



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 21, 2004

3. Project # 1003133

03DRB-02076 Minor-Prelim&Final Plat Approval

03DRB-02077 Minor-Vacation of Private Easements

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

At the July 21, 2004, Development Review Board meeting, the plat approval, as well as the Subdivision Improvements Agreement, was voided by the Development Review Board.

If you wish to appeal this decision, you must do so by August 5, 2004 in the manner described below.

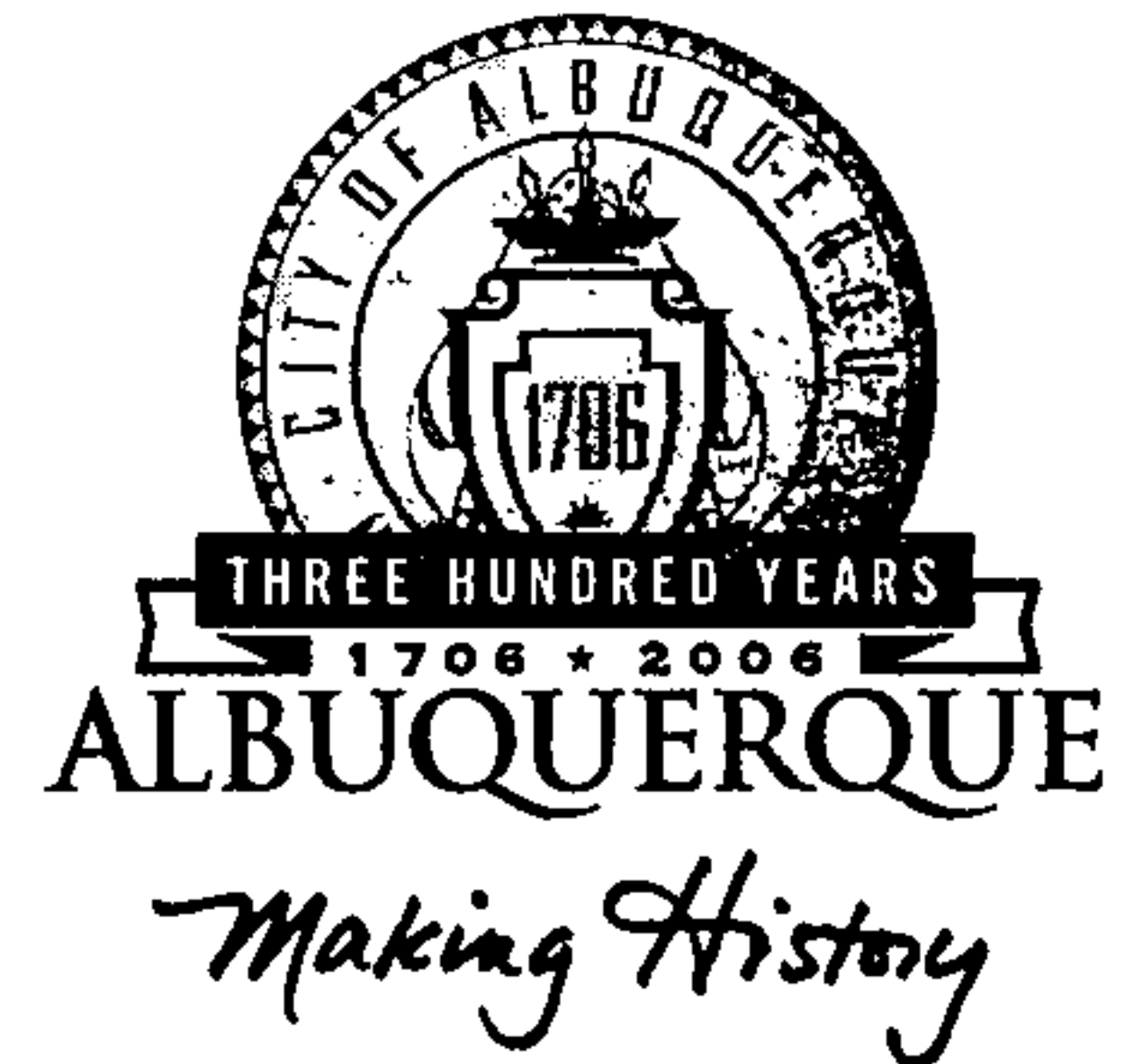
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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


Sheran Matson, AICP, DRB Chair

Cc: Tricor Southwest Corp., 6340 East Thomas Road, Suite 128, Scottsdale, AZ 85251
Consensus Planning Inc., 924 Park Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003133

AGENDA ITEM NO: 3

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:

The Hydrology Section has no objection to the SIA release and voiding infrastructure list.
Defer to Transportation on voiding plat.

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 21, 2004

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003133 AGENDA#: 3 DATE: 7.21.04

1. Name: Lena Basta Address: Consensus Realty Zip:

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 21, 2004

Project # 1003133

03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to either request.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

No objection to voiding of infrastructure list and release of SIA. Will provide comments on voiding of plat at DRB.

Transportation Development

No objection to voiding of the infrastructure SIA items. Transportation will require that the right-of-way for the westbound right turn lane remain as a public roadway easement. Also, discussion needs to occur with regards to the 7' public roadway easement for Juan Tabo.

Parks & Recreation

No objection.

Utilities Development

Was Final Plat ever recorded? If not, no objection voiding previous approvals

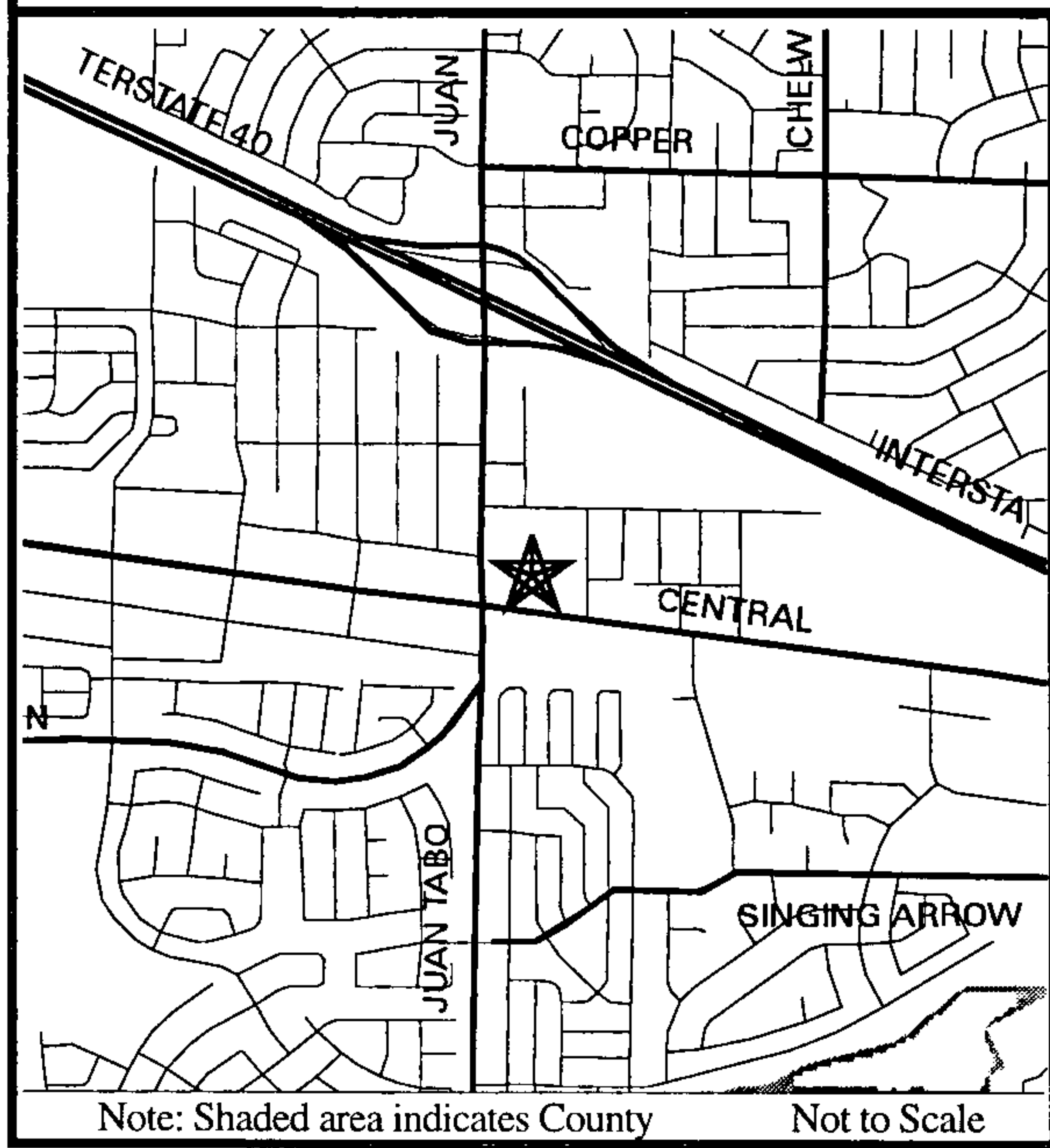
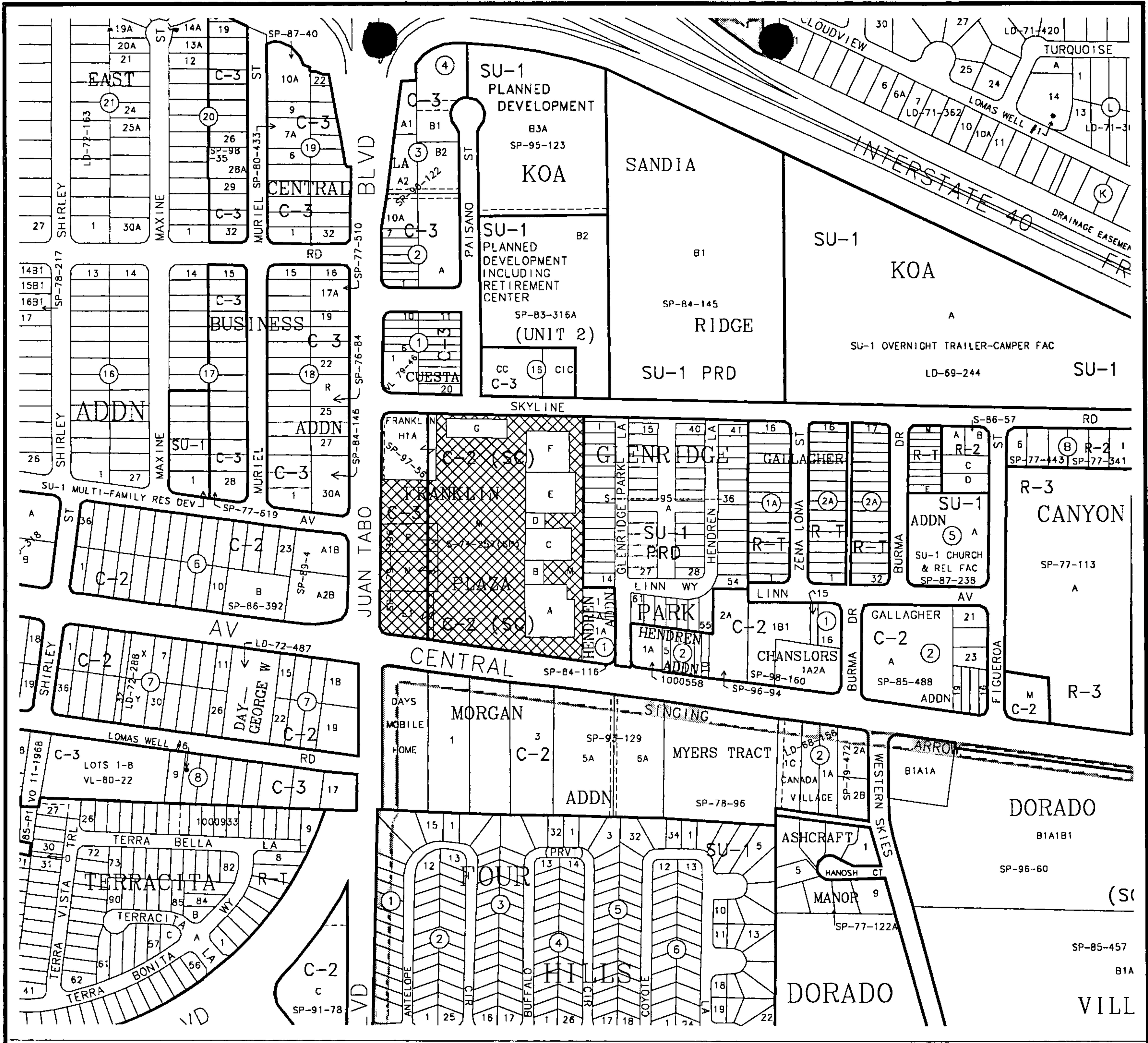
Planning Department

No objection.

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

cc:Tricor Southwest Corp., 6340 East Thomas Rd., Suite #128, Scottsdale, AZ 85251

Consensus Planning Inc., 924 Park Ave SW, 87102



ZONING MAP



Scale 1" = 460'

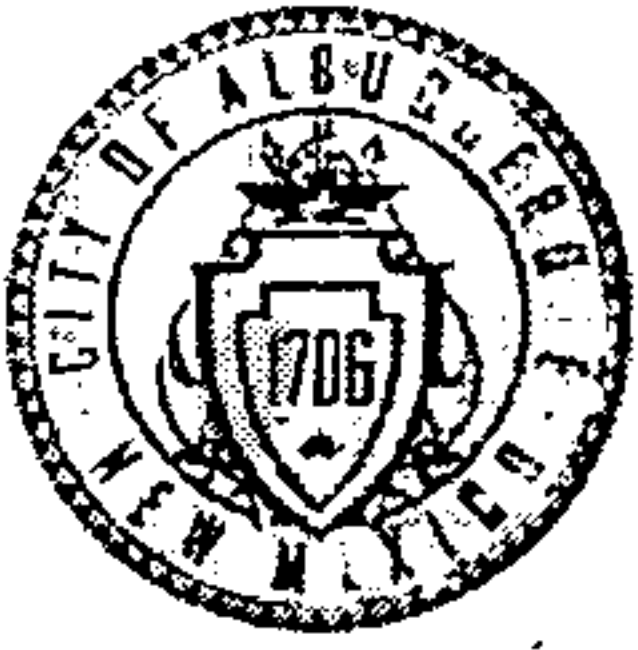
PROJECT NO.
1003133

HEARING DATE
7-21-04

MAP NO.
L-21

ADDITIONAL CASE NUMBER(S)
04DRB-02076
04DRB-02077

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 21, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

- Project # 1001182**
04DRB-00982 Major-Two Year SIA
CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9)
- Project # 1000419**
04DRB-00997 Major-Vacation of Public Easements
04DRB-00998 Minor-Vacation of Private Easements
BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 00685, 03EPC00838, 03DRB00590, 04DRB01419, 04DRB00207] (F-16)
- Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements
CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.



Sheran A. Matson
06/11/04 10:34 AM

To: Kathy A. Jaramillo/PWD/CABQ
CC:
CC:
Subject: DRB Project # 1003133/Eckards at Franklin Plaza/Juan Tabo & Cantral

Kathy

At the written request of Jim Strozier, Consensus Planning, acting on behalf of the owner, DRB has voided the approved platting action, the administrative amendment to the site plan and the infrastructure list associated with this project.

Please forward this information to anyone else who may need it.

Let me know if you have questions.

Sheran

*Sent to P. H on 7/2, 104 per
K. Curran's request.*



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 21, 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: 11:50 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
04DRB-00460 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROADWAY DEVELOPMENT CO. request(s) the above action(s) for all or a portion of **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned SU-2 HM, located on SAN JOSE AVE, between BROADWAY BLVD and I-25 containing approximately 45 acre(s). [REF: DRB-97- 271, 04DRB-00383] (M-14) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000364**
04DRB-00448 Major-Two Year SIA

BRET OR DEBRA A TABOR request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) 1-B-1, **CHANSOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NE, between BURMA NE and LINN AVE NE containing approximately 1 acre(s). [REF: DRB-97-396, 00410-00363] (L-22) **TWO-YEAR EXTENSION OF THE**

3. **Project # 1000515**
04DRB-00444 Major-Two Year SIA –
Procedure "B" Modified

WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Tract(s) B, **MIREHAVEN ARROYO, THE CROSSING**, zoned SU-2/R-LT, located west of UNSER BLVD NW, between LADERA DR NW and TIERRA PINTADA ST containing approximately 50 acre(s). [REF: 00420-00632, 00440-00631, 02500-00159] (H-9) **TWO-YEAR EXTENSION OF**

4. **Project # 1003354**
04DRB-00458 Major-Vacation of Public
Easements
04DRB-00457 Major-Preliminary Plat
Approval
04DRB-00459 Minor-Temp Defer SDWK
04DRB-00461 Minor-Sidewalk Waiver

ISAACSON & ARFMAN P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, **THE TRAILS**, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 1002962, 03DRB-01528] (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003353**
04DRB-00454 Major-Vacation of Public Easements
04DRB-00452 Major-Preliminary Plat Approval
04DRB-00456 Minor-Sidewalk Waiver
04DRB-00453 Minor- Temp Deferral of Sidewalk

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, THE TRAILS, (To be known as **HERITAGE @ THE TRAILS, UNIT 2**, zoned R-D, located on PASEO DEL NORTE BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 1002962, 03DRB-01528 (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO CONSTRUCTION TAKING PLACE. A SIDEWALK VARIANCE FOR WAVIER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER EXHIBIT HAS BEEN REVISED TO SHOW LOT 27 IS NOT TO BE INCLUDED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS 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.

6. **Project # 1001074**
04DRB-00564 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS P.C. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) R-1A, C1, **ROBERSON RANCH** and Tract(s) F, **MARIAN ROCCO**, zoned SU-1 FOR MPOS, located on COORS BLVD NW, between BOSQUE MEADOWS NW and LA ORILLA NW containing approximately 56 acre(s). [REF: 04EPC-00129, Z-88-20, DRB-94-104, DRB-97-145, V-97-52, 01EPC-00244, 01DRB-00614] [**Debbie Stover, EPC Case Planner**] (D-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1002459**
04DRB-00566 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00567 Minor- SitePlan Subd/EPC

TIERRA WEST LLC agent(s) for SCM PROPERTY COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 358 & 359 and a portion of Tract(s) A21, **W. H. BRUNELL ADDITION & UNIT 8 ATRISCO GRANT**, zoned SU-1 COMMUNITY DEVELOPMENT C-2 USES & TRUCK TERM, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 8 acre(s). [REF: Z-71-204, Z-77-155, 03EPC-00159, 03EPC-00160, 03EPC-02187] [Juanita Vigil, EPC Case Planner] (H-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF:Z-80-87-6] [Deferred from 4/21/04] (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

9. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [Deferred from 4/21/04] (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

10. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BILL PADILLA request(s) the above action(s) for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]* (L-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

11. **Project # 1002423**
04DRB-00565 Minor-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES, request(s) the above action(s) for all or a portion of Tract(s) E-1, **EL RANCHO GRANDE, UNIT 10**, zoned R-2 for R-T and R-LT, located on CARTAGENA AVE SW, between GIBSON BLVD SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002663**
04DRB-00552 Major-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP, request(s) the above action(s) for all or a portion of Tract(s) E, NEW MEXICO CREDIT CORPORATION, **EL PORVENIR**, zoned C-3, located on BROADWAY NE, between LOMAS BLVD NE and MARBLE NE containing approximately 2 acre(s). (J-14) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**

13. **Project # 1002798**
04DRB-00572 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, M.R.G.C.D. MAP 34, Tract(s) A, **RIMA ADDITION**, and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, zoned C-2, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 3 acre(s). [REF: Z-72-Z16, 03DRB-01122, 03EPC-01673, 03EPC-01674] (G-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1003381**
04DRB-00561 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for CUMMINS ROCKY MOUNTAIN, LLC request(s) the above action(s) for all or a portion of Block(s) 10-A, Tract(s) 6-A, **FRANCISCAN ACRES**, zoned SU-2 / M-1, located on INDIAN SCHOOL RD NE, between COMMERCIAL ST NE and BROADWAY BLVD NE containing approximately 6 acre(s). [REF: DRB-99-240, V-99-78] (H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTION TO EVALUATE DEDICATION REQUIREMENTS AND RADIUS DEDICATIONS AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1002848**
04DRB-00571 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for PJ DEVELOPMENT COMMERCIAL CONSTRUCTION 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 SERVICE REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DRIVE NE containing approximately 5 acre(s). [REF: 1002201, DRB-95-74, 03DRB-01270] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL SUBMITTAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003384**
04DRB-00570 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) TR.MM-1, **SEVEN BAR RANCH**, zoned C-2 (SC), located on SEVEN BAR LOOP RD NW, between COTTONWOOD DR NW and OLD AIRPORT AVE NW containing approximately 7 acre(s). [REF: AX-85-28, Z-85-34-1(2 SD-78-3-2, Z-93-35, CZ-85-72] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND NEW MEXICO UTILITIES INC. SIGNATURE ON THE PLAT.**

17. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] (H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003260**
04DRB-00213 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STEVEN KANIG request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LANDS OF ALBUQUERQUE BOARD OF REALTORS**, zoned C-3, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and INDIAN SCHOOL BLVD NE containing approximately 3 acre(s). [*Was Indefinitely deferred at the agent's request on 2/24/04*] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/21/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. ~~Project # 1003133~~
03DRB-02076 Minor- Final Plat Approval

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] *[The Final Plat was Indefinitely Deferred on 1/21/04]* **(L-22) 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

20. **Project # 1002798**
04DRB-00562 Minor-Sketch Plat or Plan

MARQUEZ SURVEYING, 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, **LANDS OF CONRADO GARCIA**, zoned C-2, RA-2, located on CANDELARIA NW, between SAN ISIDRO NW and LVA'S LANE NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003280**
04DRB-00568 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003382**
04DRB-00563 Minor-Sketch Plat or Plan

ENCINO DEVELOPMENT & MANAGEMENT c/o MAC MANAGEMENT, request(s) the above action(s) for all or a portion of Tract(s) A-1, **LADERA HEIGHTS SUBDIVISION**, zoned R-3, located on the east side of LADERA RD NW, north of SEQUOIA NW and containing approximately 4 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for April 7, 2004. **THE APRIL 7, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:50 A.M.

19



DRB CASE ACTION LOG

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.: 03DRB-02076

Project # 1003133

Project Name: FRANKLIN PLAZA

Agent: Isaacson & Arfman P.A.

Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/21/04 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.**
 - AGIS DXF File approval required** OK
 - Copy of recorded plat for Planning.** 1/13/04

Project Number

1003133



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1299 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003133

AGENDA ITEM NO: 19

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:() SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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 21, 2004

AGIS ELECTRONIC SUBMITTAL CHECKLIST

DRB Project# 1003183 Subdivision Name NETHERWOOD PARK - 44A BLK 19

Surveyor Gary Gritsko Company Surreys Southwest

Contact person Sarah Amato Phone # _____ email _____

[Signature] _____ 1/14/04
Approved *Not Approved Date

DXF RECEIVED 1/13/04 DATE
 HARD-COPY RECEIVED 1/13/04 DATE
 DISCLOSURE STATEMENT

***Not Approved for one or more of the following reasons:**

File Format and naming

- 1) ___ Format is not DXF file in ASCII format
- 2) ___ No hard copy of the final plat submitted
- 3) ___ <DRB Project #>.dxf not used as a standard naming convention

Coordinate System

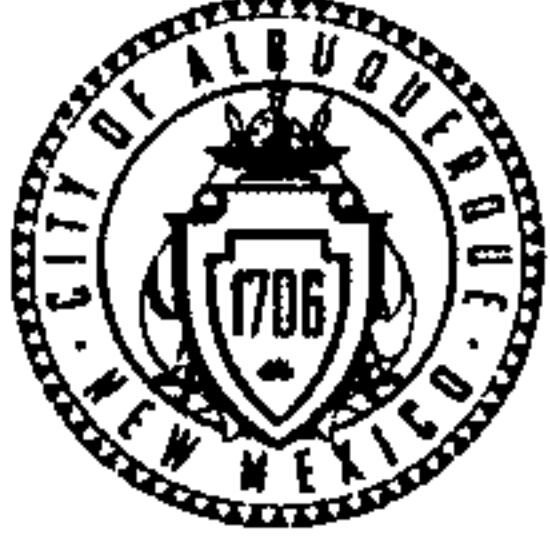
- 4) ___ Submittal does not include a disclosure of the datum (NAD27 or NAD83)
- 5) ___ Submittal does not specify if coordinates are based on ground or grid distances
- 6) ___ Submittal does not include information, such as a tie to an ACS monument, necessary to convert from ground to grid
- 7) ___ Lines cannot be projected/converted to correct location in NAD83 NMSP coordinate system

Content

- 8) ___ Submittal is not single drawing in model space showing only parcel and easement lines
- 9) ___ Digital submittal does not match final plat
- 10) ___ Parcel lines are not in one separate layer
- 11) ___ Access easement lines and all other easements that are 20 feet wide or greater are not in a second separate layer
- 12) ___ All other easement lines are not in a third separate layer

Comments:

AGIS Use Only: Copied cov 3183 to agiscov on 1/14/04 Client Notified by email



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

JANUARY 21, 2004

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)

At the January 21, 2004, Development Review Board meeting, 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 shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:
2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Final disposition shall be through the City Real Estate Office.
5. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.


If you wish to appeal this decision, you must do so by February 5, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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


Sheran Matson, AICP, DRB Chair

cc: Tricor Southwest Corp., 6210 E. Thomas Rd, Suite 204, Scottsdale, AZ 85251
Isaacson & Arfman Pa, 128 Monroe St NE, 87108
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

#1003133

Deferred 1/21/04 for
Tasement issued.

Site Plan
amendment

AA-03 02 176 Approved 1/20/04.

Approved

Helim Plat copy needed
from JRA J. J. J.



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: 1003133

AGENDA ITEM NO: 14

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

signal

indef

APPROVED X; DENIED ____; DEFERRED FP; 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/AMAFC's 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

MARK 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.

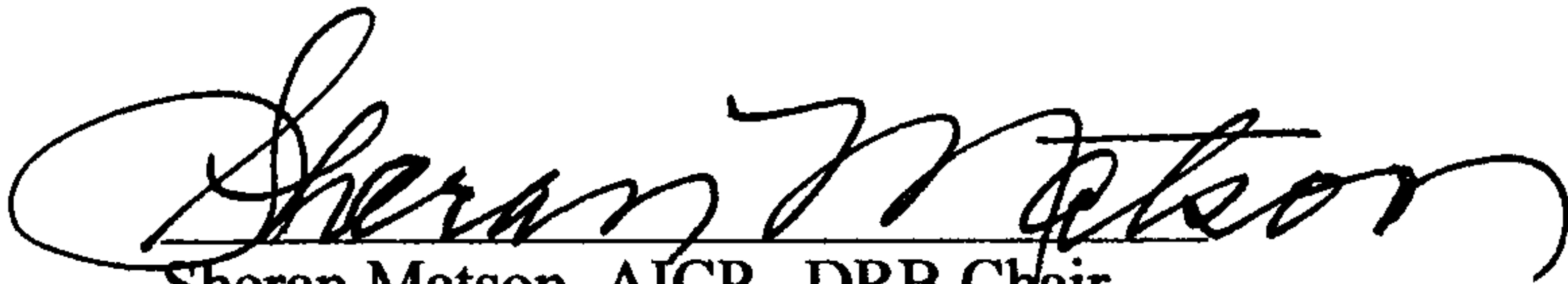
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
December 17, 2003
Comments**

Item # 31

Project # 1003133 Application # 03DRB-02076 & 02077

RE: Lots L-1, M,N,P, Franklin Plaza/vacation/minor plat

The Subdivision Ordinance states that requests to vacate public easements must follow public notice procedures as outlined in the ordinance. The PNM easement in this request must be a public easement. Unless applicant can prove this easement is, in fact, a private easement, public notification procedures must be followed.



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: 1003133

AGENDA ITEM NO: 31

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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: December 17, 2003



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003133 Item No. 31 Zone Atlas L-22

DATE ON AGENDA 12-17-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
①	REFER TO UTILITIES HAVING AN INTEREST FOR VENTION OF PRIVATE EASEMENT.
②	TURN TABS REQUIRES BIKE LANES & TRAIL R-O-W SHOULD BE 12A'
③	CENTRAL SHOULD ALSO BE 12A'
④	DEDICATION OF RIGHT TURN-BAY ON CENTRAL? WHERE IS INFRASTRUCTURE?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



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: 1003133

AGENDA ITEM NO: 17

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:

See DRB minutes/speed memo dated 12-17-03.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 17, 2003

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: THE DEVELOPMENT REVIEW BOARD WILL TAKE A LUNCH BREAK AFTER ITEM 20. (THE TIME MAY CHANGE DEPENDING UPON DEFERRALS).

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 Adjourned:
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 # 1002885**
03DRB-01980 Major-Vacation of Pub
Right-of-Way
03DRB-01983 Major-Preliminary Plat
Approval
03DRB-01981 Minor-Vacation of Private
Easements
03DRB-01985 Minor-Temp Defer SDWK
03DRB-01984 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-16-03. THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE HOMEOWNER'S ASSOCIATION DOCUMENT MUST BE FILED WITH THE FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002971**
03DRB-01567 Major-Vacation of Public Easements
03DRB-01568 Major-Vacation of Public Easements
03DRB-01569 Major-Vacation of Public Easements
03DRB-01570 Minor-Vacation of Private Easements
03DRB-01566 Minor-Prelim&Final Plat Approval

03DRB-01692 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST agent(s) for WEFCO PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4B, 4-A-1, 5-B-1 and 5-B-2, **V. E. BARRETT SUBDIVISION AND LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-79-19, V-88-3, V-86-58] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEERING PLAN STAMPED DATED 11-13-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

DENISH KLINE ASSOCIATES INC agent(s) for WEFCO PARTNERS INC request(s) the above action(s) for all or a portion of Tract(s) 4-B, 4-A-1, 5-B-1 AND 5-B-2, **BARRETT SUBDIVISION, LANDS OF WEFCO**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between UNSER BLVD SW and 86TH ST SW containing approximately 15 acre(s). [REF: V-88-3, 03DRB-01567, 03DRB-01568, 01569, 03DRB-01566, 01570] [Deferred from 10/15/03, 11/5/03 & 11/19/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1001068**
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19) **A 9-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001071**
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval
- SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE CERTIFICATION AND PLANNING FOR PARKS NOTE ON OPEN SPACE, DXF FILE AND 15 DAY APPEAL PERIOD.**
5. **Project # 1002645**
03DRB-01965 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION**, zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1002800**
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, **NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3**, (to be known as **QUIVERA ESTATES**), zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] [deferred from 12-17-03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

7. **Project # 1002935**
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION**, zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1003111**
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

03DRB-02079 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for THE STROSNIDER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **WINDMILL MANOR PLACE**, zoned SU-1 for PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: Z-95-79, Z-98-57] **[RUSSELL BRITO EPC CASE PLANNER]** [deferred from 12-17-03] (E-11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

9. **Project # 1001753**
03DRB-01884 Major-Preliminary Plat
Approval
03DRB-01885 Minor-Subd Design (DPM)
Variance
03DRB-01999 Minor-Sidewalk Waiver
03DRB-01998 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 1-11, Tract(s) 1, Block(s) 11, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE TRAILS EAST**) zoned RD (3 DU/AC), located on FLORENCE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 11 acre(s). [*Deferred from 11/26/03, 12/3/03, 12/17/03*] (B-19) **APPLICATION #03DRB-01885 MINOR-SUBD DESIGN (DPM) VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINING REQUESTS WERE DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

10. **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 all or a portion of **VOLCANO CLIFFS SUBDIVISION, UNIT 20**, LOTS 1-30, BLOCK 1, LOTS 1-38, BLOCK 2, LOTS 1-22, BLOCK 3, LOTS 1-14, BLOCK 4 AND LOTS 1-22, BLOCK 5 **AND VOLCANO CLIFFS SUBDIVISION, UNIT 21**, ALL BLOCKS AND LOTS **AND VOLCANO CLIFFS SUBDIVISION, UNIT 23**, LOTS 1-10, BLOCK 1, LOTS 1-13, BLOCK 2, LOTS 1-21, BLOCK 3, LOTS 1-51, BLOCK 4, LOTS 1-27, BLOCK 5, LOTS 1-6, BLOCK 6, LOTS 1-28, BLOCK 7 AND LOTS 1-7, BLOCK 8 **AND VOLCANO CLIFFS SUBDIVISION, UNIT 27**, LOTS 16-18 AND 22, BLOCK 2, LOTS 1-8, BLOCK 4 AND LOTS 1-7, BLOCK 5, (to be known as **LA CUENTISTA SUBDIVISION**) zoned R-1, located on the east and west sides of Unser Blvd NW (Kimmick) between Urraca NW and Camino de Paz NW, containing approximately 50 acres. [REF: DRB-97-98, V-97-116, 02DRB-01783, 02DRB-01785,,03DRB-01725, 03DRB-01728] [deferred from 12-10-03, 12-17-03] (C-10/11 & D-10/11) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

11. **Project # 1002519**
03DRB-01950 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [deferred from 12-10-03] (C-19) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO CITY ENGINEER FOR SIA.**

03DRB-01883 Major-Vacation of Pub
Right-of-Way
03DRB-01882 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Tract(s) 2, Block(s) 5, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **TOWNHOMES @ LA CUEVA**), zoned RD (7 DU/AC), located on WYOMING BLVD NE, between SIGNAL AVE NE and WILSHIRE AVE NE containing approximately 1 acre(s). [Deferred from 11/26/03 & 12/10/03] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11-07-03 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

03DRB-02019 Minor-Subd Design (DPM)
Variance
03DRB-02020 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for SAN PEDRO EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 16, Block(s) 5, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **TOWNHOMES @ LA CUEVA**), zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on WYOMING BLVD NE, between SIGNAL AVE. NE and WILSHIRE AVE. NE containing approximately 1 acre(s). [REF: 03DRB-001950, 03DRB-01882] [deferred from 12/10/03] (C-19) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK 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 & 12/10/03] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 01-07-04.**

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

BOHANNAN HUSTON, INC. & DENISH-KLINE ASSOCIATES, agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of **Tract(s) D** (to be known as **TAOS @ THE TRAILS**, The Trails (a portion of Tract 4, Black Ranch) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). REF: 03DRB-01429 (SK)) [Deferred from 10/8/03, 11/5/03 & 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

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

BOHANNAN HUSTON INC. & DENISH - KLINE ASSOCIATES, agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **Tract(s) C** (to be known as **SANTA FE @ THE TRAILS**) **The Trails (portion of Tract 4, Black Ranch)** zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE BLVD NW and UNIVERSE BLVD NW containing approximately 17 acre(s). [Deferred from 10/8/03, 11/5/03 & 11/19/03, 11/26/03 & 12/10/03] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12-31-03.**

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

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1,O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086] *[Deferred from 11/12/03 & 11/26/03 & 12/10/03]* (B-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

03DRB-01945 Minor-SiteDev Plan
Subd/EPC
03DRB-01946 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agents for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest (ETC) & SU-1, O-1, located on COORS BLVD NW, between ALAMEDA BLVD NW and the CALABACILLAS ARROYO containing approximately 10 acre(s).[REF: 03EPC-01085 & 01086, 03DRB-01780] **[Debbie Stover, EPC Case Planner]** *[Deferred from 11/26/03 & 12/10/03]* (B-14) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND DELEGATED TO PLANNING FOR EPC CONDITIONS AND UTILITIES DEVELOPMENT FOR FIRE MARSHAL'S APPROVAL.**

03DRB-02084 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for TRUST OF ALBERT & MARY BLACK request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, BLACK RANCH, (to be known as **COTTONWOOD CROSSING**) zoned SU-1 for C-1 & Rest. (ETC) & SU-1 O-1, located on COORS BLVD. NW, between COORS BLVD. NW and SEVEN BAR LOOP NW containing approximately 10 acre(s). [REF: DRB-94-358, DRB-98-61, 03EPC 01086] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT APPROVAL: PROVIDE ACCESS TO LOTS 1 AND 3. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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.

16. **Project # 1000901**
03DRB-02080 Minor-SiteDev Plan
BldPermit/EPC
03DRB-02081 Minor-Amnd SiteDev Plan
Subd
- CONSENSUS PLANNING, INC. agent(s) for BOSQUE PREPARATORY SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 4A, **BOSQUE PREPARATORY SCHOOL**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE containing approximately 23 acre(s). [REF: 03EPC 01666] [**JUANITA VIGIL, EPC CASE PLANNER**] (F-12) **THE SITE PLAN FOR BUILDING PERMIT AND THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES FOR FIRE FLOW REQUIREMENTS.**
17. **Project # 1002874**
03DRB-02069 Minor-SiteDev Plan
BldPermit/EPC
- SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) S2A1, **ATRISCO BUSINESS PARK**, zoned IP industrial park zone, located on LOS VOLCANES RD NW, between UNSER BLVD. NW and COORS BLVD. NW containing approximately 1 acre(s). [REF:03EPC-01326, DRB-98-413, DRB-95-242 SV-95-31,Z-92-57] [**RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA**] (J-9/J-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDED EASEMENT AND WIDTH OF EASEMENT 15-FOOT MINIMUM.**

18. **Project # 1002371**
03DRB-02085 Minor-SiteDev Plan
Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Tract(s) 1A,1B,1C and Tract A, Bosque Meadows, **ALBAN HILLS SUBDIVISION, UNIT ONE**, zoned SU-1 for R-2 with church related uses, SU-1 for C-2, located on LA ORILLA NW, between COORS BLVD. NW and the CORRALES DRAIN containing approximately 17 acre(s). [RUSSELL BRITO, EPC CASE PLANNER FOR SIMON SHIMA] [deferred from 12-17-03] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1-14-04.**

19. **Project # 1003120**
03DRB-02021 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. AND CONSENSUS PLANNING, INC. agent(s) for IDI request(s) the above action(s) for all or a portion of Tract(s) 1, **LEVI STRAUSS COMPANY ADDITION**, zoned SU-2 for M-1, located on ALAMEDA BLVD. NE, between OAKLAND AVE NE and WILSHIRE AVE. NE containing approximately 12 acre(s). [REF: Z-70-124] [Deferred from 12-10-03] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR HIGHWAY DEPARTMENT SIGNED LEASE AGREEMENT, A MONUMENT SIGN AND WATER USE FOR FESCUE.**

20. **Project # 1002421**
03DRB-01968 Minor-SiteDev Plan Subd
03DRB-01969 Minor-SiteDev Plan
BldPermit/EPC

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-B, **TOWN OF ATRISCO GRANT, TRACT III – UNIT 6**, zoned SU-1 PRD (20DU/A, located on GWIN RD SW, between DELIA RD SW and 69TH ST SW containing approximately 1 acre(s). [REF: 03DRB-00053, 03EPC-00692] [Juanita Vigil, EPC Case Planner] [Deferred from 11/26/03 & 12/10/03] (K-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PARKS FOR PAYMENT OF CASH-IN-LIEU FOR PARK DEDICATION FEE AND CITY ENGINEER FOR SIA.**

DRB TOOK A 30 MINUTE LUNCH BREAK

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

21. **Project # 1000849**
03DRB-02074 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-5, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 PRD, located on FOUR HILLS ROAD SE, between WENONAH AVE. SE and LANIER DRIVE SE containing approximately 1 acre(s). (L-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES TO PROVIDE AS-BUILT DRAWINGS SHOWING LOCATIONS OF ALL METER BOXES AND SEWER STUBS.**
22. **Project # 1001209**
03DRB-02063 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES. 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][deferred from 12-17-03] (F10 – F11) **DEFERRED AT THE AGENT'S REQUEST TO 1-7-04.**
23. **Project # 1001409**
03DRB-02032 Minor-Extension of
Preliminary Plat
- MUKUND C. PATEL request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block 1, Unit 1, **CANDLELIGHT FOOTHILLS**, zoned R-1, located on LOMAS BLVD. NE, between MONTE LARGO DR. NE and SUMMIT HILLS DR. NE containing approximately 2 acre(s). (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

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] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

25. **Project # 1002345**
03DRB-02082 Minor-Prelim&Final Plat
Approval

CLINT SHERRILL & ASSOCIATES agent(s) for GOLDEN VENTURES LLC request(s) the above action(s) for all or a portion of Lot(s) 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on SAN JOSE AVE. SE, between KARSTEN COURT SE and I-25 containing approximately 14 acre(s). (M-14/15) **THE PRELIMINARY PLAT WAS APPROVED WITH THE FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A SEWER ACCOUNT FOR LOT 3-B AND POSSIBLY A WATER ACCOUNT AND FOR AGIS DXF FILE, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ON KARSTEN? MAINTENANCE AND BENEFICIARIES OF ACCESS EASEMENTS, I-25 ACCESS CONTROL LANE AND PARKING AND MODEL HOME AREA BEING USED BY LOT 3-B.**

26. **Project # 1002743**
03DRB-02083 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for OVENWEST CORP request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12-17-03 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE APPROVAL OF THE GRADING PLAN FOR TRACT H IS REQUIRED. PROVIDE PRIVATE SANITARY SEWER SERVICE EASEMENTS. PROVIDE AN APPROVED TURNAROUND WITHIN LOT H. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

27. **Project # 1003034**
03DRB-02070 Minor-Prelim&Final Plat
Approval
03DRB-02071 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST LTD. agent(s) for JOHN MAHONEY request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, Block(s) 20 and Lot 10, **BROWNEWELL LAI LS HIGHLAND ADDITION**, zoned SU-2, located on COPPER AVE. NE, between CEDAR ST. NE and SPRUCE ST. NE containing approximately 1 acre(s). [REF: DRB-96-163, 03DRB 01761] (K-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

28. **Project # 1003037**
03DRB-02072 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD. agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 17-20, **PEREA ADDITION**, zoned SU-2 TH, located on 12TH ST. NW, between GRANITE AVE. NW and MARBLE NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

29. **Project # 1003132**
03DRB-02073 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for TED WATERMAN request(s) the above action(s) for all or a portion of Lot(s) 9 UNIT 3, **BROADWAY INDUSTRIAL CENTER SUBDIVISION** zoned SU-2 special neighborhood zone, HM, located on KARSTEN CT SE, between INTERSTATE 25 and BROADWAY BLVD. SE containing approximately 4 acre(s). (L-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER TO ADD DRAINAGE TO ACCESS EASEMENT AND UTILITIES DEVELOPMENT FOR A COPY OF AS-BUILTS SHOWING WATER AND SEWER SERVICE TO LOT 9.**

30. **Project # 1003094**
03DRB-01997 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CITY OF ALBUQUERQUE / MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on 3rd ST SE, between LEAD SE and SILVER SE containing approximately 3 acre(s). [REF: 03DRB-01886] [Deferred from 12/3/03] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

31. ~~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 AGENT'S REQUEST TO 1-7-04.~~

32. **Project # 1000087**
03DRB-02075 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN, P. A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Lot(s) 11-15, **PALOMA DEL SOL SUBD.**, zoned R-1 residential zone, located on the southeast corner of MCMAHON and BANDELIER BLVD NW, between GOLF COURSE RD. NW and TUSCANY DR. NW containing approximately 36 acre(s). [REF: 00450-00014, 01500-01779, DRB-95-63, S-95-15, V-95-61, SV-95-25] (A-12) **A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

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

33. **Project # 1003121**
03DRB-02029 Minor-Sketch Plat or Plan
ZXOLT PALCZA agent(s) for STEWART INGHAM request(s) the above action(s) for all or a portion of Lot(s) 19, **MRGCD MAP 36**, zoned R-1, located on LOS TOMASES NW, between LOS POBLANOS NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
34. **Project # 1003123**
03DRB-02044 Minor-Sketch Plat or Plan
JERRY MILLER agent(s) for KPM LLC request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 37**, zoned S-MI, located on 5TH ST NW, between HAYNES NW and ASPEN NW containing approximately 2 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
35. **Project # 1003131**
03DRB-02068 Minor-Sketch Plat or Plan
BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, **HUNING CASTLE ADDITION**, zoned R-T residential zone, located on SAN PATRICIO & ALCALDE AVE SW, between LEAD AVE. SW and COAL AVE. SW containing approximately 1 acre(s). [REF: Z-72-203] (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
36. Approval of the Development Review Board Minutes for December 3, 2003. **THE MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Adjourned: **2:40 P.M.**

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

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

PAID RECEIPT

APPLICANT NAME

Tricon Southwest Corp

AGENT

Isaacson + Arfman

ADDRESS

128 Monroe NE

PROJECT NO.

1003133

APPLICATION NO.

~~030RB~~ 030RB 02076/02077


\$ 570⁰⁰ 441006 / 4983000 (DRB Cases)
\$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)
\$ _____ 441018 / 4971000 (Notification)

\$ 570⁰⁰ Total amount due

268-8828 15469

ISAACSON AND ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

DATE 12/9/03 95-219-176
1070
1350743997

PAY TO THE ORDER OF City of Albuquerque \$ 570.00
Five Hundred Seventy & 00/100 DOLLARS  Security Features Included. Details on Back.

WELLS FARGO Wells Fargo Bank New Mexico, N.A.
200 Lomas NW
Albuquerque, NM 87102
www.wellsfargo.com

FOR 1269.01 Scott M. McAfee MP
12/09/2003 11:37AM LOC: ANV

⑈015469⑈ ⑆107002192⑆ 1350743997⑈

Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$570.00
J24 Misc 10/28/02 \$570.00
CK \$570.00
CHANGE \$0.00



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 21, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

- Project # 1001182**
04DRB-00982 Major-Two Year SIA
CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9)
- Project # 1000419**
04DRB-00997 Major-Vacation of Public Easements
04DRB-00998 Minor-Vacation of Private Easements
BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 00685, 03EPC00838, 03DRB00590, 04DRB01419, 04DRB00207] (F-16)
- Project # 1003133**
03DRB-02076 Minor-Prelim&Final Plat Approval
03DRB-02077 Minor-Vacation of Private Easements
CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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MAILED FROM ZIP CODE 87102

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US WEST COMMUNICATIONS INC
6300 SOUTH SYRACUSE WA
ENGLEWOOD CO

USWE300 801113078 1603 23 07/03/04
FORWARD TIME EXP RTN TO SEND
: US WEST
1801 CALIFORNIA ST #2500
DENVER CO 80202-2658

RETURN TO SENDER

8011146720 20 1293





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Project # 1001182
04DRB-00982 Major-Two Year SIA

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Project # 1000419
04DRB-00997 Major-Vacation of
Public Easements
04DRB-00998 Minor-Vacation of
Private Easements

BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 00685, 03EPC00838, 03DRB00590, 04DRB01419, 04DRB00207] (F-16)

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

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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Sheran Matson, AICP, DRB Chair
Development Review Board

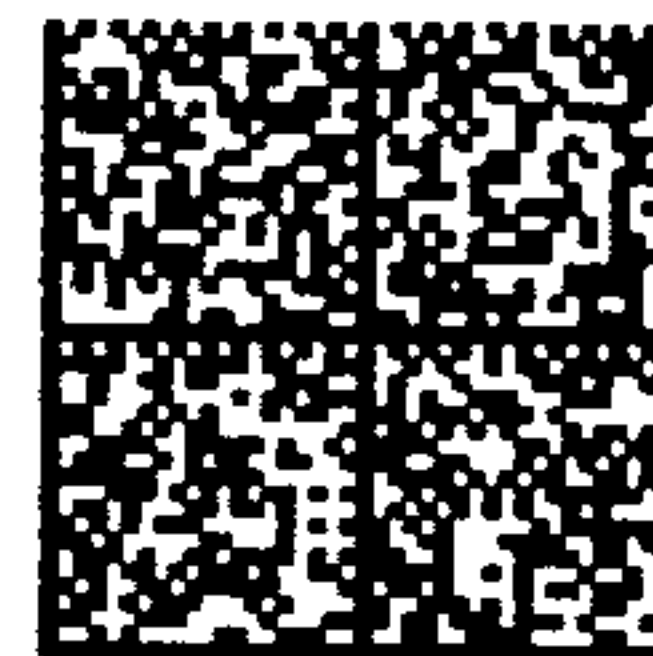
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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JUN 30 2004

MAILED FROM ZIP CODE 87102

102105651346411015CA

US WEST COMMUNICATIONS INC
6300 SOUTH SYRACUSE WA
ENGLEWOOD CO 80111

DRB

USWE300 801113078 1603 23 07/03/04
FORWARD TIME EXP RTN TO SEND
:US WEST
1801 CALIFORNIA ST #2500
DENVER CO 80202-2658

RETURN TO SENDER

8011148720 1253





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Project # 1000419

04DRB-00997 Major-Vacation of
Public Easements

04DRB-00998 Minor-Vacation of
Private Easements

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Project # 1003133

03DRB-02076 Minor-Prelim&Final
Plat Approval

03DRB-02077 Minor-Vacation of
Private Easements

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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JUN 30 2004

MAILED FROM ZIP CODE 87103

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HERRON RUFUS J
247 GLENRIDGE PARK
ALBUQUERQUE NM

LN NE

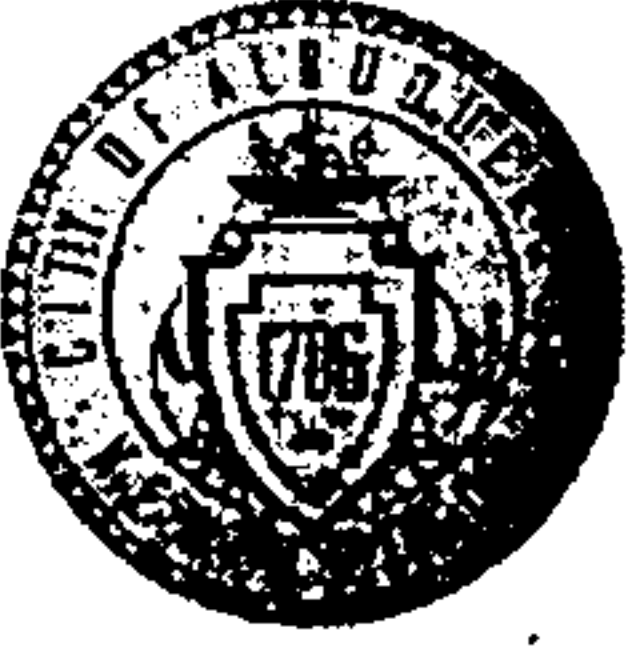
87123

DRB

HERR247 871232003 1N 11 07/07/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87123+854 07



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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04DRB-00982 Major-Two Year SIA

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Project # 1000419

04DRB-00997 Major-Vacation of Public Easements

04DRB-00998 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF:04EPC00684,00685,03EPC00838,03DRB00590,04DRB01419,04DRB00207] (F-16)

Project # 1003133

03DRB-02076 Minor-Prelim&Final Plat Approval

03DRB-02077 Minor-Vacation of Private Easements

CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

Handwritten signature

102105650043510713

WALGREEN CO
5550 LBJ FREEWAY
DALLAS TX

75240

DRB

75240+6217 28

87103/1293



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

Meeting Date: JULY 21, 2004
Zone Atlas Page: L-22-Z
Notification Radius: 100 Ft.

Project# 1003133
App# 04DRB-02076
App# 04DRB-02077

Cross Reference and Location:

Applicant: TRICOR SOUTHWEST CORPORATION
Address: 6340 EAST THOMAS RD, STE# 128
SCOTTSDALE AZ 85251

Agent: CONSENSUS PLANNING, INC
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

Special Instructions:

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

Date Mailed: JULY 2, 2004

Signature: KYLE TSETHLIKAI

RECORDS WITH LABELS

PAGE 1

102205711005630203	LEGAL: TR B -1 SUMMARY PLAT OF TR B KOA SUBD UNIT 2 CONT 1 LAND USE: PROPERTY ADDR: 00000 SKYLINE OWNER NAME: KANAKA DURGA CORP OWNER ADDR: 04420 1960 WEST	HOUSTON TX	77068
102205705903930205	LEGAL: TR B -2 SUMMARY PLAT OF TR B KOA SUBD UNIT 2 CONT 4 LAND USE: PROPERTY ADDR: 00000 PAISIANO OWNER NAME: GEMINI PARTNERS LTD PARTNERSHI OWNER ADDR: 03336 E 32ND	ST TULSA OK	74135
102205701301630120	LEGAL: LTS 1 TH RU 10 BLK 1 LA CUESTA CONT 33,900 SQ FT M/ LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: OMANSON NORMA L OWNER ADDR: 01825 JUNE	ST NE ALBUQUERQUE NM	87112
102105751901540704	LEGAL: 021 018E AST CEN BUSINESS LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: STRANCE CHARLES R ETUX OWNER ADDR: 17200 WEST BELL	RD SURPRISE AZ	85374
102205702402030101	LEGAL: LOTS 15 THRU 20 BLK 1 LA CUESTA SUBD LAND USE: PROPERTY ADDR: 00000 PAISANO OWNER NAME: SMITH FREDDIE E & RUTH M OWNER ADDR: 00301 PAISANO	NE ALBUQUERQUE NM	87123
102205704701330201	LEGAL: TR C -C BLK 16 CORRECTION PLAT SUMMARY REPL SHOWING LAND USE: PROPERTY ADDR: 00000 SKYLINE OWNER NAME: MANUS GEORGE ALLISON JR & OWNER ADDR: 12005 SKYLINE	RD NE ALBUQUERQUE NM	87123
102205706201430202	LEGAL: TR C -1-C BLK 16 CORRECTION PLAT SUMMARY REPL SHOWI LAND USE: PROPERTY ADDR: 00000 SKYLINE OWNER NAME: SILVER STAR JEWELRY INC OWNER ADDR: 06701 SUERTE	PL NE ALBUQUERQUE NM	87113
102105752001040703	LEGAL: 022 018E AST CEN BUSINESS LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: STRANCE CHARLES R ETUX OWNER ADDR: 17200 WEST BELL	RD SURPRISE AZ	85374
102105752000240702	LEGAL: R 01 8 RE PLAT OF LOTS 23 & 24 BLK 18 EAST CENTRAL B LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: LIN SUYI OWNER ADDR: 00801 OMAHA	NE ALBUQUERQUE NM	87123
102105650552611607	LEGAL: LT 2 5 BL K 18 EAST CENTRAL BUSINESS ADDN EXC THE EL LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: GLEW J JORDAN TRSTEE OF OWNER ADDR: 00000	TRUTH OR CONNM	87901
102205601451420924	LEGAL: LOT H1A PLAT OF LOT H1A FRANKLIN SUBDIVISION CONT LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: NORWEST BANK NM NA OWNER ADDR: 00200 LOMAS	BL NW ALBUQUERQUE NM	87102

RECORDS WITH LABELS

PAGE 2

102205603949220901	LEGAL: LTS A TH RU G & A POR OF LT M REPLAT OF TR A FRANKL LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: W. W. PROPERTIES OWNER ADDR: 02929 COORS	BL NW ALBUQUERQUE NM	87120
102205610349321027	LEGAL: TR A (PRIVATE ACCESS EASEMENTS & COMMON AREA) PLAT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GLENRIDGE PARK JOINT VENTURE OWNER ADDR: 00005 WESTLAKE	NE ALBUQUERQUE NM	87112
102205608151820921	LEGAL: LOT 1 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: SWEET-GRASSO CAROLYN P OWNER ADDR: 00259 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102105650552111606	LEGAL: LT 2 6 BL K 18 EAST CENTRAL BUSINESS ADDN EXC THE EL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GLEW J JORDAN TRUSTEE OF OWNER ADDR: 00000	TRUTH OR CONNM	87901
102205608151420920	LEGAL: LOT 2 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: MASON E C & MARYALON J OWNER ADDR: 00255 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102105650551411605	LEGAL: LT 2 7 BL K 18 EAST CENTRAL BUSINESS ADDN EXC THE EL LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: GLEW J JORDAN TRSTEE OF OWNER ADDR: 00000	TRUTH OR CONNM	87901
102205608151120919	LEGAL: LOT 3 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: MORALES PORTER NANETTE OWNER ADDR: 00251 GLENRIDGE PARK	LN ALBUQUERQUE NM	87120
102205608250720918	LEGAL: LOT 4 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: HERRON RUFUS J OWNER ADDR: 00247 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102105650550311604	LEGAL: LOT 30-A BLK 18 OF PLAT OF LOT 30-A BLK 18 EAST CE LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: LOSEY JERRY B IRR TRUST % WELL OWNER ADDR: 00000	ARLINGTON TX	76094
102205608250420917	LEGAL: LOT 5 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: PATEL NINA S & OWNER ADDR: 00243 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102205608250020916	LEGAL: LOT 6 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: BUCK LISA Y OWNER ADDR: 00239 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123

102205608149620915	LEGAL: LOT 7 PL AT OF GLENRIDGE PARK CONT 0.1097 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: CHAVEZ JULIA O OWNER ADDR: 00000	ALBUQUERQUE NM	87185
102205608149120914	LEGAL: LOT 8 PL AT OF GLENRIDGE PARK CONT 0.1097 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: GLENRIDGE PARK JOINT VENTURE OWNER ADDR: 00005 WESTLAKE	NE ALBUQUERQUE NM	87112
102205608148720913	LEGAL: LOT 9 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: CASTILLO ISABEL L & VIOLA A OWNER ADDR: 00227 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102205608148320912	LEGAL: LT 1 0 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: OVERTON GAIL C OWNER ADDR: 00223 GLENRIDGE PARK	NE ALBUQUERQUE NM	87123
102105651447911016CA	LEGAL: TR A -1-B BLK 6 EAST CENTRAL BUSINESS ADDN CONT 0.5 LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: US WEST COMMUNICATIONS INC OWNER ADDR: 06300 SOUTH SYRACUSE WAY	ENGLEWOOD CO	80111
102205608148020911	LEGAL: LT 1 1 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: GLENRIDGE PARK JOINT VENTURE OWNER ADDR: 00005 WESTLAKE	NE ALBUQUERQUE NM	87112
102205608147620910	LEGAL: LT 1 2 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: GLENRIDGE PARK JOINT VENTURE OWNER ADDR: 00005 WESTLAKE	NE ALBUQUERQUE NM	87112
102205608147320909	LEGAL: LT 1 3 PL AT OF GLENRIDGE PARK CONT 0.0827 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: GLENRIDGE PARK JOINT VENTURE OWNER ADDR: 00005 WESTLAKE	NE ALBUQUERQUE NM	87112
102105651346411015CA	LEGAL: TR A -2-B BLK 6 EAST CENTRAL BUSINESS ADDN CONT 0.7 LAND USE: PROPERTY ADDR: 00000 JUAN TABO OWNER NAME: US WEST COMMUNICATIONS INC OWNER ADDR: 06300 SOUTH SYRACUSE WAY	ENGLEWOOD CO	80111
102205608146920908	LEGAL: LT 1 4 PL AT OF GLENRIDGE PARK CONT 0.1063 AC +/- OR LAND USE: PROPERTY ADDR: 00000 GLENRIDGE PARK OWNER NAME: BRUECKHEIMER JOAN D OWNER ADDR: 00205 GLENRIDGE PARK	LN NE ALBUQUERQUE NM	87123
102205607647020907	LEGAL: BLK 1-A PLAT OF BLK 1-A & LT 1 & LT A BLK 3 ALL IN LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: PENNINGTON JACK D ETUX OWNER ADDR: 12035 CENTRAL	AV NE ALBUQUERQUE NM	87123

102105651845711017	LEGAL: TR A -3 P LAT OF TRS A-1, A-2 & A-3 BLK 6 EAST CENTR LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: CITY OF ALBUQUERQUE OWNER ADDR: 00000	ALBUQUERQUE NM	87103
102105650043510713	LEGAL: LT 1 5-A BLK 7 REPL OF LT 15-A FORMERLY LTS 15 THRU LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: WALGREEN CO OWNER ADDR: 05550 LBJ FREEWAY	DALLAS TX	75240
102205611244020716	LEGAL: TR I N W1 /2 SW1/4 NW1/4 T10N R4E SEC 27 CONT LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: NEAT CLARENCE E ETUX OWNER ADDR: 00006 SUNDOWN	DR ROLLING HILLCA	90274
102205602643320703	LEGAL: TR 1 MORGAN ADDITION LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: ABRAHMS HARRIET SHALIT ETAL OWNER ADDR: 00000	ALBUQUERQUE NM	87103
102205603943220704	LEGAL: TR2 MORGAN ADDITION LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: SUSAN PARTNERSHIP LP OWNER ADDR: 00000	SCOTTSDALE AZ	85261
102205605443020705	LEGAL: TR 4 EXC EPT THE ELY 91.75 FT & ALL OF TR 3 MORGAN LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: SUSAN PARTNERSHIP LP OWNER ADDR: 10440 LITTLE PAT PHURY	COLUMBIA MD	21044
102205607242220707	LEGAL: LOT 5A P LAT OF LOTS 5A AND 6A MORGAN ADDN CONT 1.7 LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: JACOBS CHISOLM PARTNERSHIP OWNER ADDR: 12020 CENTRAL	AV SE ALBUQUERQUE NM	87123
102205609042220708	LEGAL: LOT 6A P LAT OF LOTS 5A AND 6A MORGAN ADDN CONT 1.4 LAND USE: PROPERTY ADDR: 00000 CENTRAL OWNER NAME: JACOBS CHISOLM PARTNERSHIP OWNER ADDR: 12020 CENTRAL	AV SE ALBUQUERQUE NM	87123



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 21, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1001182

04DRB-00982 Major-Two Year SIA

CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) C, **WESTRIDGE MOBILE HOME PARK, PHASE 2**, zoned SU-1 special use zone, MH & IP, located on BLUEWATER RD NW, between 94TH ST NW and 98TH ST. NW containing approximately 8 acre(s). [REF: 02DRB-00956] (K-9)

Project # 1000419

04DRB-00997 Major-Vacation of
Public Easements

04DRB-00998 Minor-Vacation of
Private Easements

BOHANNAN HUSTON INC agent(s) for FIRST FAMILY CHURCH request(s) the above action(s) for all or a portion of Tract(s) 1B-1-E, 1B-1-D & 1A-2, **RENAISSANCE CENTER**, zoned SU-1 FOR R-3 & C-1 USES, located on UNION WAY DR NE, between RENAISSANCE BLVD NE and MONTANO RD NE containing approximately 13 acre(s). [REF: 04EPC00684, 00685, 03EPC00838, 03DRB00590, 04DRB01419, 04DRB00207] (F-16)

Project # 1003133

03DRB-02076 Minor-Prelim&Final
Plat Approval

03DRB-02077 Minor-Vacation of
Private Easements

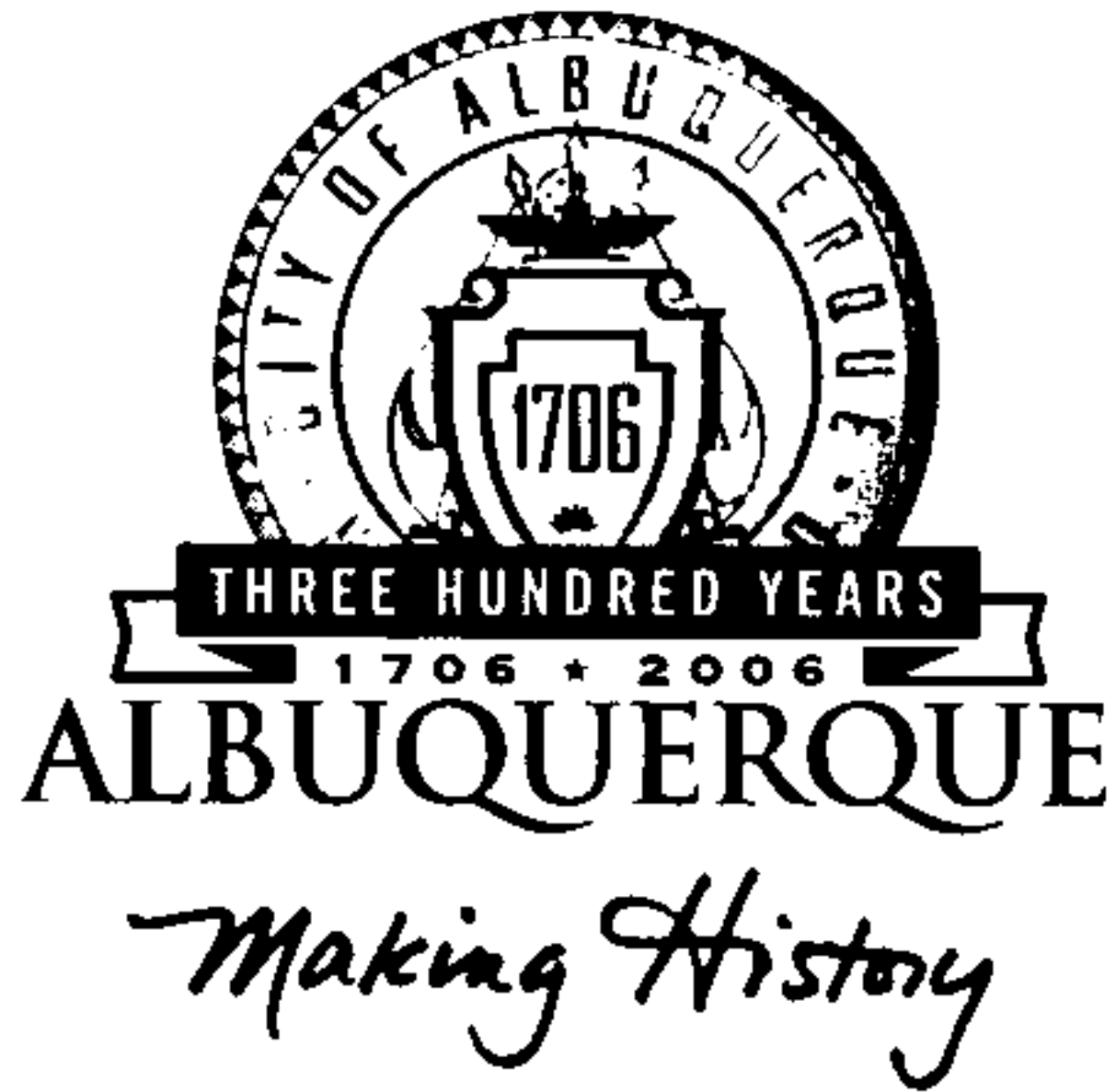
CONSENSUS PLANNING INC. agent(s) for TRICOR SOUTHWEST CORP. request(s) the above action(s) for all or a portion of Lot(s) L-1, M, N & P, **FRANKLIN PLAZA**, zoned C-3/C-2 (SU), located on CENTRAL NE, between JUAN TABO NE and SKYLINE NE containing approximately 9 acre(s). [REF: Z-88-53] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.

CITY OF ALBUQUERQUE



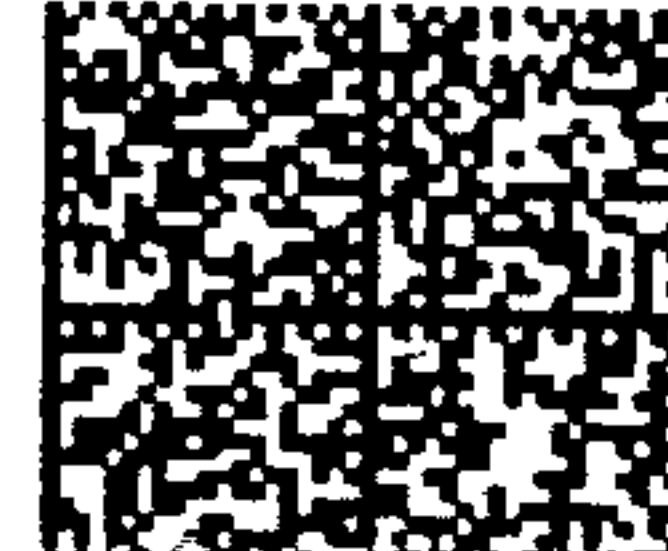
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102105752001040703

STRANCE CHARLES R ETUX
17200 WEST BELL RD
SURPRISE AZ 85374



\$ 00.37⁰
0004329277 JUN 30 2004

←--RETURN TO SENDER UNDELIVERABLE AS ADDRESSED
PHOENIX, ARIZONA 85001 ZIP CODE 85001

Return to sender
Undeliverable As Addressed
Address Is Incomplete
Lot Number Is Required

Return to sender
Undeliverable As Addressed
Address Is Incomplete
Lot Number Is Required

DBB

85374+8701 88



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

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Public Easements

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Project # 1003133

03DRB-02076 Minor-Prelim&Final
Plat Approval

03DRB-02077 Minor-Vacation of
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CONSENSUS PLANNING INC. 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] [Final Plat heard and approved on 4/21/04] (L-22) The applicant is requesting to void (vacate) these DRB actions.

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 5, 2004.

CITY OF ALBUQUERQUE



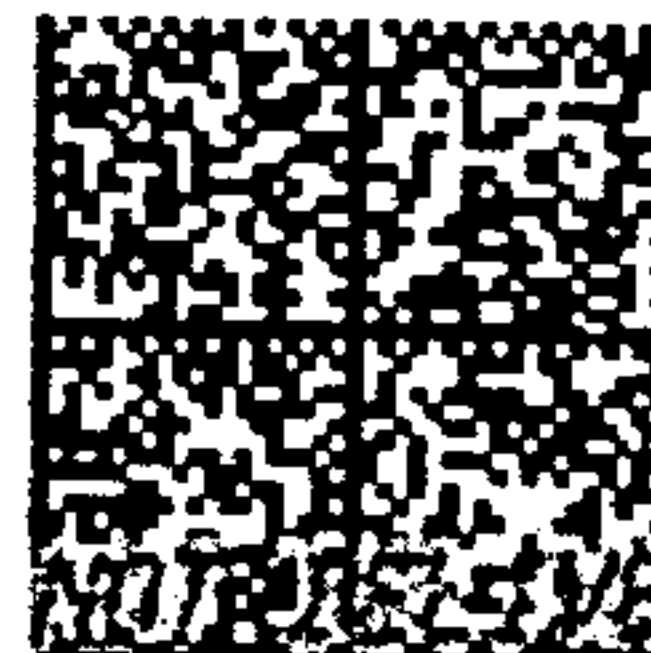
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102105751901540704

STRANCE CHARLES R ETUX
17200 WEST BELL RD
SURPRISE AZ 85374



02 1A \$ 00.37⁰
0004329277 JUN 30 2004
MAILED FROM ZIP CODE 87102

←--RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

PHENIX. JUN 29 07:16 08:24

Return To Sender
Undeliverable As Addressed
Lot Number Is Incomplete
Lot Number Is Required

8537443751 11



PLANNING

CONSENSUS

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 9, 2004

Ms. Sheran Matson, AICP, DRB Chair
Second Floor, Plaza del Sol
600 N. 2nd Street
Albuquerque, New Mexico 87102

Re: Project 1003133; Eckerds Drug Store/Franklin Plaza

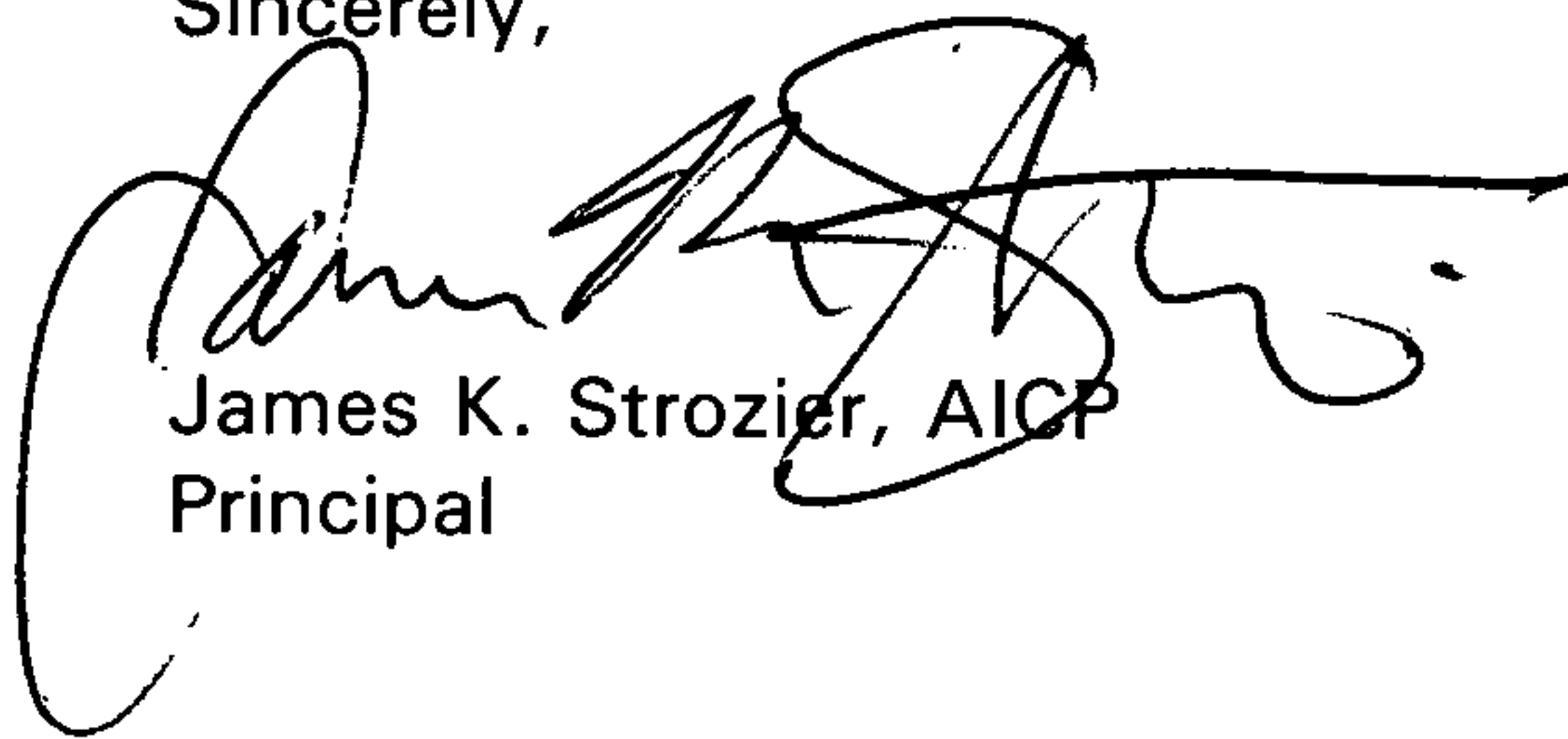
Dear Sheran:

The purpose of this letter is to formally void and withdraw the recent approvals for the above referenced project. The property is located at the northeast corner of Central Avenue and Juan Tabo and is known as Franklin Plaza.

Specifically, this request is to void the Administrative Amendment AA-03-02176; Preliminary Plat 03DRB-02076; Infrastructure List dated 1-20-04; and the Subdivision Improvements Agreement (SIA) dated 2-25-04. The project has been cancelled by the owner and will not be constructed. With the voiding of these actions, we request release of the financial guarantees in association with the SIA.

I have attached a copy of the Zone Atlas Page, Site Plan/Administrative Amendment, Infrastructure List, and SIA for your review. Please contact me if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



Tricor Southwest Corporation

June 8, 2004

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

RE: Project #1003133

Dear Ms Matson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on a request to void Administrative Amendment #AA-03-02176; Preliminary Plat #03 DRB 02076; the Infrastructure List dated 1-20-04; and the Subdivisions Improvements Agreement dated 2-25-04.

Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Hagle", written over a white background.

Chad Hagle
President
Tricor Southwest Corp

CEO
Southwest Juan Tabo, Inc.
General Partner for
Central & Juan Tabo SW, LP

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
 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/Subdivision Regulations)

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: Tricor Southwest Corporation PHONE: 480-945-5500
 ADDRESS: 6340 East Thomas Road Suite 128 FAX: 501-694-7366
 CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: Voiding of Preliminary Plat DRB03-02076; infrastructure list dated 1-20-04; Subdivision Improvements Agreement dated 2-25-04; and Administrative Amendment AA03-02176.

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. L-1-A, M, N, and P Block: _____ Unit: _____
 Subdiv. / Adn. Franklin Plaza
 Current Zoning: SU-2 Mixed Use Proposed zoning: N/A
 Zone Atlas page(s): L-21 No. of **existing** lots: 4 No. of **proposed** lots: 4
 Total area of site (acres): 1,682 sq. f 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.) Within 1000FT of a landfill? No
 UPC No. 102205603949220901, 10225603949220901, 10220560394922090 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Juan Tabo Boulevard NE
 Between: Central Avenue NE and Skyline NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): #1003133; Z-72-59; Z DRB03-02076; AA03-02176

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

SIGNATURE [Signature] DATE June 25, 2004
 (Print) James K. Strozier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

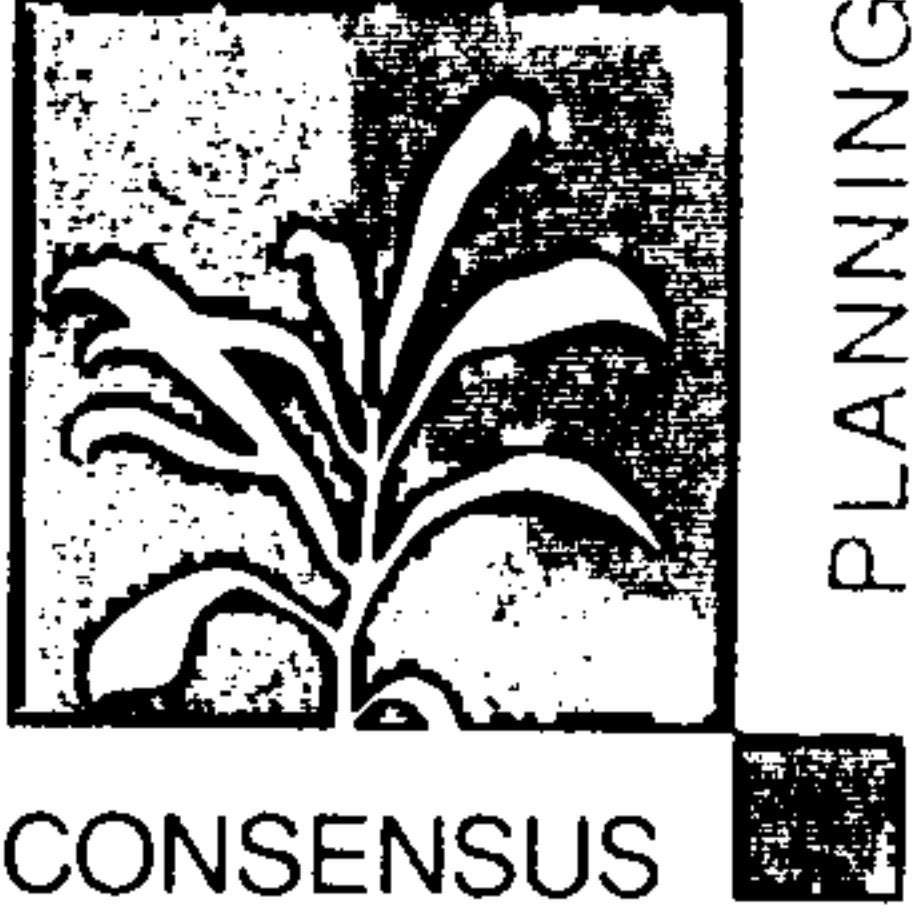
INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>Ad Fee</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> Case history #s are listed	_____	<u>CMF</u>	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>95.00</u>

Form revised 9/01, 3/03

Hearing date 7-21-04

[Signature] 6-25-04
 Planner signature / date

Project # 100 3133



Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 9, 2004

Ms. Sheran Matson, AICP, DRB Chair
Second Floor, Plaza del Sol
600 N. 2nd Street
Albuquerque, New Mexico 87102

Re: Project 1003133; Eckerds Drug Store/Franklin Plaza

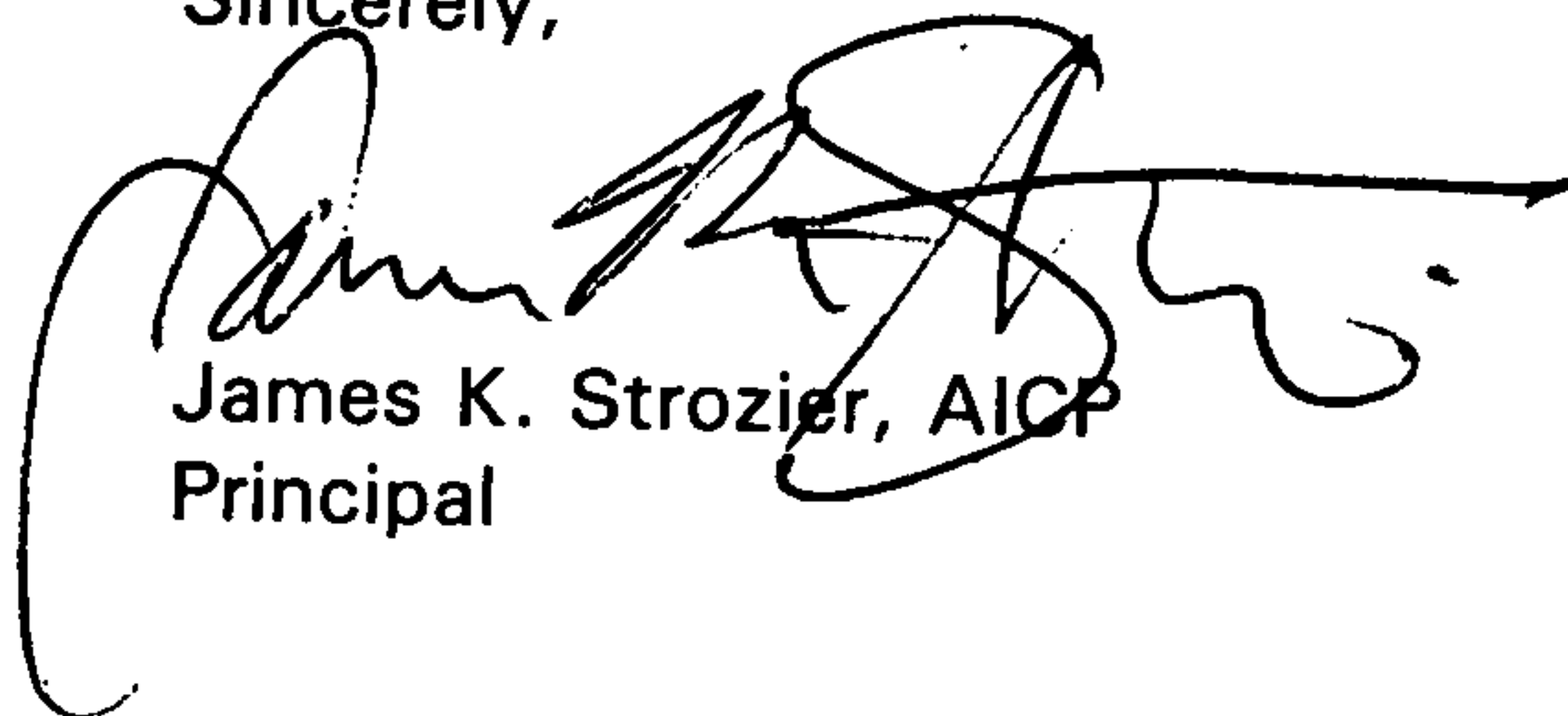
Dear Sheran:

The purpose of this letter is to formally void and withdraw the recent approvals for the above referenced project. The property is located at the northeast corner of Central Avenue and Juan Tabo and is known as Franklin Plaza.

Specifically, this request is to void the Administrative Amendment AA-03-02176; Preliminary Plat 03DRB-02076; Infrastructure List dated 1-20-04; and the Subdivision Improvements Agreement (SIA) dated 2-25-04. The project has been cancelled by the owner and will not be constructed. With the voiding of these actions, we request release of the financial guarantees in association with the SIA.

I have attached a copy of the Zone Atlas Page, Site Plan/Administrative Amendment, Infrastructure List, and SIA for your review. Please contact me if you have any questions or require any additional information.

Sincerely,



James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



Tricor Southwest Corporation

June 8, 2004

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

RE: Project #1003133

Dear Ms Matson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on a request to void Administrative Amendment #AA-03-02176; Preliminary Plat #03 DRB 02076; the Infrastructure List dated 1-20-04; and the Subdivisions Improvements Agreement dated 2-25-04.

Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Hagle". The signature is fluid and cursive, written over a white background.

Chad Hagle
President
Tricor Southwest Corp

CEO
Southwest Juan Tabo, Inc.
General Partner for
Central & Juan Tabo SW, LP

urrent DRC
 oject Number:

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

**EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.F.E.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: 01-20-04
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 1/21/04
 Date Preliminary Plat Expires: 1/21/05
 DRB Project No.: 1003133
 DRB Application No.: 03DRB-02076
& 03DRB-02077

**LOTS L-1-A, M-1, M-2 & M-3, FRANKLIN PLAZA
 PROPOSED NAME OF FLAT**

**LOTS L-1, M, N, AND P, FRANKLIN PLAZA
 EXISTING LEGAL DESCRIPTION PRIOR TO FLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engr
		12' Wide	Right Turn Lane	Central Ave.	Juan Tabo Blvd.	100' East Plus Transition	/	/	/
		STD	Curb & Gutter (North Side Only)	.	.	.	/	/	/
		6'	PCC Sidewalk	.	.	.	/	/	/
		Double "C"	Storm Drain Inlet Remove & Relocate	.	PC of Rtn		/	/	/
			Remove & Relocate Signal Ped. & Base	.	.		/	/	/
							/	/	/
							/	/	/
							/	/	/

JUN 07 2004 4:53PM HP LASERJET 3330

ORIGINAL

NOTES

- Storm drain inlet relocation includes all connector pipe extension.
- Right turn lane includes removal and relocation of street lights as necessary.

AGENT/OWNER

Fred C. Arfman, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 01/20/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sharon Watson 1/21/04
DRB CHAIR - date

Christina Sandoval 1/21/04
PARKS & RECREATION - date

[Signature] 1-21-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Reginald Green 1/21/04
UTILITY DEVELOPMENT - date

_____ - date

Brady J. Byles 1/21/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

No. of Lots: 4
Nearest Major Streets
Central & Juan Tabo NE

FIGURE 12

**SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)**

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this ____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and _____ Central & Juan Tabo SW, Limited Partnership ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited partnership, whose address is 6210 East Thomas Road, Suite 204, * and whose telephone number is (480) 945-5500, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

*Scottsdale, AR 85251

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots L-1, N, & P, Franklin Plaza, recorded on July 12, 1979 in the records of the Bernalillo County Clerk at Book B16, pages 155 through ** --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] W&W Properties, a California General Partnership). **together with Lot M, Franklin Plaza, recorded on August 1, 1974 in the Records of Bernalillo County Clerk at Book C10, Page 21

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots L-1-A, M-1, M-2, & M-3, Franklin Plaza describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 21st day of November, 2004 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 732281.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by NA. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by NA, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by NA, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Irrevocable Standby Letter of Credit No. 3061726
Amount: \$42,560.69 Name of Financial Institution or Surety: Bank of America
Date City first able to call Guaranty: November 21 20 04
[Construction Completion Deadline]: November 21 20 04
If Guaranty other than a Bond, last day City able to call Guaranty is: January 21 20 05
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.
13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.
14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.
15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.
16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.
21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Central & Juan Tabo SW, Limited Partnership CITY OF ALBUQUERQUE

By [Signature]: [Signature]
Name: Chad Hagle
Title: CEO of its General Partner, Southwest Juan Tabo, Inc. City Engineer
Dated: 2/25/2004 Dated: _____

SUBDIVIDER'S NOTARY OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 25th day of February, 2004 by [name of person:] Chad Hagle, [title or capacity, for instance, "President" or "Owner":] CEO of Southwest Juan Tabo, Inc. as General Partner of Central & Juan Tabo SW, Limited Partnership, a New Mexico Limited Partnership.

Ruth T. Lozano
Notary Public

My Commission Expires: 4/22/07

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

CITY'S NOTARY

This instrument was acknowledged before me on _____ day of _____, 20____ by _____, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires: _____

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



DATE: FEBRUARY 24, 2004

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: 3061726

BENEFICIARY
CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NM 87103
ATTN: CHIEF ADMINISTRATIVE OFFICER

APPLICANT
CENTRAL & JUAN TABO SW,
LIMITED PARTNERSHIP
C/O TRICOR SOUTHWEST CORPORATION
6210 E. THOMAS RD., STE. 204
SCOTTSDALE, AZ 85251

AMOUNT
USD 42,560.69
FORTY TWO THOUSAND FIVE
HUNDRED SIXTY AND 69/100'S
U.S. DOLLARS

EXPIRATION
JANUARY 21, 2005 AT OUR
COUNTERS

RE: LETTER OF CREDIT FOR CENTRAL & JUAN TABO SW, LIMITED PARTNERSHIP
("DEVELOPER")

CITY OF ALBUQUERQUE PROJECT NO. 732281

PROJECT NAME: LOTS L-1-A, M-1, M-2 & M-3, FRANKLIN PLAZA

DEAR SIRs:

THIS LETTER IS TO ADVISE THE CITY OF ALBUQUERQUE ("CITY") THAT, AT THE REQUEST OF CENTRAL & JUAN TABO SW, LIMITED PARTNERSHIP ("DEVELOPER"), BANK OF AMERICA, N.A. IN LOS ANGELES, CALIFORNIA, HAS ESTABLISHED AN IRREVOCABLE LETTER OF CREDIT IN THE SUM OF FORTY TWO THOUSAND FIVE HUNDRED SIXTY AND 69/100'S U.S. DOLLARS (US\$42,560.69) ("LETTER OF CREDIT") FOR THE EXCLUSIVE PURPOSE OF PROVIDING FINANCIAL ASSURANCE WHICH THE CITY REQUIRES FROM CENTRAL & JUAN TABO SW, LIMITED PARTNERSHIP ("DEVELOPER").

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF FORTY NINE THOUSAND SIX HUNDRED FORTY SEVEN AND 64/100'S U.S. DOLLARS (US\$42,560.69) IS/ARE AVAILABLE AT SIGHT AT BANK OF AMERICA, N.A., 333 S. BEAUDRY AVE., 19TH FLOOR, LOS ANGELES, CA 90017 BETWEEN FEBRUARY 24, 2004 AND JANUARY 21, 2005.

WHEN PRESENTED FOR PAYMENT, THE DRAFT(S) IS/ARE TO BE ACCOMPANIED BY THE CITY'S NOTARIZED CERTIFICATION STATING:

"(1) CENTRAL & JUAN TABO SW, LIMITED PARTNERSHIP ("DEVELOPER") HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS WHICH MUST BE CONSTRUCTED AT LOTS L-1-A, M-1, M-2 & M-3, FRANKLIN PLAZA, PROJECT NO. 732281 ("PROJECT"); (2) THE UNDERSIGNED IS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE AND IS AUTHORIZED TO SIGN THIS CERTIFICATION; AND (3) THE AMOUNT OF THE LETTER OF CREDIT IS 125% OF THE CITY'S ESTIMATED COST OF CONSTRUCTION OF IMPROVEMENTS AS REQUIRED BY THE CITY'S SUBDIVISION ORDINANCE. THE IMPROVEMENTS ARE IDENTIFIED IN THE AGREEMENT BETWEEN



THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NUMBER: 3061726

THE CITY OF ALBUQUERQUE AND DEVELOPER, KNOWN AS SUBDIVISION IMPROVEMENTS AGREEMENT - PUBLIC AND/OR PRIVATE ("AGREEMENT"). THE AMOUNT OF THE DRAFT DOES NOT EXCEED 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENT."

WE HEREBY AGREE WITH THE DRAWER OF DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE IF PRESENTED BETWEEN FEBRUARY 24, 2004 AND JANUARY 21, 2005.

THE DRAFT(S) DRAWN UNDER THIS CREDIT MUST CONTAIN THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT NO. 3061726 OF BANK OF AMERICA, N.A."

THIS LETTER OF CREDIT IN FAVOR OF THE CITY OF ALBUQUERQUE SHALL EXPIRE ON THE EARLIER OF:

1. UPON OUR RECEIPT OF CITY OF ALBUQUERQUE STATEMENT SIGNED BY THE CHIEF ADMINISTRATIVE OFFICER CERTIFYING THAT THE CITY'S ACCEPTANCE OF THE COMPLETED IMPROVEMENTS SPECIFIED IN THE AGREEMENT; OR
2. EXPIRATION OF THE DATE OF JANUARY 21, 2005.

THIS CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1993 REVISION), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 500.

IF YOU REQUIRE ANY ASSISTANCE OR HAVE ANY QUESTIONS REGARDING THIS TRANSACTION, PLEASE CALL 213-345-5304.

BANK OF AMERICA, N.A.


AUTHORIZED SIGNATURE


AUTHORIZED SIGNATURE

EUNSON BAE

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

PAID RECEIPT

APPLICANT NAME TRICOR Southwest Corp
AGENT CONSENSUS PLANNING
ADDRESS 924 Park AV SW 87102
PROJECT & APP # 1003133
PROJECT NAME Franklin Plaza

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 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

\$ 95.00 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

06/25/2004 12:01PM LOC: ANN
X
RECEIPT# 00025049 WSH 006 TRANSH 0019
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$95.00
J24 Misc \$75.00
VI \$95.00
CHANGE \$0.00

DUPLICATE
City Of Albuquerque
Treasury Division

06/25/2004 12:00PM LOC: ANN
X
RECEIPT# 00025048 WSH 006 TRANSH 0019
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$95.00
J24 Misc \$20.00

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

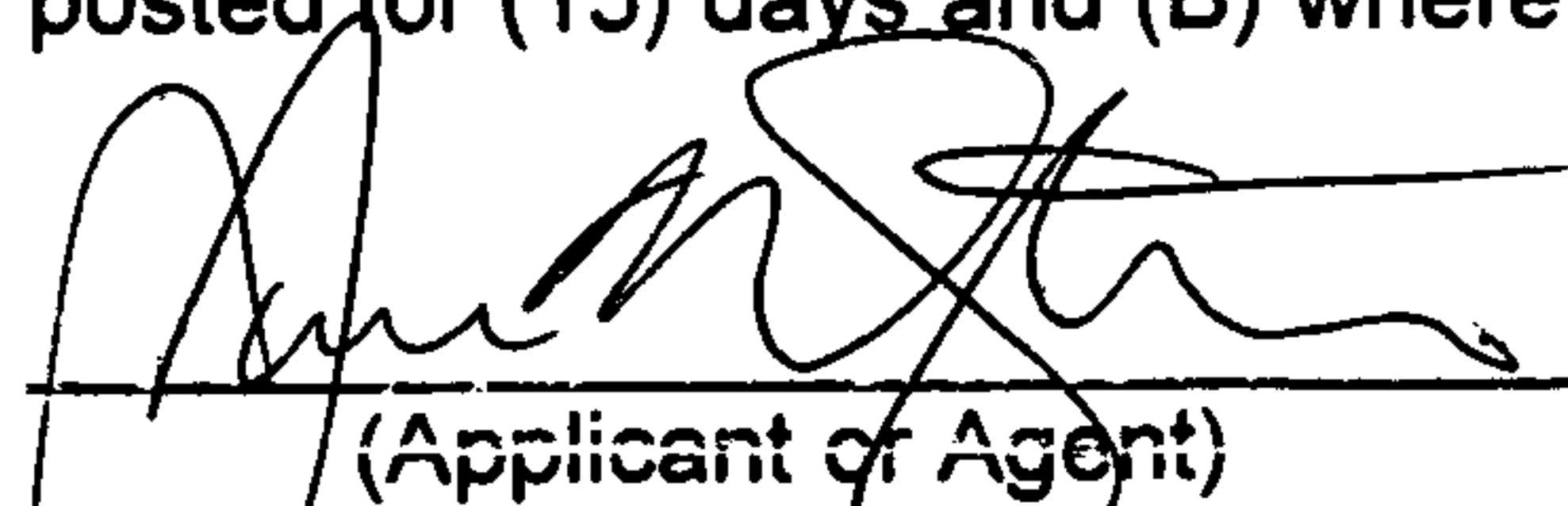
4. TIME

Signs must be posted from 7-6-04 To 7-21-04


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) 6-25-04
(Date)

I issued 2 signs for this application, 6-25-04, 

(Date) (Staff Member)

DRB PROJECT NUMBER: 1003133

Current DRC Project Number: _____

#14

FIGURE 12

Date Submitted: 01-20-04

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 1/21/04

Date Preliminary Plat Expires: 1/21/05

DRB Project No.: 1003133

DRB Application No.: 03DRB-02076

~~& 03DRB-02077~~

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

LOTS L-1-A, M-1, M-2 & M-3, FRANKLIN PLAZA

PROPOSED NAME OF PLAT

LOTS L-1, M, N, AND P, FRANKLIN PLAZA

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
<input type="text"/>	<input type="text"/>	12' Wide	Right Turn Lane	Central Ave.	Juan Tabo Blvd.	100' East Plus Transition	/	/	/
<input type="text"/>	<input type="text"/>	STD	Curb & Gutter (North Side Only)	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	6'	PCC Sidewalk	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	Double "C"	Storm Drain Inlet Remove & Relocate	"	PC of Rtn		/	/	/
<input type="text"/>	<input type="text"/>		Remove & Relocate Signal Ped. & Base	"	"		/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

ORIGINAL

NOTES

- 1. Storm drain inlet relocation includes all connector pipe extension.
- 2. Right turn lane includes removal and relocation of street lights as necessary.

AGENT/OWNER
 Fred Arfman, PE
 NAME (print)

Isaacson & Arfman, P.A.
 FIRM
 Fred C. Arfman 01-20-04
 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheren Matson 1/21/04
 DRB CHAIR - date

Christina Sandoval 1/21/04
 PARKS & RECREATION - date

Steve Day 1-21-04
 TRANSPORTATION DEVELOPMENT - date

Robert Green 1/21/04
 UTILITY DEVELOPMENT - date

Brad J. Bijler 1/21/04
 CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

<p>SUBDIVISION</p> <p>_____ Major Subdivision action S</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input checked="" type="checkbox"/> Vacation V</p> <p>_____ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>_____ ...for Subdivision Purposes P</p> <p>_____ ...for Building Permit</p> <p>_____ IP Master Development Plan</p> <p>_____ Cert. of Appropriateness (LUCC) L</p>	<p style="text-align: center;">Supplemental form</p> <p>ZONING & PLANNING Z</p> <p>_____ Annexation</p> <p>_____ Zone Map Amendment (Establish or Change Zoning)</p> <p>_____ Sector Plan (Phase I, II, III)</p> <p>_____ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>_____ Text Amendment (Zoning Code/Subdivision Regulations)</p> <p>APPEAL / PROTEST of... A</p> <p>_____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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: Tricolor Southwest Corp. PHONE: (480) 945-5500

ADDRESS: 6210 E. Thomas Rd, Ste 204 FAX: _____

CITY: Scottsdale STATE AZ ZIP 85251 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Isaacson & Artman, P.A. PHONE: (505) 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: Albuq. STATE NM ZIP 87108 E-MAIL: iamengrs@swcp.com

DESCRIPTION OF REQUEST: Prelim & Final Plat Approval

Vacation of Private Easement

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. Lots L-1, M, N & P Block: _____ Unit: _____

Subdiv. / Addn. Franklin Plaza

Current Zoning: ~~C-3~~/C-2(SC) Proposed zoning: ~~C-3~~/C-2(SC)

Zone Atlas page(s): L-22 No. of existing lots: 4 No. of proposed lots: 4

Total area of site (acres): 8.1083 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.) Within 1000FT of a landfill? No

UPC No. See attached list MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: N.E. corner of Central & Juan Tabo

Between: Suan Tabo and Skyline

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): No record

2-88-53

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

SIGNATURE Asa Nilsson-Weber DATE 12-9-03

(Print) Asa Nilsson-Weber _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p>All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Application case numbers</th> <th style="text-align: left;">Action</th> <th style="text-align: left;">S.F.</th> <th style="text-align: left;">Fees</th> </tr> </thead> <tbody> <tr> <td><u>03DRB - 02076</u></td> <td><u>P&F</u></td> <td><u>3(3)</u></td> <td><u>\$ 425⁰⁰</u></td> </tr> <tr> <td><u>03DRB - 02077</u></td> <td><u>VPE</u></td> <td><u>✓</u></td> <td><u>\$ 45⁰⁰</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td><u>\$ 570⁰⁰</u></td> </tr> </tbody> </table> <p>Hearing date <u>Dec 17, 2003</u></p> <p>Planner signature / date <u>[Signature] / 12/9/03</u></p> <p>Project # <u>21003133</u></p>	Application case numbers	Action	S.F.	Fees	<u>03DRB - 02076</u>	<u>P&F</u>	<u>3(3)</u>	<u>\$ 425⁰⁰</u>	<u>03DRB - 02077</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45⁰⁰</u>	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	_____	_____	_____	\$ _____	Total			<u>\$ 570⁰⁰</u>
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_____	_____	_____	\$ _____																										
_____	_____	_____	\$ _____																										
Total			<u>\$ 570⁰⁰</u>																										

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

Ruth Lozano
 for Isaacson & Artman
Ruth Lozano
 Applicant name (print)
 Applicant signature / date



Form revised April 2003

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

Application case numbers
 03 003 - 0 2077

Paul Cardel
 Planner signature / date
Project # 1003133

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

- SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**
- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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, 4 copies for internal routing.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

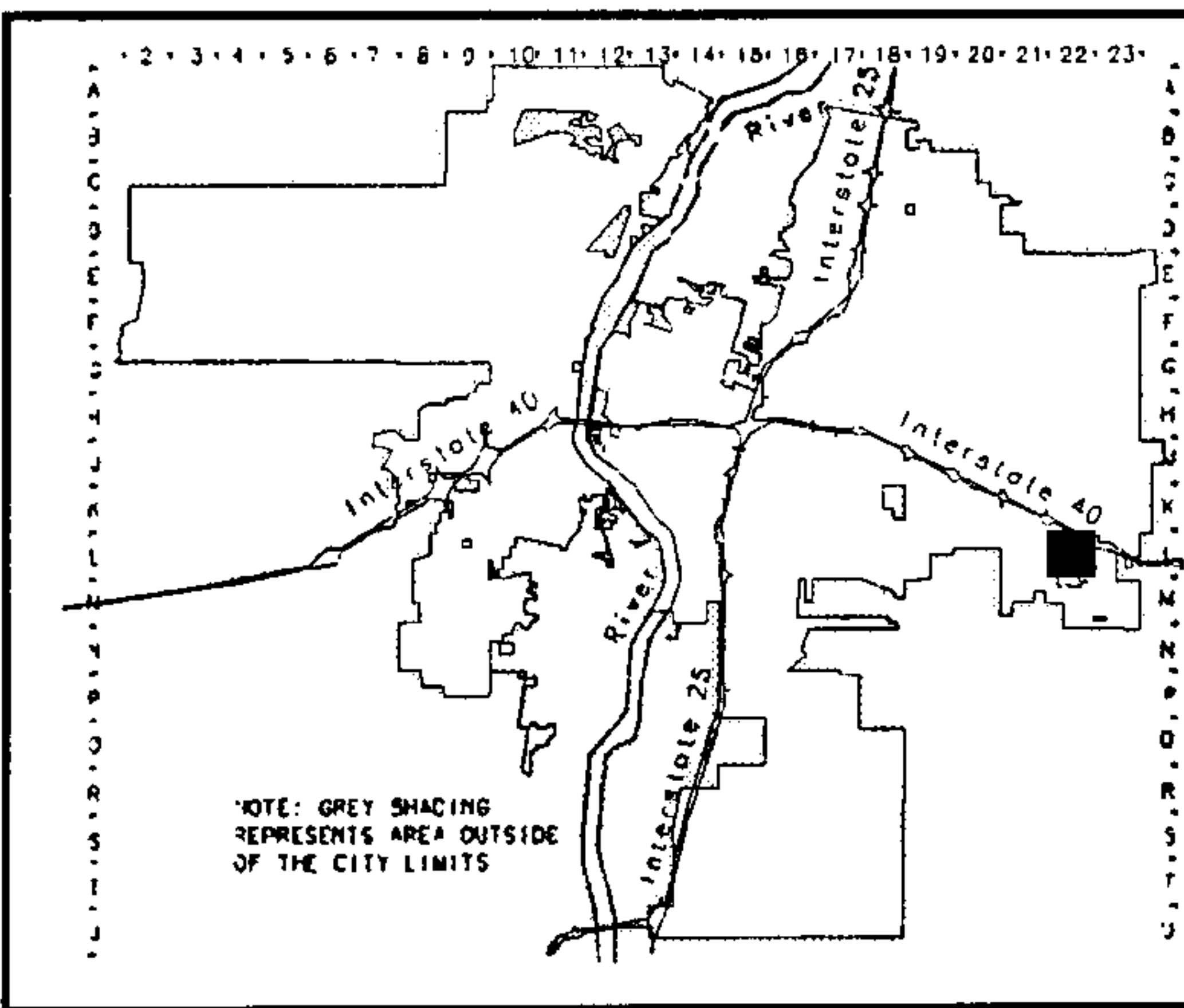
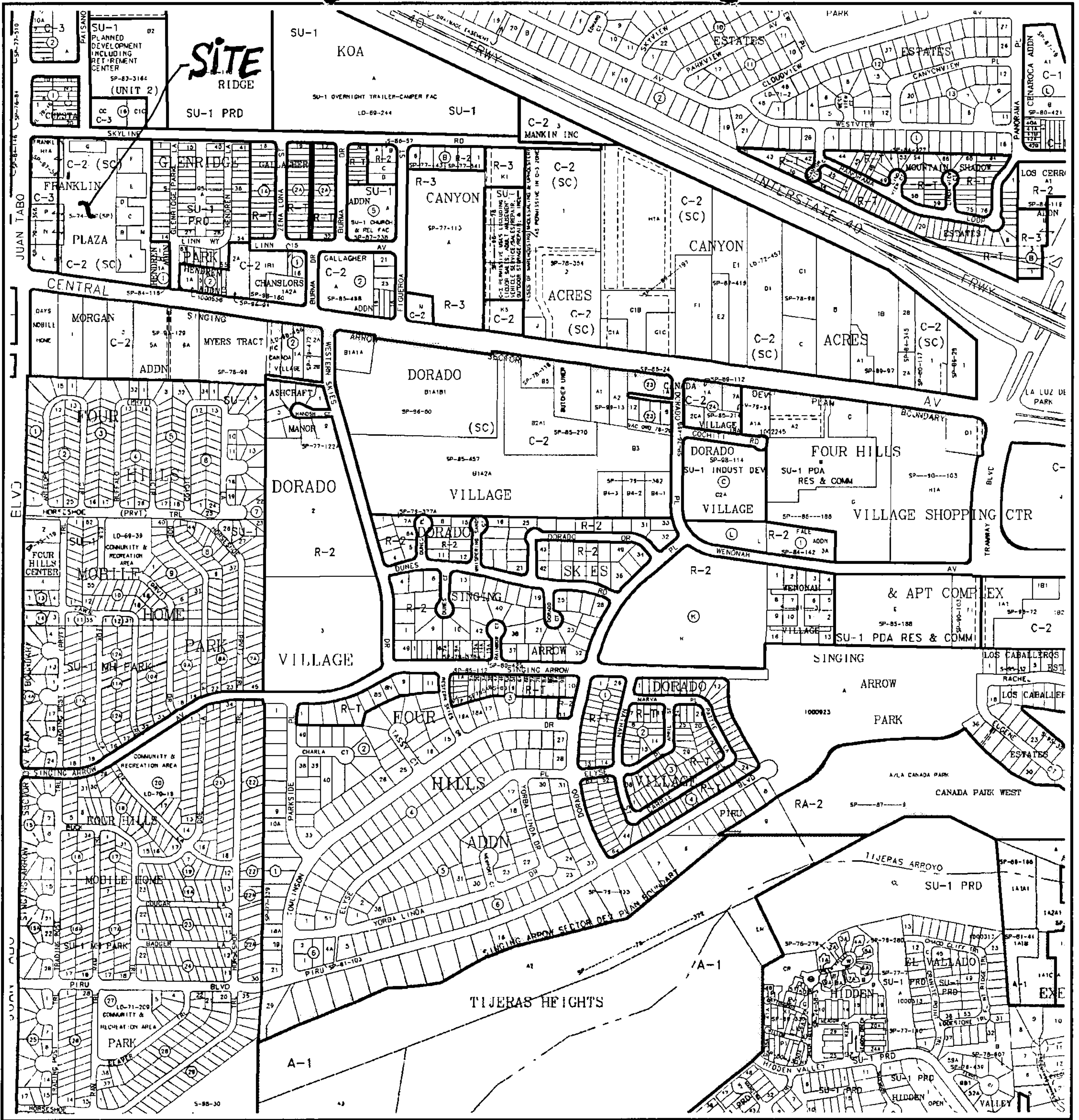
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Ruth Lozano
for Isaacson + Artman
Ruth Lozano Applicant name (print)
12/9/03
Applicant signature / date



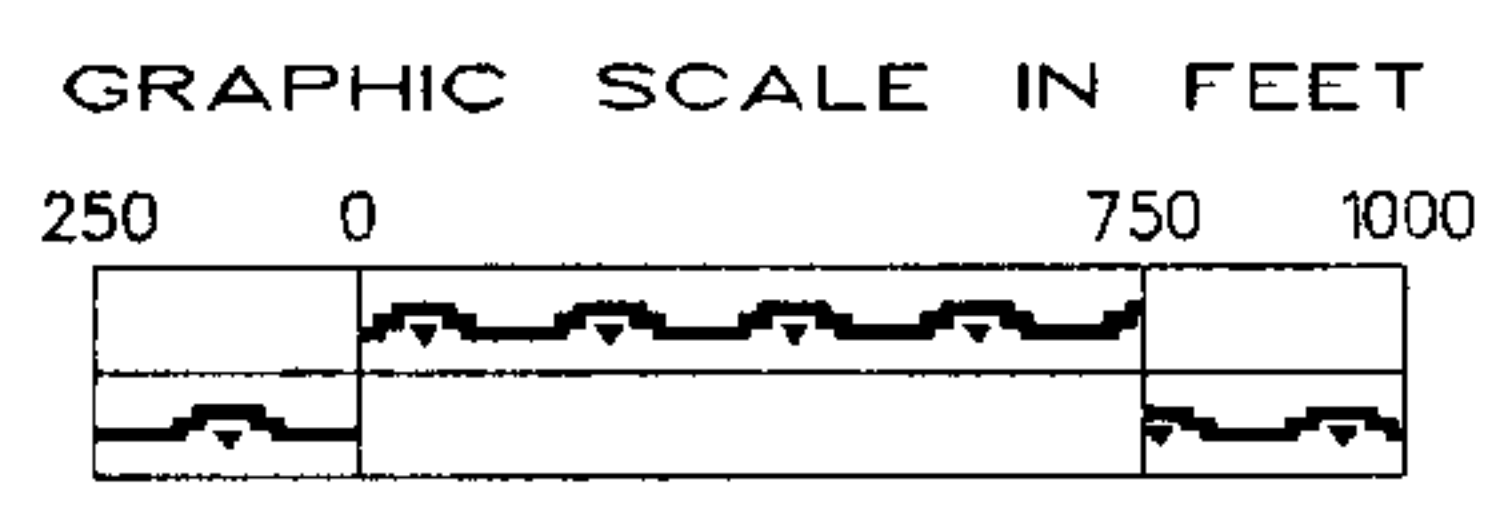
Form revised 3/03 and 8/03

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Paul Cardel</u>	<u>12/9/03</u>
<input checked="" type="checkbox"/> Fees collected	<u>03003- - 02076</u>	Planner signature / date	
<input checked="" type="checkbox"/> Case #s assigned	<u>- - -</u>	Project #	<u>1008133</u>
<input checked="" type="checkbox"/> Related #s listed	<u>- - -</u>		



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

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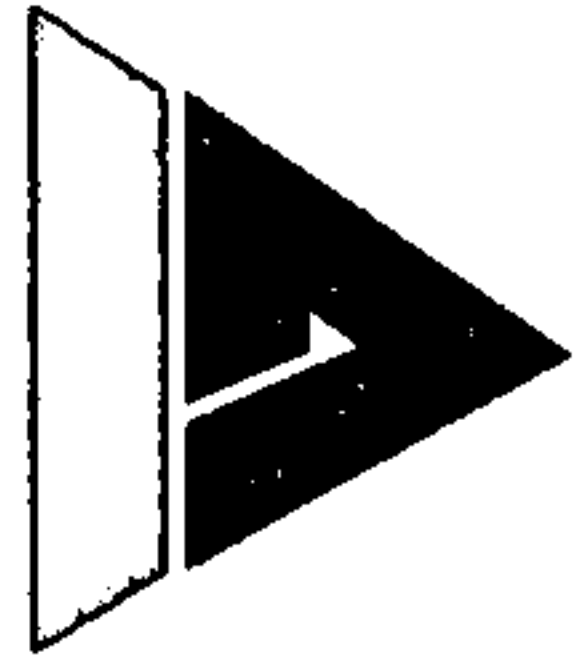
Zone Atlas Page

L-22-Z

Map Amended through August 01, 2003

Franklin Plaza

Lot No.	UPC No.
L-1	102205601446020925
M	102205604048820901
N	102205601547320926
P	102205601548320928



PROJECT MEMORANDUM

12/08/03

TO: DRB Chair, City of Albuquerque

FROM: Åsa Nilsson-Weber, Isaacson & Arfman, P.A.

REF: Lots L-1-A, M-1, M-2, & M-3,
Franklin Plaza

PROJ NO: I&A 1269.1

SUBJ: Final Plat and Vacation of Private Easement

Isaacson & Arfman, P.A., consulting civil engineer and agent for Tricor Southwest Corp. is hereby requesting DRB approval for final plat approval and vacation of a portion of a private 6' PNM easement for the referenced project.

Copies of the plat, the document creating the easement and an exhibit showing the portion of the easement to be vacated are attached.

**JUSTIFICATION FOR
VACATION OF
A PRIVATE PNM EASEMENT**

REF: Proposed Lots L-1-A, M-1, M-2, M-3, Franklin Plaza
Existing Lots L-1, M, N and P, Franklin Plaza

SUBJ: Justification for Vacation of a 6-foot Private PNM Easement

EASEMENT: 6-foot utility easement created by Replat of Franklin Plaza,
recorded on August 1, 1974, in Volume C10, Folio 21.
Portion of easement located in existing Lots L-1, N, and P
was vacated by plat of Lots K, L and Part of Lot M, Franklin
Plaza, recorded on July 12, 1979, in Volume B16, Folio 155.

LOCATION: Portion to be vacated is located in proposed Lots M-2
and M-3

DATE: December 9, 2003

The 6-foot easement should be vacated for the following reasons:

1. Utilities will be located in proposed/existing utility easements along the fronts of the lots.
2. The public welfare is in no way served by retaining the easement.

Copies of the documents creating the easement and an exhibit showing the location of the proposed portion to be vacated are attached.



Tricor Southwest Corporation

June 8, 2004

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

RE: Project #1003133

Dear Ms Matson:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on a request to void Administrative Amendment #AA-03-02176; Preliminary Plat #03 DRB 02076; the Infrastructure List dated 1-20-04; and the Subdivisions Improvements Agreement dated 2-25-04.

Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Hagle", written over a white background.

Chad Hagle
President
Tricor Southwest Corp

CEO
Southwest Juan Tabo, Inc.
General Partner for
Central & Juan Tabo SW, LP

- 584

OK *Benavides* 7-12-79

~~79 40784~~ REPLAT OF LOTS ^{AMENDED} K, L AND PART OF LOT M
FRANKLIN PLAZA
ALBUQUERQUE, NEW MEXICO

79 52003

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
~~4:02 JUN 11 1979~~
at ~~4:02~~ o'clock ~~P.M.~~ Recorded in Vol. **B16**
of records of said County Folio **125**
~~My *Benavides*~~ Clerk & Recorder
~~Deputy Clerk~~

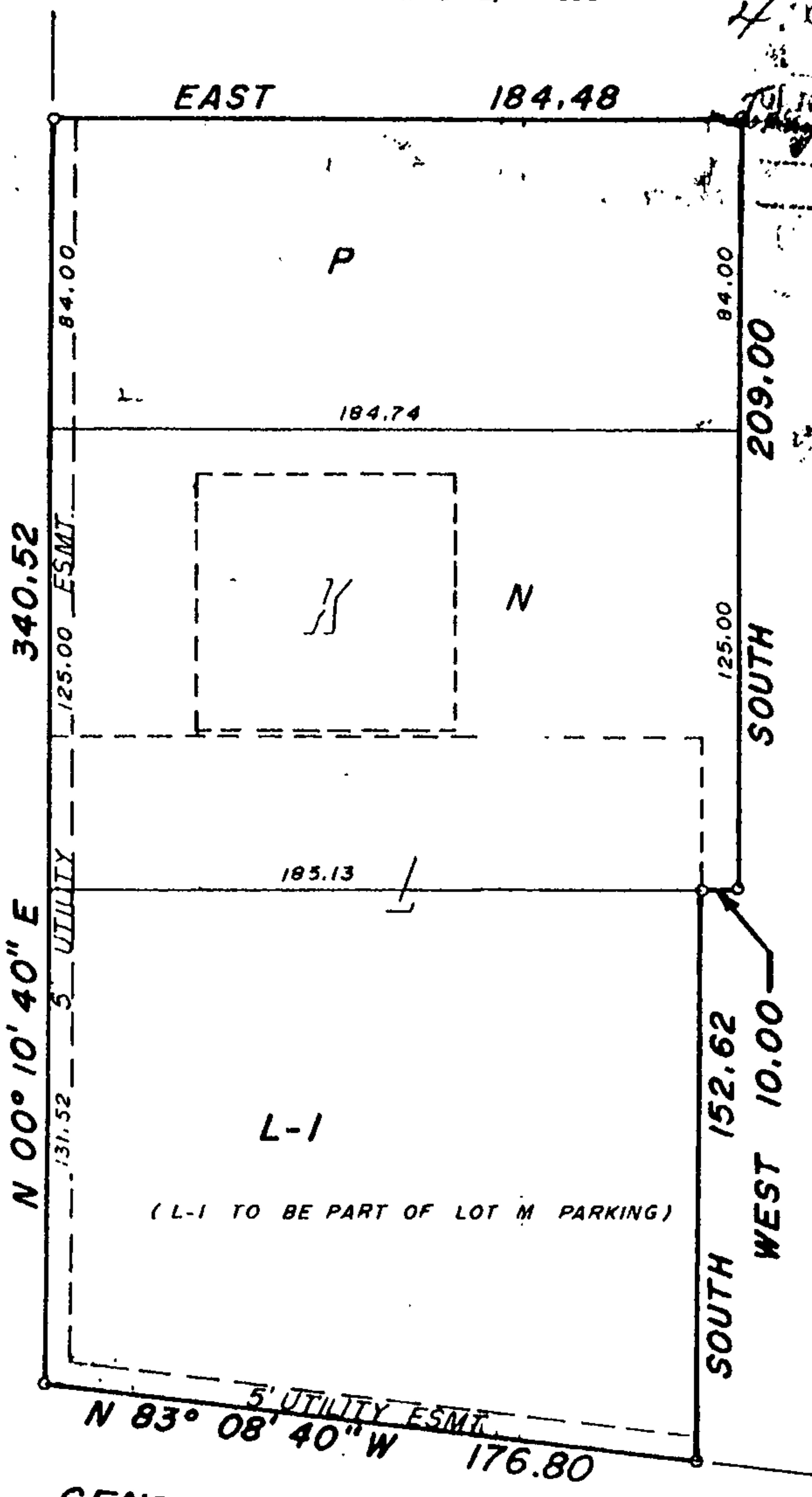
State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
4:08 JUL 12 1979
at ~~4:08~~ o'clock ~~P.M.~~ Recorded in Vol. **B16**
of records of said County Folio **155**
~~My *Benavides*~~ Clerk & Recorder
~~Deputy Clerk~~

BY CONDITIONAL ACCEPTANCE
granted by Subsection 22 A 20 of
the City of Albuquerque Subdivision Ordinance

SP-79-396

~~6-1-79~~
~~Director~~ CITY
~~Management~~
Albuquerque, New Mexico

JUAN TABO BLVD. N.E.



NOTE:
THIS PLAT AMENDED TO
VACATE 6' UTILITY
EASEMENT AND CORRECT
SOUTH BOUNDARY DIM.
AND TO INCLUDE 6' U.E.
ALONG JUAN TABO



in parcel of land situate in the City of Albuquerque, New Mexico and being identified as Lots
portion of M of the Replat of ~~FRANKLIN PLAZA~~, Albuquerque, New Mexico, as the same is shown
ed on said Replat filed in the office of the County Clerk, Bernalillo County, New Mexico on
74; and being more particularly described by meter and bounds description as follows:
t the Southwest corner of the parcel herein described, said Southwest corner being identical
west corner of said Replat, and also being a point on the intersection of the Easterly
y line of Juan Tabo Blvd. N.E. and the Northerly right-of-way line of Central Ave N.E.;
0° 10' 40" E, 340.52 feet distance along said Easterly right-of-way line of Juan Tabo Blvd N.E.

FRANKLIN PLAZA
(03-28-97, 97C-85)

SKYLINE ROAD N.E.
(60' R/W)

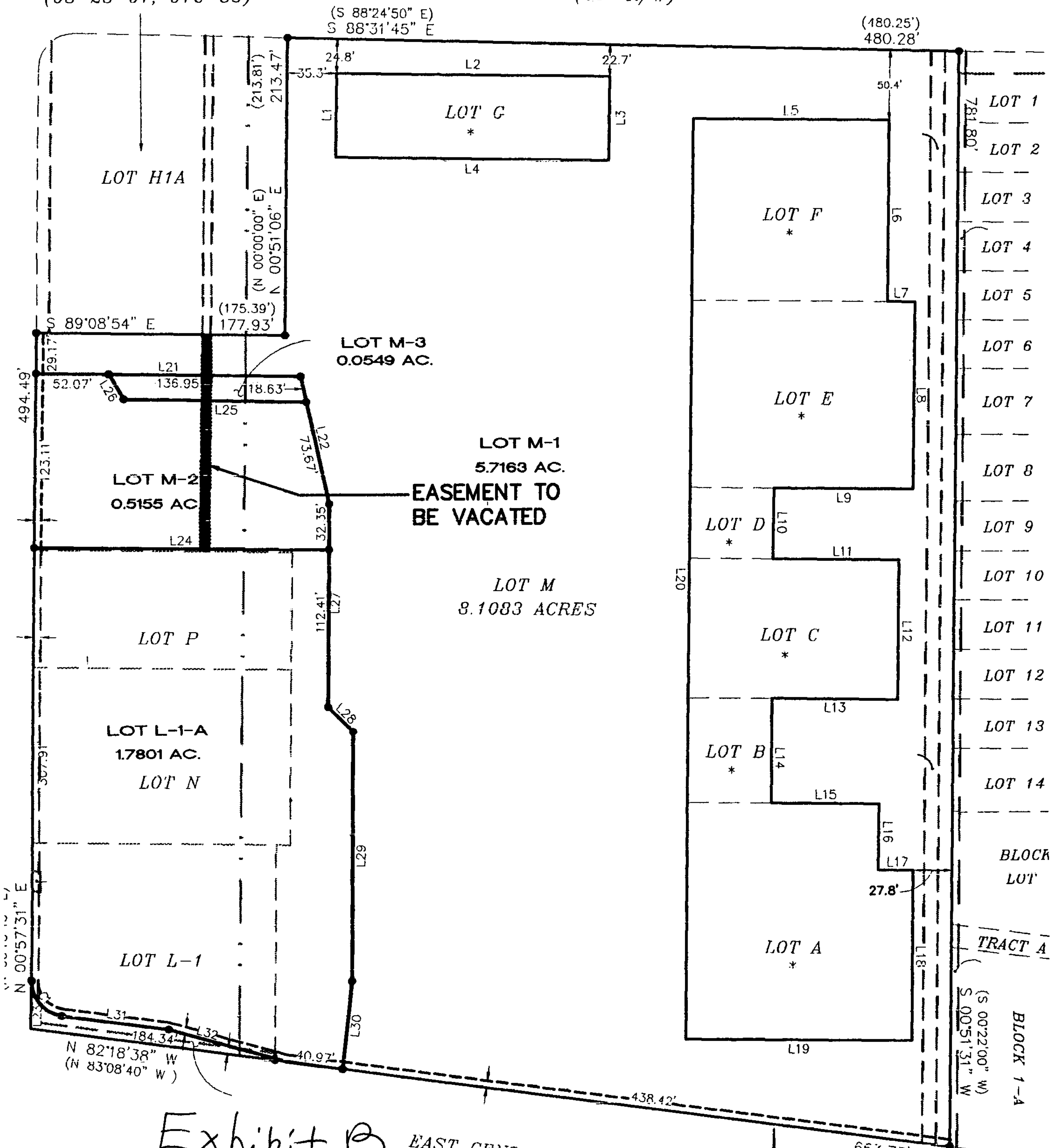


Exhibit B
12/17/03

EAST CENTRAL AVENUE N.E.
(100' R/W)

FRANKLIN PLAZA
EASEMENT VACATION EXHIBIT



1"=100'