



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01020 (SBP)</u>	Project # <u>1003126</u>
Project Name: <u>MRGCD MAP 29</u>	Phone No.: <u>899-3570</u>
Agent: <u>Advanced Engr. & Consulting</u>	

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/14/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: Roadway easement
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: SIA
- _____
- _____
- _____
- 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.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1003126



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 2:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18. **Project # 1000908**
04DRB-01064 Minor-Extension of
Preliminary Plat

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

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

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **PARK & DRAINAGE MANAGEMENT AREA, EL RANCHO ATRISCO SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION, and Tract(s) A, LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

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

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

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

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

- 04DRB-01007 Major-Final Plat Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 2:25 P.M.



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003126
Application Number: 04DRB-01020

DRB Date: 7/14/04
Item Number: 13

Subdivision:

Tract 45-B, MRGCD Map 29

Zoning: SU-1 for IP

Zone Page: E-15


New Lots (or units) : 0

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

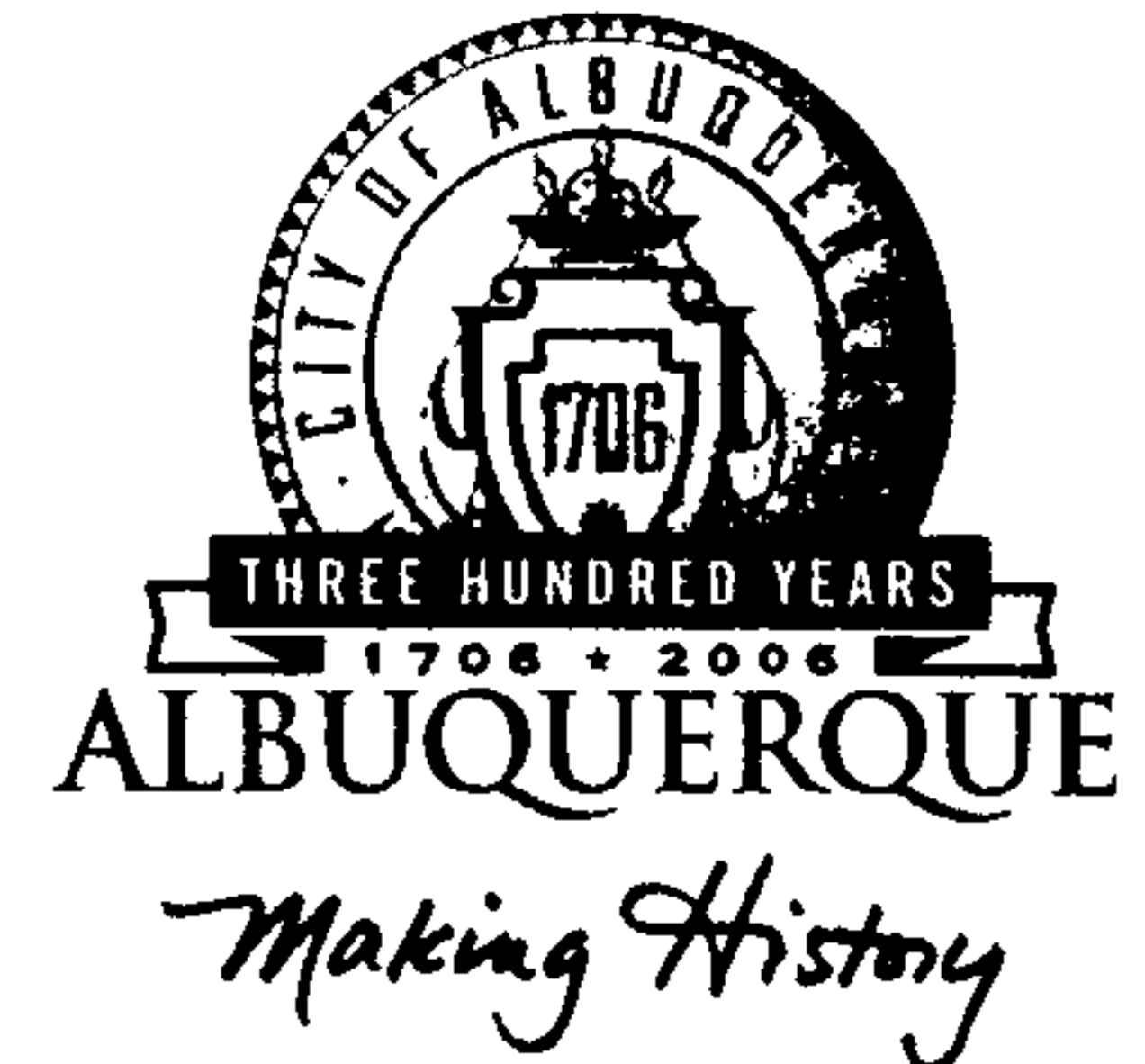
Parks and Recreation Comments:

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Alameda Lateral. There are no requirements for the trail associated with this request.

Signed: 

 Christina Sandoval, (DMD)

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003126

AGENDA ITEM NO: 13

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
New Mexico 87103

www.cabq.gov

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: July 14, 2004

Remove Junipers
Added Infrastructure
Language

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

#13

TO: Sheran Matson, Chair, Development Review Board
FROM: Deborah L. Stover, Senior Planner, Development Services
DATE: 7-12-04



SUBJECT: EPC CONDITIONS FOR PROJECT 1003126

The purpose of this memo is to address the itemized letter from Advanced Engineering for the above referenced case:

Site Development Plan for Building Permit

All EPC conditions have been met with the exception of the following:

Condition #3: A minimum of 7 bicycle spaces shall be provided. Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.

A bike rack with 7 spaces is shown, but it is shown within the landscape area. This element must be shown in an area that is "not within pedestrian pathways or landscape areas".

Condition # 6: The Landscape Plan shall provide adequate street trees as required by the Street tree ordinance by providing a total of 15 shade trees along Edith Boulevard. A street tree is required to provide a shade canopy and be planted within 20-feet from the edge of the street (Street Tree ordinance, Section 6-6-2-3, Definitions)

Staff counts 14 trees that meet this definition. One additional shade tree could be added to the northern, landscaped end aisle to fulfill this requirement.

Condition #7: The entire western side of the site shall be planted with trees to ensure both screening and aesthetics to the neighbors across the Alameda Lateral.

Ten Desert Willows are shown for this area. The condition states the "entire western side" of this site shall be planted with trees to provide screening and aesthetics. Staff recommends following the street tree requirement of one tree for every 30 feet of frontage. In this case, that would require the placement of 5 additional trees. These trees should be pines to provide the year round screening of a non-deciduous tree. In addition, staff recommends that more substantial trees be used for this site in place of desert willows, since the requirement is to provide screening and desert willows do not reach great heights or dense leafing patterns. Any of the other deciduous trees on the current plant list are acceptable, i.e. Pistache, Honey Locust, or Hawthorn.

Condition #11: Signage for the site shall be one monument sign that is integrated with building colors and materials. The sign shall be in context with the neighborhood and shall not exceed 8-feet in height or have greater than a 75 square foot sign face. Square footage of the signage shall be specified on the site plan. Colors and materials for the signage shall be in context with building architecture.

The total square footage of the sign face shall be stated on the site plan, next to the detail drawing. Colors and materials should be stated there, as well.

Staff defers to the commenting agencies concerning Transportation issues.

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 7/14/04
Date Site Plan Approved: 7/14/04
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No: 1003126
DRB Application No: 04-01030

#13
ORIGINAL

Siteo Business Park

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 45-B, M.R.G.C.D. Map 29

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		30' 24' F-Edge	Arterial Pavement C&G ON WEST SIDE ONLY 6' SD/WK ON WEST SIDE ONLY	Edith Blvd., NE	South PL	Norht PL	/	/	/
		8"	Sanitary Sewer line SDR-35	Edith Blvd., NE	Bear Canyon Ln., NE	Norht PL	/	/	/
		18"	Storm Sewer Pipe RCP	Tr. 22, MRGCD Map 29	Norht PL	Exist. Storm Sewer +/- 15'	/	/	/
		2 ea.	8" Fire lines				/	/	/
		1	Fire Hydrant				/	/	/
		3	1" Water Service	Edith Blvd.			/	/	/
		AS REQ'D	TEMP ASPHALT TAPERS ON EDITH						

NOTES

ORIGINAL

- 1 Water Infrastructure to include Services, Vales, Fittings, Valve Boxes, Water Meter for Landscaping, and Fire Hydrants as Required
- 2 Catch Basin and Manholes Connection Included with Storm Sewer Pipe
- 3 Sanitary Sewer to include Manholes and Service Connections as required
- 4 ~~Residential~~ Street Lights Per DPM
- 5 ~~Certified Grading and Drainage and wall for STA/Financial Release~~ **SB**
- 6 Sidewalks which front the lots will be deferred and built during the construction of the individual houses
- 7 Landscape Maintenance Agreement for landscaping in the Public Right of Way
- 8 Perimeter Wall per DRB Approved Perimeter Wall Design
- 9 Wall and Landscaping Certification from Registered Engineer and/or Registered Landscape Architect Prior to Release of Financial Guarantees
- 10
- 11
- 12

AGENT/OWNER

Shahram (Shawn) Biazar

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

Shahram Biazar 6-29-04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7/14/04
DRB CHAIR - date

[Signature] 7-14-04
PARKS & GENERAL SERVICES - date
Recreation Dept.

[Signature] 7-14-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 7/14/04
UTILITY DEVELOPMENT - date

- date

[Signature] 7/14/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action

___ Minor Subdivision action

___ Vacation **V**

___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

___ ...for Subdivision Purposes

...for Building Permit

___ IP Master Development Plan

___ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

___ Annexation

___ County Submittal

___ EPC Submittal

___ Zone Map Amendment (Establish or Change Zoning)

___ Sector Plan (Phase I, II, III)

___ Amendment to Sector, Area, Facility or Comprehensive Plan

___ Text Amendment (Zoning Code/Sub Regs)

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

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Scott Hauquitz PHONE: (505) 821-1114

ADDRESS: 5610 San Francisco, NE FAX: (505) 821-3178

CITY: Albuquerque STATE NM ZIP 87109

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570

ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Request of Final Sign Off for Site Plan for Building Permit

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

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

Lot or Tract No. Tract 45-B Block: _____ Unit: _____

Subdiv. / Addn. MRGCD Map 29

Current Zoning: SU-1 for IP Uses Proposed zoning: The Same

Zone Atlas page(s): E-15-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 6.10 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits. Within 1000FT of a landfill? No

UPC No. 101506247733010909 MRGCD Map No. 29

LOCATION OF PROPERTY BY STREETS: On or Near: Edith Blvd., NE

Between: Osuna Road, NE and Sin Nombre Court, NE

CASE HISTORY: Debbie Stover EPC Case Planner

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-99-7, AX-99-1, Proj# 1003126, 03EPC-2055, 03EPC-02057

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

SIGNATURE Shahram (Shawn) Biazar DATE 06-28-04

(Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 01020</u>	<u>SP4B/P P(3)</u>	<u>P(3)</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>JULY 14th '04</u>			Total <u>\$ 20.00</u>

Shahram Biazar 6/30/04
Planner signature / date

Project # 1003126

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

SHAHRAM (Shawn) BIAZAR

Applicant name (print)

Shawn Biazar

Applicant signature / date

Form revised September 2001

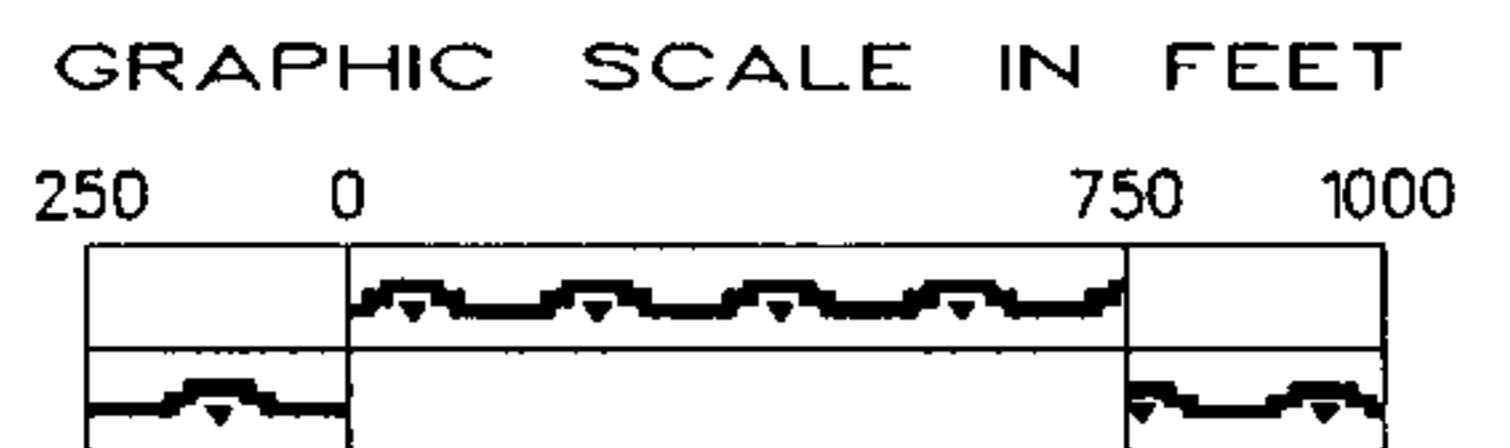
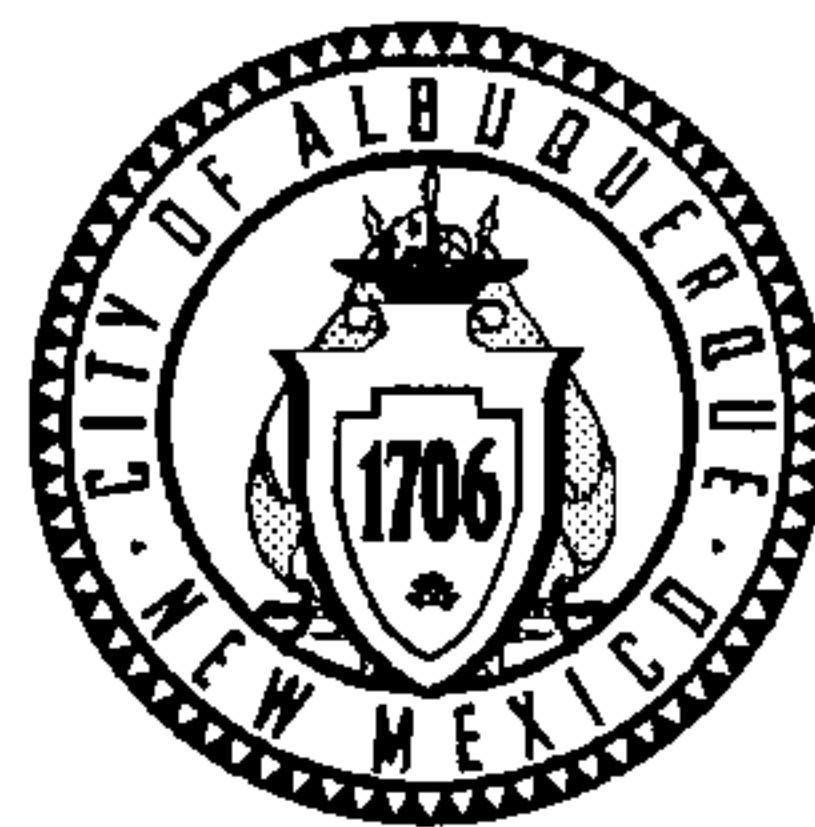
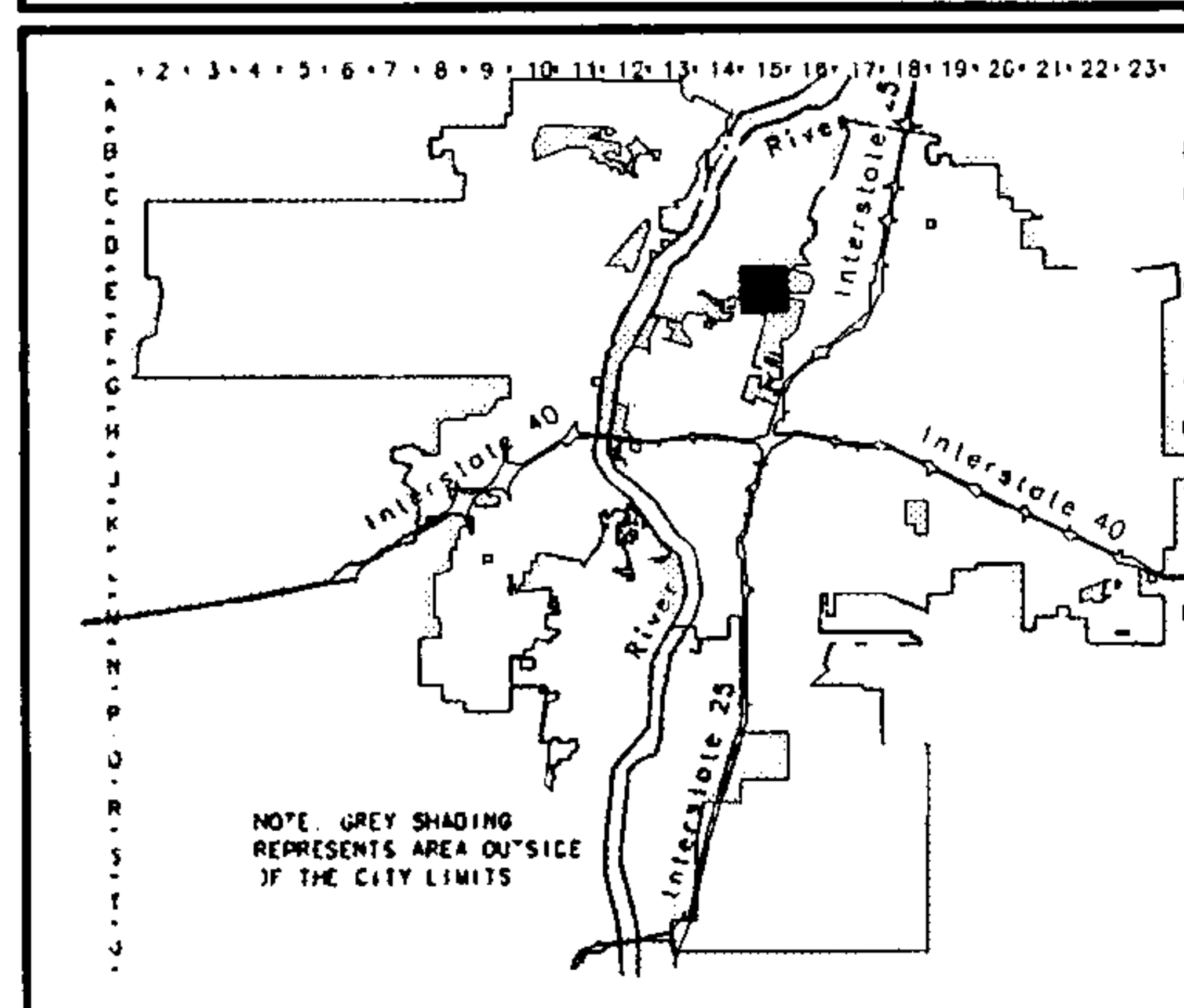


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - - - - - 01020

Robert 6/30/04
 Planner signature / date

Project # 1003126



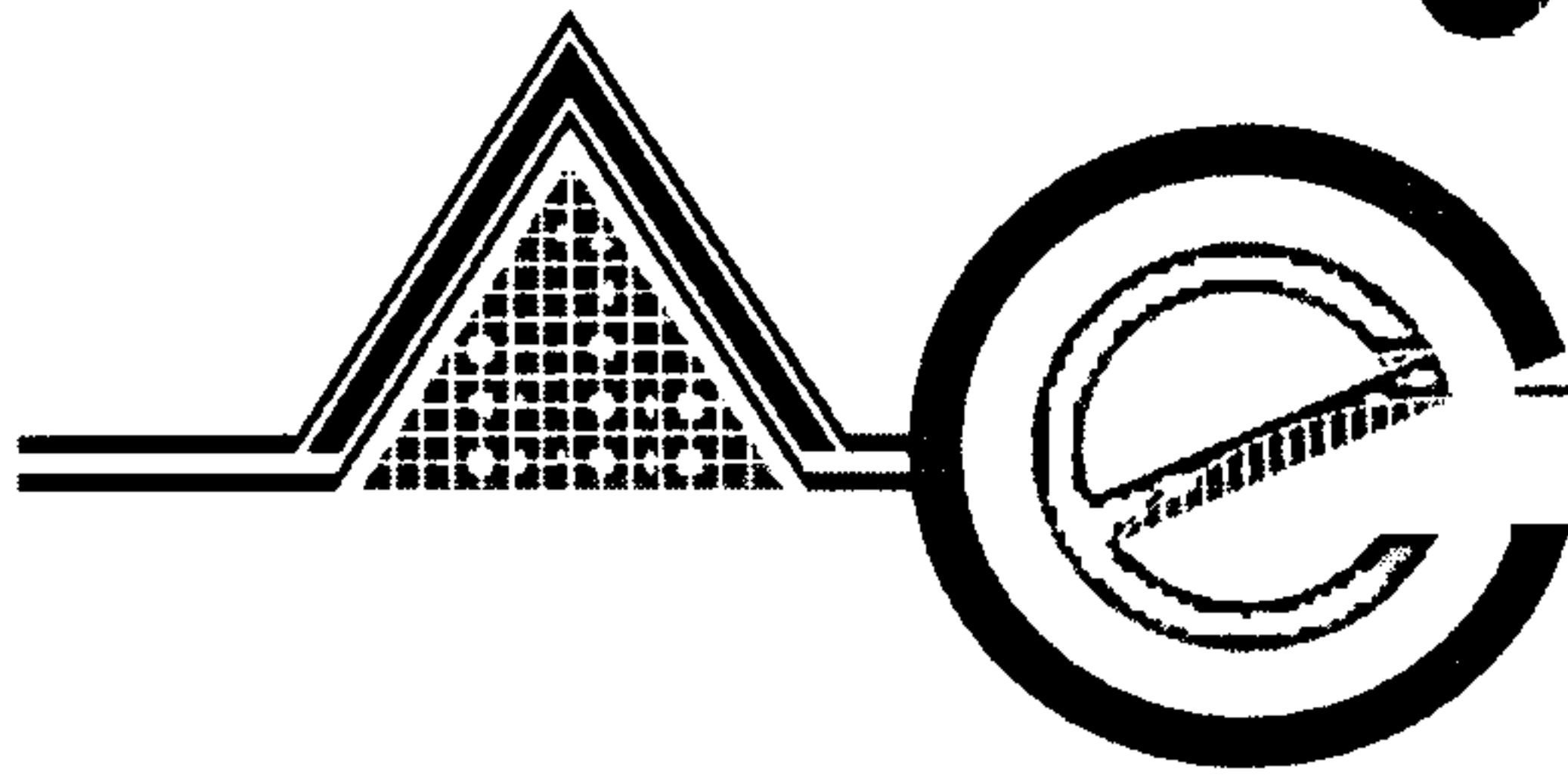
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

E-15-Z

Map Amended through April 02, 2004



June 16, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Final Sign-Off Site Development Plan for Building Permit for
Project # 1003126, Case # 03ECP-02055, 03EPC-02057, 6615 Edith Blvd., NE,
Tract 45-B, M.R.G.C.D. Map 29, Zone Atlas Page E-15-Z, Containing ±6.10
Acres**

Dear Ms. Matson:

Attached please find six copies of the final site plan for building permit for the above referenced case. We are requesting the final sign-off on the site plan for subdivision and building permit. Below are the responses to the conditions of for the EPC approval:

Site Development Plan for Building Permit:

1. Final sign-off authority of this site development plan is delegated to the Development Review Board (DRB). In addition, a letter has been written to accompany this submittal.
2. The area at the rear of the site is denoted as truck loading and screen storage and is clarified on the site plan.
3. A minimum of 7 bicycle spaces have been provided and relocated conveniently near building entrance. See Site Plan for reference.
4. Note # 25 has been added to the site plan stating no lighting within 100-feet of a residential zone will be higher than 16-feet.
5. A block wall will enclose the entire property with the exception of the street frontage side, with the wall described as to color and finish. New walls will conform to the City's Wall Design Standards publication. See Master Utility Plan, sheet 4 of 5 for detail.
6. Landscaping Plan has been modified to provide adequate street trees as required by Street Tree Ordinance by providing a total of 15 shade trees along Edith Boulevard.

7. The Landscaping Plan has been modified to ensure both screening and aesthetics to the neighbors across the Alameda Lateral. See Landscaping Plan for reference.

8. Colors of all building materials have been clarified as to color family on the elevation sheets. See Elevation Plans for reference.

9. Additional articulation has been included on the elevation plan for the conditions listed. See Elevation Plan for reference.

10. A ±1000 square foot outdoor patio space has been provided. See Site Plan for reference. Also, shade trees have been provided for this area. See Landscaping Plan for reference

11. The monument sign has been modified. See Elevation Plan for reference.

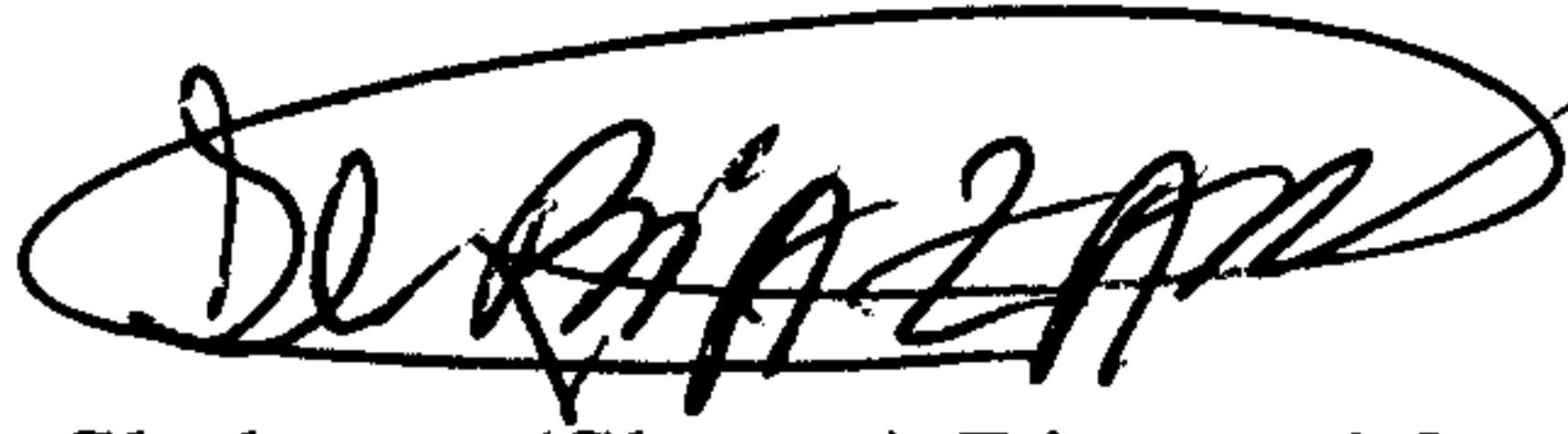
12. The refuse enclosure has been modified. See Master Utility Plans, sheet 4 of 5 for reference.

13. The Site Development Plan for Subdivision has been withdrawn. Conditions of approval for the proposed Site Development Plan for Building Permit will include:

- a. Requirements of previous EPC and DRB actions.
- b. Traffic Impact Study is not required.
- c. Developer will be responsible for permanent improvements to transportation facilities.
- d. A trip generation has been provided to Tony Loyd and Wilfred Gallegos.
- e. Southbound right turn decel is not required based on the provided trip generation.
- f. See attached copy of recorded easement for 50' private access easement.
- g. Cross access agreement is not required because the property will not be subdivided.
- h. Site plan will comply with DPM Standards.
- i. Platting will not be required.
- j. Additional 3.50 feet right-of-way will be dedicated to the City of Albuquerque to comply with 34 feet right-of-way from the centerline of Edith Blvd. See attached Exhibit "A".
- k. Additional 6 feet of right-of-way for bicycle lane will be dedicated to the City of Albuquerque. See attached Exhibit "A".
- l. Provision for bicycle lanes along Edith Blvd., will be implemented as described on the Long Range Roadway System.

I believe that this letter, the site development plans and the infrastructure list contain sufficient information for a final signature on the site plan. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Shahram Biazar", enclosed within a large, loopy oval scribble.

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Scott Hauquit

JN: 200355

ss/SB

200355
EPC File



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

Date: April 16, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003126**
03EPC-02055 EPC Site Development Plan-
Subdivision
03EPC-02057 EPC Site Development Plan-
Building Permit

Scott Hauquitz
5610 San Francisco NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tract(s) 45-B, **MRGCD Map 29**, zoned SU-1 for IP Uses, located on EDITH BLVD. NE, between OSUNA ROAD NE and TYLER St. NE, containing approximately 7 acre(s). (E-15)
Deborah Stover, Staff Planner

On April 15, 2004 the Environmental Planning Commission voted to accept withdrawal Project 103126/03EPC 02055, a site plan for subdivision at the request of the agent.

On April 15, 2004 the Environmental Planning Commission voted to approve Project 1003126/ 03EPC 02057, a request for site development plan for building permit, for Tract 45-B, MRGCD Map 29, based on the on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for a 78,000 square foot office warehouse on a 6.10-acre portion of the subject site located on Edith Boulevard between Osuna Road and Tyler Road NE.
2. This site has been the subject of several previous requests for site plans for subdivision in the past. In 1999, the EPC approved a site plan with a condition that "The Design guidelines in the submitted site plan are a part of this approval and must be complied with in future Site Plan for Building Permit approvals, except where they may conflict with other City ordinances." These Design Guidelines are included with this request.

OFFICIAL NOTICE OF DECISION
PROJECT #1003126
APRIL 15, 2004
PAGE 2 OF 5

3. The request furthers the goals of the *Albuquerque/Bernalillo Comprehensive Plan* within the Semi-Urban area, as the proposal is consistent with surrounding office/warehouse development in the area and will be developed within limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development (*Policy a*).
4. Development in Semi-Urban areas should also be compatible with economic policies and historical and socio-cultural values, and should maintain and integrate existing and new buildings and spaces of local significance into the community (*Policy b*). This parcel, as well as the parcel to the south, were once a dairy farm and as such, have some historical meaning for the area, although they are not designated as historical sites. A design that incorporated a nod to this past would be a nice gesture for the site, and would further *Policy b* of the *Comprehensive Plan* which states that new development should integrate existing and new buildings and spaces of local significance into the community.
5. This proposal is not strip commercial development, which is discouraged in favor of clustered development, and this site is designed with a cluster development. Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities. This would be considered a mixed-use area, as there is a mix of residential and commercial activity in close proximity to each other. Efforts to ensure the compatibility of this site with the existing neighborhoods are a goal of this policy and of the conditions included in this report (*Albuquerque/Bernalillo Comprehensive Plan, Semi-Urban Area, Policy c*).
6. The applicant and neighbors have worked to design a site that is acceptable to both parties. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The area at the rear of the site denoted as asphalt paved area shall be clarified as to use and specifically denoted on the site plan.
3. A minimum of 7 bicycle spaces shall be provided. Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.

OFFICIAL NOTICE OF DECISION
PROJECT #1003126
APRIL 15, 2004
PAGE 3 OF 5

4. A note shall be added that states that no lighting that is within 100-feet of a residential zone will be higher than 16-feet.
5. A block wall shall enclose the entire property with the exception of the street frontage side. In addition, the wall shall be described as to color and finish. New fencing is proposed for the western area fencing off the asphalt-paved area. The style, color, material, etc. of this proposed fencing shall be described on the site plan. All walls shall conform to the City's Wall Design Standards publication.
6. The landscape plan shall provide adequate street trees as required by the Street Tree Ordinance by providing a total of 15 shade trees along Edith Boulevard. A street tree is required to provide a shade canopy and be planted within 20-feet from the edge of the street (Street Tree Ordinance, §6-6-2-3, Definitions).
7. The entire western side of the site shall be planted with trees to ensure both screening and aesthetics to the neighbors across the Alameda Lateral.
8. Colors of all building materials (including stucco and accent elements) shall be clarified as to color family (white, tan, brown, etc.) on the elevation sheet.
9. Additional articulation, especially above the 6-foot mark where the block wall will hide the building, shall be provided in the form of more accent tile work, difference in stucco color, iron accents, etc. for the rear sides of all buildings.
10. An outdoor patio space that is a minimum of 250 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees or architectural elements that integrate with building architecture.
11. Signage for the site shall be one monument sign that is integrated with building colors and materials. The sign shall be in context with the neighborhood and shall not exceed 8 feet in height or have greater than a 75 square foot sign face. Square footage of the signage shall be specified on the site plan. Colors and materials for the signage shall be in context with building architecture.
12. The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
13. Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. Traffic Impact Study (TIS) is not required for this land use. However, should the land use change a new TIS determination is required.

- c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- d. Provide trip generation and queuing analysis for left turn and right turn access to site.
- e. Southbound right turn deceleration lane may be required at site drive(s) on Edith. Edith may need to be widened to accommodate northbound left turning vehicles entering site.
- f. Provide more information on 50' private access easement on south side of property (Is there an existing curb cut, what does it access south of this site, how are existing fences and gates impacted, types of vehicles, etc.?). The City may not allow access via this easement if it creates side-by-side driveways from Edith to both properties.
- g. Provide cross access agreement between tracts.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Platting should be a concurrent DRB action.
- j. Dedication of a *minimum* 34 feet of right-of-way from the centerline of Edith Boulevard, a minor arterial as designated on the Long Range Roadway System.
- k. Dedication of an additional 6 feet of right-of-way along Edith Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- l. Provision for bicycle lanes along Edith Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 30, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


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

OFFICIAL NOTICE OF DECISION
PROJECT #1003126
APRIL 15, 2004
PAGE 5 OF 5

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

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

Sincerely,

For 
Richard Dineen
Planning Director

RD/DS/ac

cc: Advanced Engineering & Consulting LLC, 10205 Snowflake Ct. NW, Albuquerque, NM 87114
Steve Wentworth, Alameda North Valley, 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley, 713 Alameda Blvd. NW, Albuquerque, NM 87114
Linda Trujillo, Northeast Valley, 508 Bear Canyon Ln. NE, Albuquerque, NM 87113
Virginia Huettig, Northeast Valley, 7442 Edith Blvd. NE, Albuquerque, NM 87113
Bob Warrick, North Edith Commercial Corridor, 444 Niagara NE, Albuquerque, NM 87113
Suzanne Rice, North Edith Commercial Corridor, 5721 Edith NE, Albuquerque, NM 87107

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Scott Hougwitz
AGENT Adv. Eng. & Consult. LLC
ADDRESS 4416 Anaheim Ave., NE 87109
PROJECT & APP # 1003126/04DRB-01020
PROJECT NAME SITIO BUSINESS PARK

\$ 20⁰⁰ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division

06/30/2004 10:04AM LOC: ANN
X
RECEIPT# 00025326 WSH 006 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

200355

4401

97049953

GRANTS OF EASEMENT

These grants of easement are entered into this 12 day of May, 1997 between WILLIAM E. McLLHANEY and BARBARA McLLHANEY, formerly known as Barbara Roukus, formerly known as Barbara Coulloudon, Successor Testamentary Trustees under the last Will and Testament of George T. McIlhane, deceased, whose address is 668 Lakeview Circle, SE, Rio Rancho, New Mexico 87124, their heirs, executors, successors, assigns and transferees (collectively "McIlhaney's") and EDITH EQUIPMENT LTD. CO., a New Mexico limited liability company, whose address is 6613 Edith Blvd., N.E., Albuquerque, New Mexico, its successors, assigns and transferees, ("Edith") for the benefit of both parties.

RECITAL:

A. McIlhaney's are owners of the following described real property:

Tract 45B as shown on M.R.G.C.D. Map 29 in Section 28, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, State of New Mexico (hereinafter "McIlhaney's Tract").

B. Edith is the owner of the following described real property:

A certain tract of land being comprised of the easterly portion of tract 48, as shown and designated on the Middle Rio Grande Conservancy District property map no. 29, together with lot 65, Calvero Addition as shown and designated on said plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on December 13, 1948 in volume c, folio 113; said comprised tract lying situate within the east half of section 28, township 11 north, range 3 east of the New Mexico principal meridian, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the northwest corner of said tract being the northwest corner of said lot 65, being a point on the east right of way of the Alameda lateral; thence, from said point of beginning, leaving said right of way S. 81° 28' 00" E., 573.01 feet to the northeast corner, a point on the west right of way of Edith Boulevard N.E., thence, S. 13° 53' 52" W., 299.73 feet along said right of way to the southeast corner, thence, leaving said right of way, N. 81° 28' 00" W. 381.74 feet to the southwest corner; a point on the east right of way of the Alameda lateral; thence, N. 20° 09' 48" W., 340.21 feet along said right of way to the point of beginning (hereinafter "Edith's Tract").

C. Whereas McIlhaney's Tract and Edith's Tract are adjoining.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

97 MAY 19 AM 9:46

97-13 PG 4401-
JURY BY THE COURT
CO. CLERK & RECORDER 4406

D. Hernandez

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, IT IS AGREED AS FOLLOWS:

1. McIlhaneys hereby grant to Edith a private access and public utility easement particularly described as follows, and as shown in the attached Exhibit A which bears ACCESS ROAD EASEMENT, Tracts 45B & 48 by Resource Technology, Inc.:

A certain access easement lying within Tract 45B as shown on M.R.G.C.D. Map 29 in Section 28, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, State of New Mexico and being more particularly described as follows, to wit:

Beginning at a point on the westerly line of Edith Boulevard, for the southeast corner of said easement and identical southeast corner of said Tract 45B, whence City of Albuquerque Control Monument ACS 13-E15 bears N $64^{\circ} 37'48''$ W, 4798.16 feet distant;

Thence, leaving the westerly line of Edith Boulevard and continuing along the southerly line of said Tract 45B, N $81^{\circ} 28'00''$ W, 323.42 to the southwest corner of this easement;

Thence leaving the southerly line of said Tract 45B, N. $13^{\circ} 53'52''$ E., 100.44 feet to the northwest corner of this easement.

Thence S $81^{\circ} 28'00''$ E, 105.84 feet to the most northeasterly corner of this easement;

Thence S $13^{\circ} 53'52''$ W, 75.33 feet to an angle point,

Thence S $81^{\circ} 28'00''$ E, 217.58 feet to a point on the westerly line of Edith Boulevard;

Thence S $13^{\circ} 53'52''$ W, 25.11 feet to the point of beginning.

Containing 0.37 acres (16,023 square feet) more or less.
(See Exhibit A attached)

2. Edith hereby grants to McIlhaneys a private access and public utility easement particularly described as follows, and as shown in the attached Exhibit A which bears ACCESS ROAD EASEMENT, Tracts 45B & 48 by Resources Technology, Inc.:

A certain access easement lying along and adjacent to the northerly line of Tract 48 as shown on M.R.G.C.D. Map 29 and lying in Section 28, T. 11 N., R. 3 E., N.M.P.M., Bernalillo County, State of New Mexico and being more particularly described as follows, to wit:

4403

Beginning at a point on the westerly line of Edith Boulevard, for the northeast corner of said easement and identical northeast corner of said Tract 48, whence City of Albuquerque Control Monument ACS 13-E15 bears N 64° 37'48" W, 4798.16 feet distant;

Thence, S 13° 53' 52" W, 25.11 feet along the westerly line of Edith Boulevard to the most southeasterly corner of this easement.

Thence leaving the westerly line of Edith Boulevard, N 81° 28' 00" W, 323.42 feet to the most southwesterly corner of this easement;

Thence N 13° 53' 52" E, 25.11 feet to a point on the northerly line of said Tract 48 for the northwest corner of this easement;

Thence continuing along the northerly line of said Tract 48, S 81° 28' 00" E, 323.42 feet to the point of beginning

Containing 0.19 acres (8,097 square feet) more or less.
(See Exhibit A attached)

3. The easements granted herein are for the purpose of providing access for ingress and egress and utilities to McIlhaneys' and Ediths' Tract and shall run with the land.
4. McIlhaneys and Edith shall each pay one-half of the cost for immediately paving the easement for a length of 120 feet beginning at Edith Boulevard and for a width of 32 feet. McIlhaneys' cost for this paving shall not exceed \$5,000.00. McIlhaneys and Edith, their successors and assigns shall share equally in the expense necessary from time to time in maintaining this paving.
5. Both parties, their successors and assigns shall share equally in the expense necessary from time to time in maintaining any additional paved road on such easement, but only if both parties make use of such additional road or easement. If only one party or its successors or assigns develop and make use of any such additional road or easement, that party shall bear all expenses related to it.
6. Paragraphs 4 and 5 shall not be construed to prevent or override a separate road maintenance agreement which may be entered into between or among and of the parties or their successors or assigns hereto.
7. McIlhaneys and Edith, their successors and assigns, may utilize the easements for all vehicular and pedestrian access and public utilities.
8. McIlhaneys and Edith, their successors and assigns, shall erect no structure, fences or wall in said easement, nor shall they use such easement for parking, storage or temporary location of vehicles or materials, but shall leave said easement free of obstructions.

4404

- 9. Fencing within said easement shall be removed and relocated along Edith's tract for the benefit of Edith and at Edith's expense, upon construction of access road up to and including Cul-de-Sac.
- 10. Edith on behalf of itself, its successors and assigns, agrees that McIlhaneys may in the future extend and develop the Cul-de-Sac at the end of the easement into a loop road on McIlhaneys' Tract so long as the loop road does not interfere with the use of the easement granted herein for the benefit of Edith's Tract and causes no additional expenses to Edith. In such event or in the event that the Cul-de-Sac is otherwise modified, changed or terminated in the site plan process for McIlhaneys' Tract, Edith and McIlhaneys shall execute and acknowledge an amendment to this instrument to vacate and release from the private access and public easement all such real property as is possible without adversely affecting Bernalillo County's approval of access to the Edith's Tract and the actual access to the Edith Tract.
- 11. This Grants of Easement shall run with the land and is binding and shall inure to the benefit of the parties hereto, their heirs, successors and assigns.
- 12. This Grants of Easement shall not be effective, binding or recorded until Bernalillo County approves in writing the configuration of the easements as set forth in Exhibit A.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 16th day of May, 1997.

McIlhaneys:

William E. McIlhaney
 William E. McIlhaney
 Successor Testamentary Trustee
 Under the Last Will and Testament of
 George T. McIlhaney

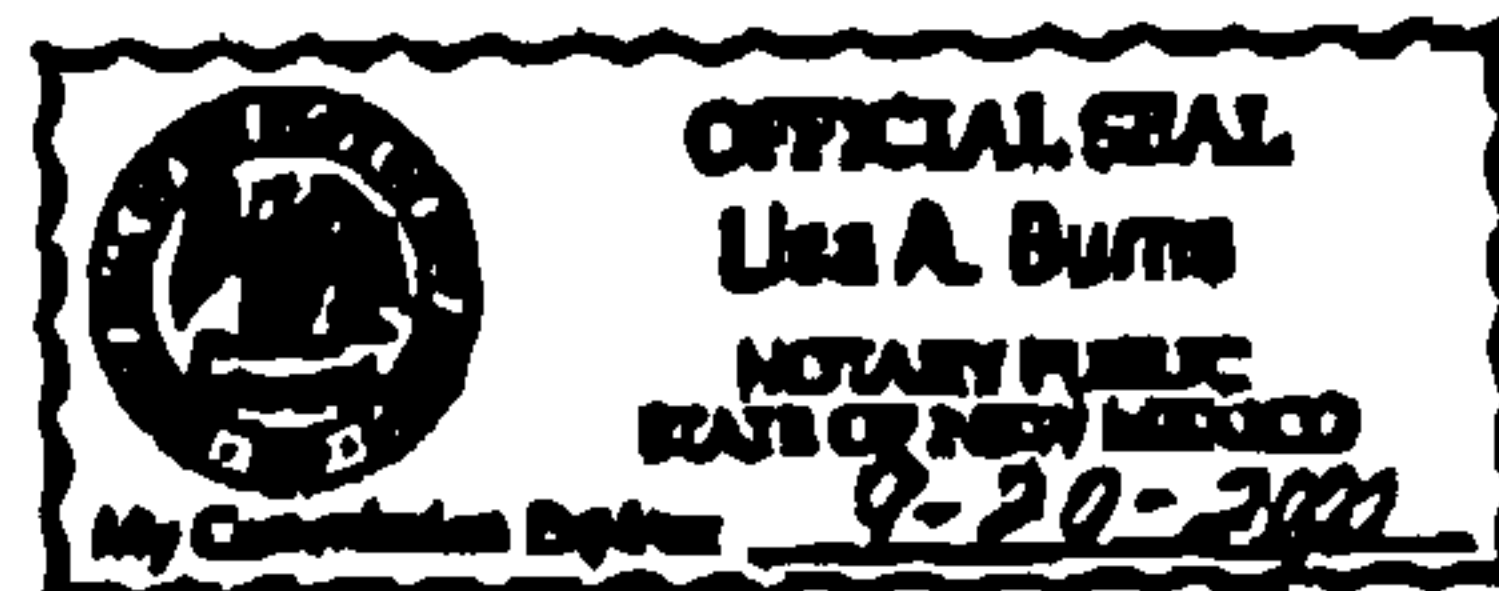
Barbara McIlhaney
 Atty-In-Fact, *William McIlhaney*
 Barbara McIlhaney
 Successor Testamentary Trustee
 Under the Last Will and Testament of
 George T. McIlhaney

State of New Mexico)
) SS
 County of Bernalillo)

This instrument was acknowledged before me this 16th day of May, 1997 by William E. McIlhaney and Barbara McIlhaney, Successor Testamentary Trustees under the Last Will and Testament of George T. McIlhaney.

Lisa A. Burns
 Notary Public

My Commission Expires:
9-20-2002



4405

Edith

Edith Equipment Ltd. Co.



David M. Ellen, its member

State of New Mexico)

) SS

County of Bernalillo)

This instrument was acknowledged before me this 24th day of May, 1997 by David M. Ellen, authorized member of Edith Equipment Ltd. Co., a New Mexico limited liability company, on its behalf.

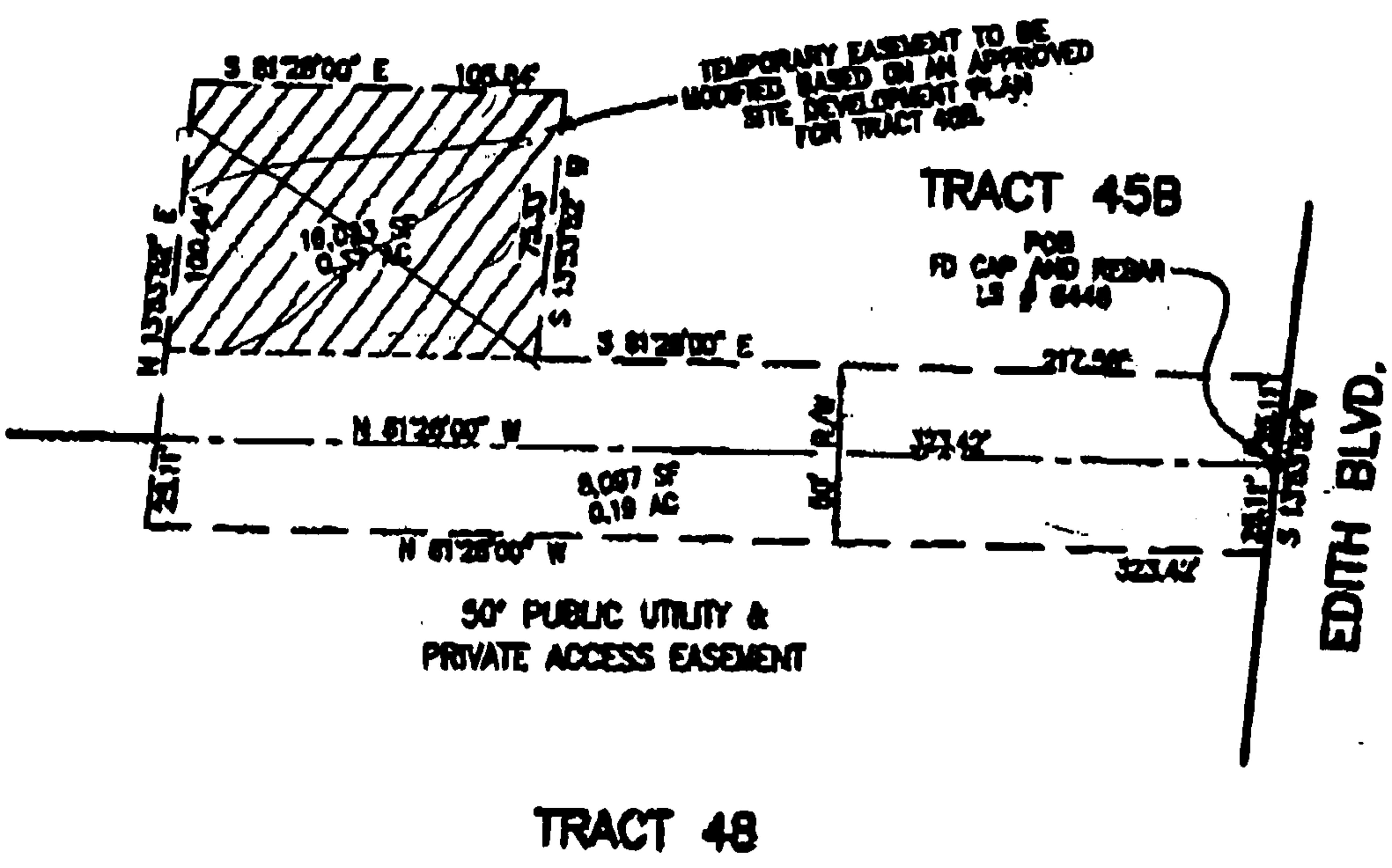
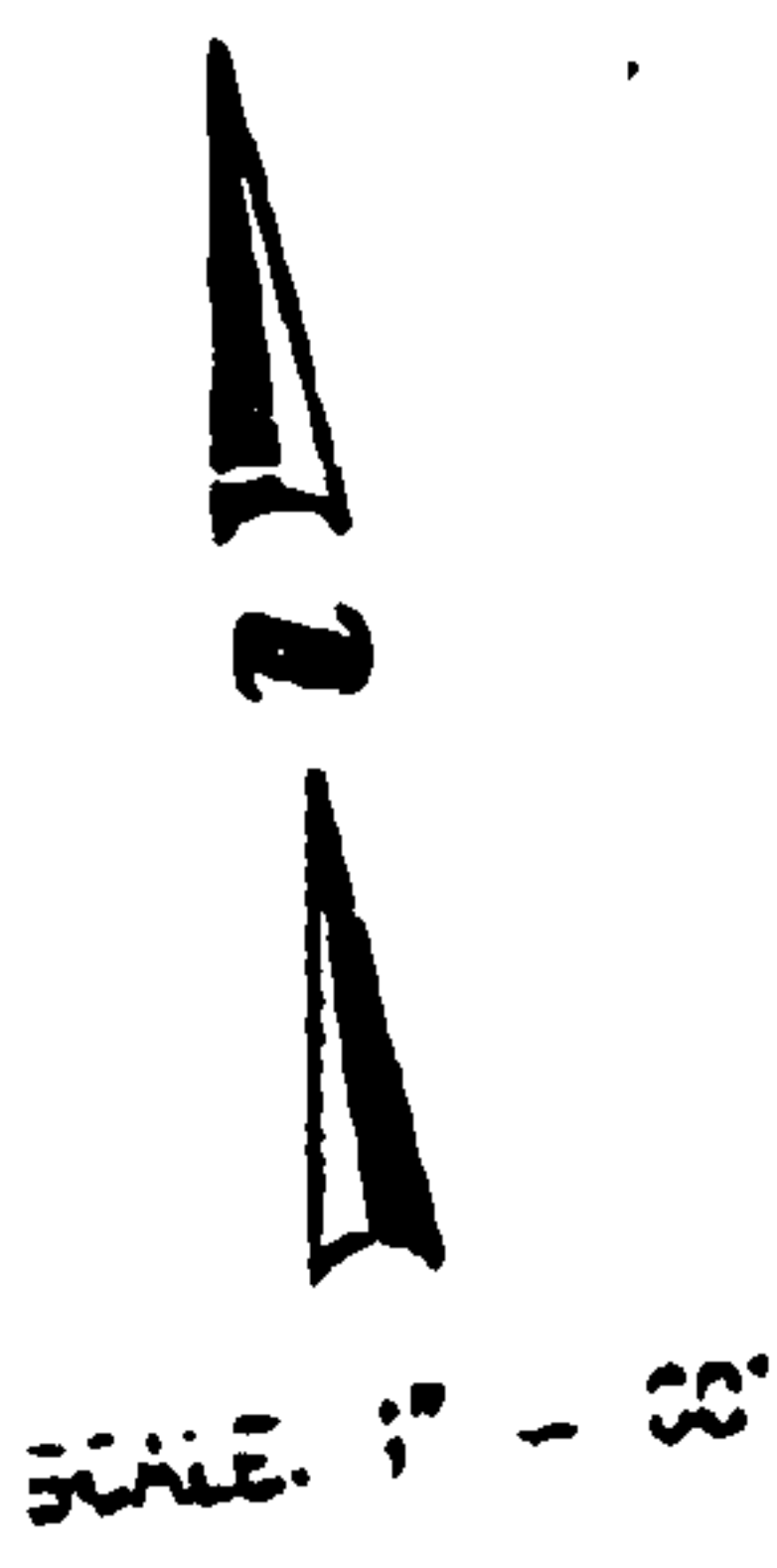
Gloria J. Gagnon
Notary Public

My Commission Expires:

2/25/99

44

ELLEN EQUIPMENT CORP. 6809 EDITH BLVD. NE ACCESS ROAD EASEMENT, TRACTS 45B & 48 EXHIBIT A



PROPOSED DEVELOPMENT, LTD.
 ENGINEERING AND SURVEYING, INC.
 2120 GARDEN LANE NE, SUITE 200 - ALBUQUERQUE, NEW MEXICO
 (505) 263-3700

EXHIBIT "A"

RIGHT-OF-WAY EXHIBIT

ALAMEDA LATERAL

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	72.86'	103.00	40°31'46"	38.03	71.35	S01°15'00"W

TRACT 45-B
SITIO BUSINESS PARK
6.10 AC.

TRACT 48
MRGCD MAP NO. 29

TRACT 22
MRGCD MAP NO. 29

0.0981 AC. (4,273.85 SF.)
9.50' WIDE DEDICATED TO
THE CITY OF ALBUQUERQUE

6.00' R.O.W.
DEDICATED TO CITY
OF ALBUQUERQUE
FOR BICYCLE LANE

3.50' ADDITIONAL R.O.W.
DEDICATED TO CITY
OF ALBUQUERQUE

FND. RBR W/CAP
LS # 6126

FND. RBR W/CAP
LS # 6126

EDITH ROAD

(68.00' R.O.W.)

EXISTING R.O.W.

FND. RBR



GRAPHIC SCALE
NTS.



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570