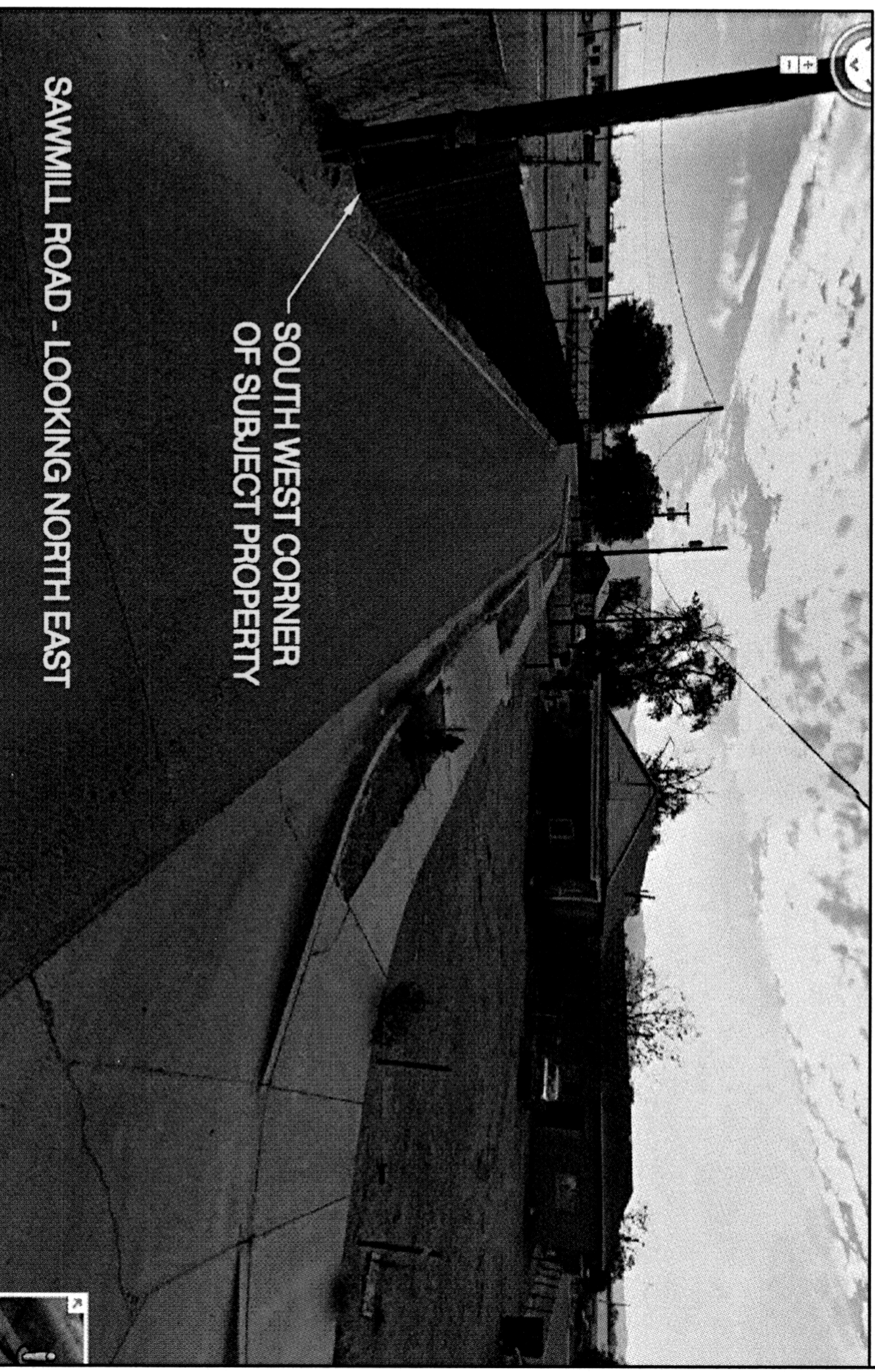
EXISTING RESIDENCE  
WEST OF SUBJECT  
PROPERTY

SUBJECT  
PROPERTY



SAWMILL ROAD - LOOKING SOUTH WEST

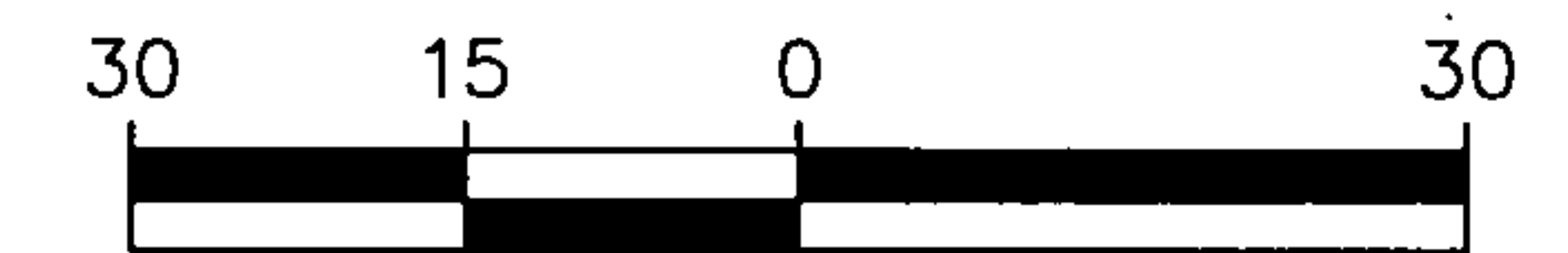
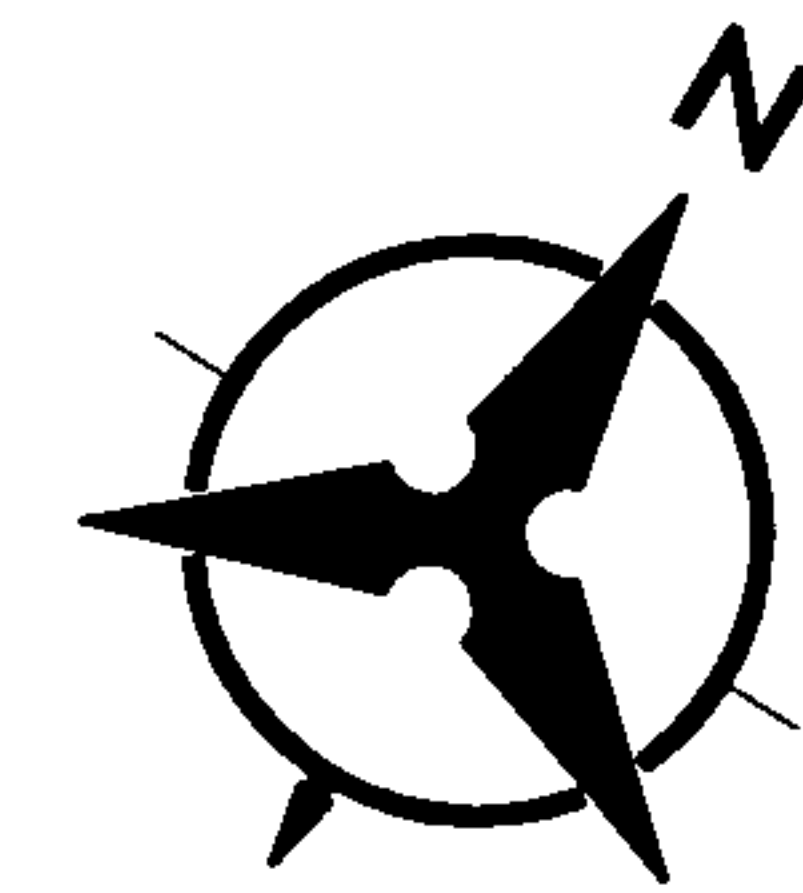
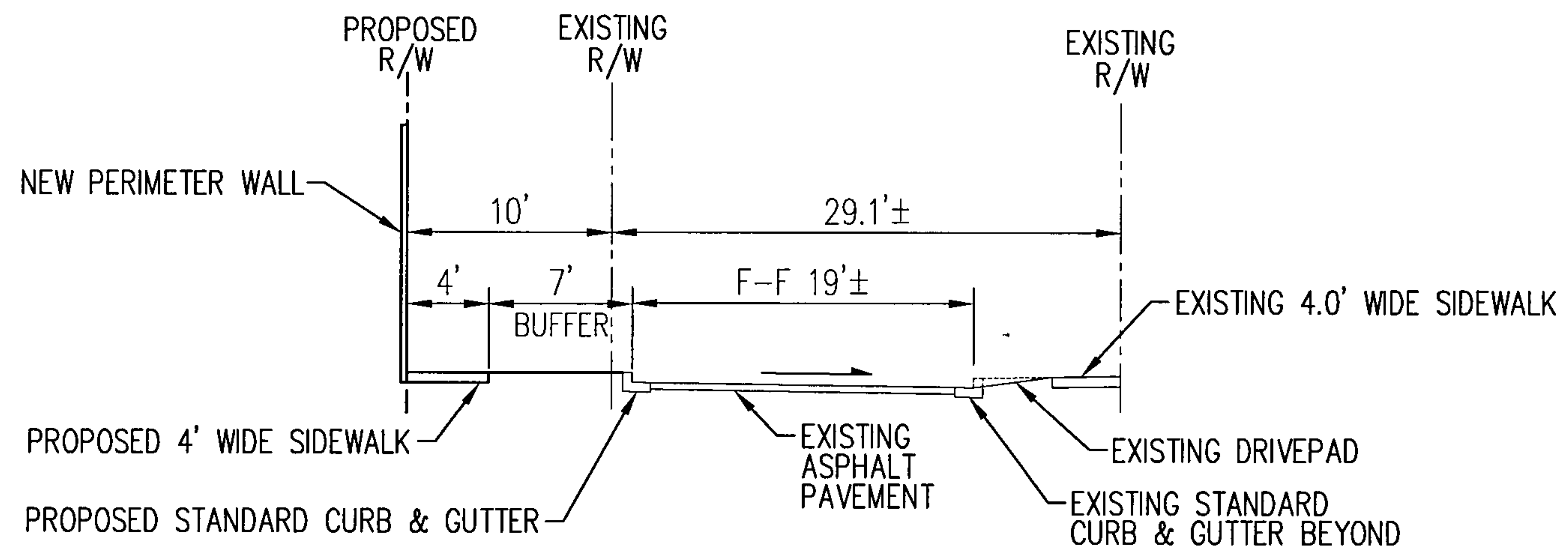
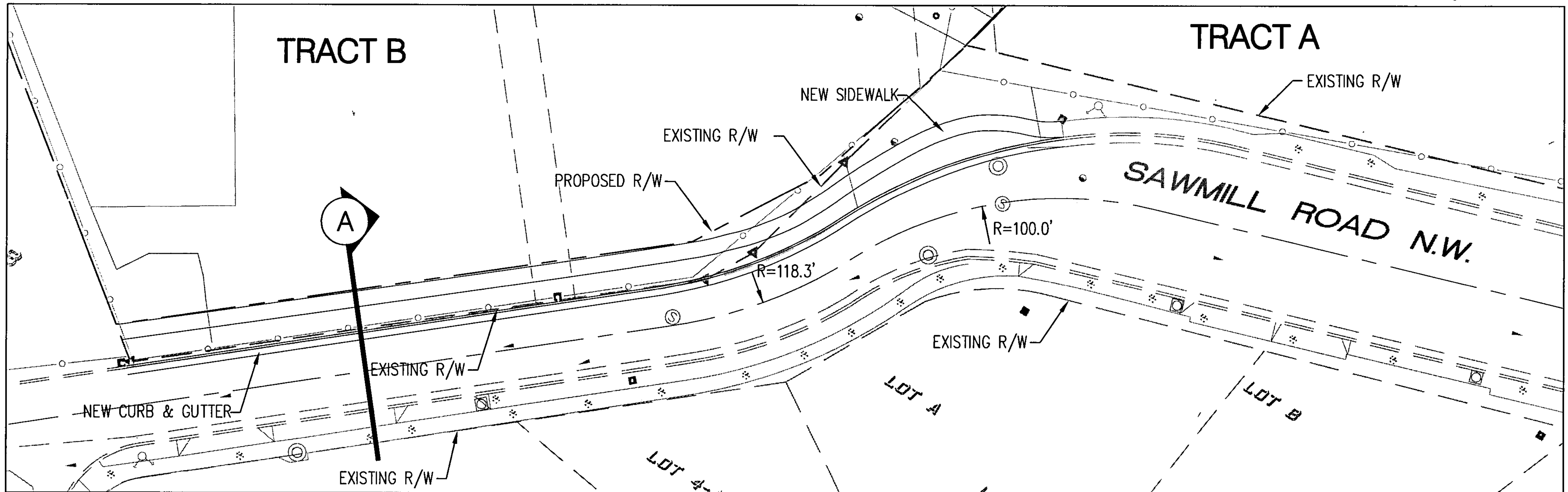
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SAWMILL ROAD - LOOKING NORTH EAST

SOUTH WEST CORNER  
OF SUBJECT PROPERTY





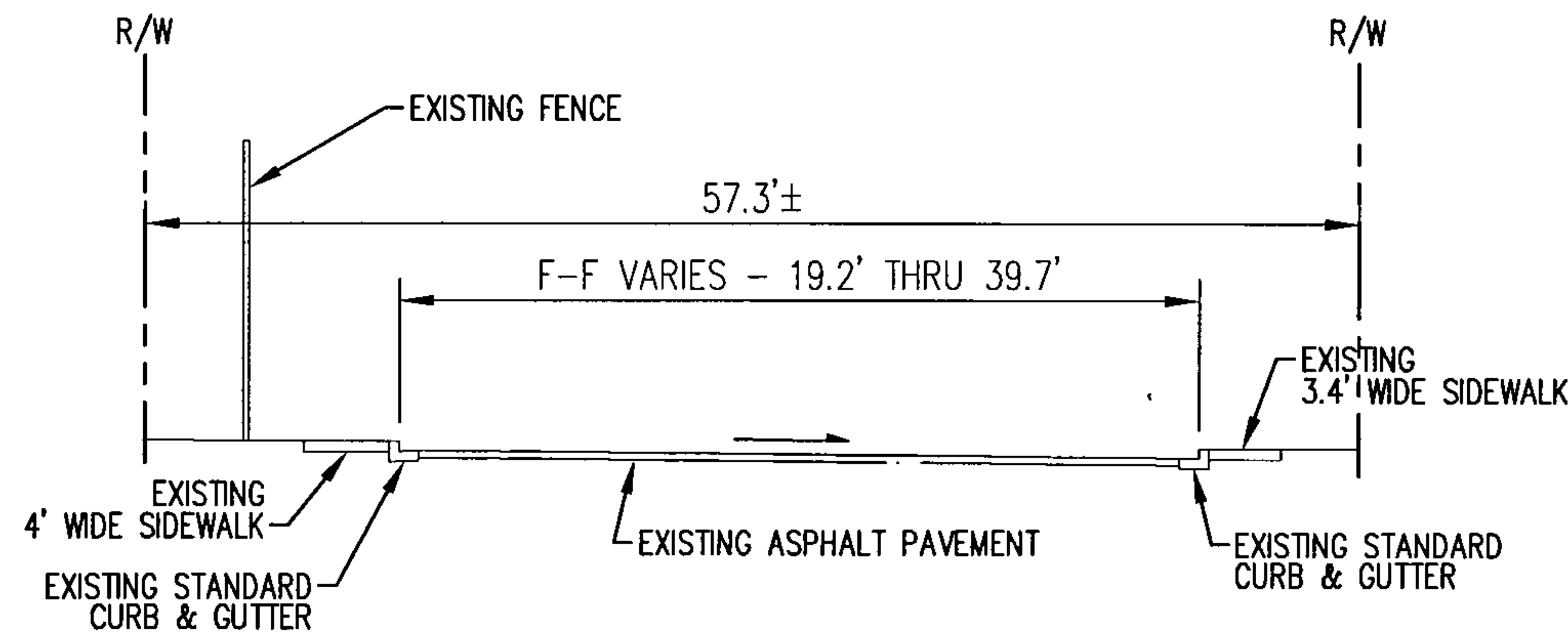
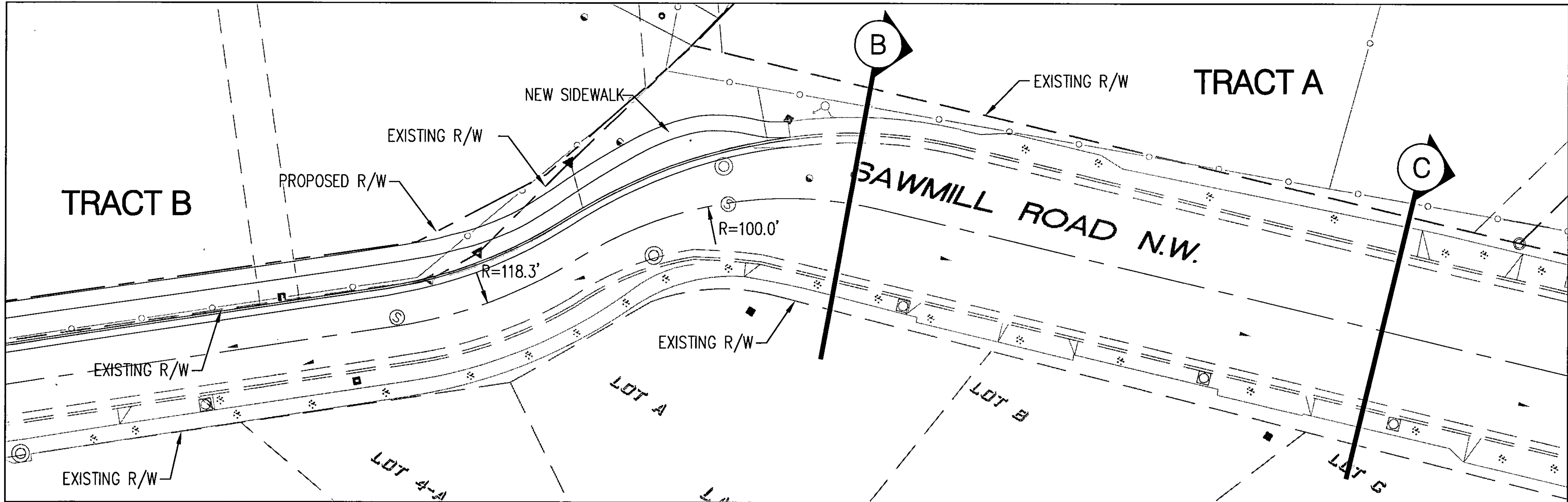
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ACE Leadership High School  
EXHIBIT A  
1/17/14 PAGE 1 OF 2

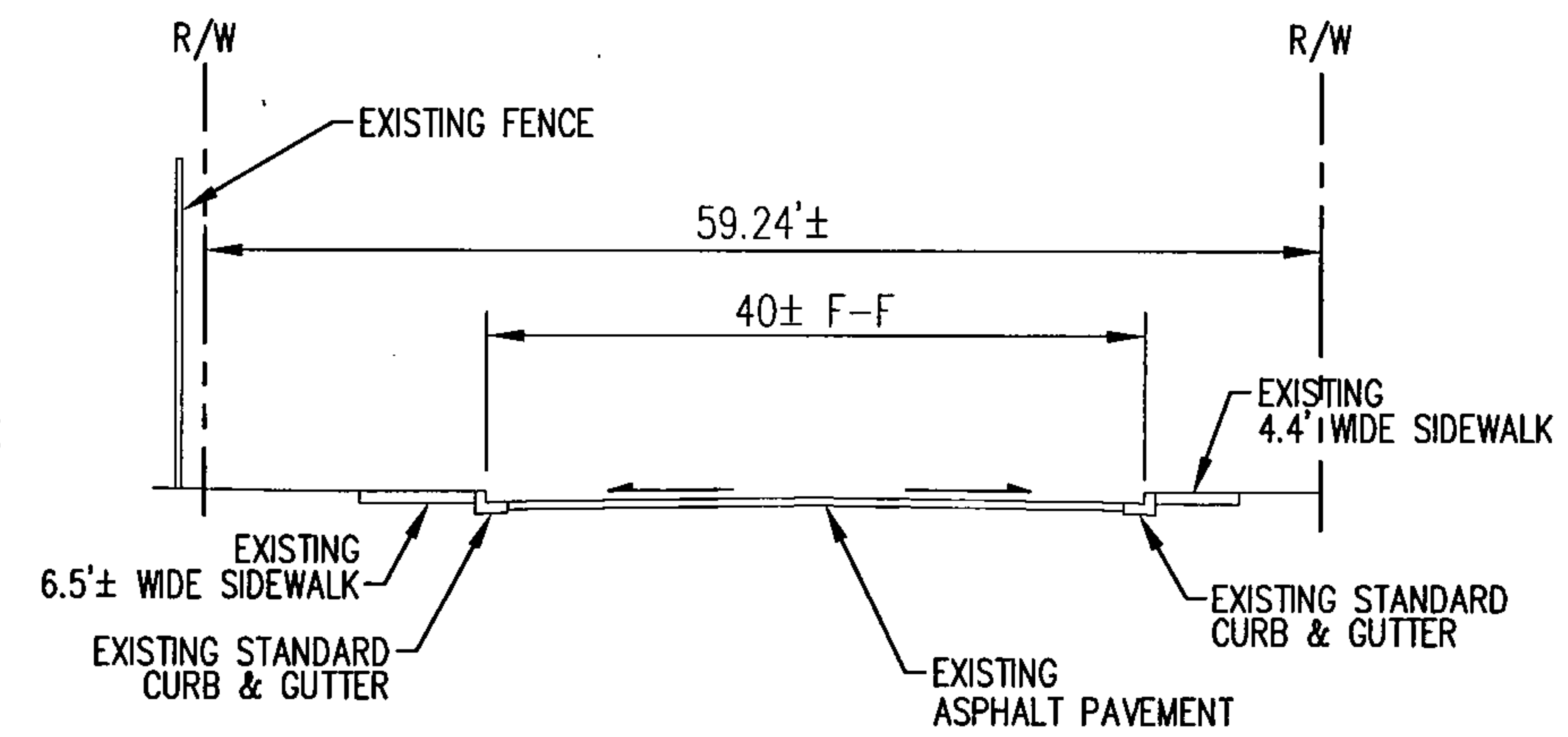
**A** SAWMILL ROAD NW - ROADWAY SECTION  
NTS

**Bohannon**  **Huston**

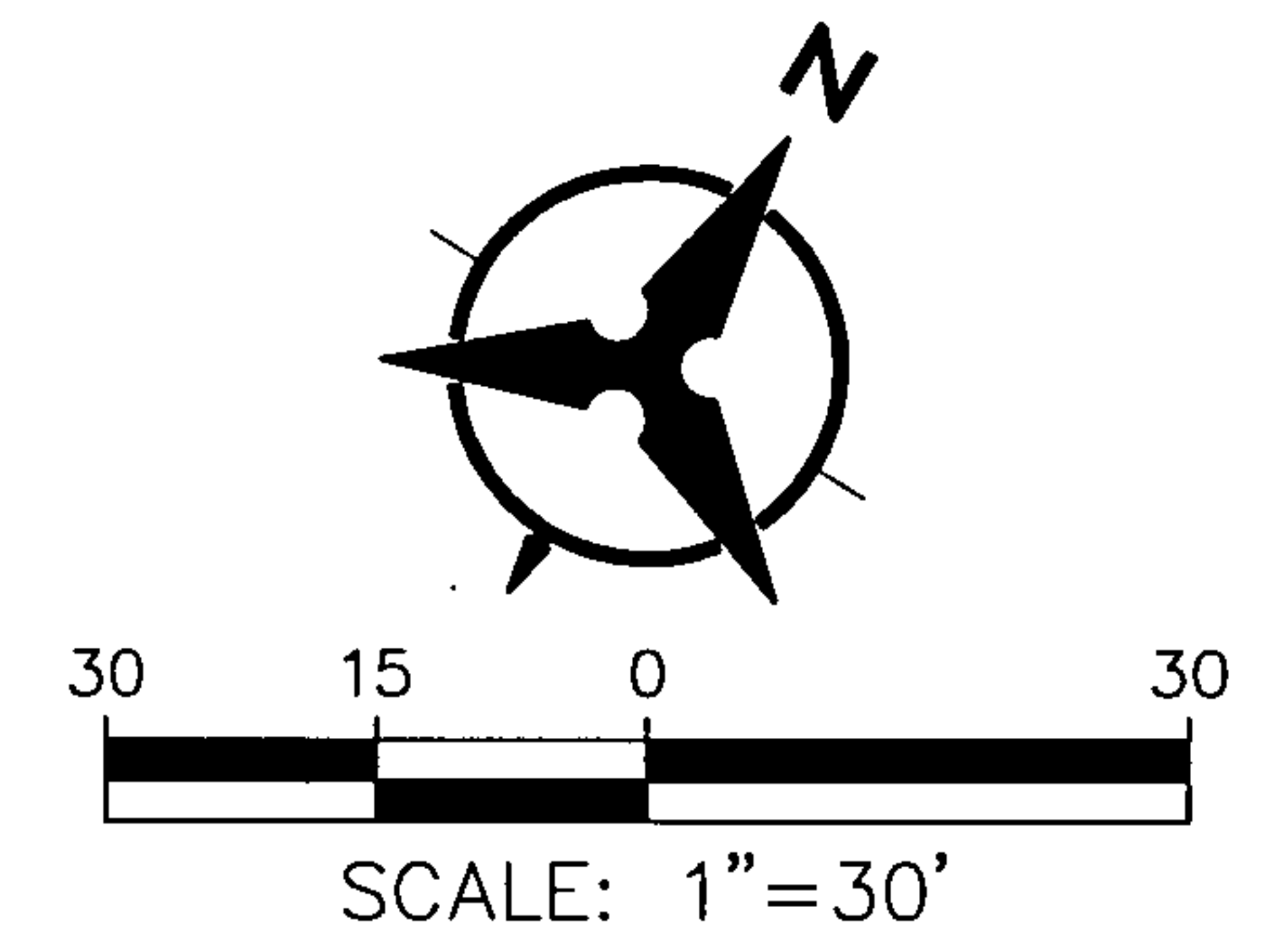




**B SAWMILL ROAD NW - EXISTING ROADWAY SECTION**  
NTS



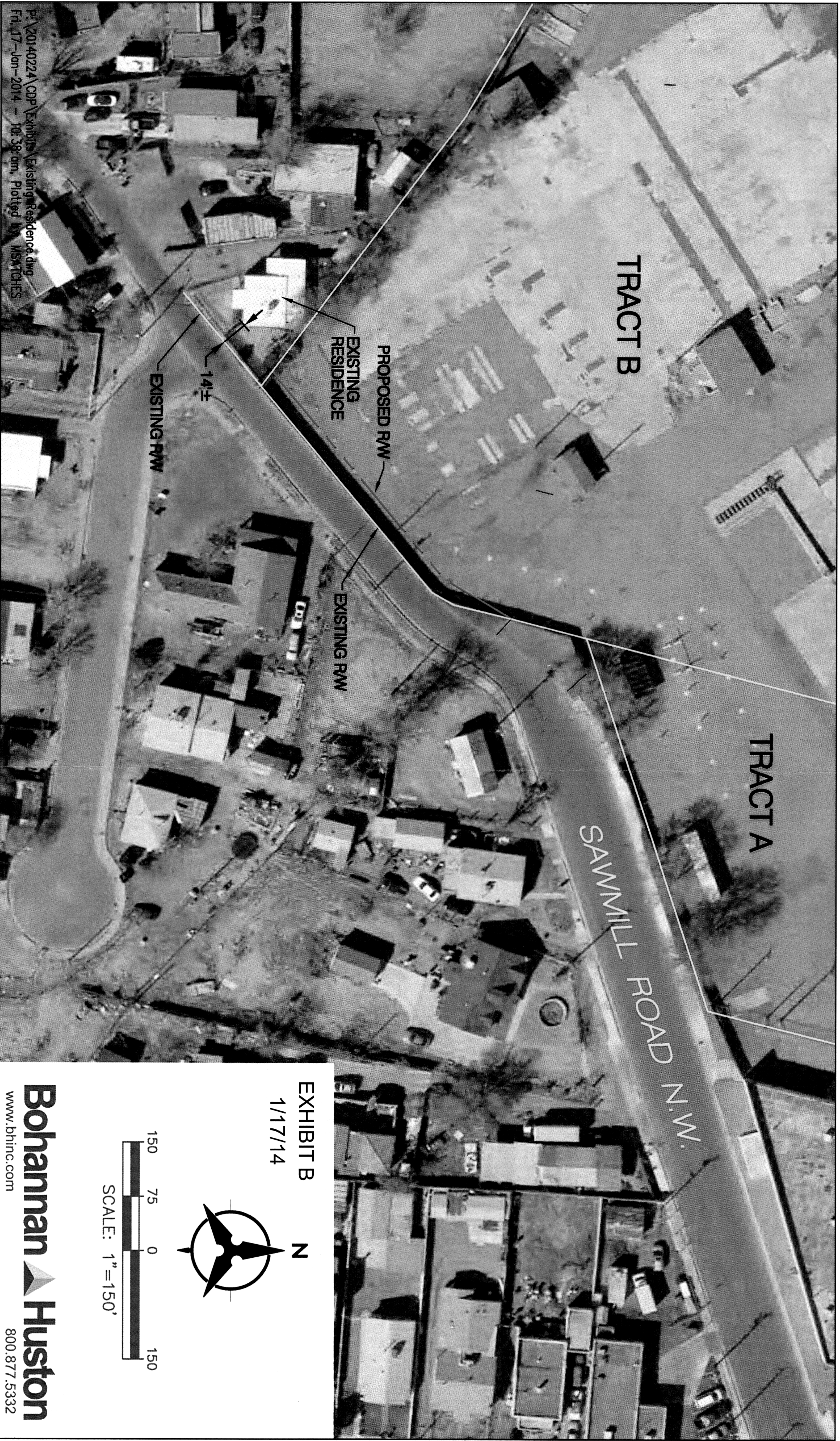
**C SAWMILL ROAD NW - EXISTING ROADWAY SECTION**  
NTS



**ACE Leadership High School**  
**EXHIBIT A**  
1/17/14 PAGE 2 OF 2







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TRACT A

TRACT B

SAWMILL ROAD N.W.

EXISTING RESIDENCE

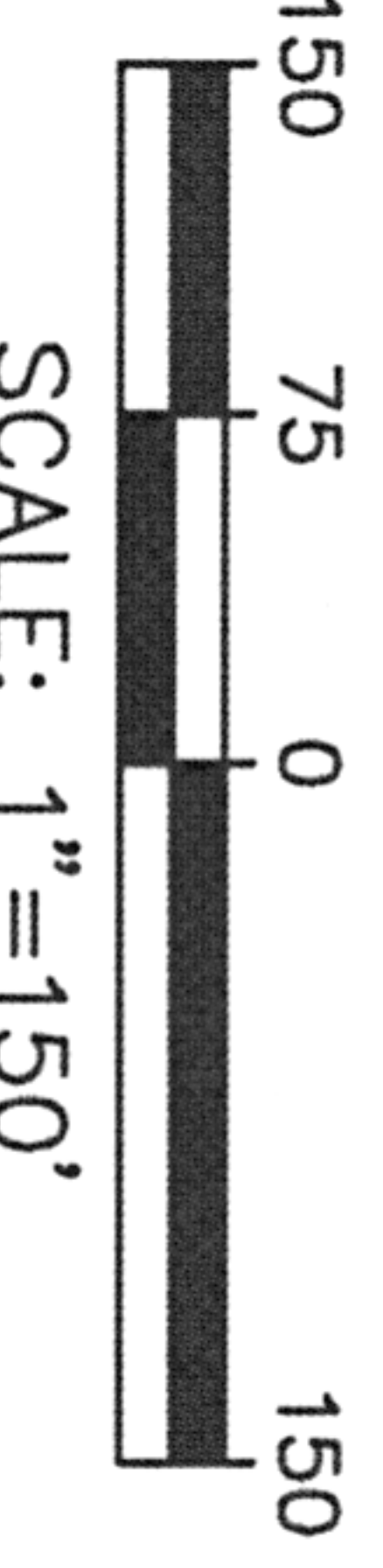
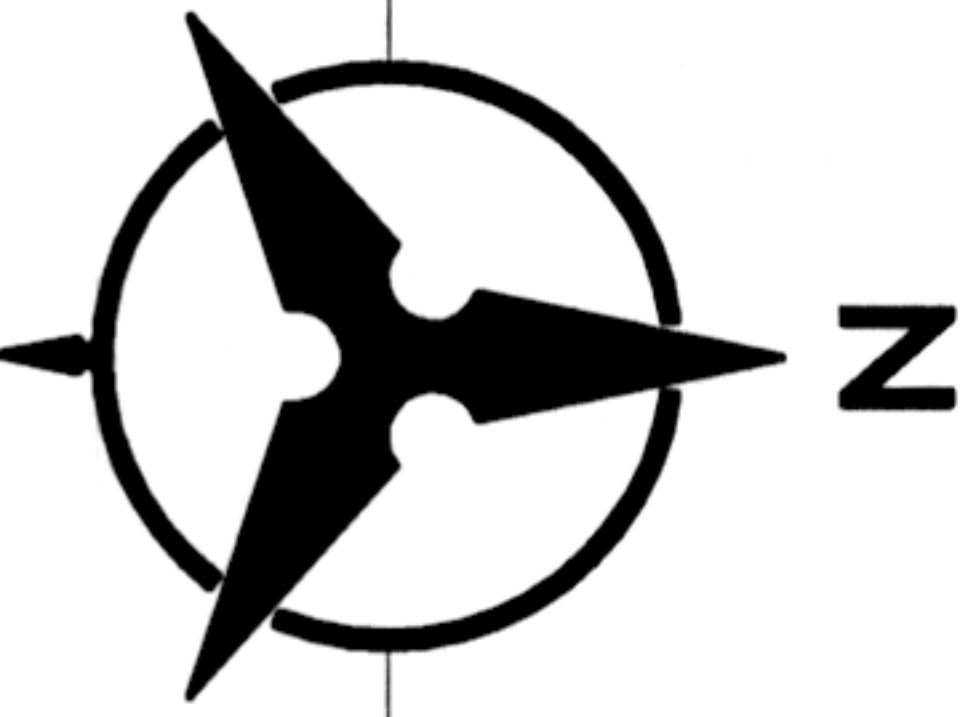
PROPOSED RW

EXISTING RW

EXISTING RW

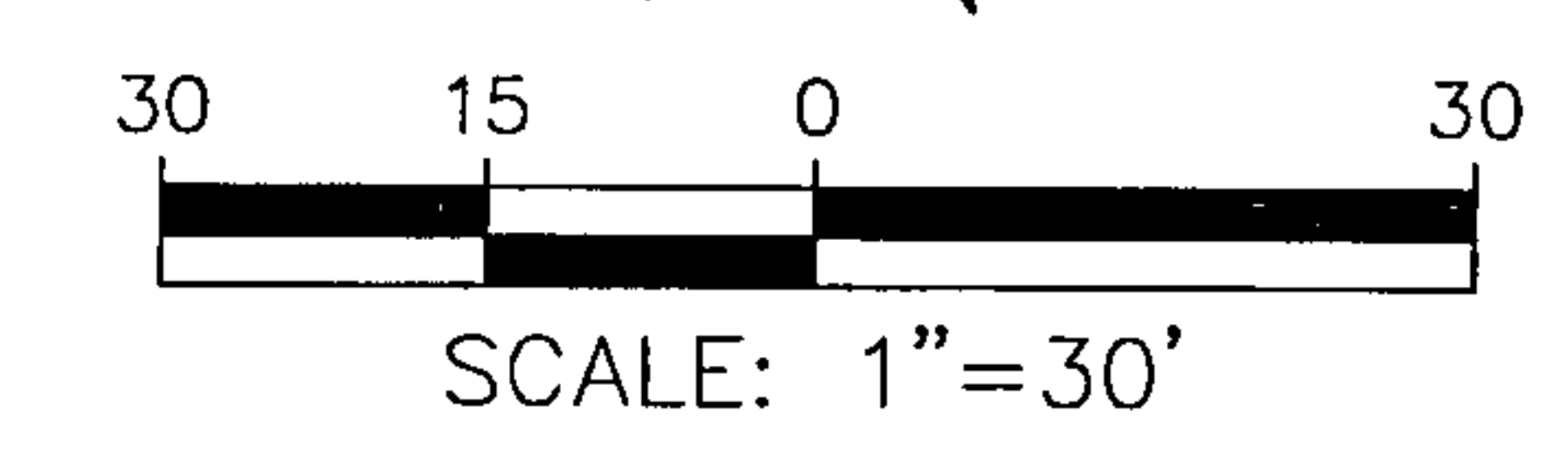
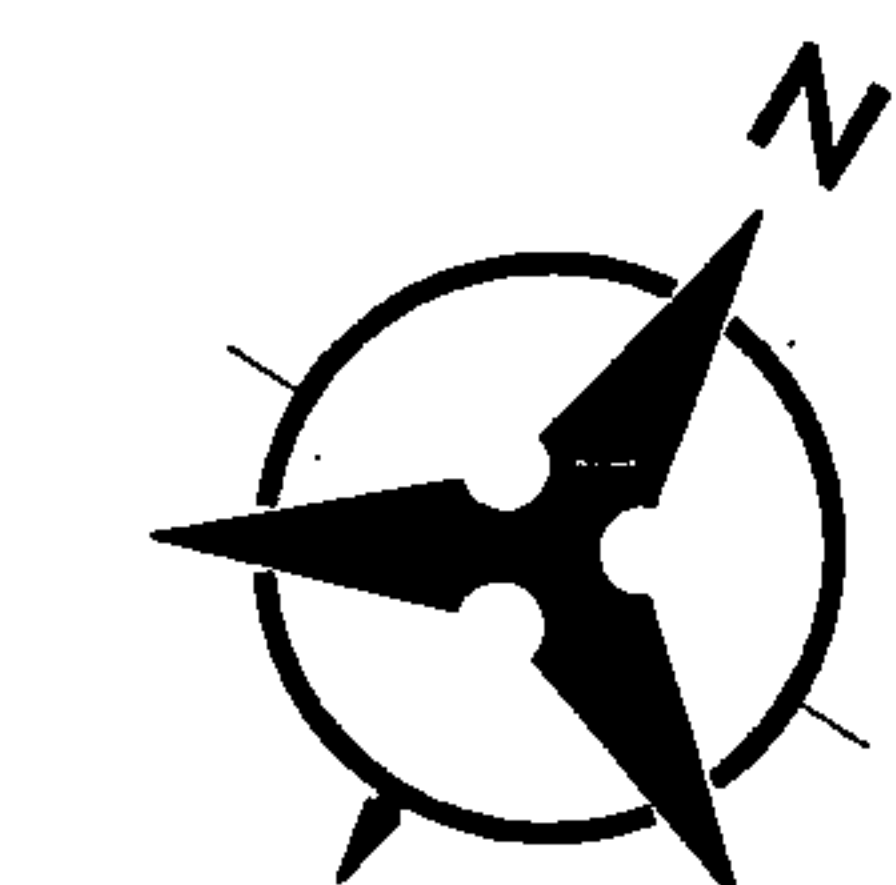
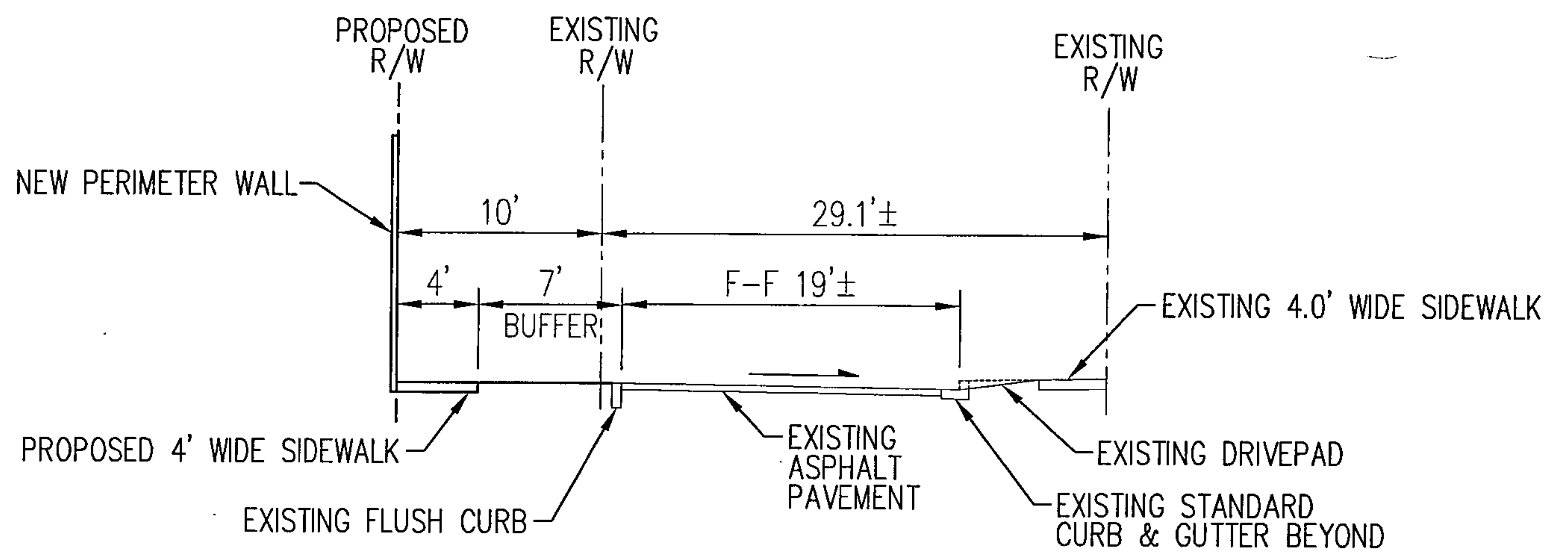
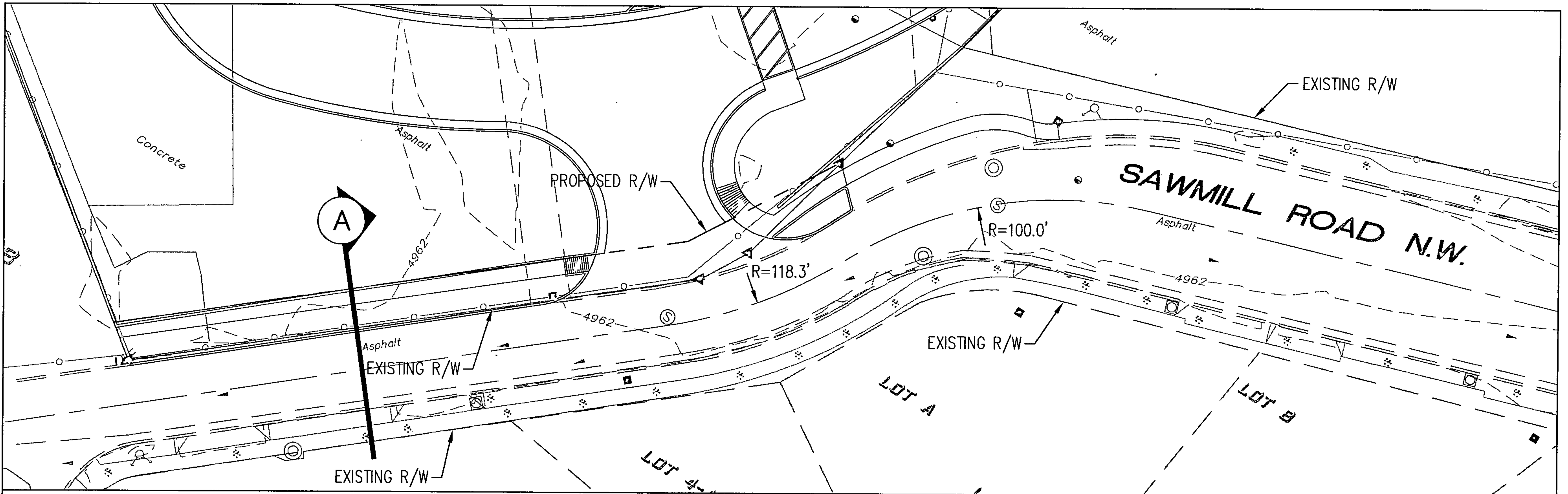
14±

EXHIBIT B  
1/17/14



**Bohannan**  **Huston**  
www.bhinc.com 800.877.5332





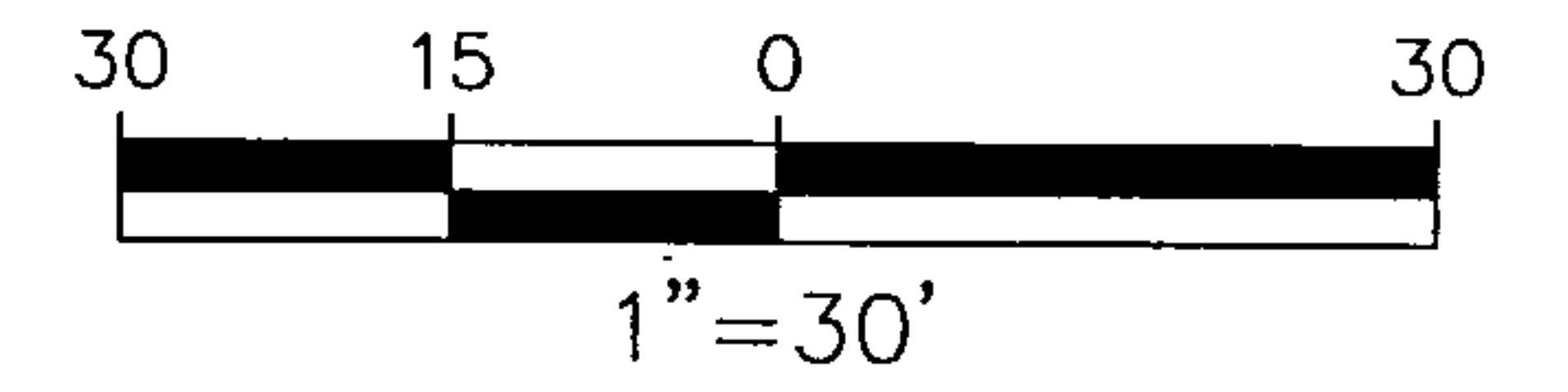
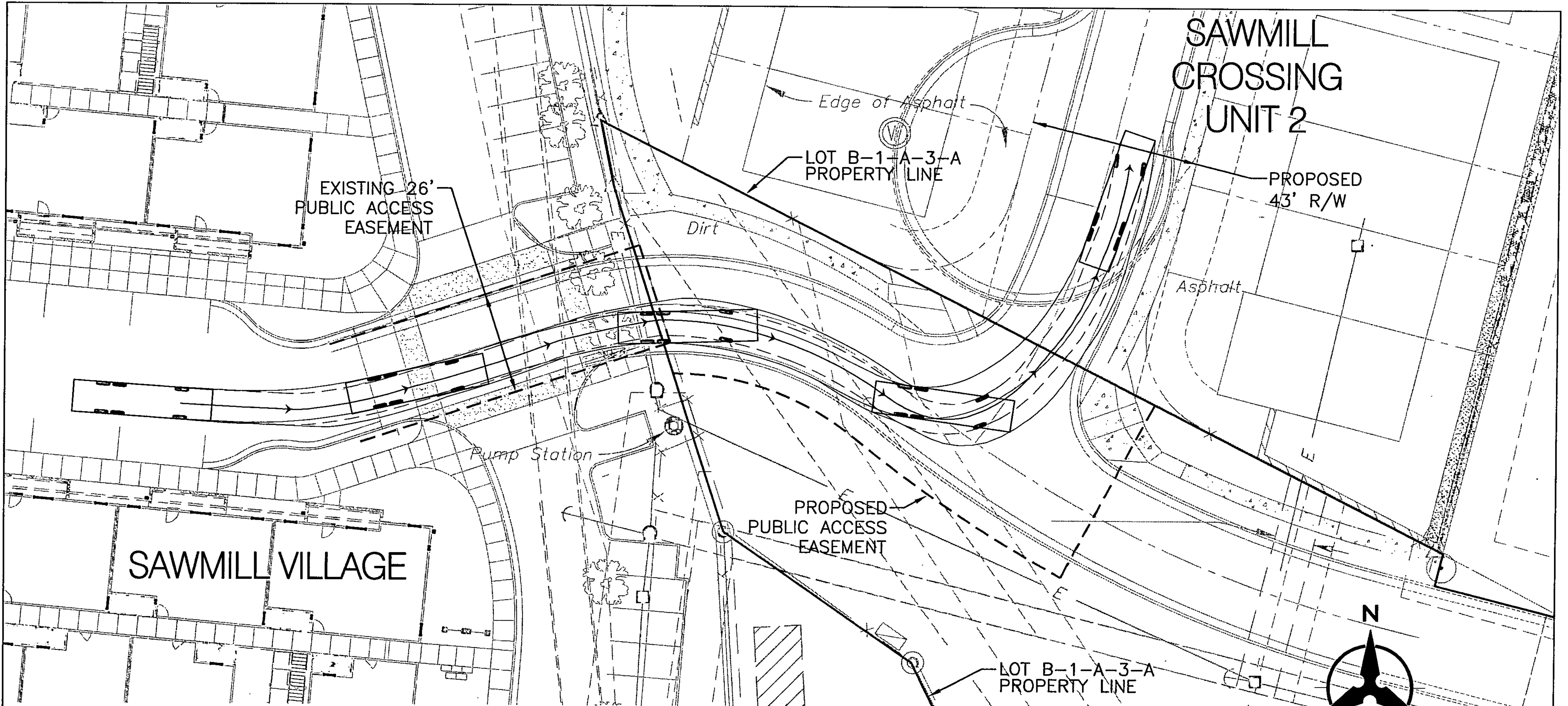
ACE Leadership High School  
 ROADWAY EXHIBIT  
 12/09/13

**A SAWMILL ROAD NW - ROADWAY SECTION**  
 NTS

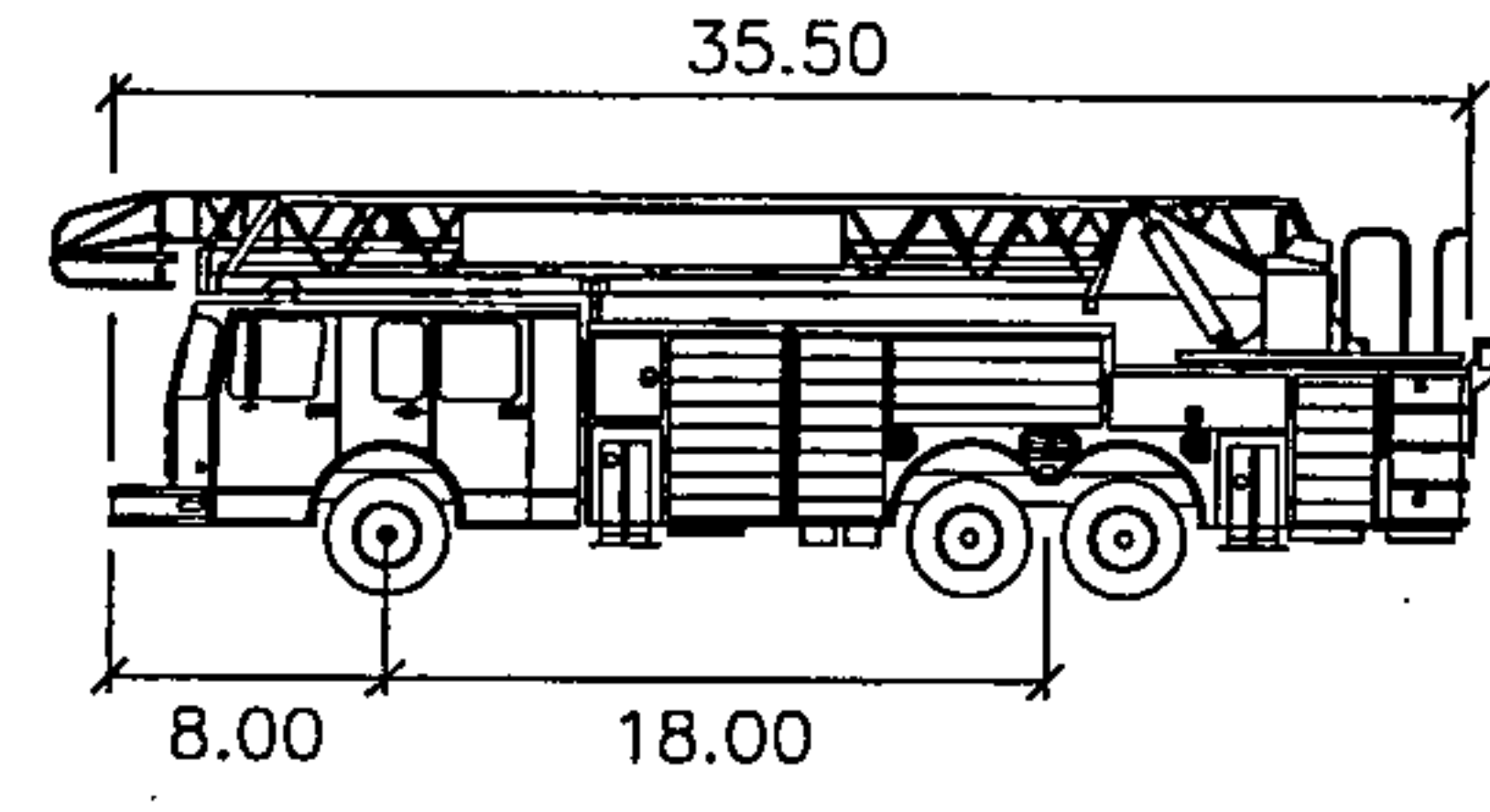




# SAWMILL CROSSING UNIT 2



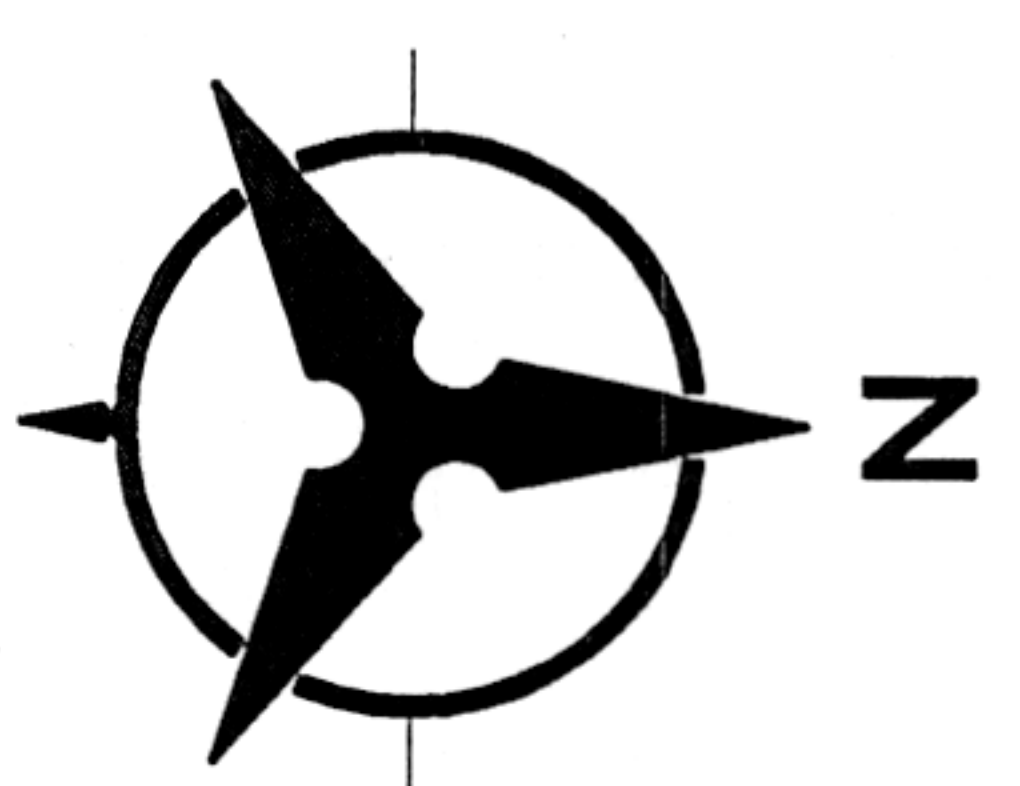
Fire truck	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



## EMERGENCY VEHICLE ACCESS EXHIBIT



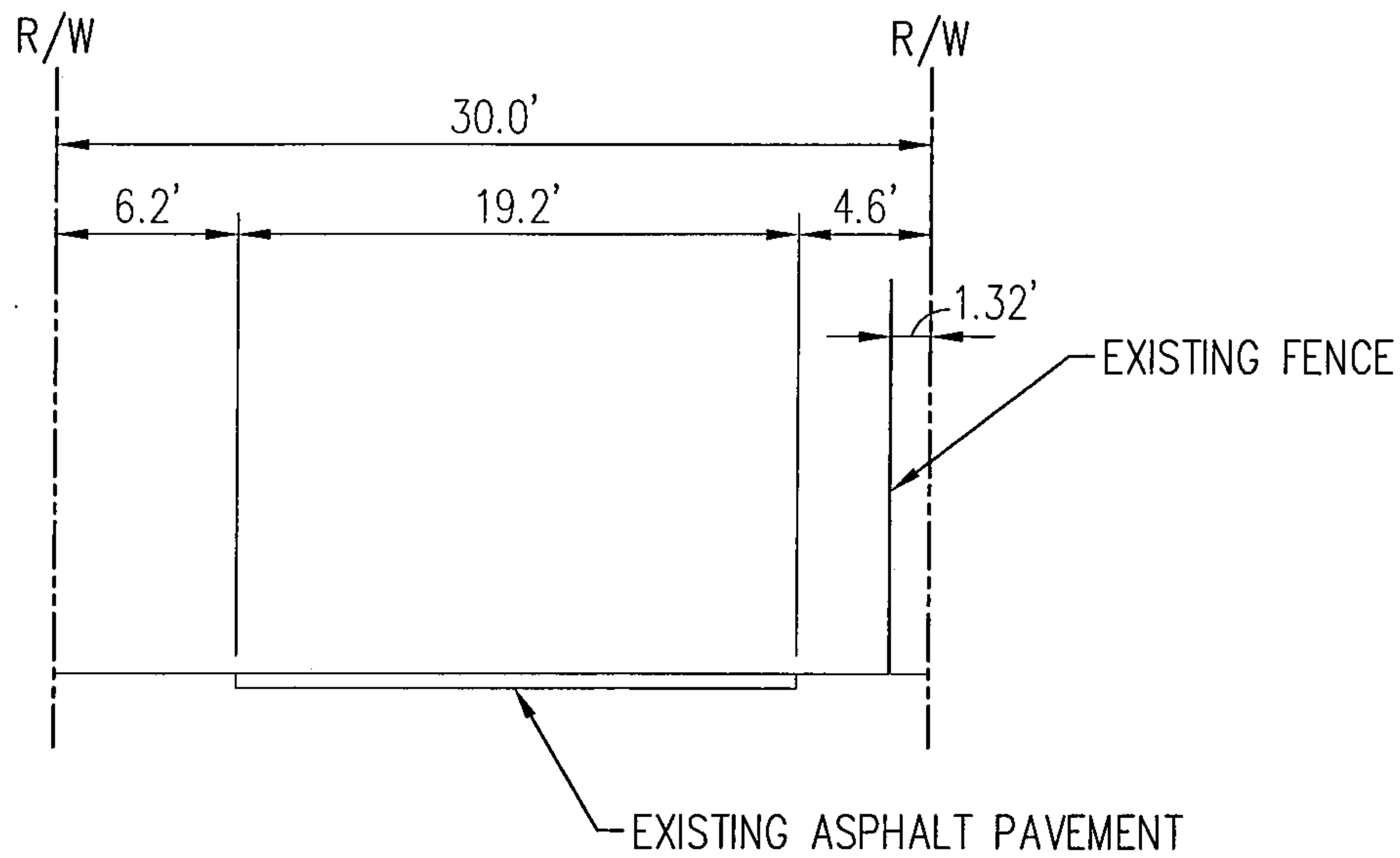




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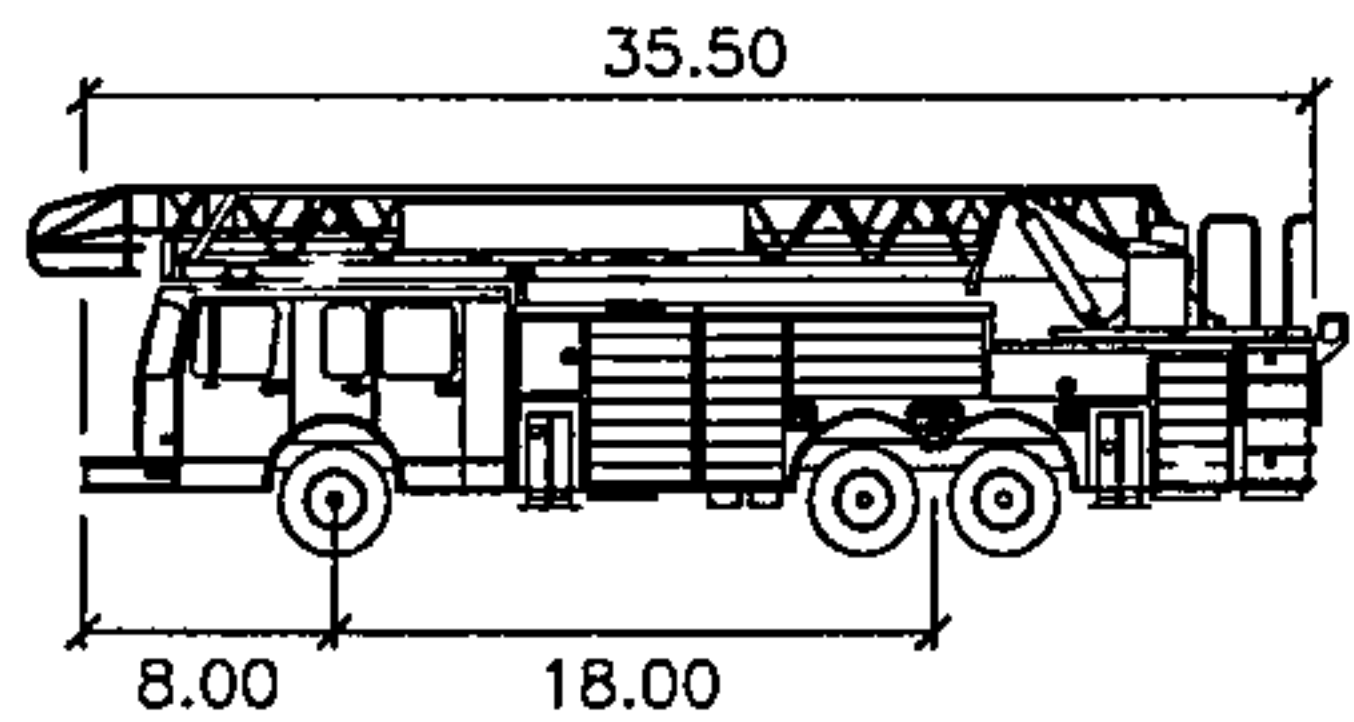
DESIGN VARIANCE EXHIBIT





**A** 15TH STREET - EXISTING ROADWAY SECTION  
NTS





Fire truck	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

APPROXIMATE CENTER LINE OF 15TH STREET

LOT 15

Fd. 1" Iron Pipe

R=15'

Asphalt

R=15'

EDGE OF EXISTING ASPHALT

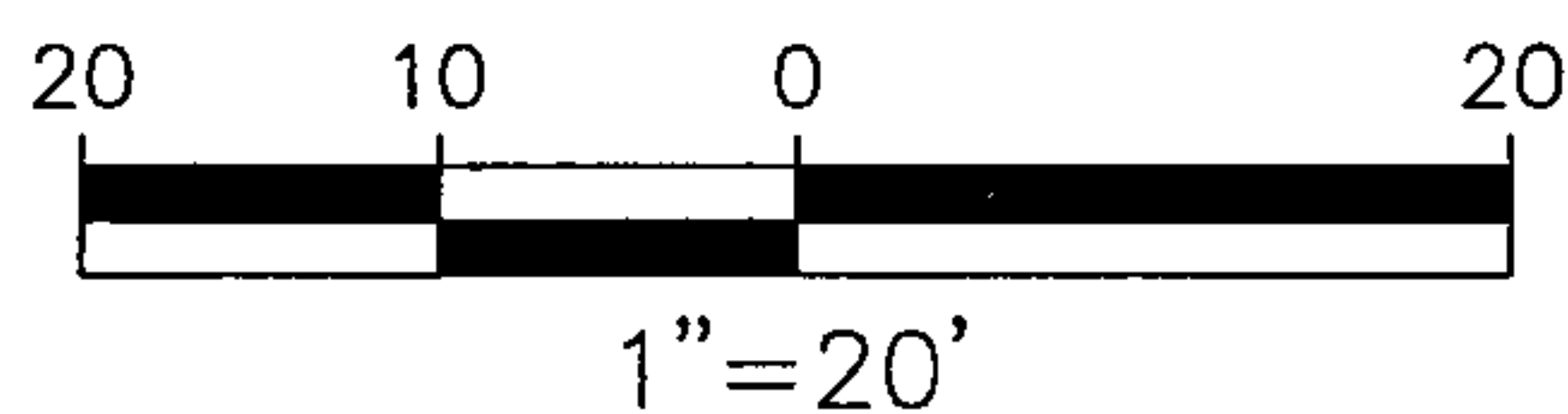
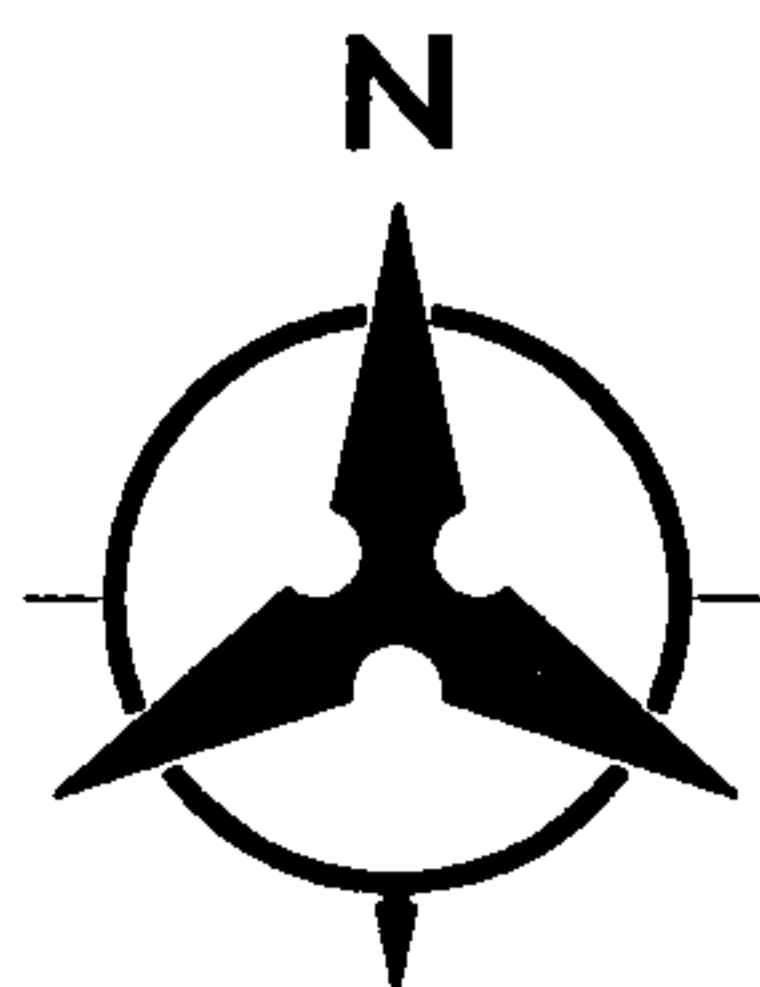
Asphalt

LOT 13

20' x 20' Frame/Stucco Building

15TH STREET

A



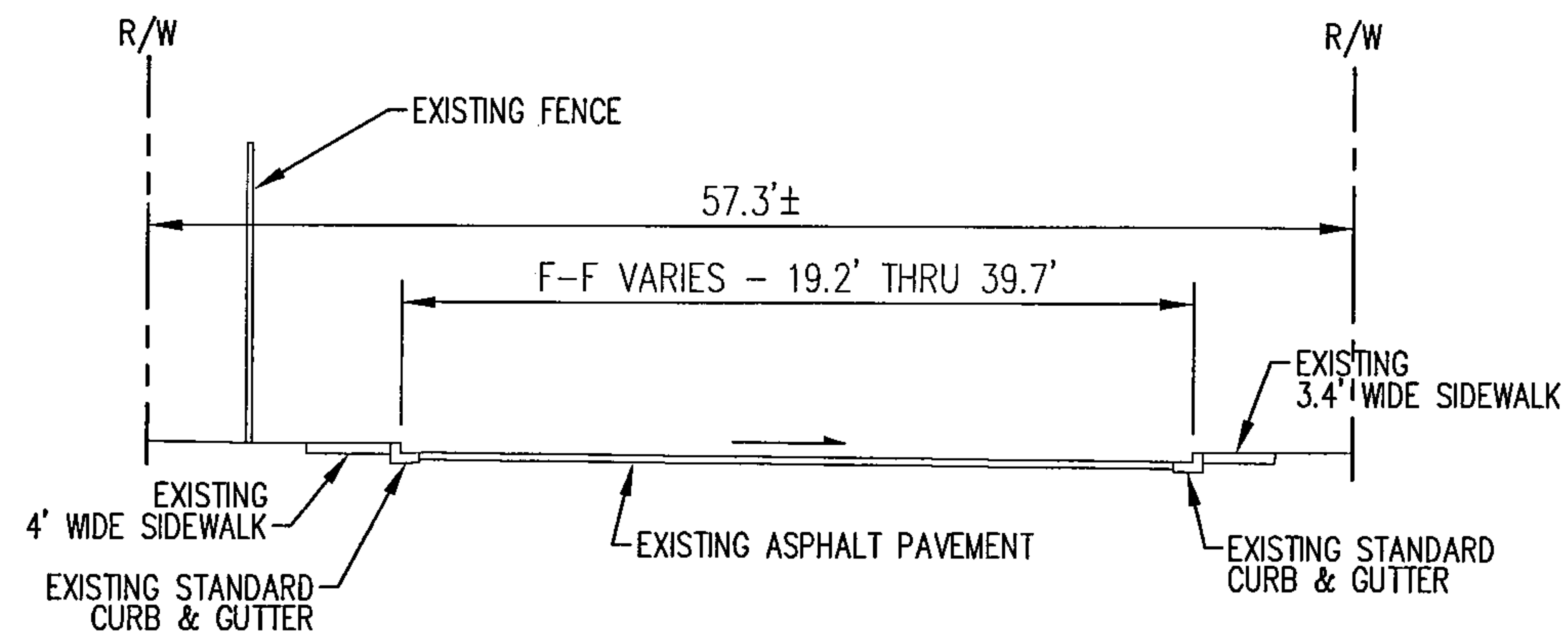
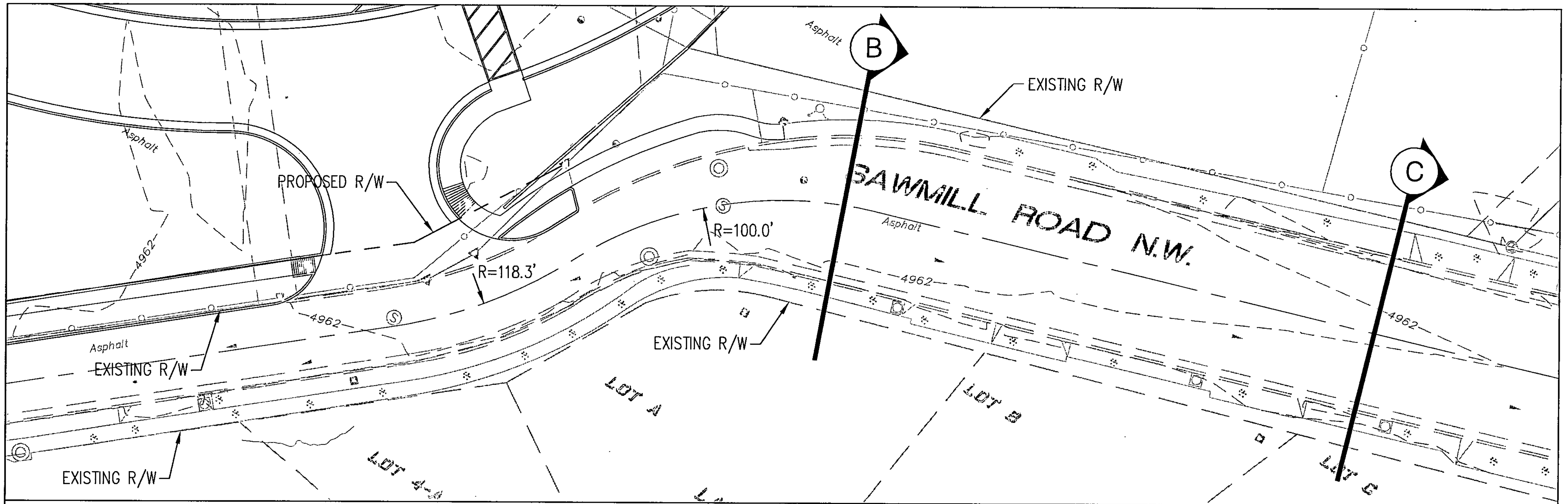
15TH ST  
EMERGENCY VEHICLE  
ACCESS EXHIBIT

**Bohannan**  **Huston**

www.bhinc.com

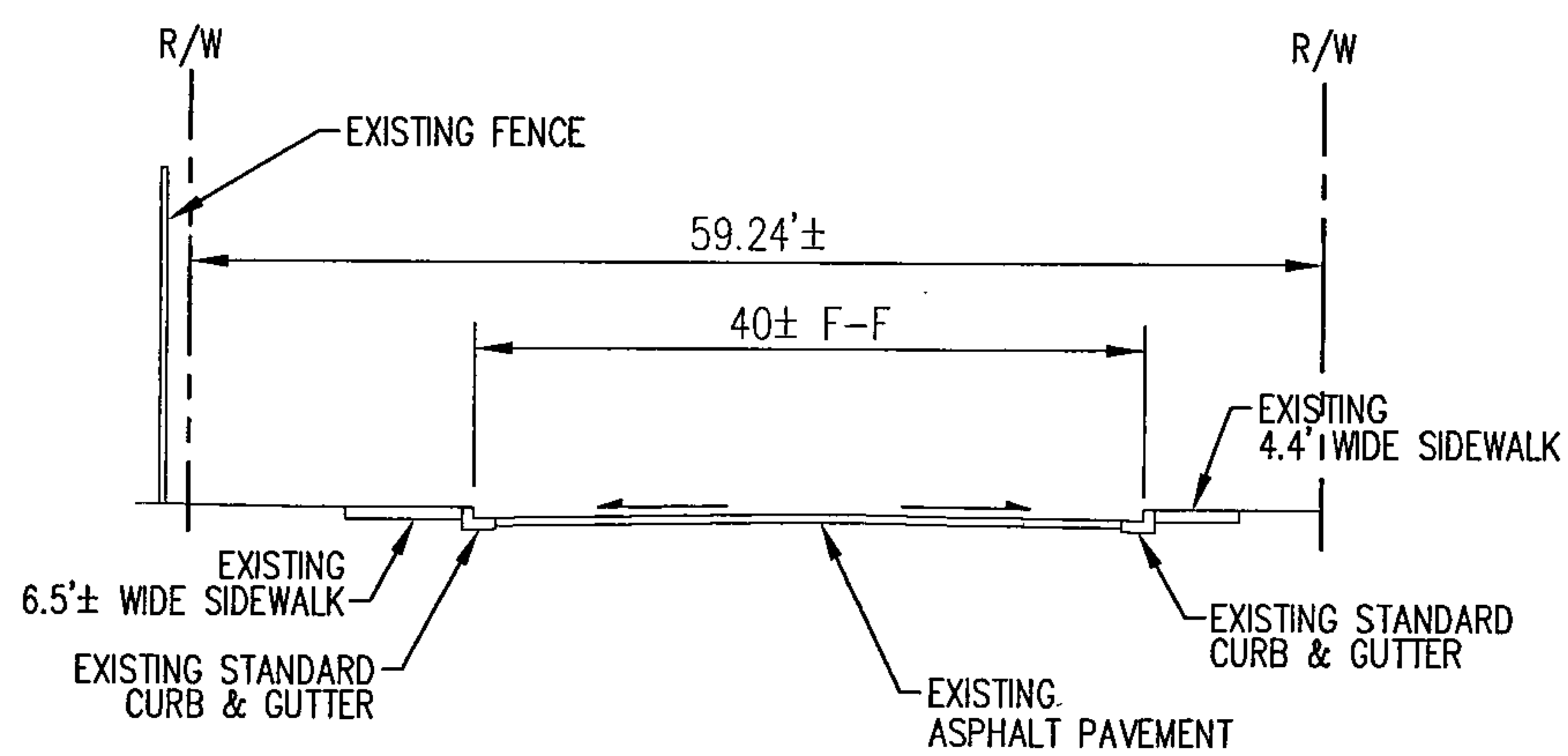
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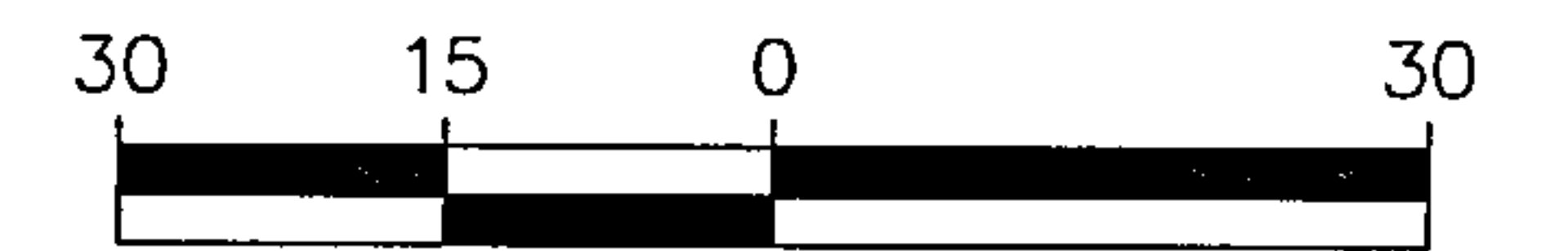
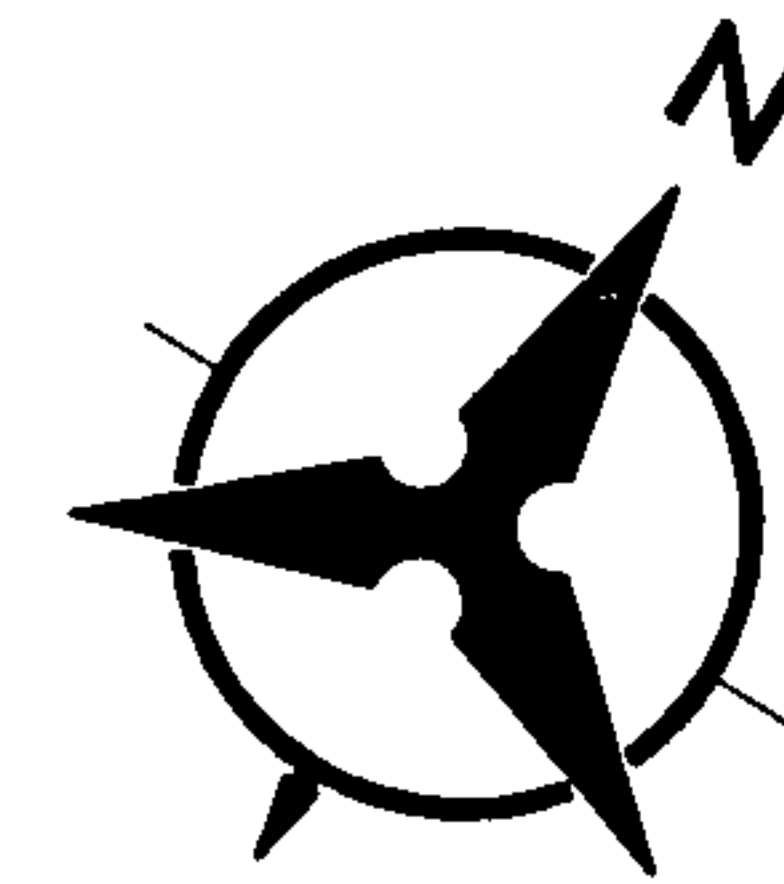
**B** SAWMILL ROAD NW - EXISTING ROADWAY SECTION

NTS



**C** SAWMILL ROAD NW - EXISTING ROADWAY SECTION

NTS



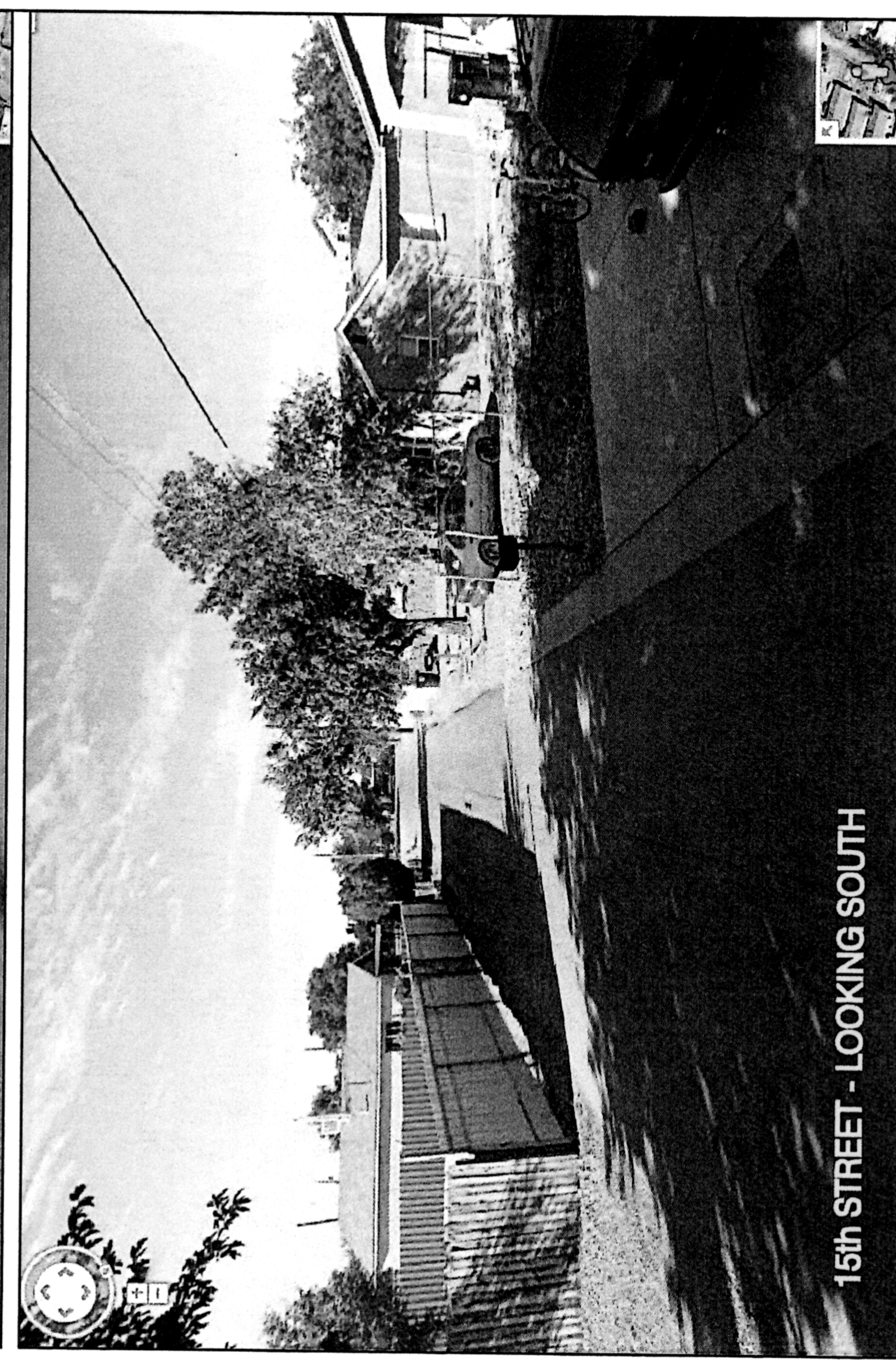
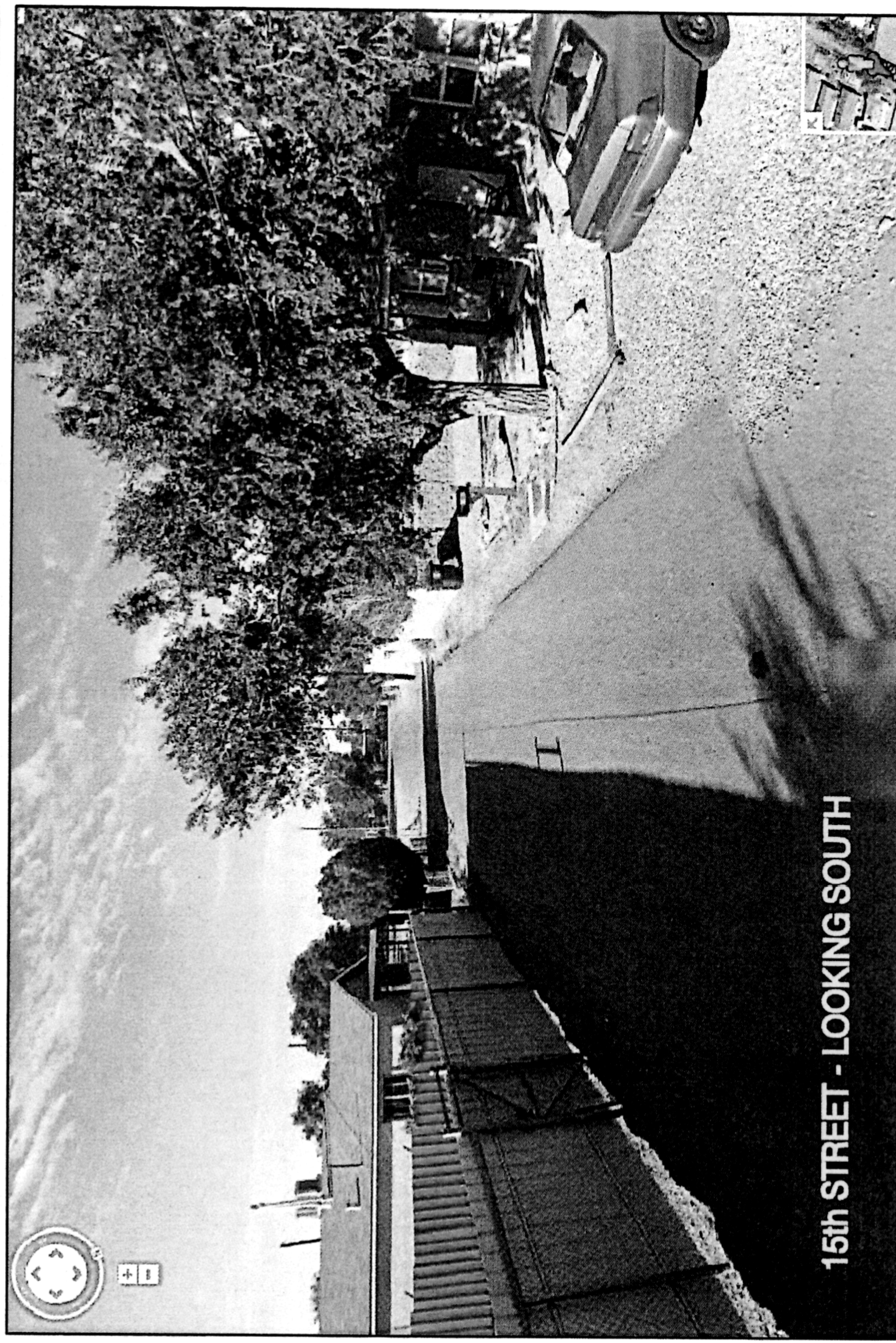
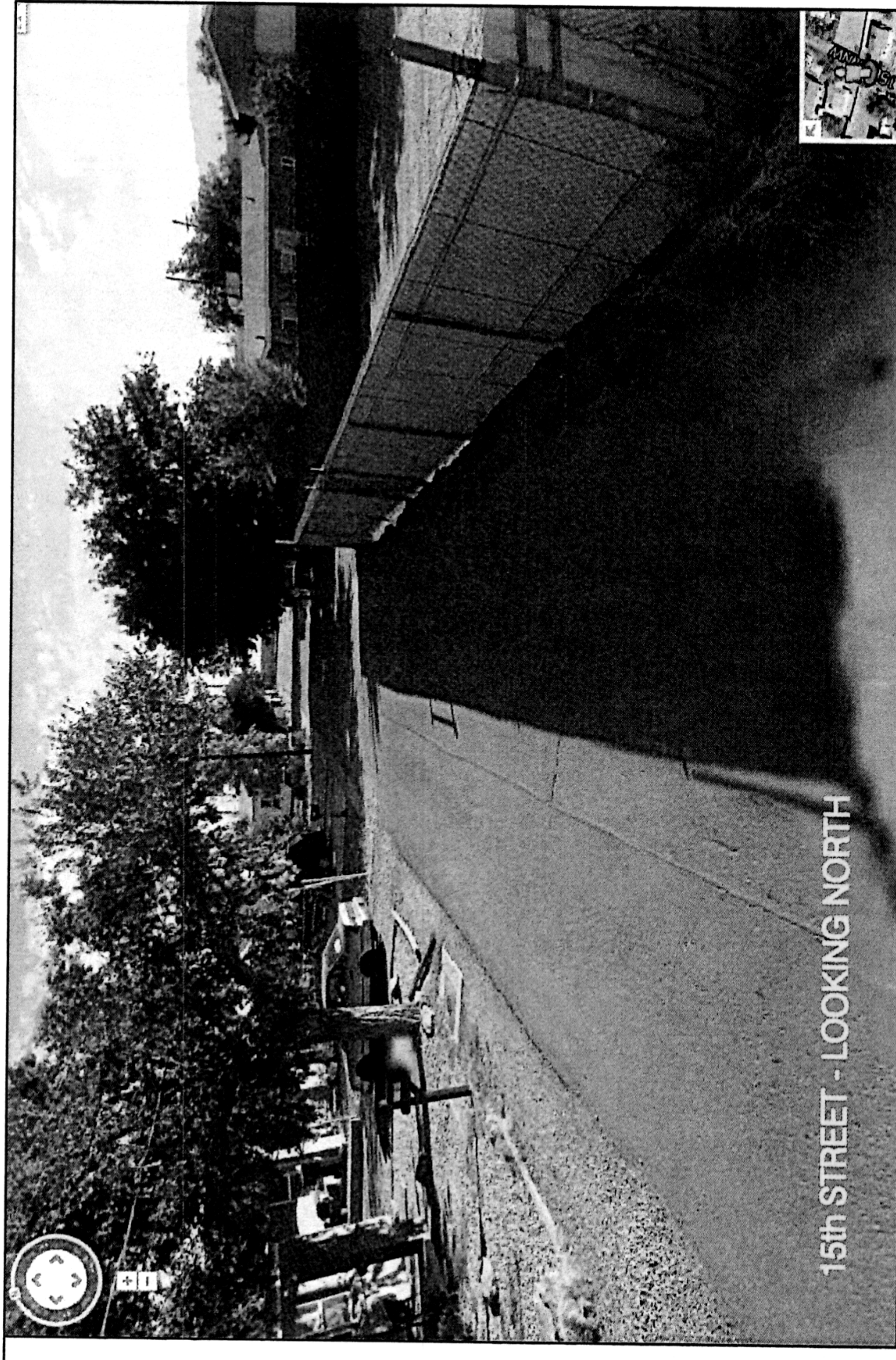
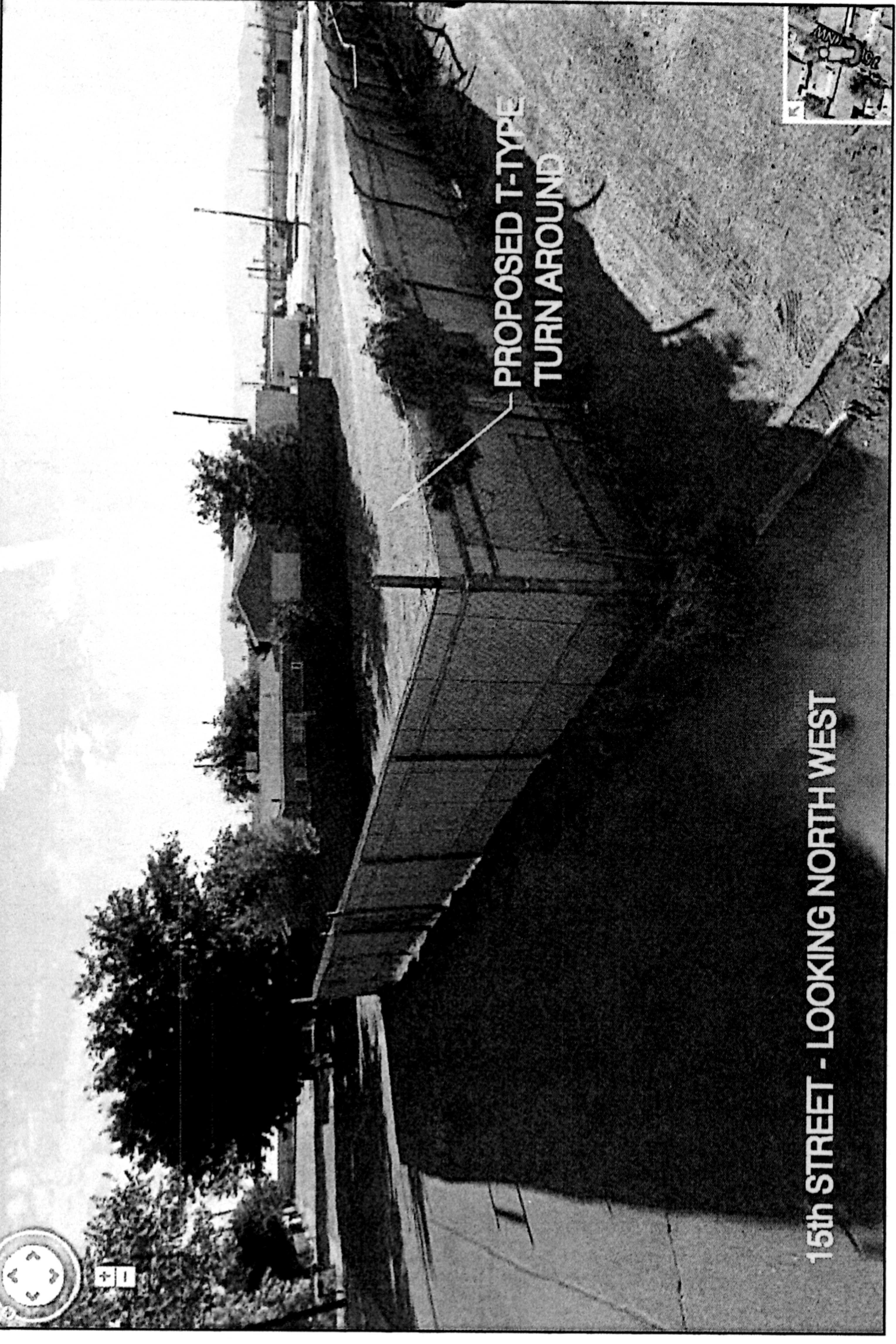
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**ACE Leadership High School  
ROADWAY EXHIBIT**

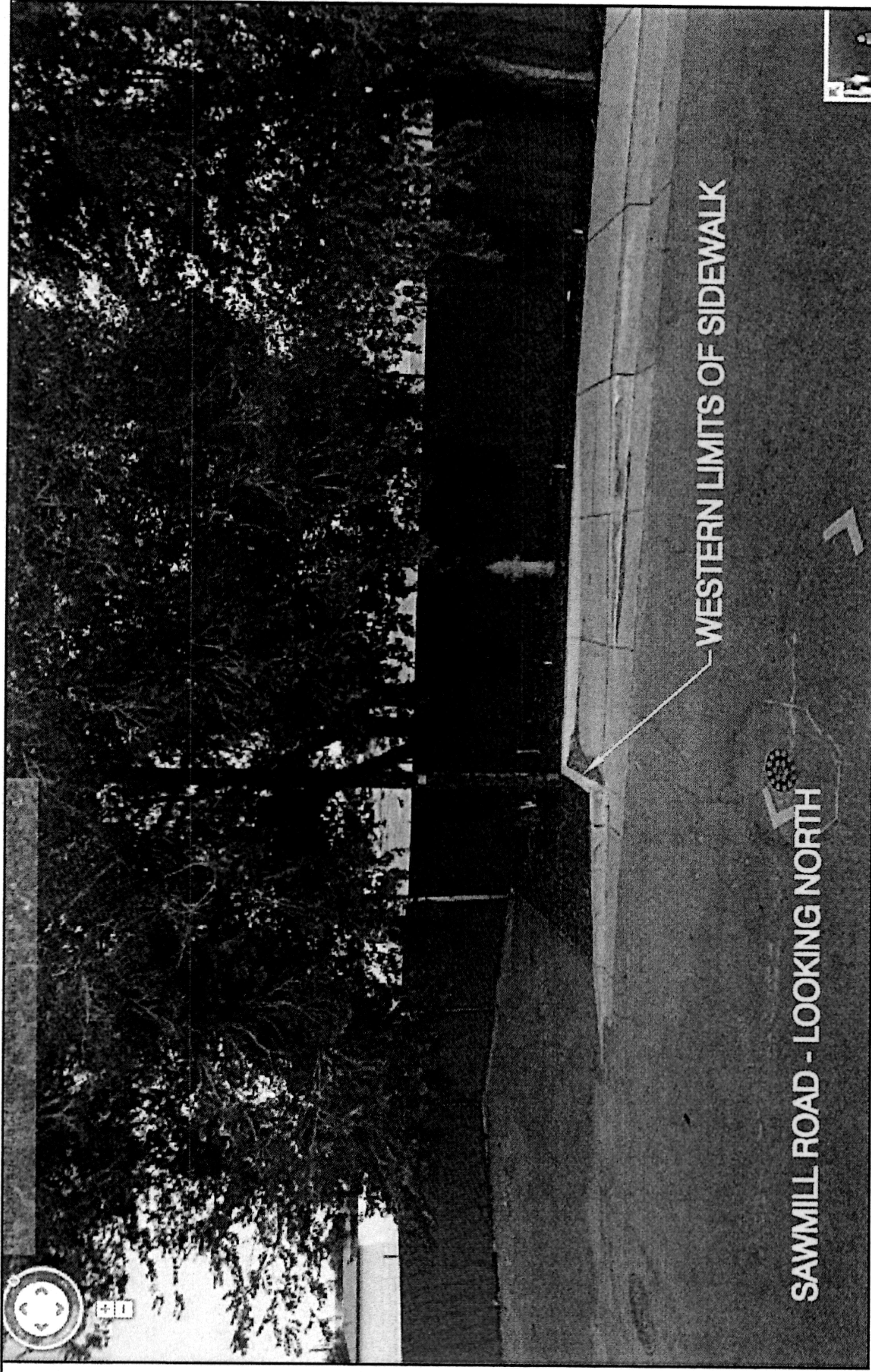
12/09/13

**Bohannon  Huston**



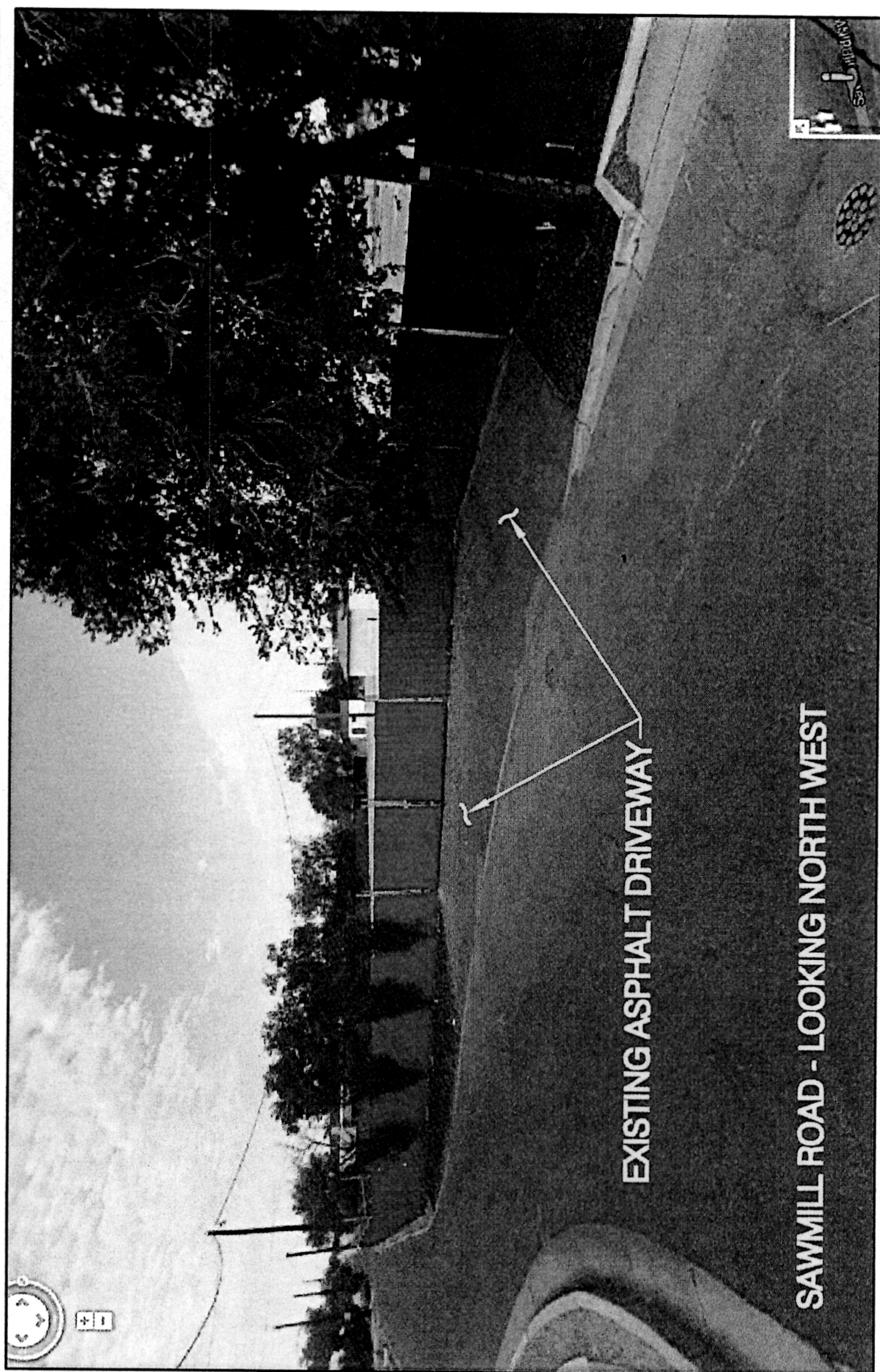






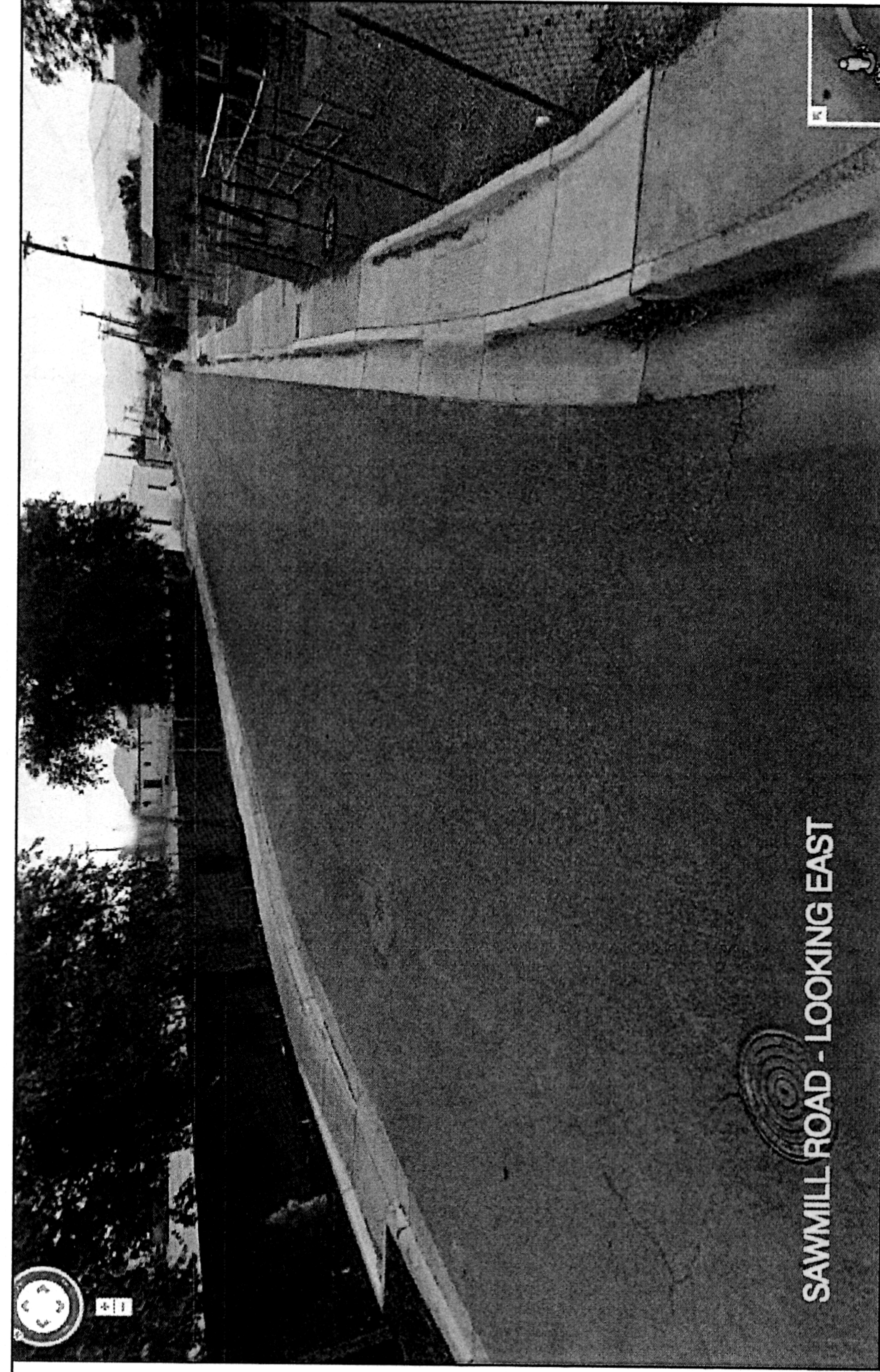
SAWMILL ROAD - LOOKING NORTH

WESTERN LIMITS OF SIDEWALK

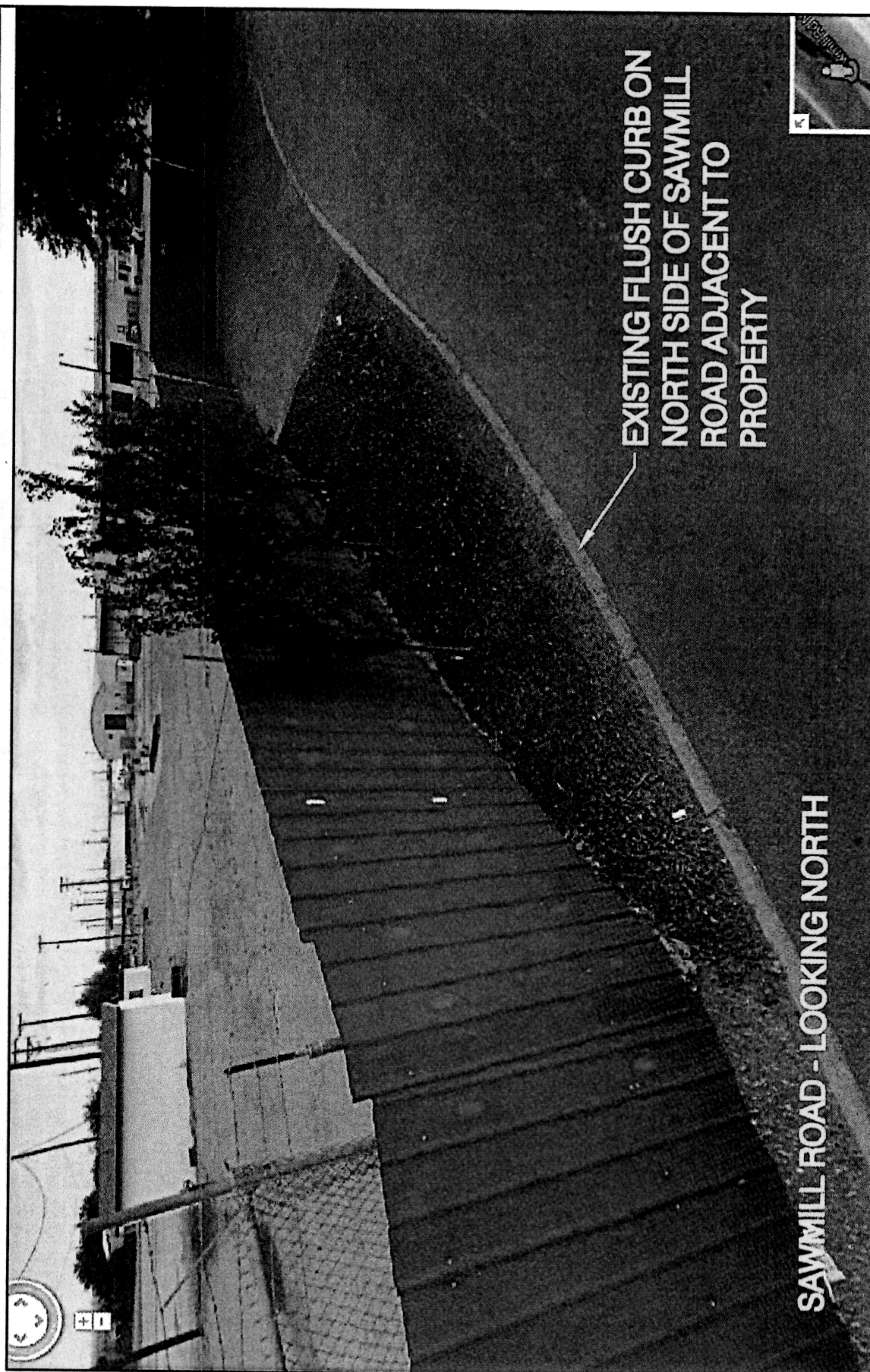


SAWMILL ROAD - LOOKING NORTH WEST

EXISTING ASPHALT DRIVEWAY



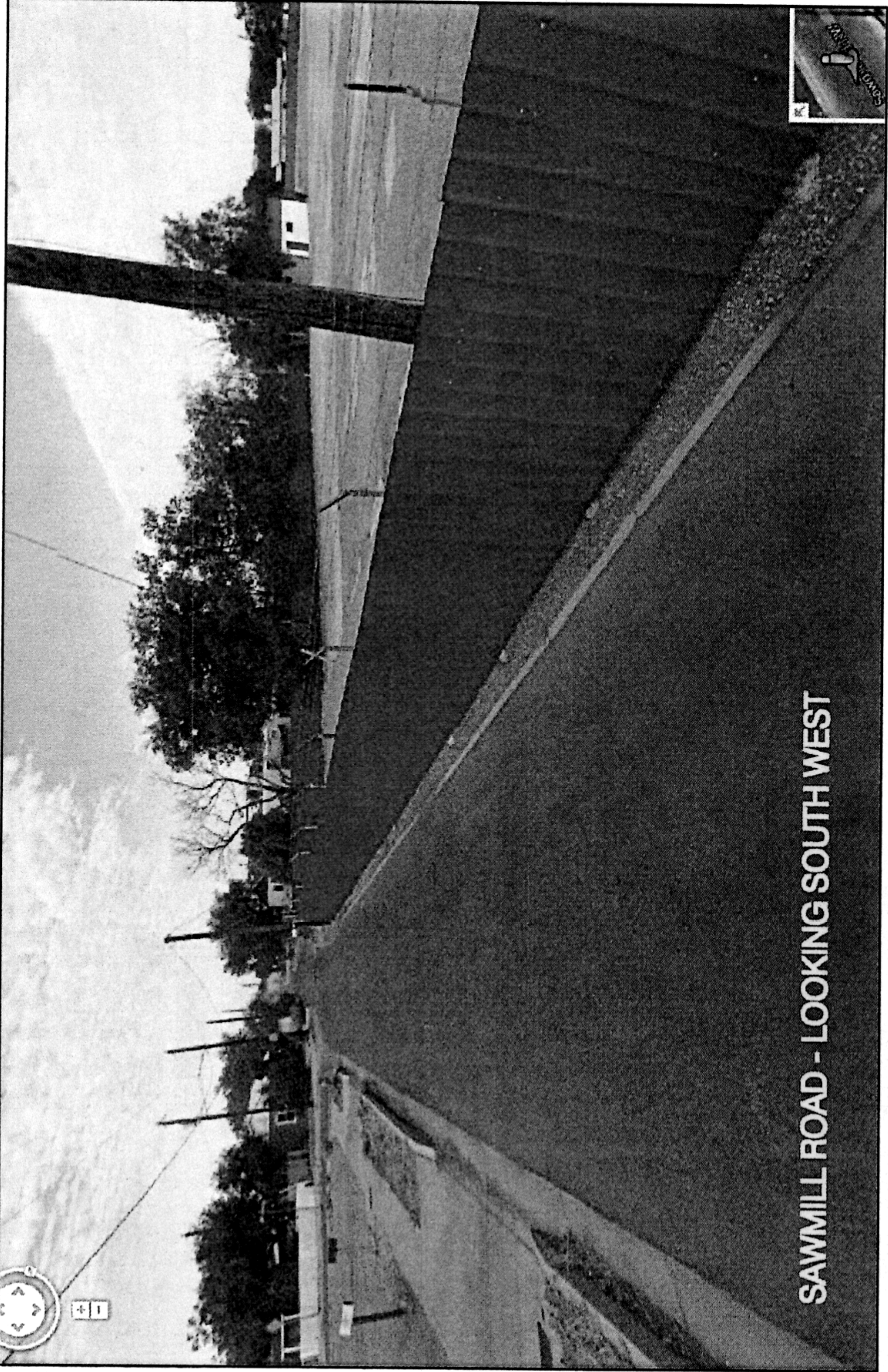
SAWMILL ROAD - LOOKING EAST



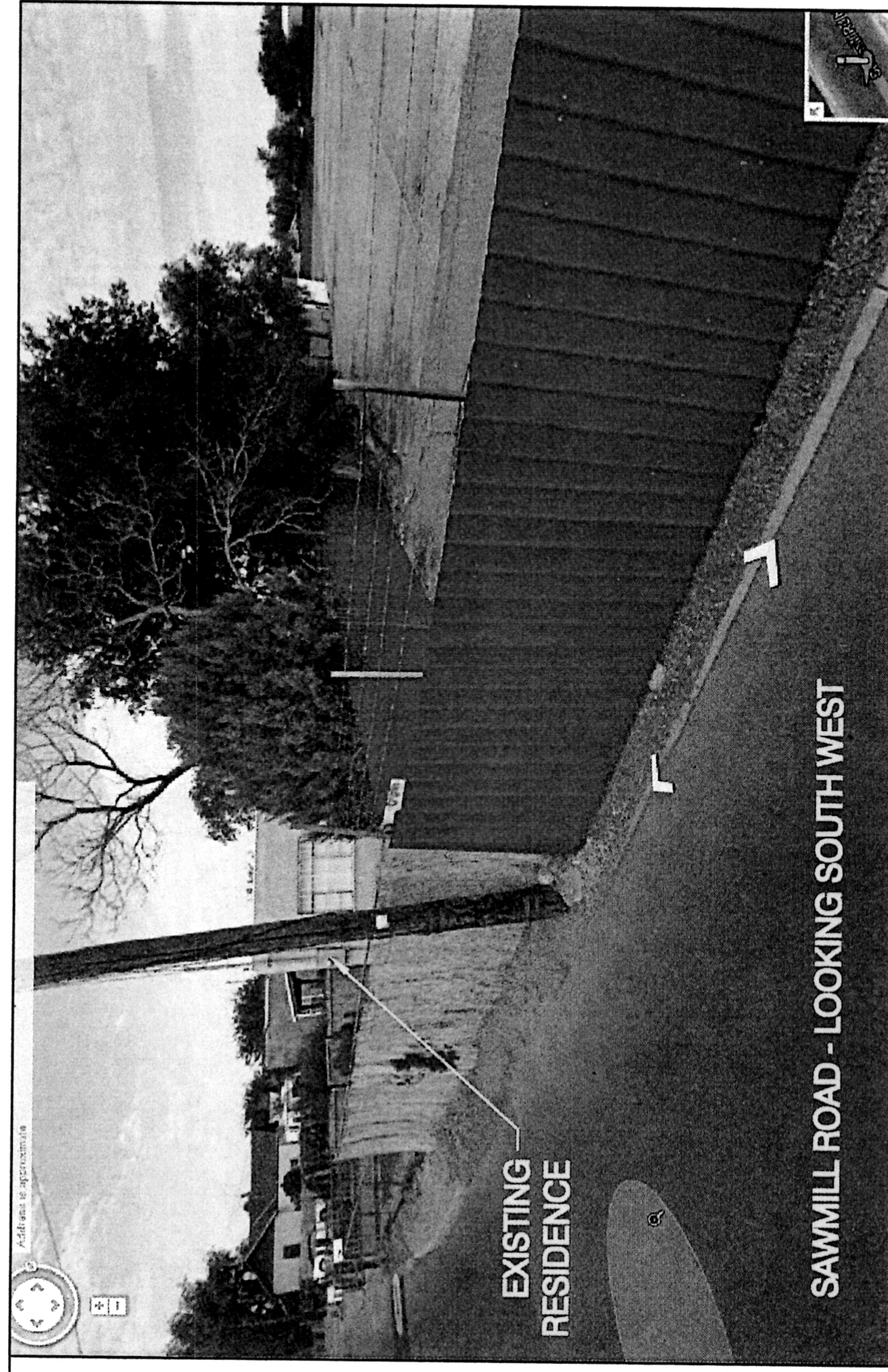
SAWMILL ROAD - LOOKING NORTH

EXISTING FLUSH CURB ON NORTH SIDE OF SAWMILL ROAD ADJACENT TO PROPERTY



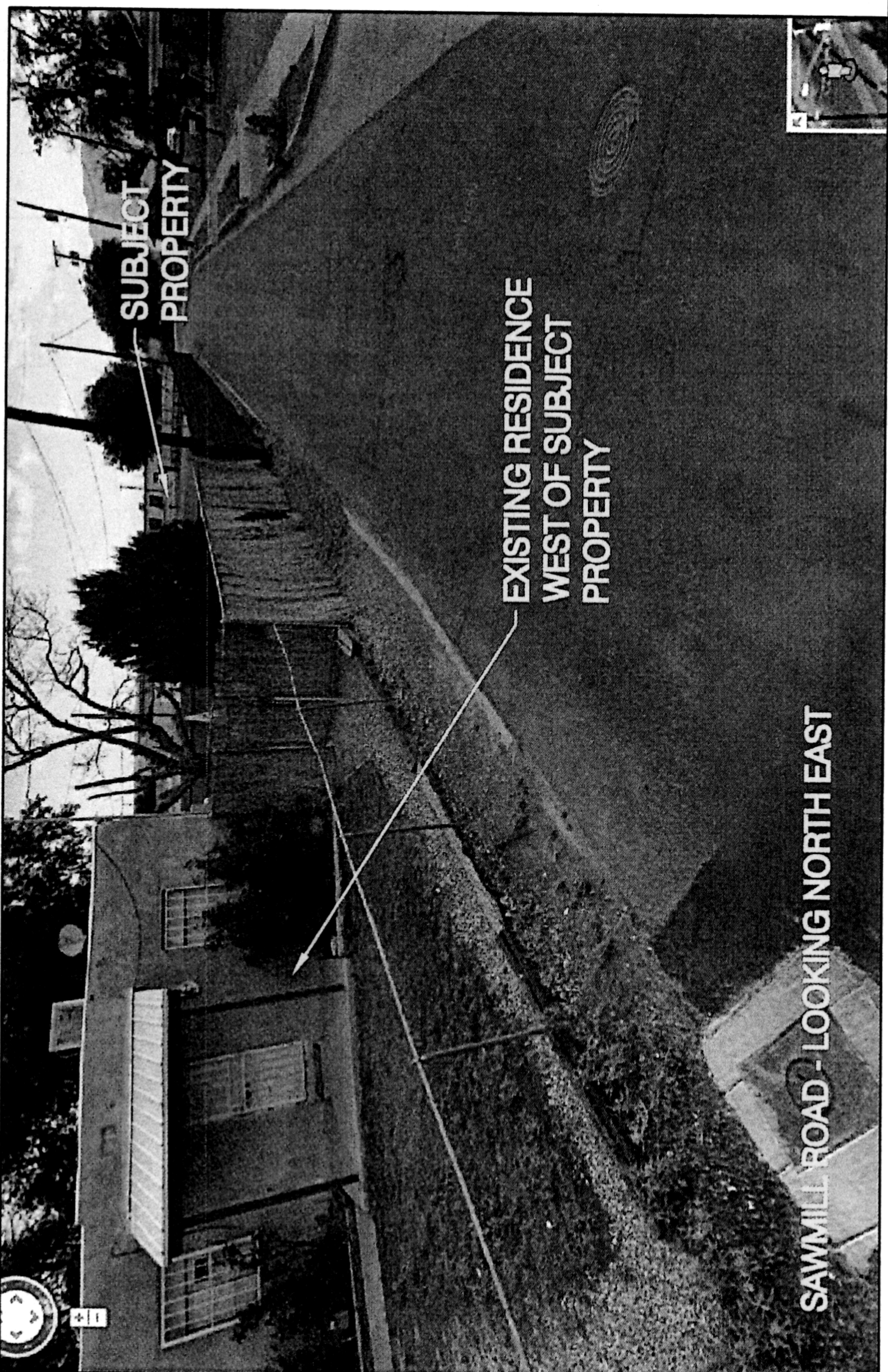


SAWMILL ROAD - LOOKING SOUTH WEST



EXISTING RESIDENCE

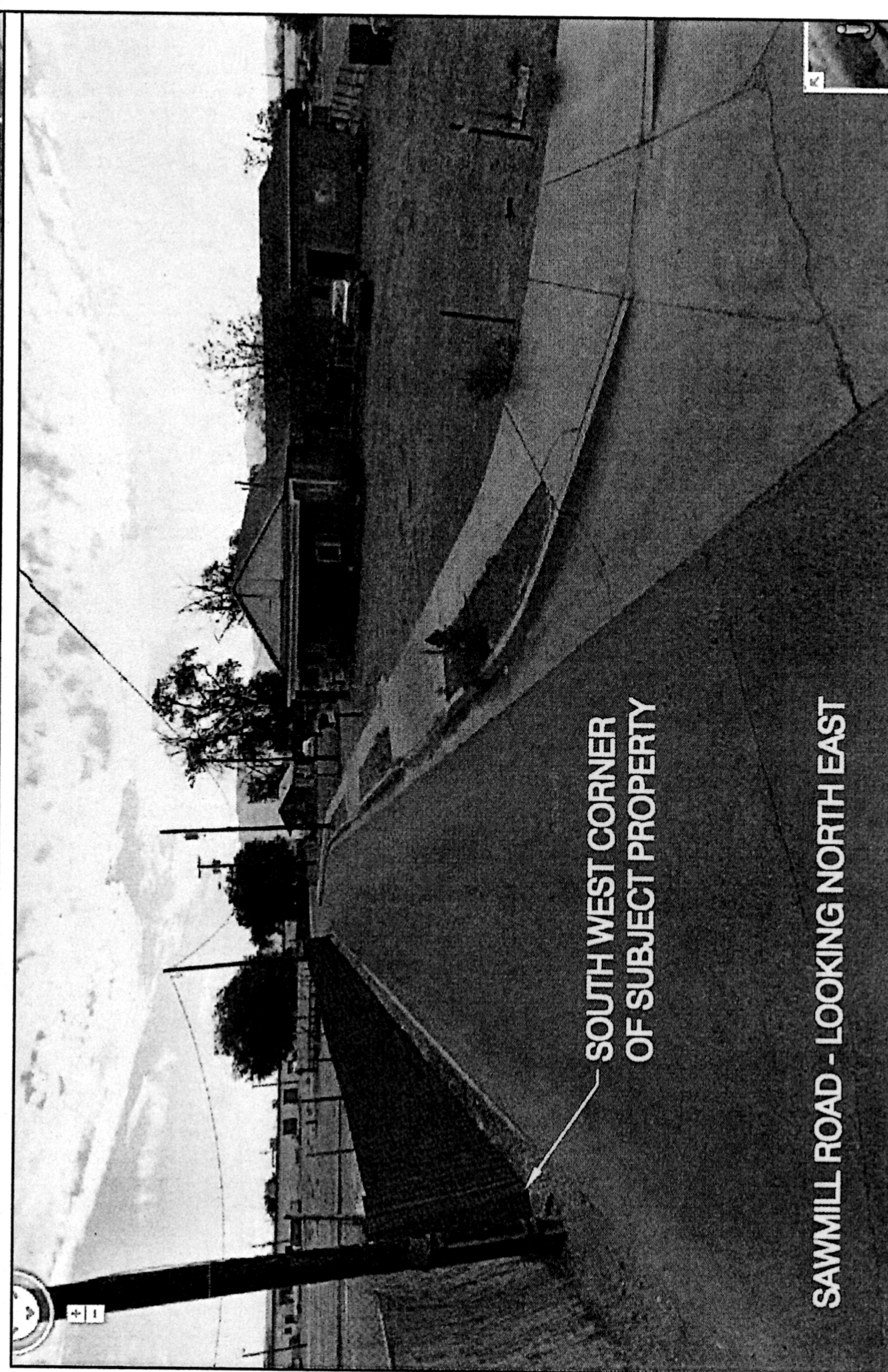
SAWMILL ROAD - LOOKING SOUTH WEST



EXISTING RESIDENCE WEST OF SUBJECT PROPERTY

SUBJECT PROPERTY

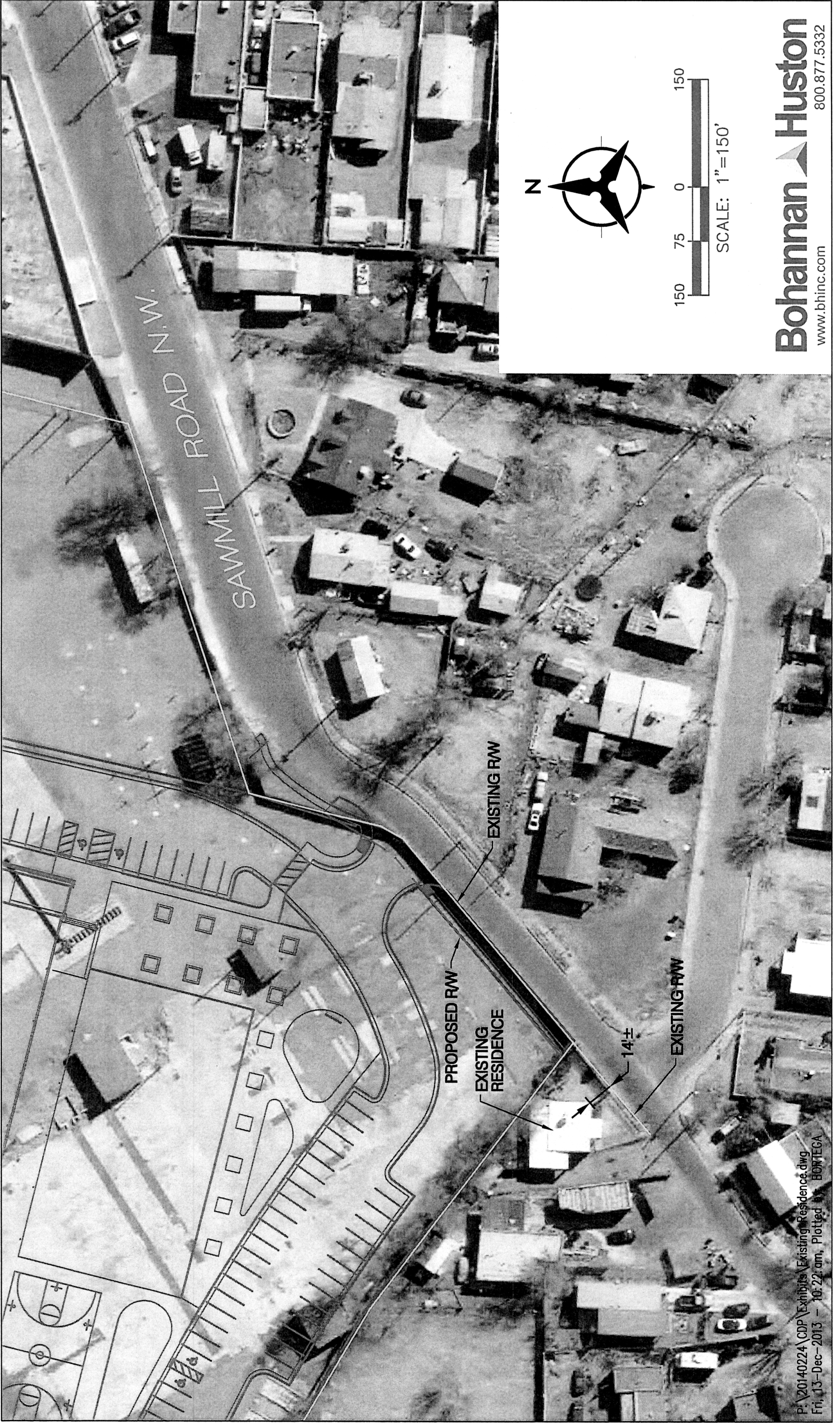
SAWMILL ROAD - LOOKING NORTH EAST



SOUTH WEST CORNER OF SUBJECT PROPERTY

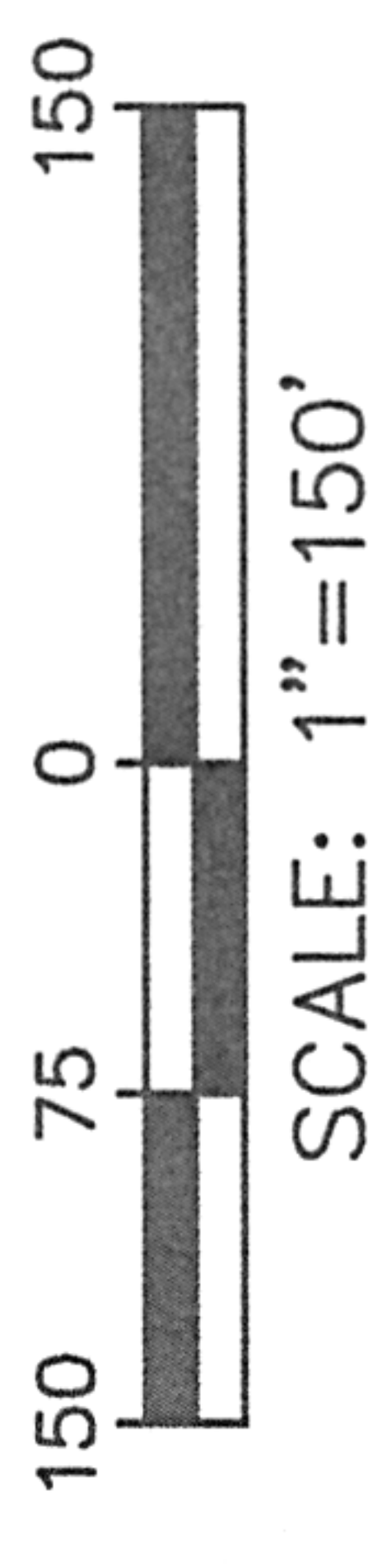
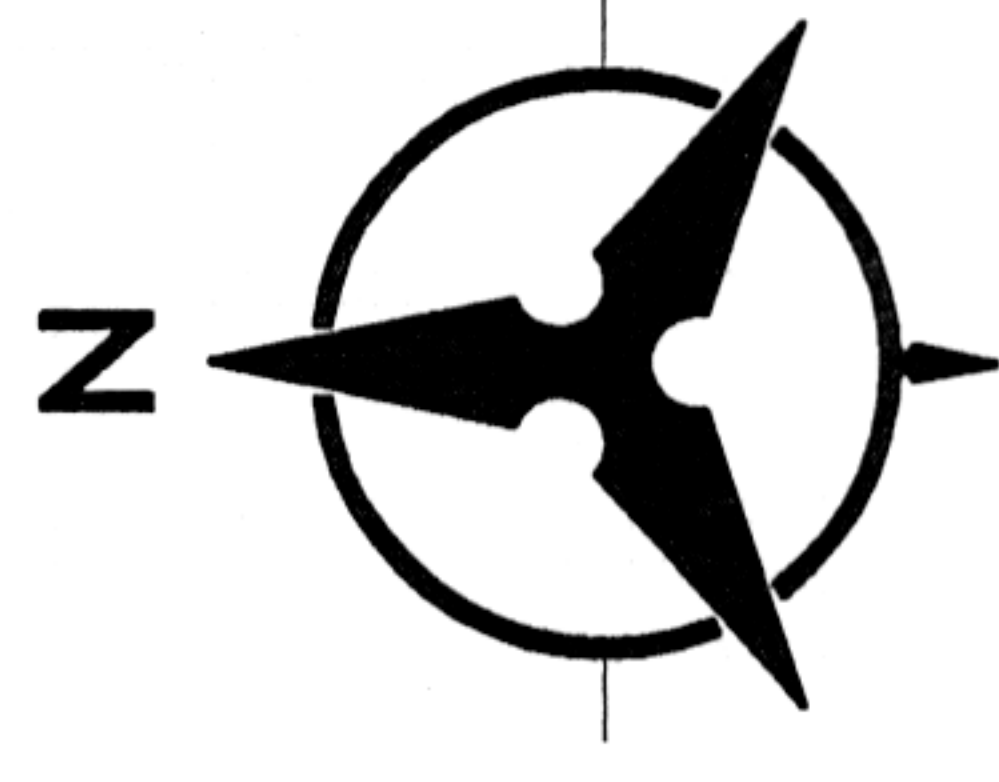
SAWMILL ROAD - LOOKING NORTH EAST





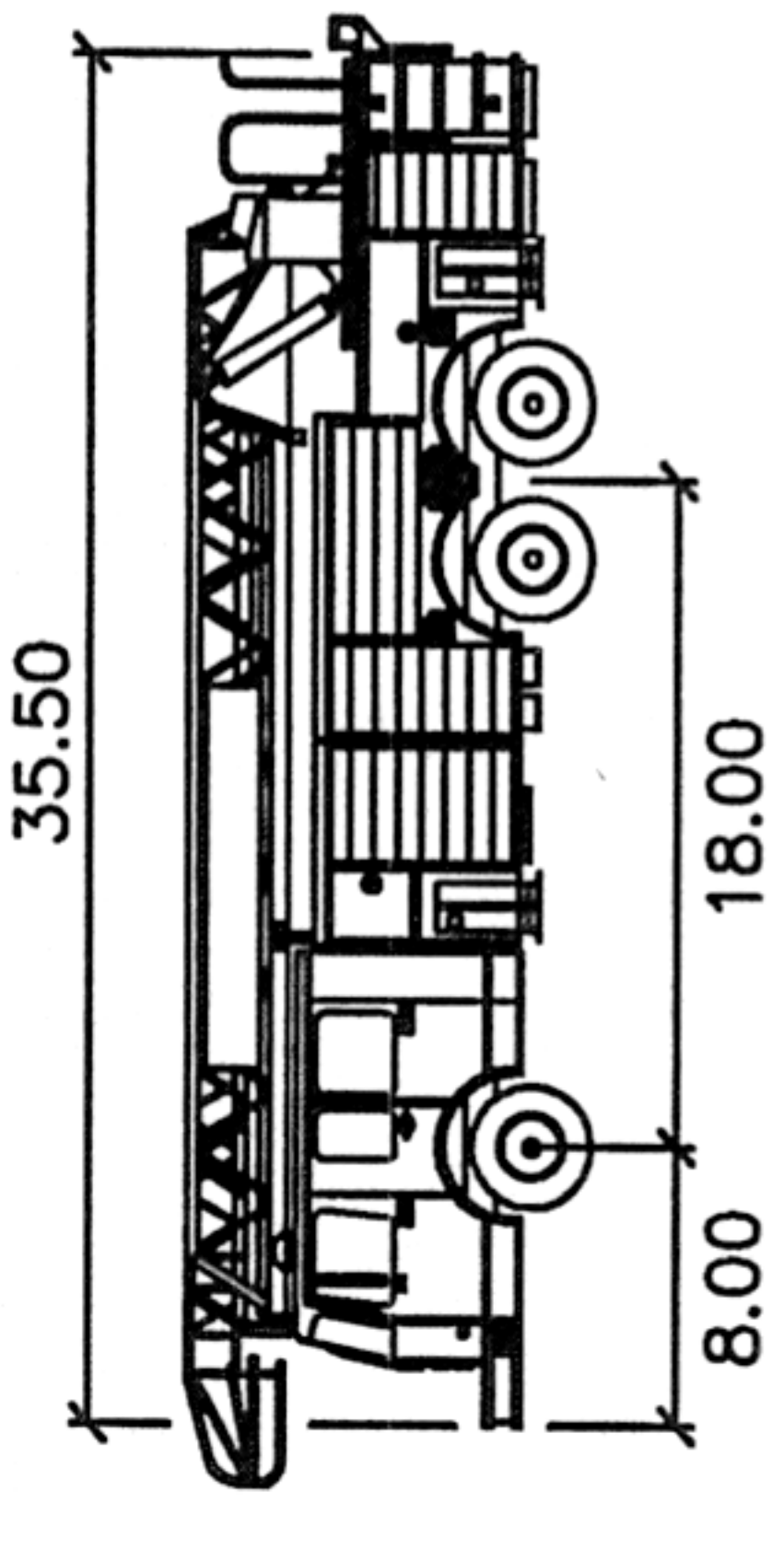
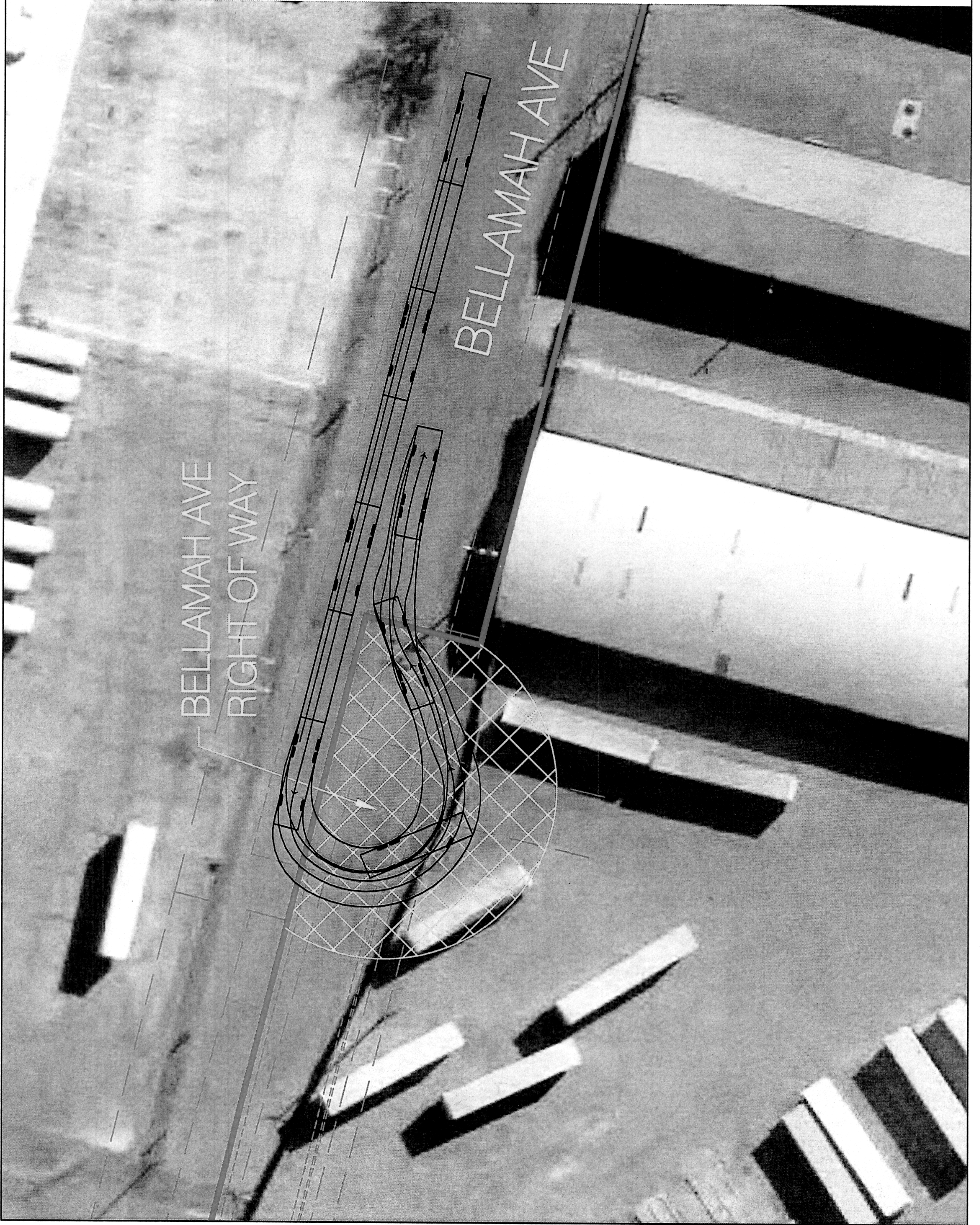
SAWMILL ROAD N.W.

EXISTING RW  
PROPOSED RW  
EXISTING RESIDENCE  
14'±  
EXISTING RW

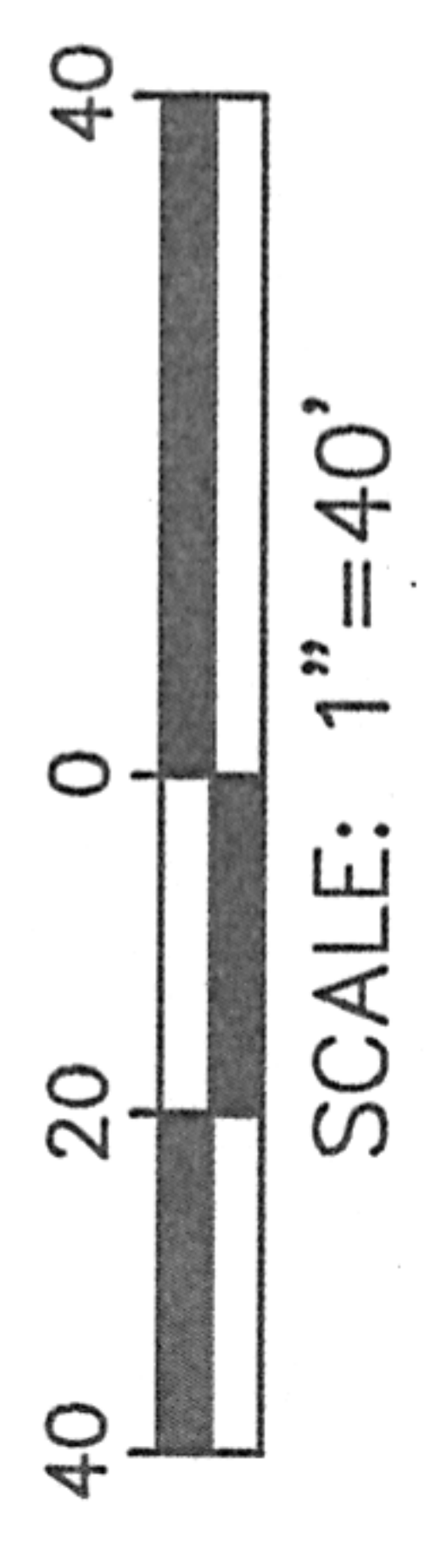
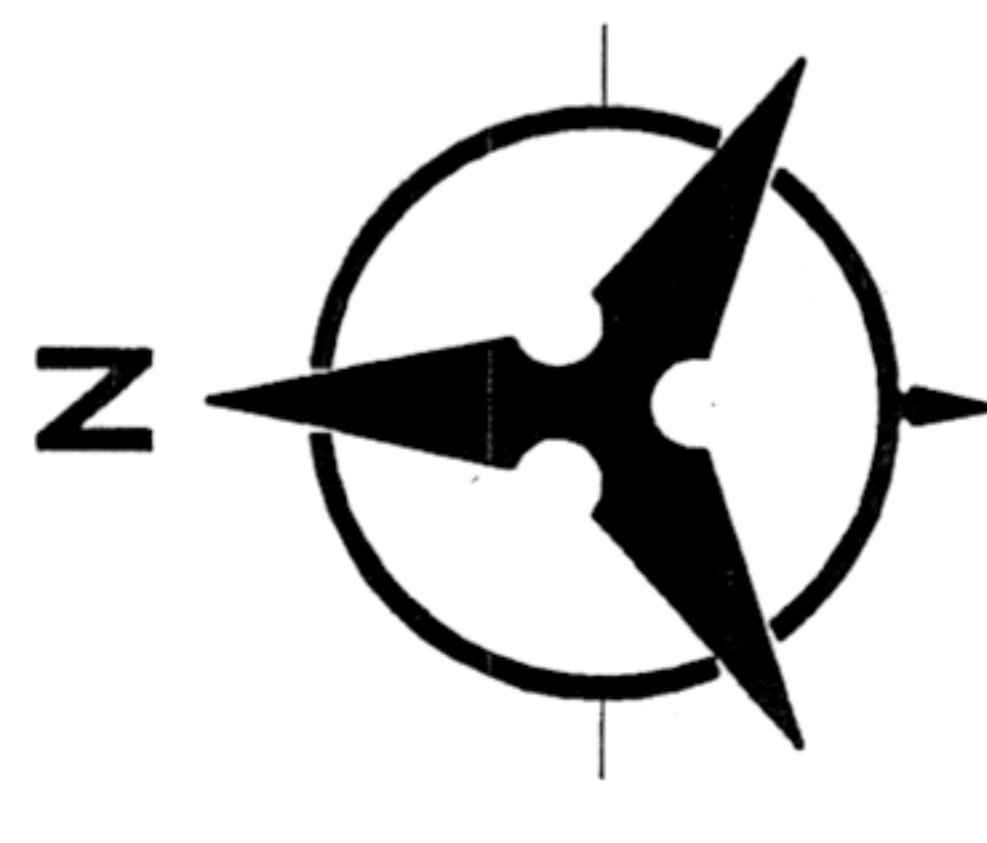


**Bohannon**  **Huston**  
www.bhinc.com 800.877.5332





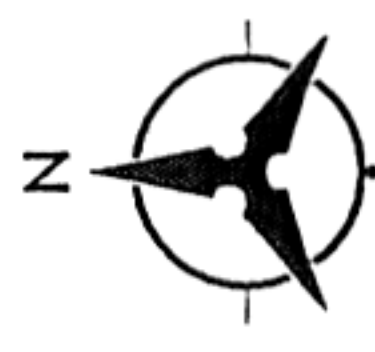
Fire truck      feet  
 Width        : 8.00  
 Track        : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 40.0



**EMERGENCY ACCESS TURN  
 AROUND EXHIBIT**



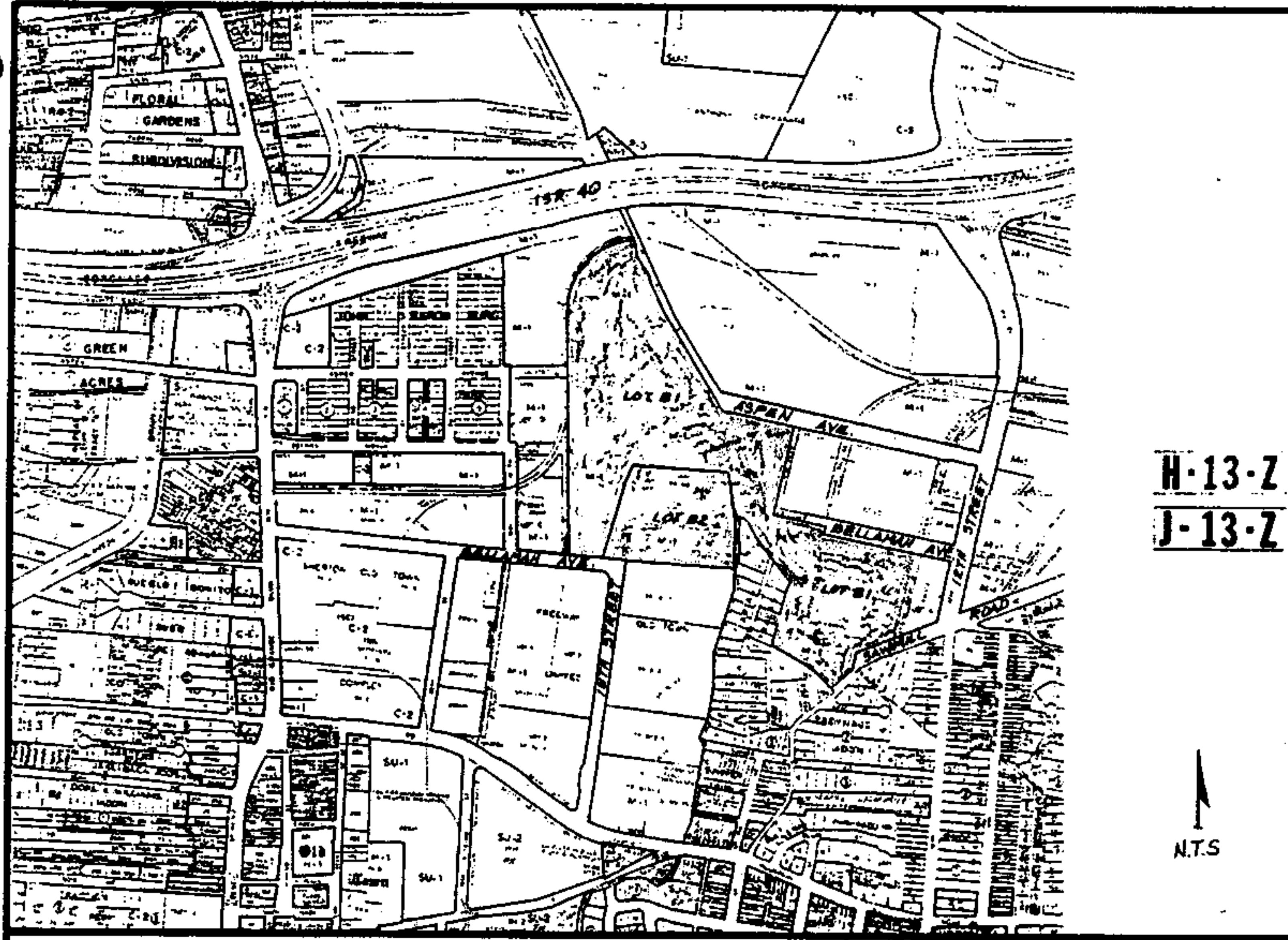



  
 SCALE: 1"=50'
   
 0 25 50

**Bohannon**  **Huston**
  
 www.bhinc.com
   
 800.877.5332



90C-222(1)



VICINITY MAP

H-13-7  
J-13-7

9072703  
PLAT OF  
LOTS B-1-A AND B-2-A  
DUKE CITY LUMBER COMPANY ADDITION  
IN THE CITY OF ALBUQUERQUE, NEW MEXICO  
PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.  
MAY 1990  
SHEET 1 OF 2

State of New Mexico }  
County of Bernalillo } SS  
This instrument was filed for record on  
11:34 SEP 7 1990  
at \_\_\_\_\_ o'clock P.M. recorded in Vol. 90C  
of records of said County Folio 522  
\_\_\_\_\_  
Deputy Clerk & Recorder

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown: Lots lettered B-1 and B-2 Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, in the City of Albuquerque, New Mexico as the same is shown and designated on said Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 1978, in Book D8, page 102 and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants additional easements as shown hereon, and hereby dedicates additional right-of-way as shown.

Owner(s) Duke City Lumber Co Date 5-17-90  
*Carlos Sanchez*

ACKNOWLEDGEMENT LOT B-1-A

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS.

The foregoing instrument was acknowledged before me this 17 day of May, 1990. By: Carlos Sanchez

My Commission Expires: April 12, 1994 *Theresa J. Garcia*  
Notary Public

Owner(s) PONDEROSA PRODUCTS Inc. Date 5/17/90  
*Ed Stewart*

ACKNOWLEDGEMENT LOT B-2-A

STATE OF NEW MEXICO }  
COUNTY OF \_\_\_\_\_ } SS.

The foregoing instrument was acknowledged before me this 17 day of May, 1990. By: ED STEWART

My Commission Expires: April 12, 1994 *Theresa J. Garcia*  
Notary Public

CITY/COUNTY APPROVALS:

- N/A
- Property Management \_\_\_\_\_ Date \_\_\_\_\_
- Neil Clark \_\_\_\_\_ Date 062590
- City Surveyor \_\_\_\_\_ Date \_\_\_\_\_
- Robert W. Kane \_\_\_\_\_ Date 9-7-90
- City Water Resources \_\_\_\_\_ Date \_\_\_\_\_
- Wilbert Alby \_\_\_\_\_ Date 07-03-90
- City Engineer \_\_\_\_\_ Date \_\_\_\_\_
- Frank J. Caponi \_\_\_\_\_ Date 9-7-90
- A.R.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_
- Richard White \_\_\_\_\_ Date 7-03-90
- Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_
- Chris M. Stone \_\_\_\_\_ Date 7/3/90
- Parks and Recreation \_\_\_\_\_ Date \_\_\_\_\_
- Jack Clark \_\_\_\_\_ Date 9/13/90
- City Planning Director \_\_\_\_\_ Date \_\_\_\_\_

PROJECT#: 1002981  
DATE: 12-11-13 \*EXISTING WATERLINE\*

DISCLOSURE STATEMENT: The purpose of this plat is to adjust lot lines between two (2) existing lots and create two (2) new lots.

GENERAL NOTES:

- 1) Bearings Based upon DUKE CITY LUMBER COMPANY ADDITION filed April 14, 1978 in Book D8, page 102.
- 2) Plat shows easements of record.
- 3) All distances and bearings are ground unless otherwise noted.
- 4) All distances and bearings in ( ) are per the Replat of Lot "B" DUKE CITY LUMBER COMPANY ADDITION, filed April 4, 1978, Volume D8, Folio 102.
- 5) All property corners identified as "set", are set with 1/2" rebar and cap stamped "L.S. 6446", unless otherwise indicated.
- 6) Rotate bearings clockwise 00 12'28" to adjust to New Mexico State Plane Coordinate System.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 603-822-435-12070  
PROPERTY OWNER OF RECORD:  
Duke City Lumber + Ponderosa Products  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Chris Simpson 9-11-92  
1-613-058-333-515-12010.

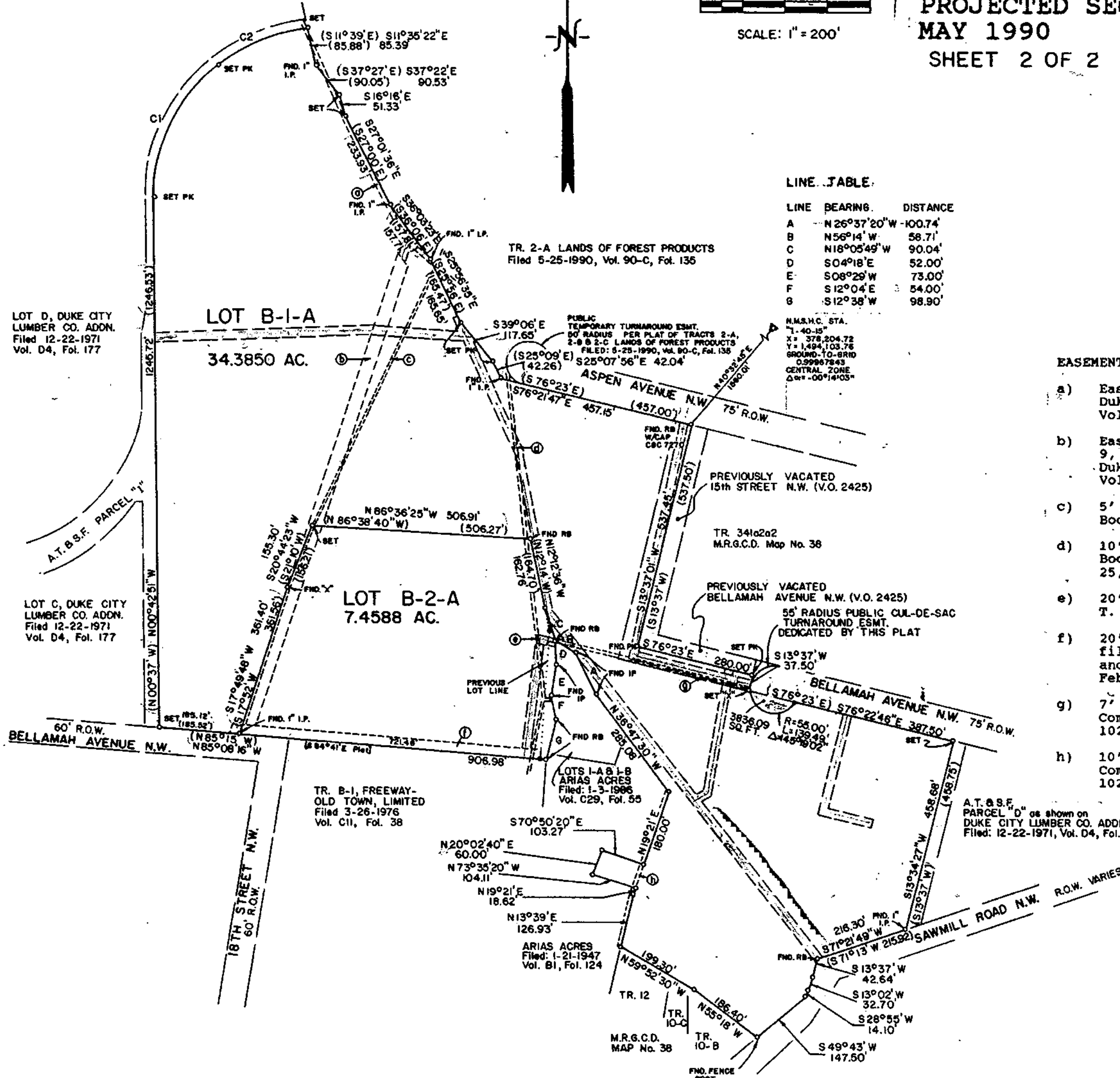
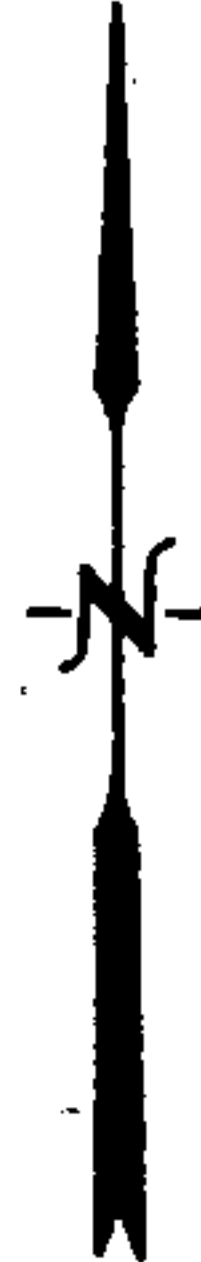
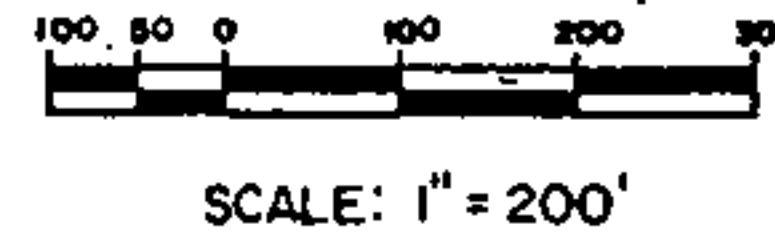
SURVEYOR'S CERTIFICATION  
I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of the State of New Mexico, and that it is true and correct to the best of my knowledge and belief.  
*Franklin E. Wilson* 6/22/90  
Franklin E. Wilson, S.L.S. No. 6446 Date  
SOUTHWEST SURVEYING & CONSULTING, INC.  
333 Lomas Blvd, N.E., Albuquerque, New Mexico 87102  
(505) 247-4444

90C-222(1)



90C-222(2)

PLAT OF 9072703  
 LOTS B-1-A AND B-2-A  
 DUKE CITY LUMBER COMPANY ADDITION  
 IN THE CITY OF ALBUQUERQUE, NEW MEXICO  
 PROJECTED SECTIONS 7 AND 18, T.10 N., R.3 E., N.M.P.M.  
 MAY 1990  
 SHEET 2 OF 2



LINE TABLE:

LINE	BEARING	DISTANCE
A	N 26°37'20"W	100.74'
B	N 56°14' W	58.71'
C	N 18°05'49"W	90.04'
D	S 04°18'E	52.00'
E	S 08°29' W	73.00'
F	S 12°04' E	54.00'
G	S 12°38' W	98.90'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	344.37'	386.20'	N 24°55'41"E	333.07'	51°05'22"
C2	227.33'	400.28'	N 66°44'34"E	224.29'	32°32'24"

EASEMENT TABLE

- a) Easement to the City of Albuquerque per plat of Lot "B" Duke City Lumber Company Addition filed on April 4, 1978; Volume D8, Folio 102.
- b) Easement to the City of Albuquerque per document filed April 9, 1968; Book Misc. 99, Pages 776-781, and per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
- c) 5' P.N.M. easement per document filed March 18, 1950; Book D135, Page 547.
- d) 10' P.N.M. easement per document filed June 25, 1968; Book Misc. 107, Pages 297-300 and per document filed June 25, 1968; Book Misc. 107, Pages 301-304.
- e) 20' x 20' substation easement to P.N.M. and M.S.T. and T. Company filed June 2, 1969; Book Misc. 139, Page 478.
- f) 20' easement to the City of Albuquerque per document filed September 24, 1969; Book Misc. 151, Pages 32-34 and 20' easement to Southern Union Gas Company filed February 6, 1970; Book Misc. 163, Pages 779-780.
- g) 7' utility easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.
- h) 10' ditch easement per plat of Lot "B" Duke City Lumber Company Addition filed April 4, 1978; Volume D8, Folio 102.

(All easements shown as "-----" are 20' public waterline utility easements granted by this plat.  
 The locations of the "granted" easements are approximate.)

State of New Mexico } SS  
 County of Bernalillo }  
 This instrument was filed for record on  
 SEP 17 1990  
 At \_\_\_\_\_ O.M. Recorded in Vol. 90C  
 of records of said County Folio 222  
 Deputy Clerk

90C-222(2)



**PUBLIC SERVICE COMPANY OF NEW MEXICO  
EASEMENT**

THIS INSTRUMENT made this 21st day of Oct, 19 98 by and between

4 MS Enterprises

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation for its Electric Services Division, and US WEST COMMUNICATIONS, INC., a Colorado Corporation authorized to do business in New Mexico (Grantees), their successors and assigns. The rights of Grantee-US WEST hereunder are for communications purposes only.

**WITNESSETH:**

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

PNM Project No. A15756

An easement within Lot B-1-A-3-A of Plat of DUKE CITY LUMBER COMPANY ADDITION situate in Section 18, T.10N., R.3E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County in Plat Book 96C, Page 204, on May 17, 1996 and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side on the following described centerline: Beginning at a point on the southeasterly boundary line of said Lot B-1-A-3-A, whence the southeast corner of said Lot B-1-A-3-A bears N.55°41'18"E., 314.61 feet distant; running thence as an easement N.39°49'32"W., 190.00 feet.

See Exhibit "A" for drawing of Legal Description

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

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

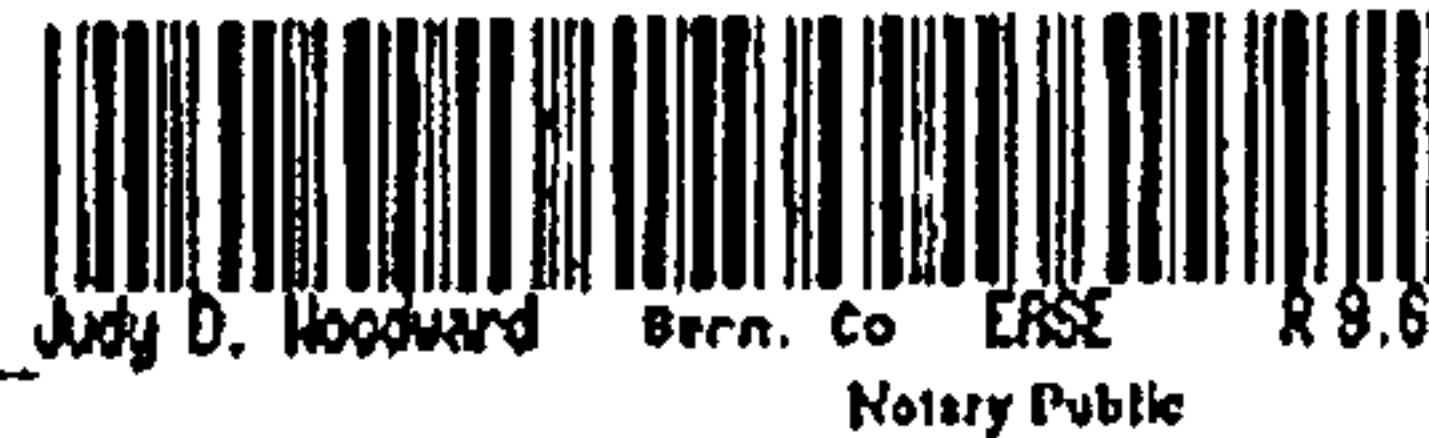
WITNESS [Signature] hand \_\_\_\_\_ and seal \_\_\_\_\_ this 21st day of October, 19 98  
 \_\_\_\_\_ (SEAL) [Signature] (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

**ACKNOWLEDGEMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_

By \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(Seal)



1999002087  
5181769  
Page: 1 of 2  
01/07/1999 10:09R  
Bk-9901 Pg-2077

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

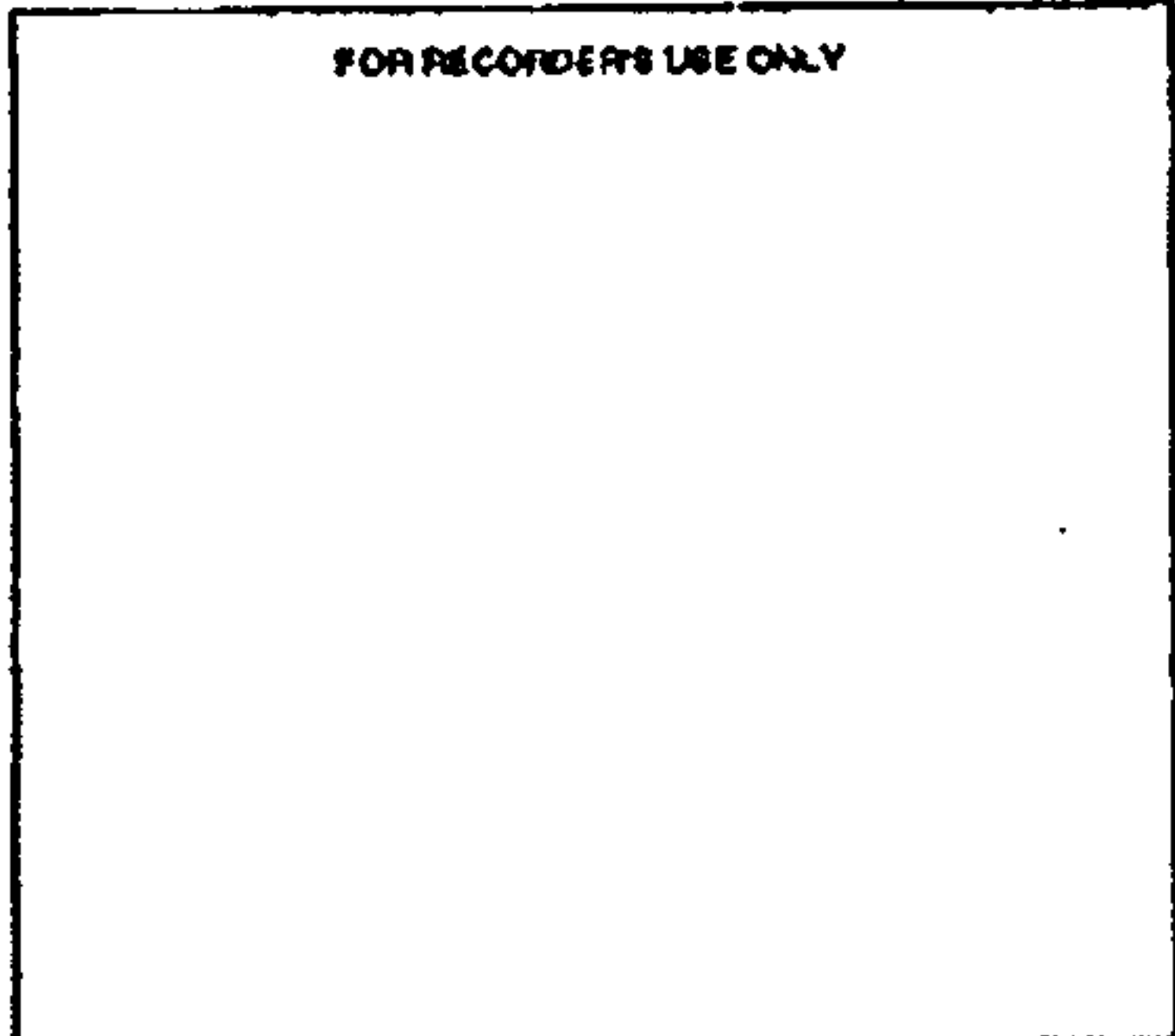
This instrument was acknowledged before me on October 21, 19 98

By Anthony B. Medrano President  
(Name of Officer) (Title of Officer)

of 4 MS Enterprises  
(Corporation Acknowledgement)

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

My commission expires: 6-24-01  
(Seal) [Signature]  
Notary Public

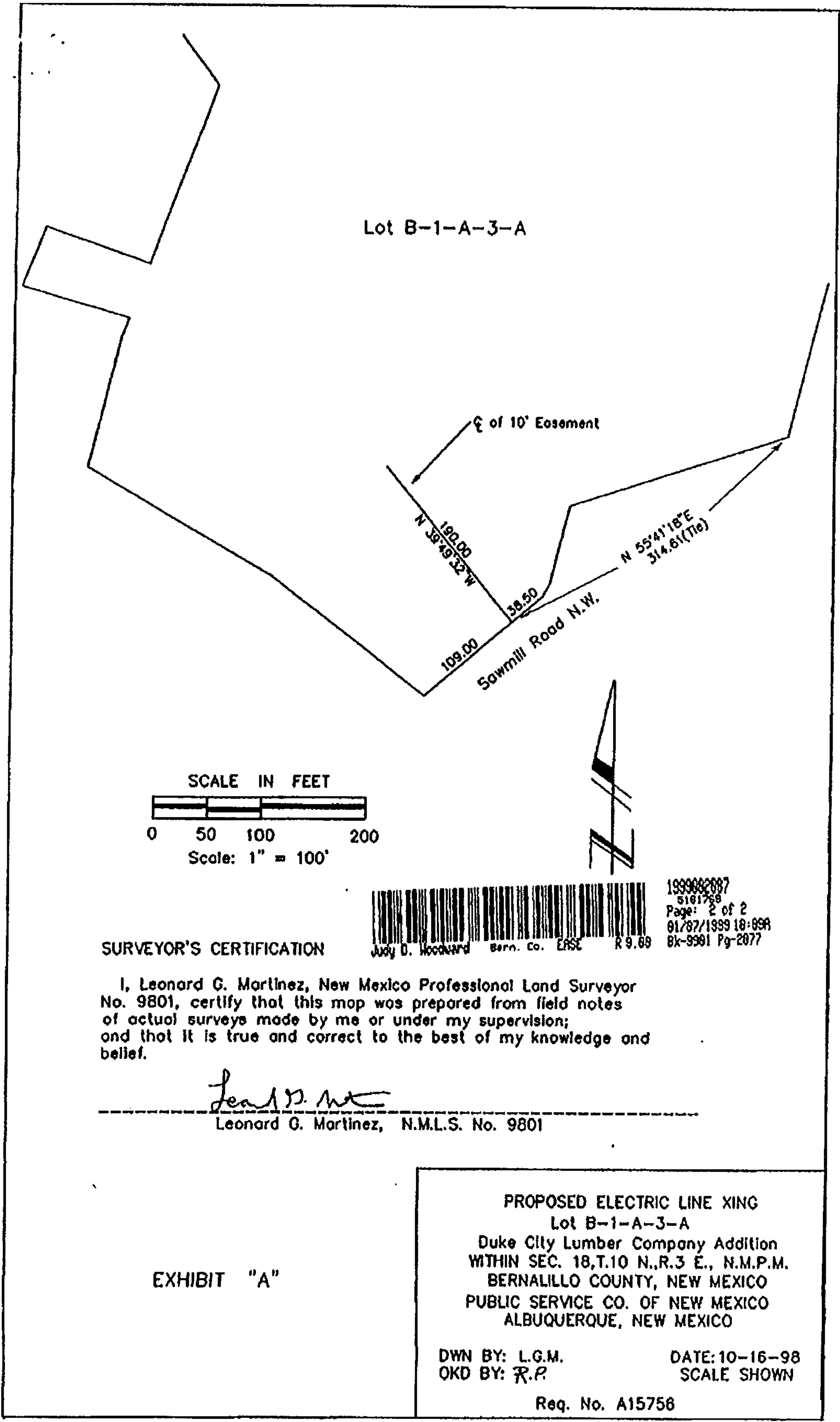


PNM REFERENCE NUMBER \_\_\_\_\_

PNM 465 8/98

PROJECT #: 1002981  
DATE: 12-11-13 PAM Eas.





Lot B-1-A-3-A

☞ of 10' Easement

N 38°49'32" W  
180.00

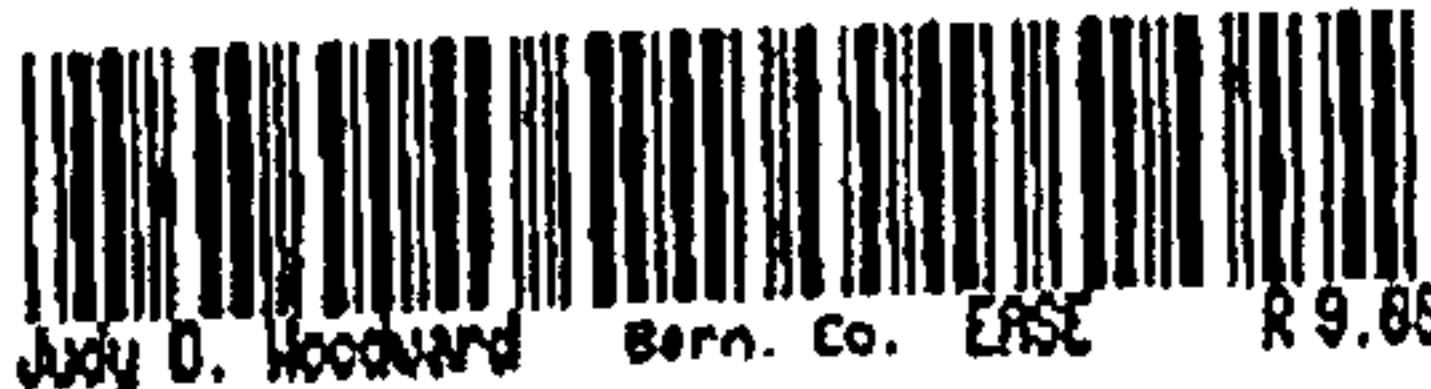
109.00

Sawmill Road N.W.

N 55°41'18" E  
314.61 (Tie)

38.50

SCALE IN FEET  
0 50 100 200  
Scale: 1" = 100'



199902087  
5181758  
Page: 2 of 2  
01/27/1999 10:09A  
Bk-9901 Pg-2077

**SURVEYOR'S CERTIFICATION**

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

*Leonard G. Martinez*

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

EXHIBIT "A"

**PROPOSED ELECTRIC LINE XING**  
 Lot B-1-A-3-A  
 Duke City Lumber Company Addition  
 WITHIN SEC. 18, T.10 N., R.3 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 PUBLIC SERVICE CO. OF NEW MEXICO  
 ALBUQUERQUE, NEW MEXICO

DWN BY: L.G.M.                      DATE: 10-16-98  
 OKD BY: R.P.                          SCALE SHOWN

Req. No. A15756