

#2



COMPLETED 06/19/06 SH DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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.: 06DRB-00570(P&F)

Project # 1003212

Project Name BROWNEWELL & LAILS
HIGHLAND ADDITION

Agent: John Menicucci

Phone No.: 247-0444

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/17/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Clarification of parking and access
easement.

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): record plat
15 days appeal
AGISA

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.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1003212

DRB
Case
Action
Log

#2



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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.: 06DRB-00570(P&F)
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Agent: John Menicucci

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3212

DXF Electronic Approval Form

DRB Project Case #: 1003212

Subdivision Name: BROWNEWELL & LAILS HIGHLAND BLOCK 34 TRACT A1A1A & BLOCK 33 TRACT B1A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 6/15/2006 Hard Copy Received: 6/16/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06-16-2006
Date

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

AGIS Use Only
Copied fc **3212** to agiscov on **6/16/2006** Contact person notified on **6/16/2006**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 17, 2006

- 2. Project # 1003212**
06DRB-00569 Major-Vacation of Public Easements
06DRB-00570 Minor-Prelim&Final Plat Approval

JOHN MENICUCCI, BERGER BRIGGS REAL ESTATE agent(s) for GRAND AVENUE PARTNERS, A NM LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1 & B-1, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE ST NE containing approximately 2 acre(s). [REF: 04EPC00699, 05DRB00729] (K-15)

At the May 17, 2006, Development Review Board meeting, the vacation was approved with the addition of a 30-foot private parking easement as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The preliminary and final plat was approved with final sign off delegated to Transportation Development for clarification of the parking and access easement and Planning for AGIS dxf file, 15-day appeal period and to record the plat.

If you wish to appeal this decision, you must do so by June 1, 2006, in the manner described below.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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

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



Sheran Matson, AICP, DRB Chair

Cc: John Menicucci, Berger Briggs Real Estate, 215 3rd St SW, 87102
Rupert Holland, Spruce Park Neighborhood Association, 415 Maple St NE, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003212 AGENDA#: 2 DATE: 5.17.06

1. Name: _____ Address: _____ Zip: _____

2. Name: John Menicucci Address: 215 Third St Zip: 07102

3. Name: Roger A Hollans
Spivey Park MA Address: 415 Maple St Zip: 07106

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: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003212

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the subject request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: May 17, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 17, 2006

Project # 1003212

06DRB-00569 Major-Vacation of Public Easements
 06DRB-00570 Minor-Prelim&Final Plat Approval

JOHN MENICUCCI, BERGER BRIGGS REAL ESTATE agent(s) for GRAND AVENUE PARTNERS, A NM LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1 & B-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE ST NE containing approximately 2 acre(s). [REF: 04EPC00699, 05DRB00729] (K-15)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the request.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination

Letters sent to Spruce Park NA (R), Silver Hill NA (R) and Sycamore NA (R).

APS The requested vacation for the property located in Brownwell & Lails Highland Addition is in support of an apartment project located at 1630 Dr. Martin Luther King Jr. Ave NE. The project adds an additional 8 apartment units to the existing apartment complex. The project is located within the following APS attendance areas: Monte Vista Elementary, Jefferson Middle School, and Albuquerque High School.

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
MONTE VISTA ES	472	466	-6
JEFFERSON MS	846	889	43
ALBUQUERQUE HS	1,764	2,200	436

The current apartment complex does not show any school-age children. The additional units will probably have no to minimal school age children. Therefore, the project will have minimal impacts to the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to the vacation request. Easements on south side of plat need clarification.

Transportation Development

No objection to the vacation requests. Why doesn't the access easement bend to cover the new drivepad from MLK? Why is there only 20' along the northern portion?

Parks & Recreation

Defer to affected utilities regarding the vacation request. No objection to the plat.

Utilities Development

No objection to Vacation requests. No objection to Plat approval.

Planning Department

No objection to the requested vacation action. No objection to the requested platting action.

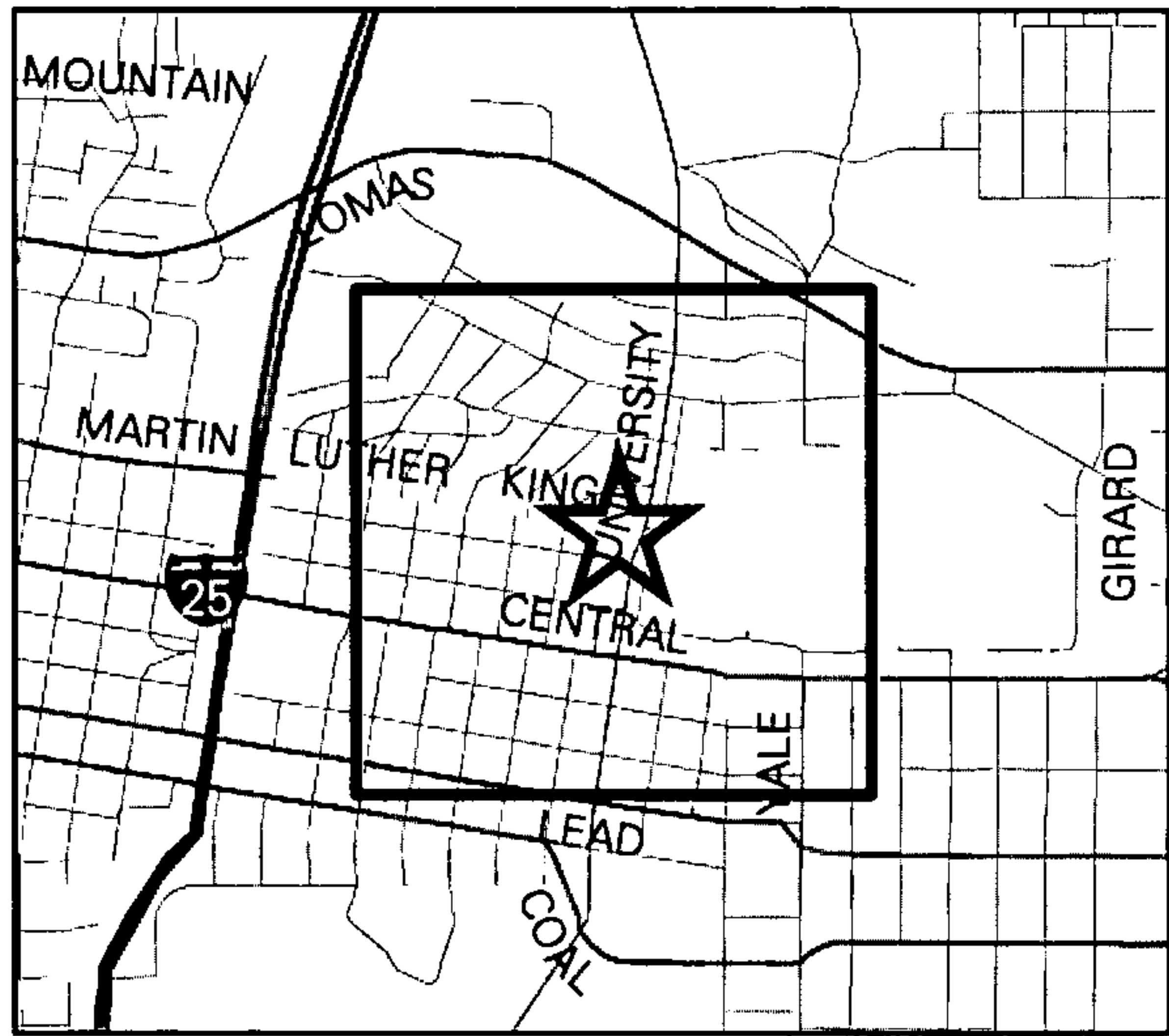
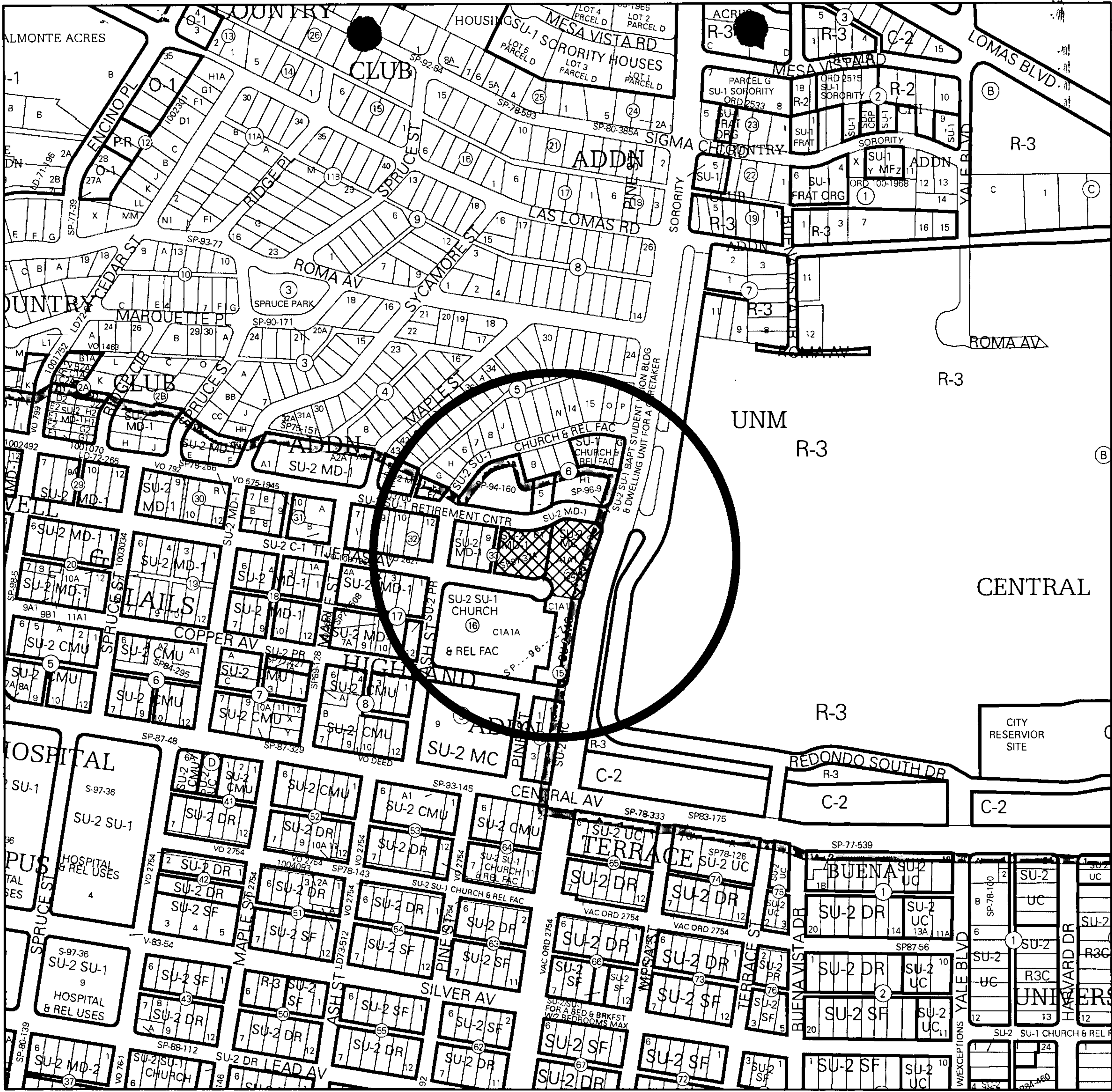
Impact Fee Administrator

No comment on proposed vacation of easement(s) or preliminary and final plat.

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

cc: Avenue Partners, a NM Limited Partnership, 215 3rd St NW, 87102

John A Menicucci, Berger Briggs Real Estate, 215 3rd St NW, 87102



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
Project Number:
 1003212
Hearing Date:
 5/17/06
Zone Map Page:
 K-15
Additional Case Numbers:
 06DRB-00569
 06DRB-00570



**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, May 17, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001304
06DRB-00574 Major-Vacation of
Public Easements

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Block(s) 18, Lot(s) 17-A, 17-B, & 17-C, **PEREA ADDITION**, zoned SU-SF, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 01DRB00830,02DRB00493, 05DRB00909](J-13)

Project # 1003212
06DRB-00569 Major-Vacation of Public
Easements
06DRB-00570 Minor-Prelim&Final Plat
Approval

JOHN MENICUCCI, BERGER BRIGGS REAL ESTATE agent(s) for GRAND AVENUE PARTNERS, A NM LIMITED PARTNERSHIP, request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1 & B-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE ST NE containing approximately 2 acre(s). [REF: 04EPC00699, 05DRB00729] (K-15)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call 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, MAY 1, 2006.

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 3, 2006

TO: Bill Cobb and Gordon Reisel, Silver Hill Neigh. Assoc.
Rhonda Reynolds and Luis Robles, Spruce Park Neigh. Assoc.
Peter Schillke and Ruth J. Koury, Sycamore Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s) - Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for the Apartment Project at 1630 Doctor Martin Luther King Jr. Avenue NE.**

Proposed by: John A. Menicucci, Berger Briggs Real Estate at 247-0444
Agent for: Grand Avenue Partners, a NM Limited Partnership

P.O. Box 1293

For property located: On or near Dr. Martin Luther King Jr. Avenue NE between University Boulevard NE and Pine Street NE.

Albuquerque

The case number(s) assigned is: 06DRB- 00569 and 00570, Project # 1003212

City Planning accepted application for this request on April 19, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 17, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

You should contact Claire Senova at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

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

Meeting Date: MAY 17, 2006
Zone Atlas Page: K-15-Z
Notification Radius: 100 Ft.

Project# 1003212
App#06DRB-00569
App#06DRB-00570

Cross Reference and Location: 1616-1630 DR. MARTIN LUTHER KING JR. AVE
NE BETWEEN UNIVERSITY BLVD NE AND PINE STREET NE

Applicant: AVENUE PARTNERS, A NM LIMITED PARTNERSHIP
Address: 215 THIRD STREET NW
ALBUQUERQUE, NM 87102

Agent: JOHN A MENICUCCI, BERGER BRIGGS REAL ESTATE
215 THIRD STREET SW
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: APRIL 28, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1003212
APPLICATION # _____

PAGE 1 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-15	1015057	371-395	119-06	✓ Dup
		389-394	07	✓ Dup ^o
		352-398	10	✓
		351-394	03	✓
		344-393	01	✓
		364-417	126-01	✓
		375-415	02	✓
		392-418	11	✓
		414-421	138-15	✓ Dup
		398-381	137-01	✓
		397-359	136-01	✓ Dup ^o
		368-423	126-23	✓
		376-427	22	✓
		381-429	21	✓
		389-429	20	✓ Dup
		395-428	19	✓ Dup ^o



mainframe@coa1mp3.ca
 bq.gov
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To
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 Subject

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1 R E C O R D S W I T H L A B E L S PAGE
 1
 01015057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 0101505737139511906 LEGAL: TR B -1 B LK 33 BROWNEWELL & LAIL'S HIGHLAND ADDN
 (A LAND USE:
 PROPERTY ADDR: 00000 MARTIN LUTHER KING J
 OWNER NAME: HUFBAUER GARY
 OWNER ADDR: PO DRAWER K
 ALBUQUERQUE NM 87103
 0101505738939411907 LEGAL: TR A -1-A -1 BLK 34 PLAT OF TRACT A-1-A-1 BLOCK
 34 B LAND USE:
 PROPERTY ADDR: 00000 MARTIN LUTHER KING J
 OWNER NAME: HUFBAUER GARY
 OWNER ADDR: PO DRAWER K
 ALBUQUERQUE NM 87103
 0101505735239811910 LEGAL: 009 033B & L HIGHLAND N55 FT L9 & 20 X 50 FT N
 LAND USE:
 PROPERTY ADDR: 00000 MARTIN LUTHER KING J
 OWNER NAME: SHINN B JEANNE
 OWNER ADDR: PO DRAWER K
 ALBUQUERQUE NM 87103
 0101505735139411903 LEGAL: 009 033B X L HIGHLAND SOUTH 87FT OF LT 9
 LAND USE:
 PROPERTY ADDR: 00000 TIJERAS
 OWNER NAME: GRAND AVENUE LTD PARTNERSHIP
 OWNER ADDR: PO DRAWER K
 ALBUQUERQUE NM 87103
 0101505734439311901 LEGAL: 007 033B & L HIGHLAND PORT L7 & 8
 LAND USE:
 PROPERTY ADDR: 00000 TIJERAS
 OWNER NAME: HAWKINS A F ETUX
 OWNER ADDR: 09219 VINTNER CT NE
 ALBUQUERQUE NM 87122
 0101505736441712601 LEGAL: LT 1 -A B LK 6 PLAT OF LT 1-A BLK 6 COUNTRY CLUB
 ADD LAND USE:
 PROPERTY ADDR: 00000 DR MARTIN LUTHER KNG
 OWNER NAME: CHURCH OF JESUS CHRIST LDS
 OWNER ADDR: 00050 EAST NORTH TEMPLE
 SALT LAKE CIUT 84150
 0101505737541512602 LEGAL: 5 6 & PO R LOT 6 EXC SLY POR OUT TO R/W GRAND AV
 CO LAND USE:
 PROPERTY ADDR: 00000 MARTIN LUTHER KING J
 OWNER NAME: ALISON CHRISTINA C & EDUARDO R
 OWNER ADDR: 01623 DR MARTIN LUTHER KIN BL NE
 ALBUQUERQUE NM 87106
 0101505739241812611 LEGAL: TR H -1 B LK 6 PLAT OF TR H-1 BLK 6 COUNTRY CLUB
 ADD LAND USE:
 PROPERTY ADDR: 00000 UNIVERSITY
 OWNER NAME: BAPTIST CONVENTION OF N M
 OWNER ADDR: PO BOX 94485
 ALBUQUERQUE NM 87199

PAGE 3

0101505738636311605 LEGAL: TR C -1-A -1-B BLK 15 & 16 PLAT OF C1A1A & C1A1B
BLK LAND USE:

PROPERTY ADDR: 00000 PINE
OWNER NAME: CENTRAL UNITED METHODIST
OWNER ADDR: 00215 PINE ST NE

ALBUQUERQUE NM 87106
0101505736236411607 LEGAL: TR C -1-A -1-A BLK 15 & 16 PLAT OF C1A1A & C1A1B
BLK LAND USE:

PROPERTY ADDR: 00000 PINE
OWNER NAME: CENTRAL UNITED METHODIST
OWNER ADDR: 00215 PINE ST NE

ALBUQUERQUE NM 87106
0101505746039012119 LEGAL: B X L HI GH LAND BLKS 11 12 13 14 35 X 36
LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: REGENTS OF UNM
OWNER ADDR: SCHOLES HALL 252

ALBUQUERQUE NM 87131
0101505736033111112 LEGAL: TRAC T OF LAND BEING ALL OF BLK 9 INCLUDING VAC
ALL LAND USE:

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: REGENTS OF UNM
OWNER ADDR: SCHOLES HALL 252

ALBUQUERQUE NM 87131

QUIT

101505737139511906 LEGAL: TR B-1 BLK 33 BROWNEWELL & LAIL'S HIGHLAND A F TRS A-1, B & C BL
PROPERTY ADDR: 1616 MARTIN LUTHER KING J AVE NE

OWNERS NAME: HUFBAUER GARY
OWNERS ADDR: PO DRAWER K
 ALBUQUERQUE, NM 87103

101505738939411907 LEGAL: TR A-1-A-1 BLK 34 PLAT OF TRACT A-1-A-1 BLOCK & LAIL'S HIGHLAND A
PROPERTY ADDR: 1630 MARTIN LUTHER KING J AVE NE

OWNERS NAME: HUFBAUER GARY
OWNERS ADDR: PO DRAWER K
 ALBUQUERQUE, NM 87103

101505735239811910 LEGAL: *009 033B & L HIGHLAND N55 FT L9 & 20 X 50
PROPERTY ADDR: 1606 MARTIN LUTHER KING J AVE NE

OWNERS NAME: SHINN B JEANNE
OWNERS ADDR: PO DRAWER K
 ALBUQUERQUE, NM 87103

101505735139411903 LEGAL: *009 033B X L HIGHLAND SOUTH 87FT OF LT 9
PROPERTY ADDR: 1605 TIJERAS NE

OWNERS NAME: GRAND AVENUE LTD PARTNERSHIP
OWNERS ADDR: PO DRAWER K
 ALBUQUERQUE, NM 87103

101505739241812611 LEGAL: TR H-1 BLK 6 PLAT OF TR H-1 BLK K 6 COUNTRY CL 6 295 AC M/L OR 27,4
PROPERTY ADDR: 401 UNIVERSITY BLVD NE

OWNERS NAME: BAPTIST CONVENTION OF NM
OWNERS ADDR: PO BOX 94485
 ALBUQUERQUE, NM 87199

101505741442113815 LEGAL: ELY POR LOTS 12 & 13 BLK 6 COUNTRY CLUB ADD
PROPERTY ADDR: REDONDO DR NE

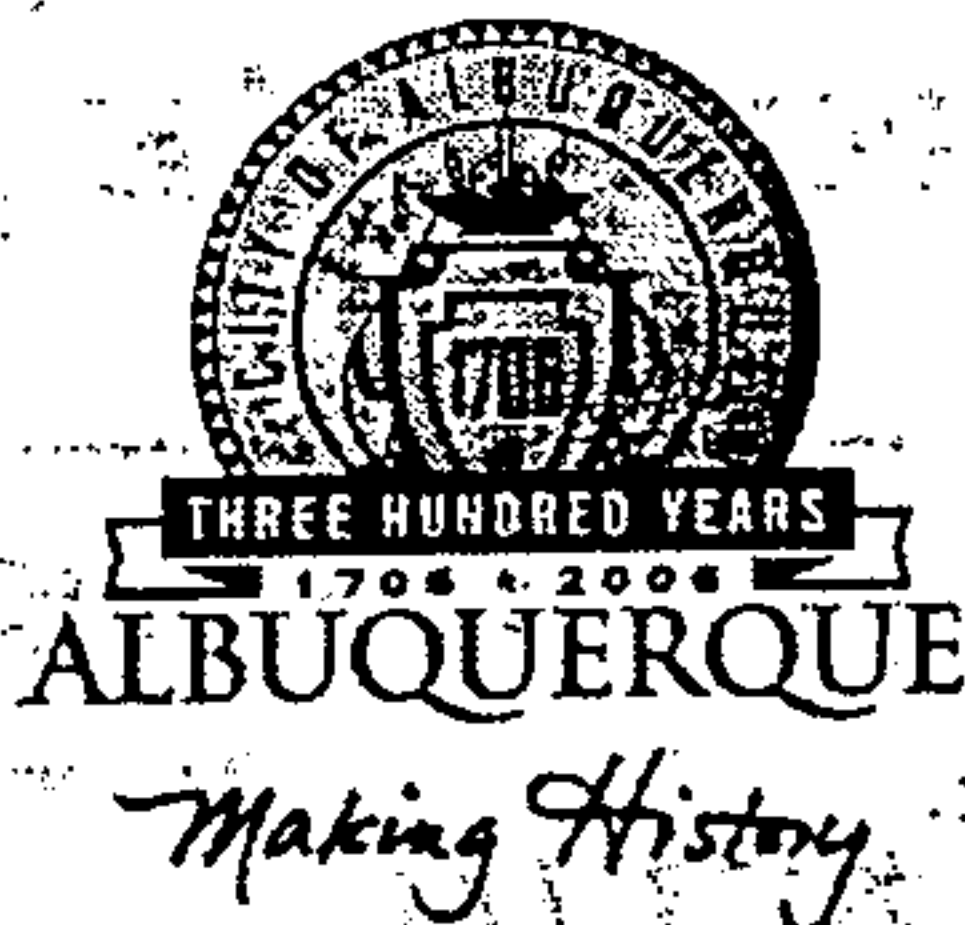
OWNERS NAME: REGENTS OF UNM
OWNERS ADDR: SCHOLES HALL 252
 ALBUQUERQUE, NM 87131

101505739838113701 LEGAL: SELY PTS LTS A9 X A10 BLK 34 W J WAGNERS REP
PROPERTY ADDR: 1900 REDONDO SOUTH DR SE

OWNERS NAME: UNIVERSITY OF NEW MEXICO
OWNERS ADDR: SCHOLES HALL 233
 ALBUQUERQUE, NM 87131

101505739735913601 LEGAL: ELY POR OF L 5 THRU 10 B 15 OF PLAT AMENDING R OWNEWELL & LAI
PROPERTY ADDR: 1900 REDONDO SOUTH DR NE

OWNERS NAME: REGENTS OF UNM
OWNERS ADDR: SCHOLES HALL 252
 ALBUQUERQUE, NM 87131



City of Albuquerque

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

Date: 4.4.06

TO CONTACT NAME: Grand Avenue Partners/John A. Menicucci
COMPANY/AGENCY: Berger Briggs Real Estate + Insurance, Inc.
ADDRESS/ZIP: 215 Blvd SW P.O. Drawer K 87103
PHONE/FAX #: 247-0444 / 243-1505

Thank you for your inquiry of 4.4.06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 1630 Dr. Martin Luther King, Jr. Ave. NE (Formerly Grand Ave.) Tract A-1A-1, Block 34, Brownwell + Hails Highland zone map page(s) K 15.2 Addition to City of ABQ.

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

Silver Hill
Neighborhood Association
Contacts: Bill Cobb
1701 Silver Ave. NE 87106
247-8296 SE
Gordon Reisel
1515 Silver SE 87106
242-3345

Spruce Park
Neighborhood Association
Contacts: Rhonda Reynolds
1510 Roma Ave. NE 87106
242-7931
Luis Robles
1215 Roma Ave NE 87106
764-8519

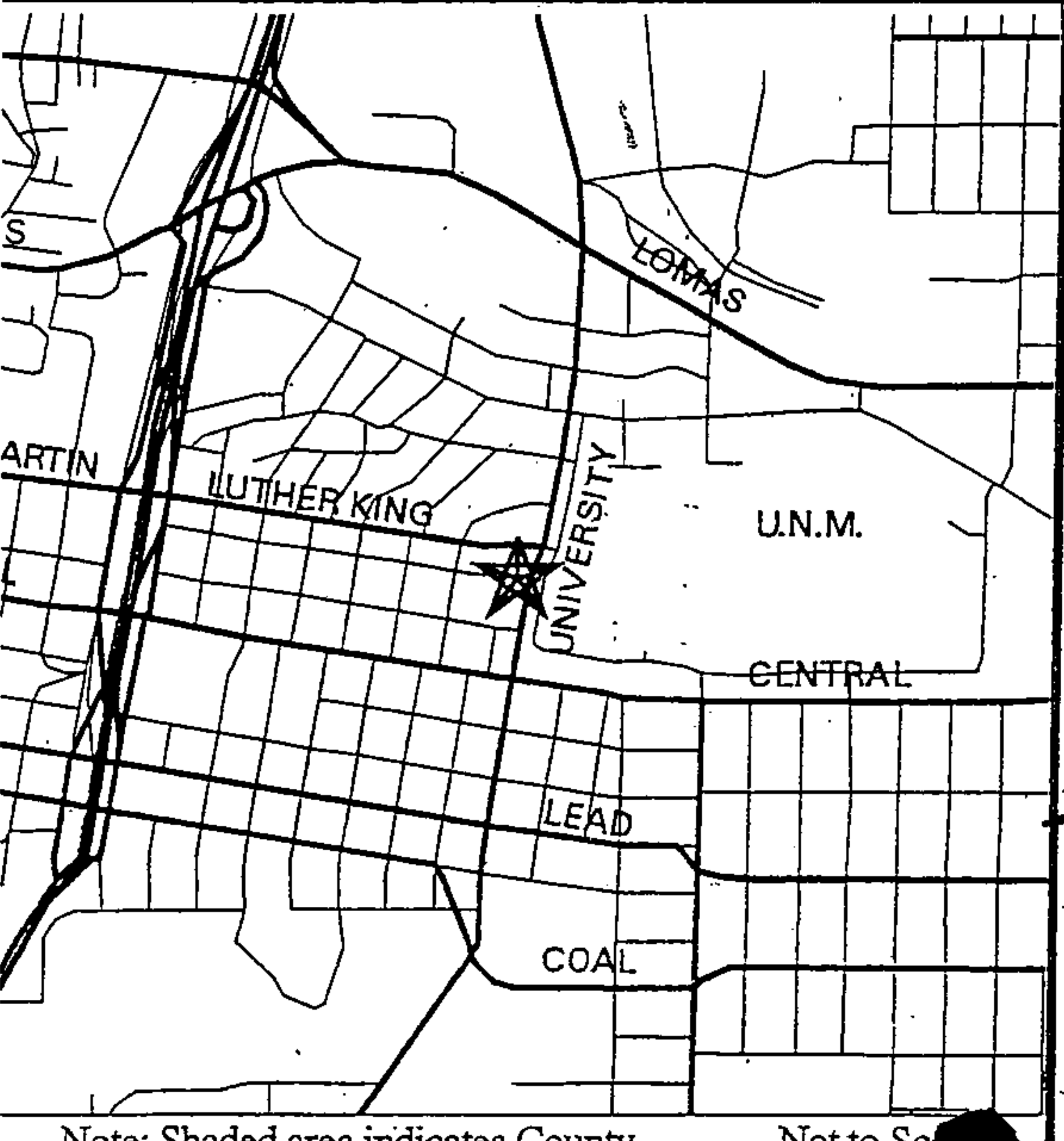
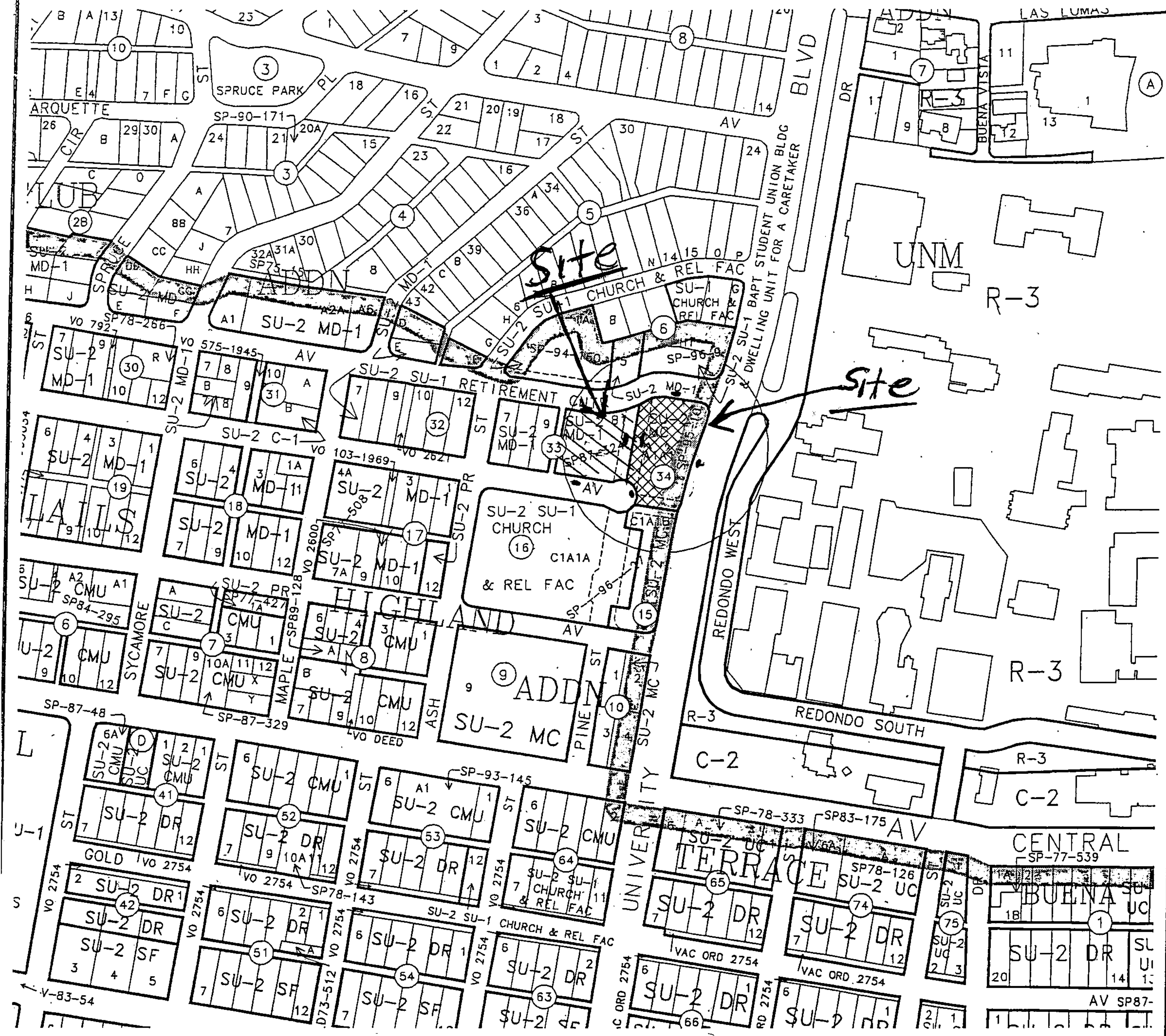
See reverse side for additional Neighborhood Association Information: YES NO { }

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

Sincerely,

John A. Menicucci
OFFICE OF NEIGHBORHOOD COORDINATION


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



ZONING MAP

Tract A-1-A-1
Block 34
Browne well + Lark
Highland Addition -

Tract B-1
Block 33
Browne well + Lark
Highland Add.



Scale 1" = 365'

PROJECT NO. # 1003212
05 DRB-00729
MAP NO. K-15
ADDITIONAL CASE NUMBER(S) PRE-APPLICATION DISCUSSION JOHN MENICUCCI

Note: Shaded area indicates County Not to Scale

DEVELOPER INQUIRY SHEET



(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] **-OR-** Concealed Tower [];
Private Development []; City Project []; **-OR-** Other []

~~vacation of public easement and replat approval~~

CONTACT NAME: Grand Avenue Partners/John A. Menicucci

COMPANY NAME: Berger Briggs Real Estate and Insurance, Inc.

ADDRESS/ZIP: 215 Third SW., P.O. Drawer K 87103

PHONE: 247-0444 FAX: 243-1505

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract A-1-A-1, Block 34, Brownwell and Lails Highland Addition to City of Albuquerque

LEGAL DESCRIPTION

LOCATED ON 1630 Dr. Martin Luther King, Jr. Ave. N.E. (formerly Grand Avenue)

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Dr. Martin Luther King Jr. Ave. NE and Tijeras Avenue NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

University Blvd. & vacated Pine Street NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

(Sycamore Neighborhood Assoc., Spruce Park Neighborhood Assoc & Silver Hill Assoc.

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-15).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

Additional Neighborhood Association Information

Sycamore

Neighborhood Association

Contacts: Peter Schillke
1217 Coal Ave. SE 87106

244-9368

Ruth J. Kowry
111 Maple St. NE 87106
no phone listed

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Regent Holland
415 Maple NE
Ave NW 87106

Neighborhood Association

Contacts:

Bryer Briggs
Added Regent
Holland

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Project # 1003212

AVENUE PRTNS, A NM LIMITED PRTNS.
215 THIRD STREET NW
ALBUQUERQUE, NM 87102

Project # 1003212
GORDON REISELT
Silver Hill N.A.
1515 SILVER SE
ALBUQUERQUE, NM 87106

Project # 1003212
PETER SCHILLKE
Sycamore N.A.
1217 COAL AVE SE
ALBUQUERQUE, NM 87106

101505735239811910

SHINN B JEANNE
PO DRAWER K
ALBUQUERQUE, NM 87103

101505737541512602

ALISON CHRISTINA C & EDUARDO
1623 DR MARTIN LUTHER BL NE
ALBUQUERQUE NM 87106

101505739838113701

UNIVERSITY OF NEW MEXICO
SCHOLES HALL 233
ALBUQUERQUE, NM 87131

101505738142912621

ULIBARRI RUDOLFO & GOSSETT
442 ASH ST NE
ALBUQUERQUE NM 87106

101505739842812618

ST THOMAS OF CANTERBURY INC
425 UNIVERSITY BL NE
ALBUQUERQUE NM 87106

Project # 1003212

JOHN A MENICUCCI, BERGER BRIGGS REAL ESTATE
215 THIRD STREET SW
ALBUQUERQUE, NM 87102

Project # 1003212
RHONDA REYNOLDS
Spruce Park N.A.
1510 ROMA AVE NE
ALBUQUERQUE, NM 87106

Project # 1003212
RUTH J KOURY
Sycamore N.A.
411 MAPLE ST NE
ALBUQUERQUE, NM 87106

101505734439311901

HAWKINS A F ETUX
9219 VINTNER CT NE
ALBUQUERQUE NM 87122

101505739241812611

BAPTIST CONVENTION OF N M
PO BOX 94485
ALBUQUERQUE, NM 87199

101505736842312623

GOODING CHERYL A &
434 ASH ST NE
ALBUQUERQUE NM 87106

101505738942912620

ST THOMAS OF CANTERBURY INC
425 UNIVERSITY BL NE
ALBUQUERQUE NM 87106

101505738636311605

CENTRAL UNITED METHODIST
215 PINE ST NE
ALBUQUERQUE NM 87106

Project # 1003212

BILL COBB
Silver Hill N.A.
1701 SILVER AVE SE
ALBUQUERQUE, NM 87106

Project # 1003212
LUIS ROBLES
Spruce Park N.A.
1211 ROMA AVE NE
ALBUQUERQUE, NM 87106

101505737139511906

HUFBAUER GARY
PO DRAWER K
ALBUQUERQUE, NM 87103

101505736441712601

CHURCH OF JESUS CHRIST LDS
50 EAST NORTH TEMPLE
SALT LAKE CIUT 84150

101505741442113815

REGENTS OF UNM
SCHOLES HALL 252
ALBUQUERQUE, NM 87131

101505737642712622

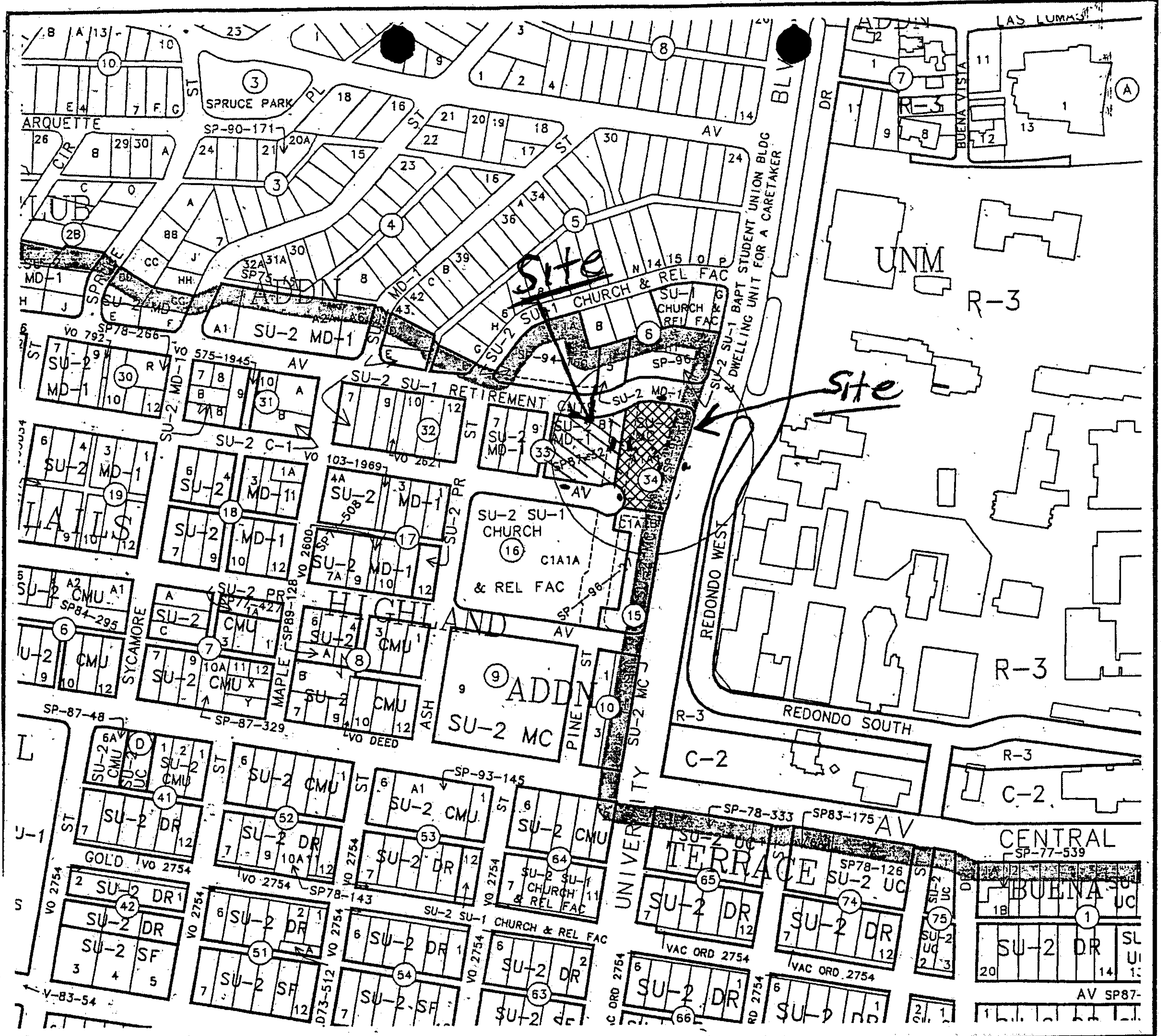
EISENHOUR STEPHEN CHARLES &
438 ASH NE
ALBUQUERQUE NM 87106

101505739542812619

ST THOMAS OF CANTERBURY INC
425 UNIVERSITY BL NE
ALBUQUERQUE NM 87106

101505746039012119

REGENTS OF UNM
SCHOLES HALL 252
ALBUQUERQUE, NM 87131



ZONING MAP

Tract A-1-A-1
Block 34

Brownell + Lails
Highland Addition -

Tract B-1
Block 33

Brownell + Lails
Highland Add.



Scale 1" = 365'

PROJECT NO.
1003212

05 DRB-00729

MAP NO.
K-15

ADDITIONAL CASE NUMBER(S)
PRE-APPLICATION
DISCUSSION
JOHN MENICUCCI

Note: Shaded area indicates County Not to Scale

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: Grand Avenue Partners, a NM Limited Partnership PHONE: 247-0444
 ADDRESS: 215 Third Street SW FAX: 243-1505
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jam@bergerbriggs.com
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): John A. Menicucci, Berger Briggs Real Estate PHONE: 247-0444
 ADDRESS: 215 Third Street SW FAX: 243-1505
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jam@bergerbriggs.com

DESCRIPTION OF REQUEST: Final Plat Approval / Vacation of Public 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. Tract A-1-A-1 and B-1 Block: 34 Unit: _____
 Subdiv. / Addn. Brownwell & Lails Highland Addition - University Neighborhood Sector Plan & Sycamore Metropolitan Redevelopment Plan
 Current Zoning: SU-2-MC Proposed zoning: Same
 Zone Atlas page(s): K-15-Z No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.6031 Density if applicable: dwellings per gross acre: 31 dwellings per net acre: --
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-015-057-389-394-11907 / 1-015-057-371-395-11906 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 1616 - 1630 Dr. Martin Luther King Jr. Ave. NE
 Between: University Blvd. NE and Pine Street 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.): V-94-43-04ZHE-00086 / Proj (1003212) 04EPC-00699 / 05DRB-00729

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 4/18/06 ² YES

SIGNATURE John A. Menicucci DATE 4/18/06
 (Print) John A. Menicucci, Managing Agent Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>06DRB - 00569</u> <u>06DRB - 00570</u> _____ _____ _____ _____ Hearing date <u>5-17-06</u>	Action <u>URE</u> <u>PEF</u> <u>ADY</u> <u>CMF</u> _____ _____	S.F. <u>V</u> <u>5(3)</u> _____ _____	Fees \$ <u>135.00</u> \$ <u>285.00</u> \$ <u>75.00</u> 230 \$ <u>20.00</u> \$ _____ Total \$ <u>515.00</u>
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Kim Sims 4/19/06

Project # 1003212

FORM V: SUBDIVISION VARIANCES & VACATIONS

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附
附
附

BULK LAND VARIANCE (PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the vacation
- ___ Letter of authorization from the grantors and the beneficiaries
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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

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

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

John A. Mericucci
 Applicant name (print)
 John A. Mericucci
 Applicant signature / date
 4/19/06



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
 OWRB - 00569

Kim Sims 4/19/06
 Planner signature / date

Project # 1003212

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- 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
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

John A. Mancucci Applicant name (print)
John A. Mancucci Applicant signature / date
4/19/06



Form revised 8/04, 1/05 & 10/05

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

Application case numbers
 @WRB - _____ - 00570
 _____ - _____ - _____
 _____ - _____ - _____

Kim Sins 1003212
 Planner signature / date
Project # 1003212



PHONE (505) 247-0444
FAX (505) 243-1505
215 THIRD STREET S.W.
P.O. DRAWER K
ALBUQUERQUE, N.M. 87103

April 19, 2006

TO: Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

FROM: Grand Avenue Partners, a NM Limited Partnership
John Menicucci, Agent
215 Third Street SW (505) 247-0444
Albuquerque, NM 87102

RE: File: Project # 1003212; Vacation of Public Easement & Final Plat Approval
04ZHE-00086; 1630 Dr. Martin Luther King Jr. Ave. NE
04EPC-00699; Tract A-1-A-1-A, Block 34 and
05 DRB-00729. Tract B-1-A, Block 33 of the Brownell & Lails
Highland addition.

Gentlemen,

We are applying for a vacation of Public Easements and Final Plat approval of the Apartment project at 1630 Dr. Martin Luther King Jr. Ave. NE.

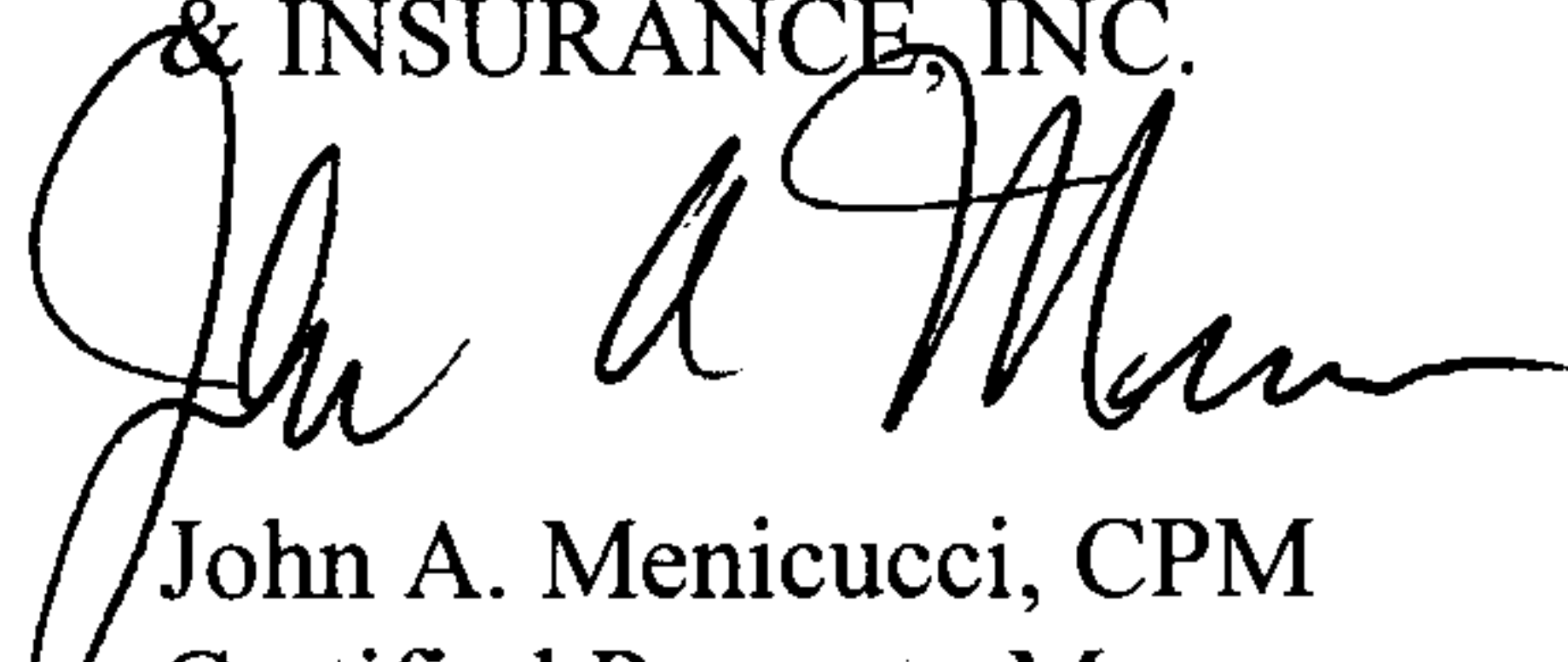
The apartments are well underway in the final construction phases. PNM and Qwest have now moved all of their respective power lines and utilities poles to their final locations.

We are asking for the vacation of some unnecessary public utility easements from a prior plat and the approval of our final plat.

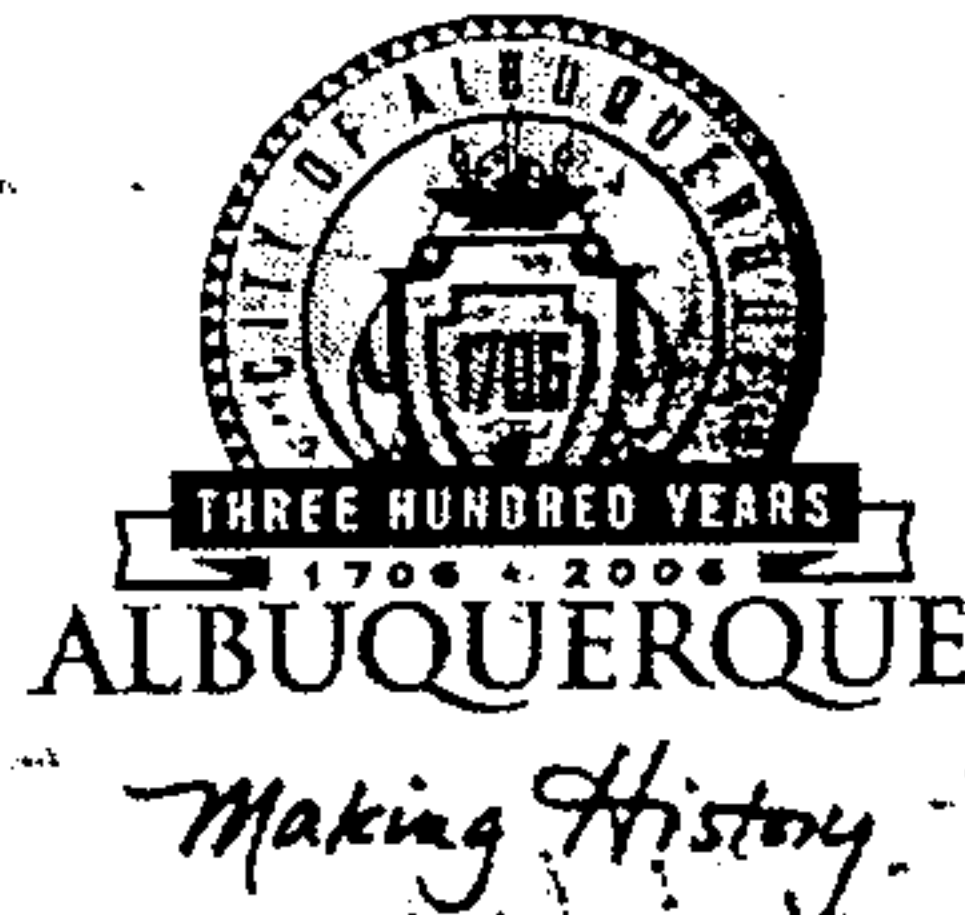
Thank you for your time and consideration.

Sincerely,

BERGER BRIGGS REAL ESTATE
& INSURANCE, INC.



John A. Menicucci, CPM
Certified Property Manager
Qualifying Broker



City of Albuquerque

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

Date: 4.4.06

TO CONTACT NAME: Grand Avenue Partners/John A. Menicucci
COMPANY/AGENCY: Berger Briggs Real Estate Insurance, Inc.
ADDRESS/ZIP: 215 Blvd SW P.O. Drawer K 87103
PHONE/FAX #: 247-0444 / 243-1505

Thank you for your inquiry of 4.4.06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 1630 Dr. Martin Luther King, Jr. Ave. NE (Formerly Grand Ave.) Tract A-1A-1, Block 34, Brownwell + Hills Highland zone map page(s) K-15-2 Addition to City of ABQ.

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

Silver Hill
Neighborhood Association
Contacts: Bill Cobb
1701 Silver Ave. NE 87106
247-8296 SE
Gordon Reisel
1515 Silver SE 87106
242-3345

Spruce Park
Neighborhood Association
Contacts: Rhonda Reynolds
1510 Roma Ave. NE 87106
242-7931
Luis Robles
1215 Roma Ave NE 87106
764-8519

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

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

Sincerely,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Sycamore

Neighborhood Association

Contacts: Peter Schilke
1217 Coal Ave. SE 87106
244-9368

Ruth J. Kowry
411 Maple St. NE 87106
no phone listed

Neighborhood Association

Contacts:

Neighborhood Association

Contacts: Rupert Holland
415 Maple NE
Ave NW 87106

Neighborhood Association

Contacts: Berger Briggs
Added Rupert Holland

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following "Unrecognized"
neighborhood associations of this project.

Neighborhood Association

Contacts: [Handwritten]

Neighborhood Association

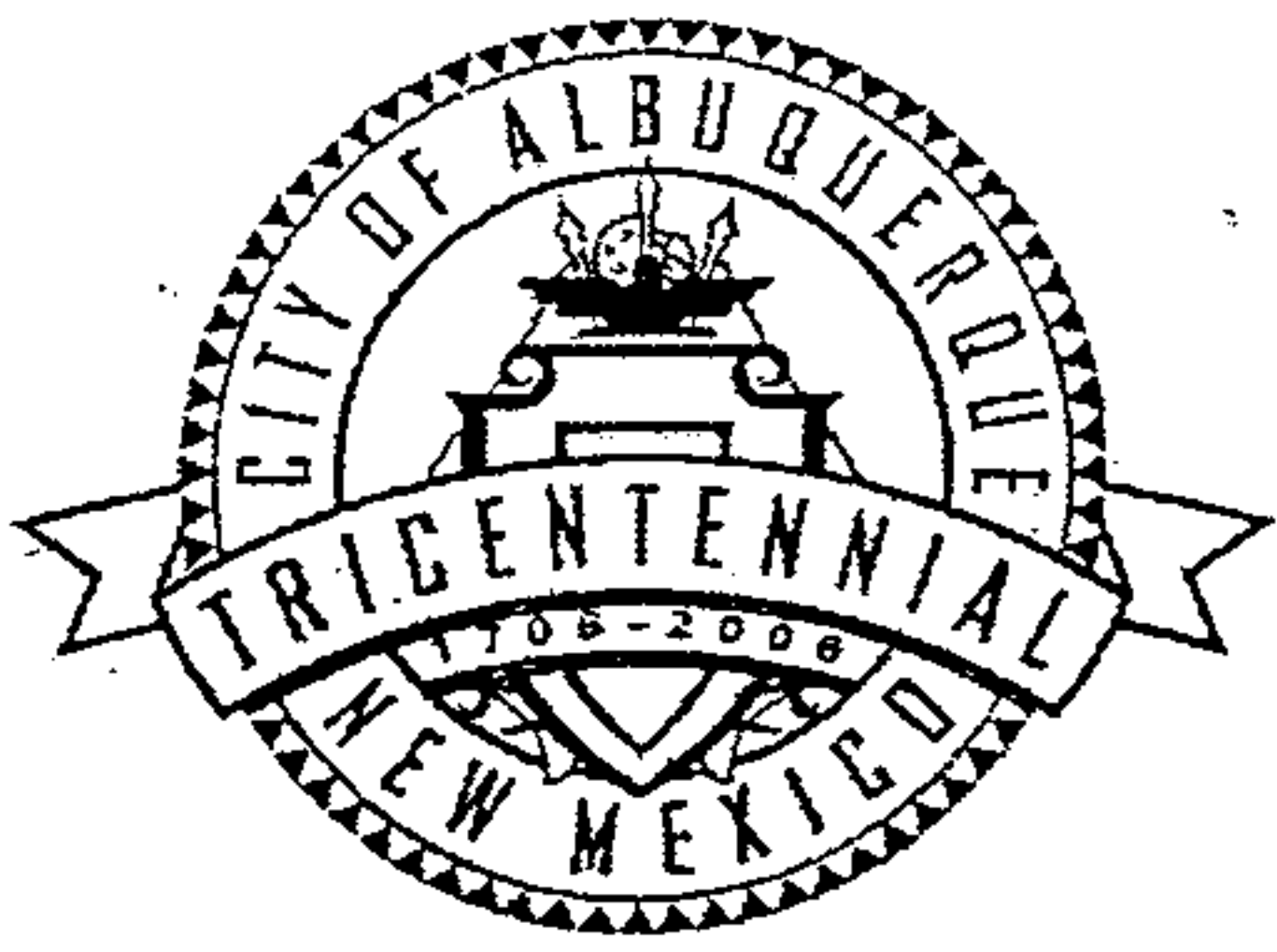
Contacts: [Handwritten]

Neighborhood Association

Contacts: [Handwritten]

Neighborhood Association

Contacts: [Handwritten]



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] -OR- Concealed Tower [] ; Private Development [] ; City Project [] ; -OR- Other []

~~vacation of public easement and replat approval~~

CONTACT NAME: Grand Avenue Partners/John A. Menicucci
COMPANY NAME: Berger Briggs Real Estate and Insurance, Inc.
ADDRESS/ZIP: 215 Third SW., P.O. Drawer K 87103
PHONE: 247-0444 FAX: 243-1505

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Tract A-1-A-1, Block 34, Brownwell and Lails Highland Addition to City of Albuquerque

LEGAL DESCRIPTION

LOCATED ON 1630 Dr. Martin Luther King, Jr. Ave. N.E. (formerly Grand Avenue)

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Dr. Martin Luther King Jr. Ave. NE and Tijeras Avenue NE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

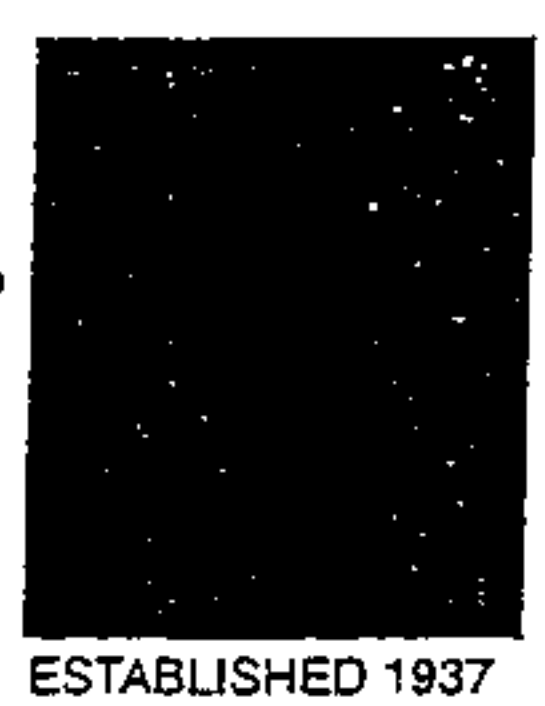
University Blvd. & vacated Pine Street NE

(Sycamore Neighborhood Assoc., Spruce Park Neighborhood Assoc & Silver Hill Assoc.

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (K-15).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Bill Cobb
 Silver Hill Neighborhood Association
 1701 Silver Avenue SE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

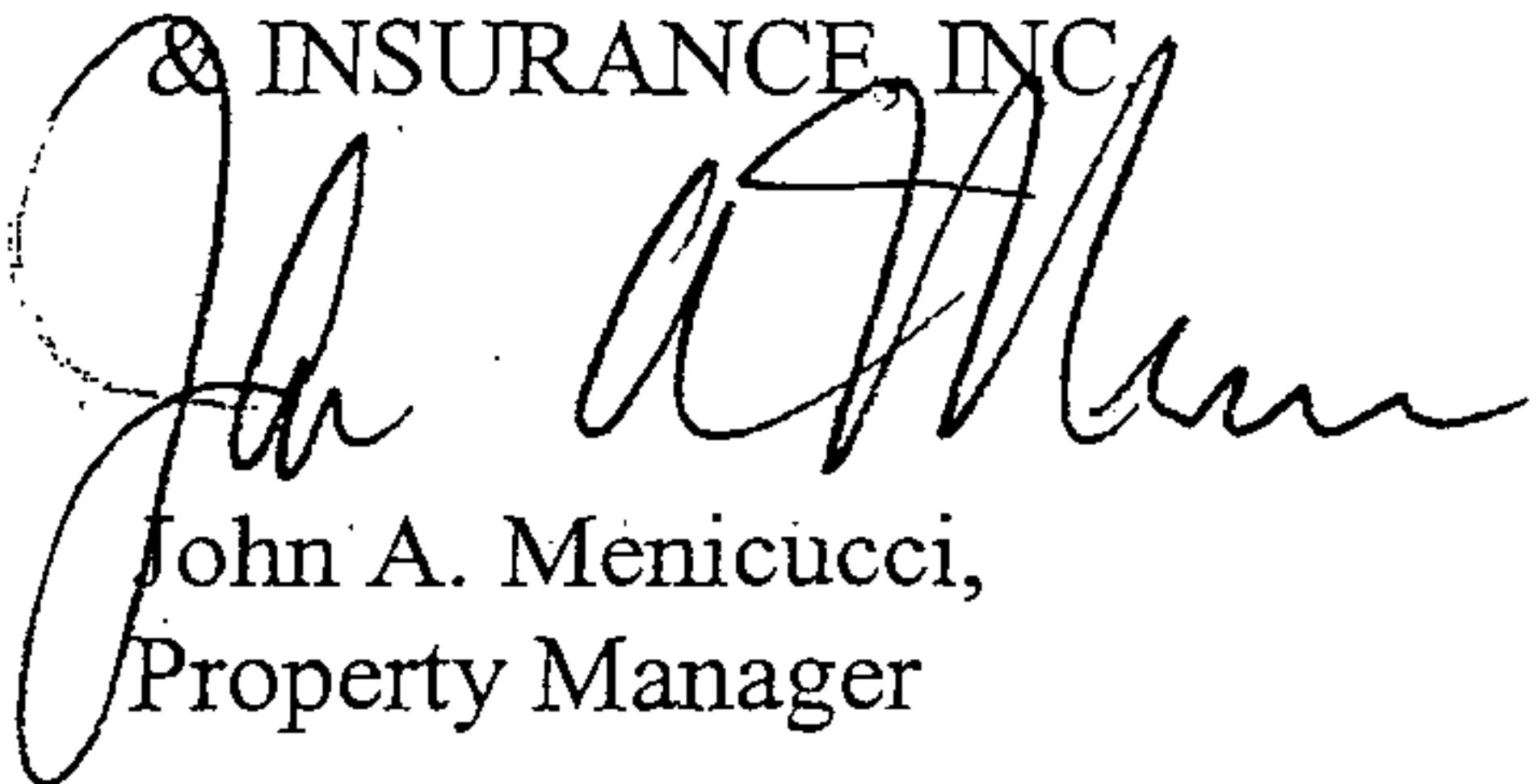
Dear Bill:

Enclosed is a copy of the final plat with revisions for Tract A-1A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

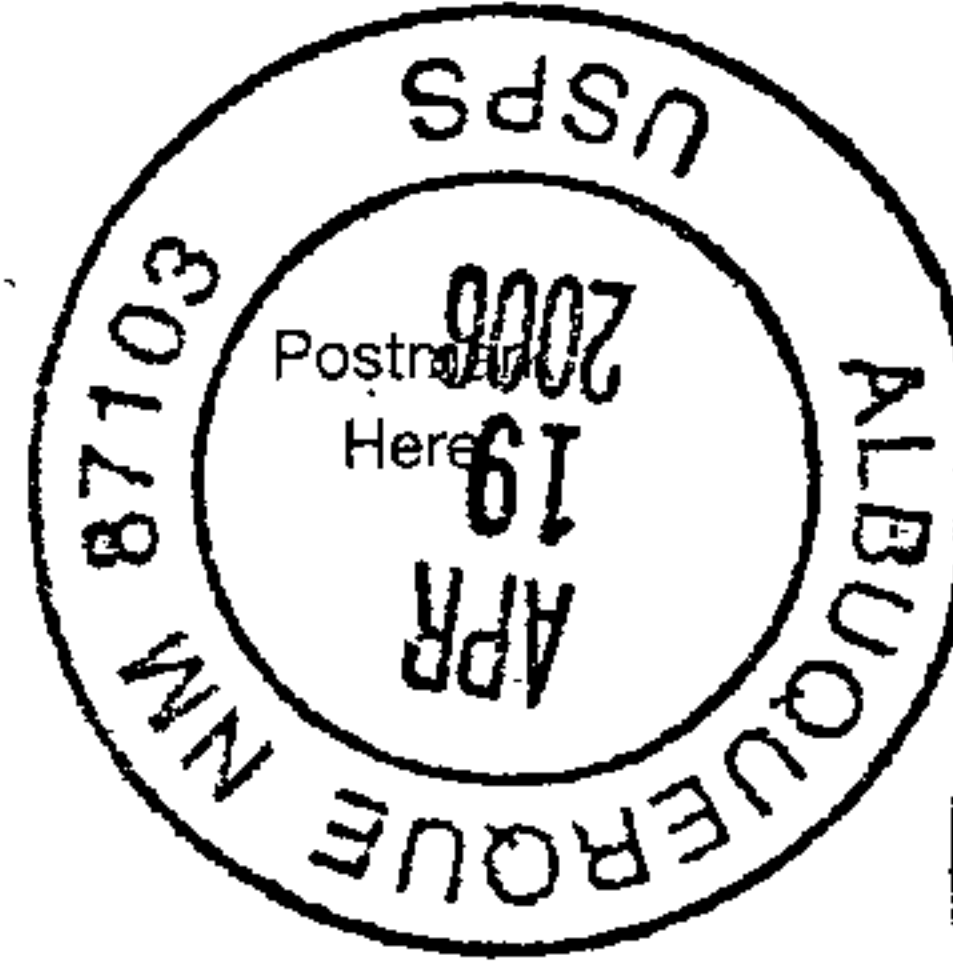
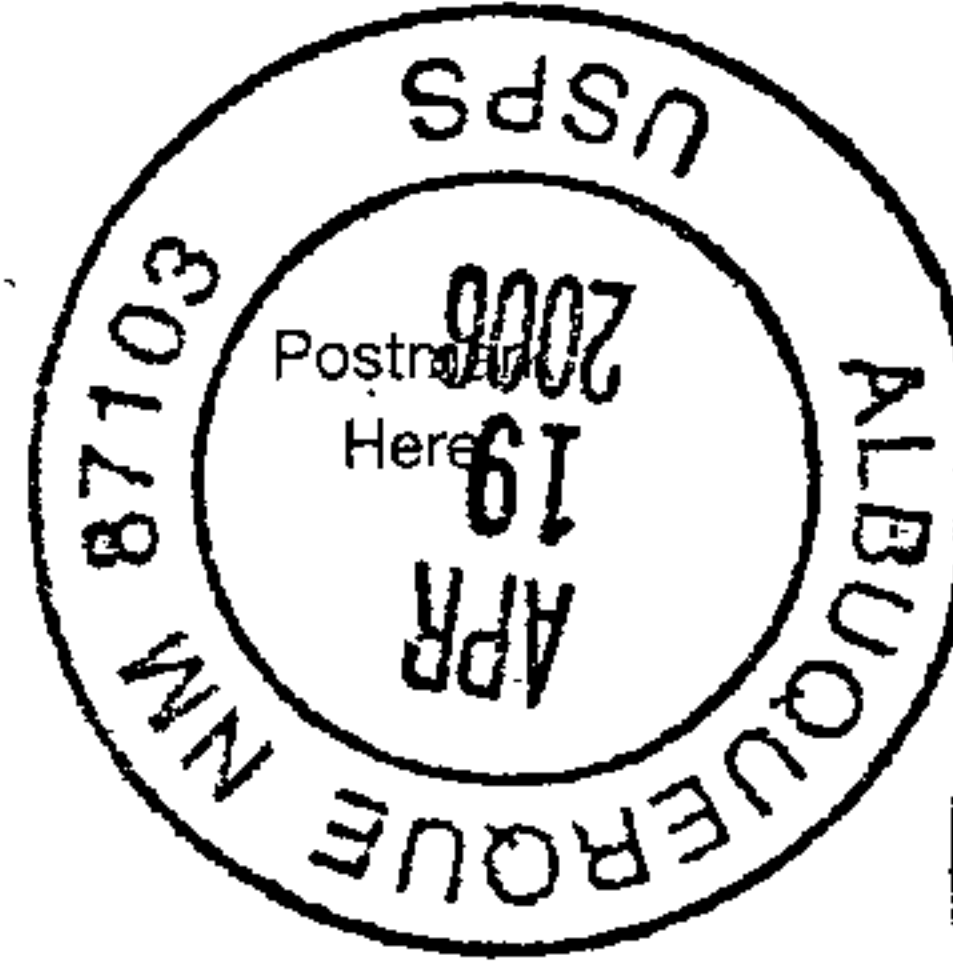
Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE & INSURANCE, INC.

 John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0005 6749 7637

U.S. Postal Service		
CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)		
OFFICIAL USE		
Postage	\$.87	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.12	
Sent To Bill Cobb <hr/> Street, Apt. No.; or PO Box No. 1701 Silver SE City, State, ZIP+4 Alb NM 87106		
PS Form 3800, April 2002		See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Gordon Reiselt
 Silver Hill Neighborhood Association
 1515 Silver Avenue SE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Gordon:

Enclosed is a copy of the final plat with revisions for Tract A-1-A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0005 6749 7620

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only - No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12
Sent To	Gordon Reiselt
Street, Apt. No., or PO Box No.	1515 Silver SE
City, State, ZIP+4	Albuq. NM 87106

Postmark Here: ALBUQUERQUE NM 87103 APR 19 2006 USPS

PS Form 3800 April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Rhonda Reynolds
 Spruce Park Neighborhood Association
 1510 Roma Avenue NE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Rhonda:

Enclosed is a copy of the final plat with revisions for Tract A-1A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci
 John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0005 6749 7613

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12

Sent To **Rhonda Reynolds**
 Street, Apt. No.,
 or PO Box No. **1510 Roma Ave NE**
 City, State, ZIP+4 **Albuq NM 87106**

PS Form 3800 April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Luis Robles
 Spruce Park Neighborhood Association
 1211 Roma Avenue NE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Luis:

Enclosed is a copy of the final plat with revisions for Tract A-1-A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

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Please feel free to call me if you have any questions.

Sincerely,

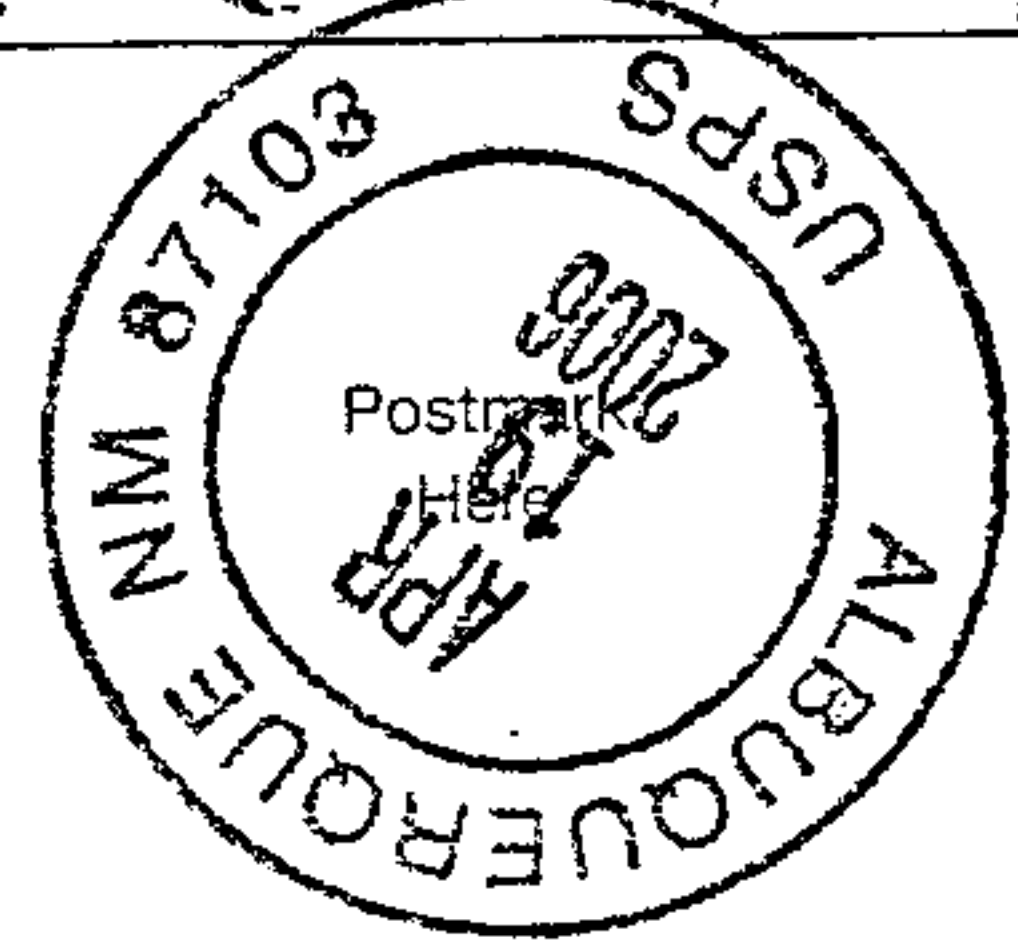
BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosure: Final plat

7092 6429 5000 0001 2002

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12
Sent To Luis Robles	
Street, Apt. No., or PO Box No. 1211 Roma Avenue NE	
City, State, ZIP+4 Albuquerque NM 87106	
PS Form 3800, April 2002 See Reverse for Instructions	





PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Peter Schillke
 Sycamore Neighborhood Association
 1217 Coal Avenue SE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Peter:

Enclosed is a copy of the final plat with revisions for Tract A-1A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0005 6749 7590

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only. No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$.87
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.12

Sent To **Peter Schillke**

Street, Apt. No.;
or PO Box No. **1217 Coal Avenue SE**

City, State, ZIP+4 **Albuquerque, NM 87106**

PS Form 3800, April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Ruth Koury
 Sycamore Neighborhood Association
 411 Maple Street NE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Ruth:

Enclosed is a copy of the final plat with revisions for Tract A-1A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0000 5000 0000 6749 7583

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
<i>(Domestic Mail Only - No Insurance Coverage Provided)</i>		
OFFICIAL USE		
Postage	\$.87	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.12	
Sent To		
Ruth Koury		
Street, Apt. No., or PO Box No.		
411 Maple St NE		
City, State, ZIP+4		
Albuquerque NM 87106		
PS Form 3800, April 2002		See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 18, 2006

CERTIFIED, RETURN RECEIPT REQUESTED

Rupert Holland
 Spruce Park Neighborhood Association
 415 Maple Street NE
 Albuquerque, NM 87106

RE: Grand Avenue Partners
 Vacation of public easement and final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Rupert:

Enclosed is a copy of the final plat with revisions for Tract A-1-A-1-A, Block 34 and Tract B-1-A of Block 33 of the Brownell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

We plan to submit this plat to the City this week for a hearing to be heard May 17, 2006.

Please feel free to call me if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
 & INSURANCE, INC.

John A. Menicucci
 John A. Menicucci,
 Property Manager

Enclosure: Final plat

7002 1000 0005 6749 7576

U.S. Postal Service		
CERTIFIED MAIL RECEIPT (Domestic Mail Only, No Insurance Coverage Provided)		
OFFICIAL USE		
Postage	\$.87	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.12	
Sent To Rupert Holland		
Street, Apt. No., or PO Box No. 415 Maple St NE		
City, State, ZIP+4 Albuquerque, NM 87106		
PS Form 3800, April 2002		See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

11
11
11
11
11

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Bill Cobb
 Silver Hill Neighborhood Association
 1701 Silver Avenue NE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Bill:

Enclosed is a copy of the application and the proposed plat for Tract A-1-A-1-A and Tract B-1-A of Block 34 of the Brownwell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

I have also enclosed a copy of the original site plan for your reference.

We plan to submit this plat to the City this week for a hearing on May 3, 2006.

Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A
 Original site plan

7002 1000 0005 6749 7668

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>		
OFFICIAL USE		
Postage	\$ 1.35	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.60	
Sent To		Bill Cobb
Street, Apt. No., or PO Box No.		1701 Silver Ave NE
City, State, ZIP+4		Albuquerque, NM 87106
PS Form 3800 April 2002		See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Gordon Reiselt
 Silver Hill Neighborhood Association
 1515 Silver Avenue SE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Gordon:

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A
 Original site plan

7592 6429 5000 0001 2002

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only - No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60

Sent To: Gordon Reiselt
 Street, Apt. No., or PO Box No.: 1515 Silver SE
 City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Rhonda Reynolds
 Spruce Park Neighborhood Association
 1510 Roma Avenue NE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Rhonda:

Enclosed is a copy of the application and the proposed plat for Tract A-1-A-1-A and Tract B-1-A of Block 34 of the Brownwell & Lails Highland Addition for 1630 Dr. Martin Luther King, Jr. Avenue NE.

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A
 Original site plan

7002 1000 0005 6749 7675

U.S. Postal Service		
CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
OFFICIAL USE		
Postage	\$ 1.35	
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.60	
Sent To Rhonda Reynolds		
Street, Apt. No., or PO Box No. 1510 Roma Ave NE		
City, State, ZIP+4 Albuquerque, NM 87106		
PS Form 3800, April 2002		See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Luis Robles
 Spruce Park Neighborhood Association
 1211 Roma Avenue NE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Luis:

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

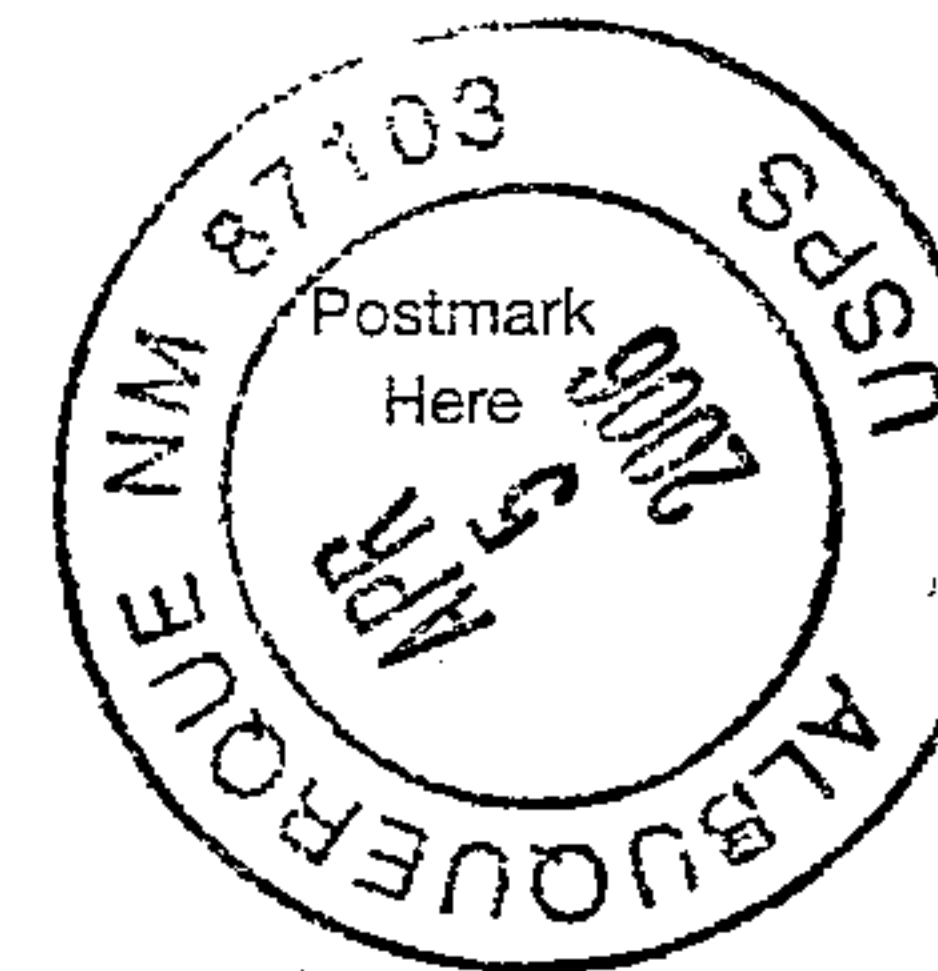
Application and proposed plat for Tract A-1-A
 Original site plan

7002 1000 0005 6749 7682

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

OFFICIAL USE

Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60



Sent To **Luis Robles**
 Street, Apt. No., or PO Box No. **1211 Roma Ave. NE**
 City, State, ZIP+4 **Albuquerque, NM 87106**

PS Form 3800, April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Peter Schillke
 Sycamore Neighborhood Association
 1217 Coal Avenue SE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Peter:

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A
 Original site plan

6692 6429 5000 0007 2002

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60

Sent To: Peter Schillke
 Street, Apt. No., or PO Box No.: 1217 Coal Ave SE
 City, State, ZIP+4: Albuquerque, NM 87106

PS Form 3800, April 2002. See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Ruth Koury
 Sycamore Neighborhood Association
 411 Maple Street NE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Ruth:

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A
 Original site plan

7002 1000 0005 6749 7705

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
OFFICIAL USE	
Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60

Postage Here: APR 5 2006 87103 NM

Sent To	Ruth Koury
Street, Apt. No., or PO Box No.	411 Maple NE
City, State, ZIP+4	Albuquerque, NM 87106

PS Form 3800, April 2002 See Reverse for Instructions



PHONE (505) 247-0444
 FAX (505) 243-1505
 215 THIRD STREET S.W.
 P.O. DRAWER K
 ALBUQUERQUE, N.M. 87103

April 5, 2006

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Rupert Holland
 Spruce Park Neighborhood Association
 415 Maple Street NE
 Albuquerque, NM 87106

Re: Grand Avenue Partners
 Vacation of public easement
 Final plat approval
 1630 Dr. Martin Luther King Jr. Avenue NE

Dear Rupert:

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Please feel free to call me if you have any question.

Sincerely,

BERGER BRIGGS REAL ESTATE &
 INSURANCE, INC.

John A. Menicucci,
 Property Manager

Enclosures

Application and proposed plat for Tract A-1-A-
 Original site plan

7712 6749 5000 2002

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
OFFICIAL RECEIPT	
Postage	\$ 1.35
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.60

Sent To	Rupert Holland
Street, Apt. No.; or PO Box No.	415 Maple St NE
City, State, ZIP+4	Albuquerque NM 87106

PS Form 3800, April 2002 See Reverse for Instructions

Current DRC

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
			Do Not Need				/	/	/
			per Roger Greer				/	/	/
					4/6/06		/	/	/
					JAM		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #

Size

Type of Improvement

Location

From

To

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME GRAND AVE. PART.
AGENT JOHN McNICUCCI
ADDRESS J
PROJECT & APP # 1003212 / 06DRB - 00569, 00570
PROJECT NAME Brownell & Lohs Highway

4/19/2006 2:27PM LOC: ANNX
RECEIPT# 00058816 WSH 006 TRANS# 0038
Account 441006 Fund 0110 TRSEJA
Activity 4983000 \$515.00
Trans Amt
J24 MISC

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 4.20 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
- \$ 515.⁰⁰ TOTAL AMOUNT DUE

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

CHANCE
DK
J24 MISC
RECEIPT#
ACCOUNT
ACTIVITY
TRANS

31599

BERGER BRIGGS REAL ESTATE
AND INSURANCE, INC. 08/74
PROPERTY MANAGEMENT TRUST - ACCOUNT A
P.O. DRAWER K (505) 247-0444
ALBUQUERQUE, NM 87103

WELLS FARGO BANK, N.A.
www.wellsfargo.com
95-219/1070


PAY TO THE ORDER OF

**** FIVE HUNDRED FIFTEEN AND 00/100 DOLLARS

DATE 04/06/06

AMOUNT \$515.00*****

CITY OF ALBUQUERQUE
PO BOX 1313
ALBUQUERQUE, NM 87103


AUTHORIZED SIGNATURE

Security Features Included Details on Back.

1060645069

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 5-2-06 To 5-17-06

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.

John A. Moran
(Applicant or Agent)

4/19/06
(Date)

I issued 83 signs for this application, 4/19/06 *Kim Sins*
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003212

PLAT OF
TRACT A-1-A-1-A, BLOCK 34
 AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION

WITHIN
 SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2006

*5/16/06
 also vacating
 30' permanent
 easement
 of the
 area*

L = 42.00
 R = 60.04
 $\Delta = 40^{\circ}04'40''$
 Ch N78⁵³'23" E 41.15

L = 43.93
 R = 25.00
 $\Delta = 100^{\circ}40'52''$
 Ch S 30⁴³'51" E 38.49

DR. MARTIN LUTHER KING AVENUE NE
 (60' R.O.W.)
 L = 161.04
 R = 230.00
 $\Delta = 40^{\circ}06'57''$
 Ch N 78⁵⁴'32" E 157.77

S 81⁰²'00" E 50.00
 L = 136.16
 R = 230.00
 $\Delta = 34^{\circ}25'06''$
 Ch N 81⁴⁵'27" E 136.10

WESTERLY 15' PUBLIC UTILITY
 EASEMENT AND PRIVATE
 ACCESS & PARKING EASEMENT
 VACATED BY VACATION ACTION
 No.

TRACT B-1-A
 BLOCK 33
 0.6947 Ac.
 L = 27.36
 R = 41.00
 $\Delta = 38^{\circ}12'56''$
 Ch S 84³¹'03" W 28.84

L = 14.64
 R = 25.00
 $\Delta = 33^{\circ}33'26''$
 Ch S 82¹¹'17" W 14.63

N 81⁰²'00" W 107.78
 L = 103.78
 R = 41.00
 $\Delta = 145^{\circ}01'03''$
 Ch N 42⁰⁴'54" W 78.21

15' PUBLIC UTILITY EASEMENT
 GRANTED BY THIS PLAT

15' STORM DRAIN EASEMENT
 C34/153

20' PUBLIC SANITARY SEWER EASEMENT
 C34/153

L = 22.87
 R = 230.00
 $\Delta = 05^{\circ}41'51''$
 Ch N 81⁴¹'56" E 22.86

EASTERLY 15' PUBLIC UTILITY
 EASEMENT AND PRIVATE
 ACCESS & PARKING EASEMENT
 VACATED BY VACATION ACTION
 No.

TRACT A-1-A-1-A
 BLOCK 34
 0.9084 Ac.
 L = 76.43
 R = 41.00
 $\Delta = 106^{\circ}48'06''$
 Ch N 22⁵⁷'53" W 65.82

L = 202.08
 R = 1574.50
 $\Delta = 07^{\circ}21'13''$
 Ch S 15⁵⁵'59" W 201.94

10' PUBLIC UTILITY EASEMENT
 GRANTED BY THIS PLAT

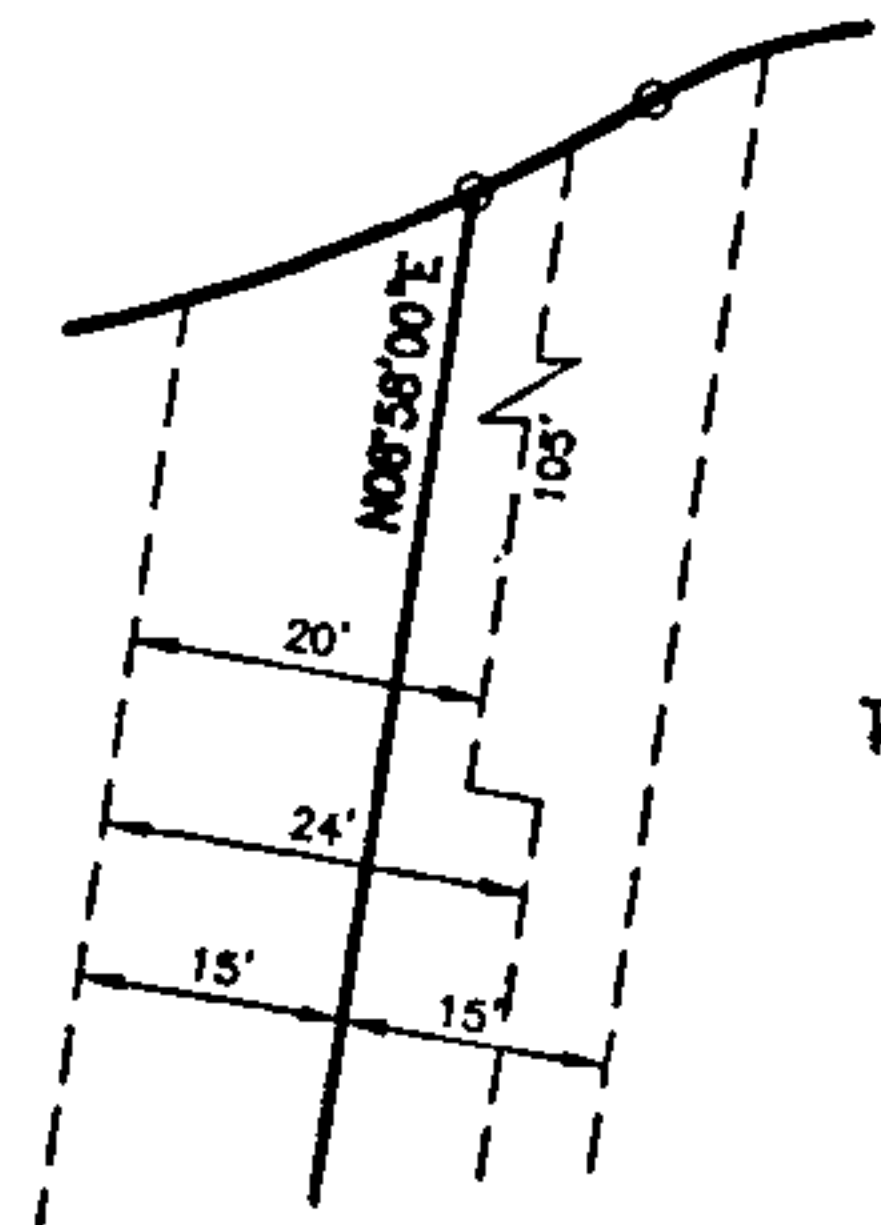
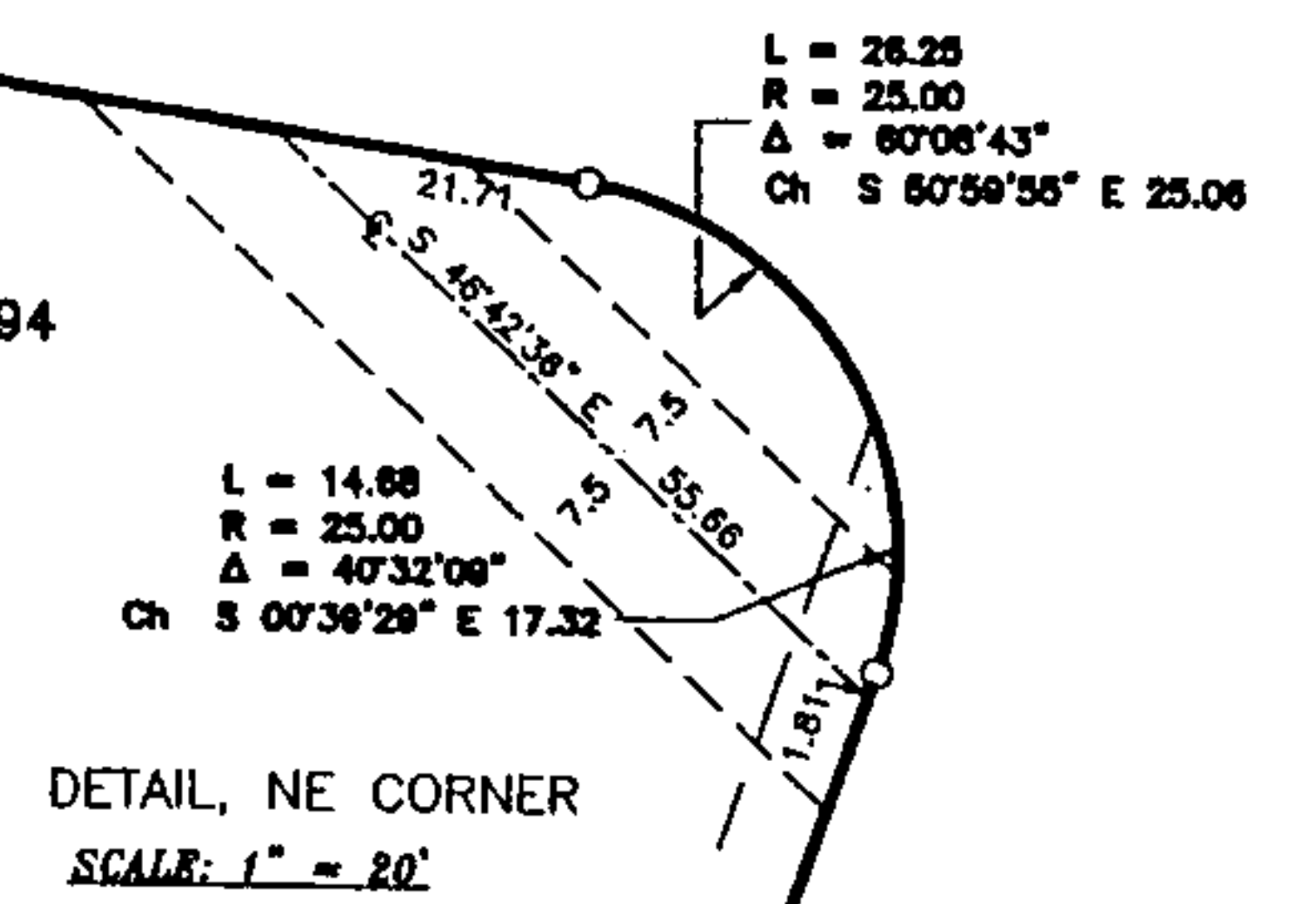
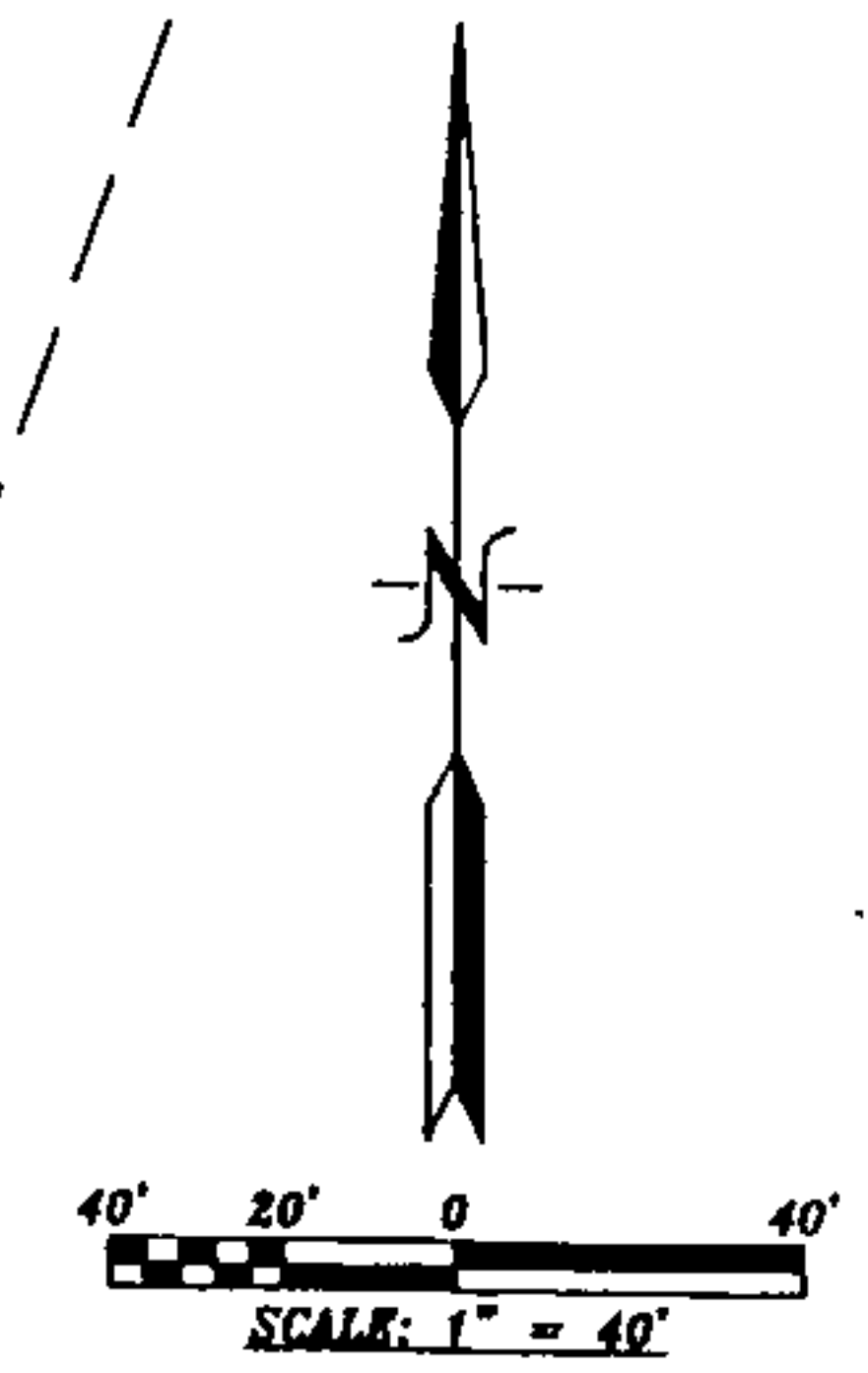
6' PERMANENT PUBLIC ROAD
 EASEMENT
 FILED: AUGUST 24, 2005
 Book A102, Page 2391

UNIVERSITY BOULEVARD NE
 (106' R.O.W.)

BOULEVARD NE
 (106' R.O.W.)

UNIVERSITY BOULEVARD NE
 (106' R.O.W.)

ACS STATION "2-K15"
 X=387,500.39
 Y=1,485,051.88
 GRID TO GRID=0.99966893
 $\Delta \ll = -00^{\circ}12'58''$
 CENTRAL ZONE, NAD 1927



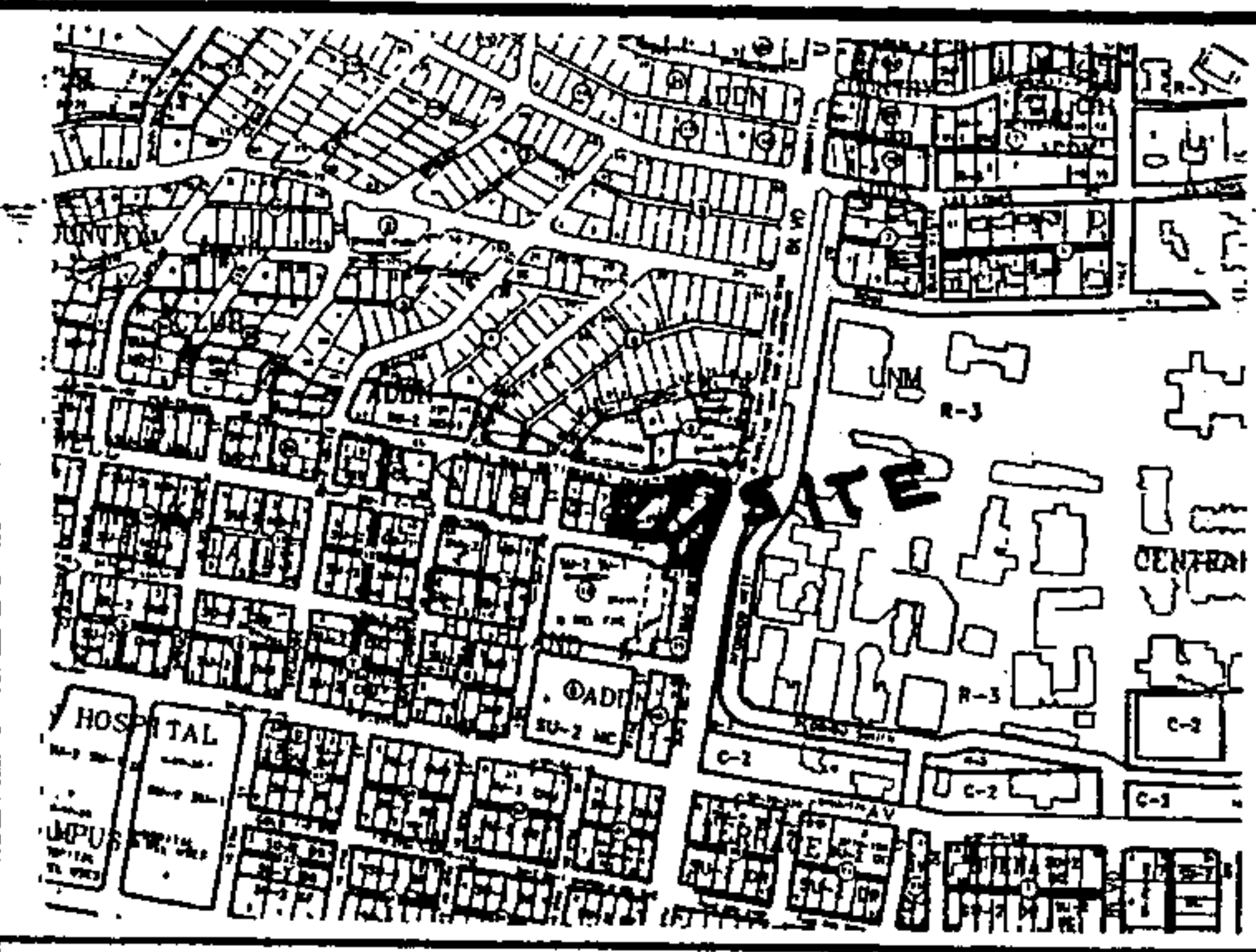
TRACT B-1-A
 BLOCK 33

TRACT A-1-A-1-A
 BLOCK 34

NOTE: THE 20'-24' PRIVATE ACCESS EASEMENT IS FOR THE MUTUAL BENEFIT OF TRACTS A-1-A-1-A AND B-1-A TO BE MAINTAINED BY THE OWNER OF TRACT A-1-A-1-A.

DETAIL
 SCALE: 1" = 20'

EXHIBIT B
VACATION *date 5/15/06*
EXHIBIT



VICINITY MAP No. K-15

PLAT OF
TRACT A-1-A-1-A, BLOCK 34
 AND
TRACT B-1-A, BLOCK 33
BROWNEWELL & LAIL'S
HIGHLAND ADDITION

WITHIN
 SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2006

LEGAL DESCRIPTION

TRACT LETTERED A-1-A-1 IN BLOCK NUMBERED THIRTY-FOUR (34) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 20, 1995, IN MAP BOOK 95C, PAGE 27.

AND

TRACT LETTERED B-1 IN BLOCK NUMBERED THIRTY-THREE (33) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-1-A, BLOCK 34, B-1, BLOCK 33, C-1, BLOCKS 15 AND 16 OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 23, 1987 IN MAP BOOK C34, PAGE 153.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

NEW MEXICO UTILITIES _____ DATE _____

CITY APPROVALS:

[Signature] _____ DATE 4-17-06
 CITY SURVEYOR

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE AN EXISTING 14' PUBLIC UTILITY EASEMENT, PORTIONS OF AN EXISTING 60' PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS & PARKING EASEMENT, GRANT A NEW 15' PUBLIC UTILITY EASEMENT.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.6463 ACRES.
- 4: TALOS LOG NO. 2005300534
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: JULY 15, 2005
- 9: CURRENT ZONING: SU-1

FREE CONSENT

THE REPLATTING OF THE PROPERTY AS DESCRIBED ABOVE, DEDICATION OF ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANTING OF PUBLIC UTILITY EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. SAID OWNERS / PROPRIETORS DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] _____ DATE 4/17/2006
 GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP,
 BY GARY C. HUFBAUER, GENERAL PARTNER.

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 17th DAY OF April, 2006

BY: Gary C. Hufbauer, General Partner
 OWNERS/NAME

MY COMMISSION EXPIRES: 2/2/2010 BY: *[Signature]*
 NOTARY PUBLIC



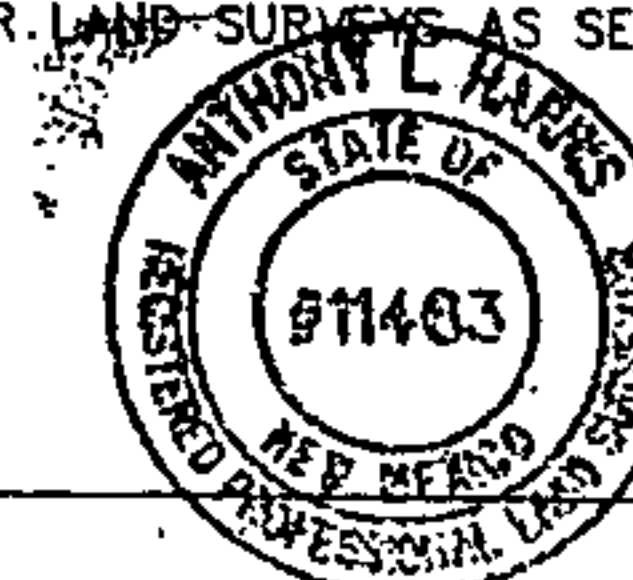
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 13th DAY OF April, 2006.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11463



WES HARRIS SURVEYING, INC. PHONE: (505) 889-8058
 2412-B MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____



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

Comps- 8/3/05 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.: 05DRB-00729 (SBP)

Project #: 1003212

Project Name BROWNEWELL & LAILS
HIGHLAND ADDITION

Agent: John Menicucci

Phone No.: 247-0444

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 5/18/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - PREVIOUS COMMENTS, CITY SED NOT-SX
- PUBLIC R/W EASEMENT ALONG UNIVERSITY X
- X-ACCESS AGREEMENTS - HART TOLL CO.

- UTILITIES:
-
-
-

- CITY ENGINEER / AMAFCA:
-
-
-

- PARKS / CIP:
-
-
-

- PLANNING (Last to sign): Report's letter
-
-
-

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

Project Number

1003212

[Handwritten scribbles]



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

REVISED 2/5/04

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

DRB Application No.: 05DRB-00729 (SBP)
Project Name BROWNEWELL & LAILS
HIGHLAND ADDITION
Agent: John Menicucci

Project #: 1003212
Phone No.: 247-0444

Your request for (SDP for SUB) (SDP for BP) (FINAL PLATS), (MASTER DEVELOPMENT PLAN), was approved on 5/18/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - PREVIOUS COMMENTS, CITY STD NOTES
- PUBLIC R/W EASEMENT ALONG UNIVERSITY
- X-ACCESS AGREEMENTS

- UTILITIES: _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____

- PLANNING (Last to sign): Report's letter
- 5/18/05

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

Project Number 1003212



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 18, 2005

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. Adjourned: 12:50 P.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 # 1000560**
05DRB-00680 Major-Vacation of
Public Easements

TIERRA WEST LLC agent(s) for KIMLEY-HORN & ASSOCIATES. request(s) the above action(s) for all or a portion of Tract(s) 1A2A, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE. [REF: Z-72-33, 04DRB00089, 04DRB00028] (D-17) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1002739**
05DRB-00681 Major-Preliminary Plat Approval
05DRB-00683 Minor-Subd Design (DPM) Variance
05DRB-00684 Minor-Sidewalk Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES 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. A SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00693 Minor-Amnd SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003749**
05DRB-00675 Major-Preliminary Plat
Approval
05DRB-00677 Minor-Vacation of
Private Easements
05DRB-00676 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003828**
05DRB-00687 Major-Preliminary Plat
Approval
05DRB-00688 Minor-Subd Design (DPM)
Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002855**
05DRB-00692 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8 and 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION**, zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat
Approval
05DRB-00515 Major-Vacation of Public
Easements
05DRB-00516 Minor-Subd Design (DPM)
Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [Deferred from 4/20/05 & 5/18/05] (M-21/M-22) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517, 05DRB00518] [Deferred from 5/18/05](M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **Project # 1003655**
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05 & 5/18/05*] (C-19) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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.

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan
BldPermit/EPC

DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [**Carmen Marrone, EPC Case Planner**] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD., CO., request(s) the above action(s) for all or a portion of Lot(s) A, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.

10. ~~Project # 1003212~~
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner ~~\$100~~Debbie Stover] [Deferred from 5/11/05] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF: Z-79-80-2, S-80-26] [Deferred from 4/27/05 & 5/11/05] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER**, zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**
05DRB-00787 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**
04DRB-01706 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] [*Was Indef deferred for SIA*] (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003087**
05DRB-00788 Minor-Extension of
Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

19. **Project # 1003573**
04DRB-01417 Minor- Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1004172**
05DRB-00776 Minor-Sketch Plat or
Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2, located on 4TH STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**
05DRB-00794 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE**, zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**
05DRB-00793 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED**, zoned S-MI, located on 10TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**
05DRB-00743 Minor-Sketch Plat or
Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1004168**
05DRB-00761 Minor-Sketch Plat or
Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**
05DRB-00782 Minor-Sketch Plat or
Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO**, zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

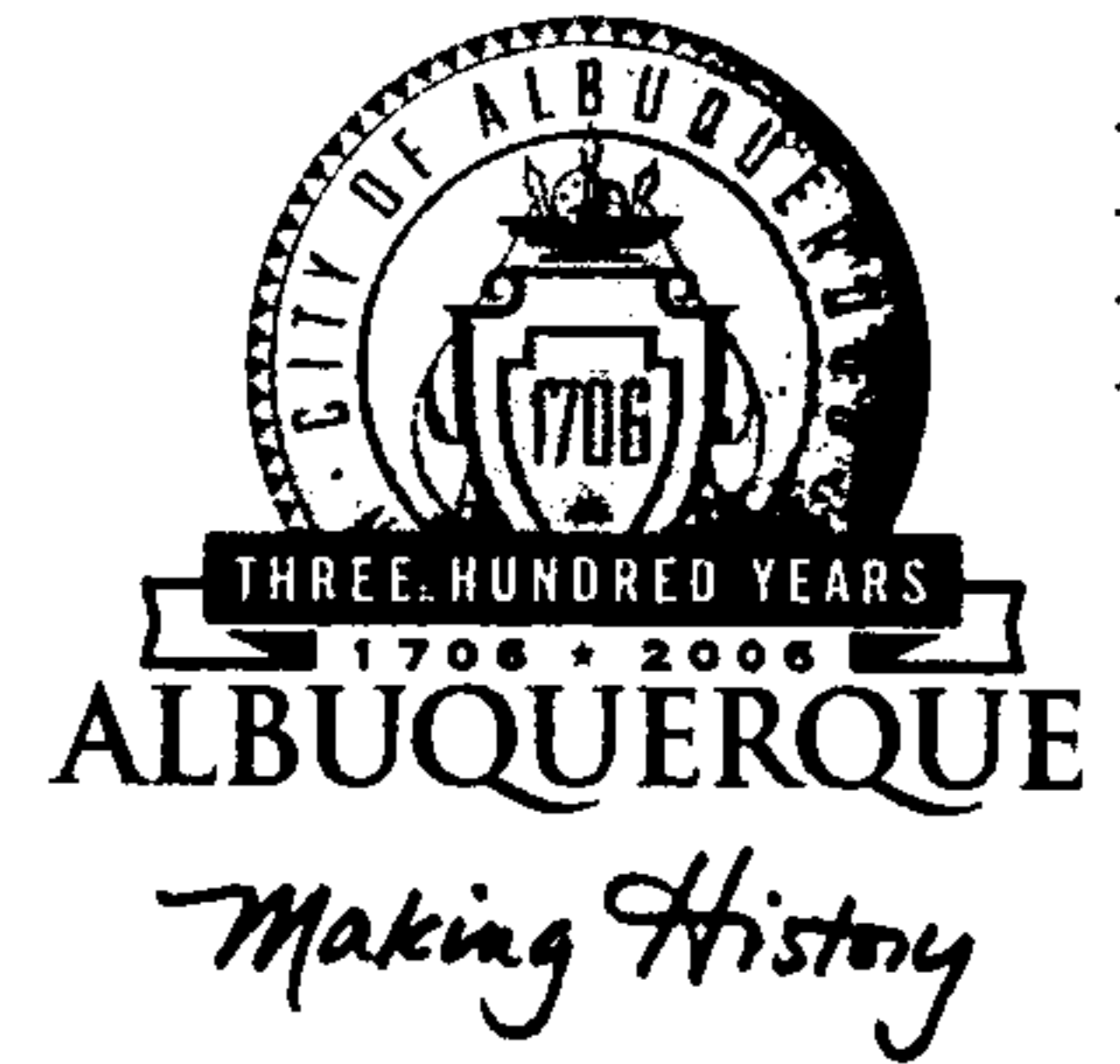
29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003212

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 11, 2005

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: 1:10 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002885**
05DRB-00631 Major-Vacation of Pub
Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1002457**
05DRB-00651 Major-Vacation of
Public Easements
05DRB-00650 Major-Preliminary Plat
Approval
05DRB-00654 Minor-Temp Defer
SDWK
05DRB-00652 Minor-Subd Design
(DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: AN APPROVED PUBLIC WORKS DESIGN IS REQUIRED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

05DRB-00649 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1**, zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] [David Stallworth, EPC Case Planner] [Deferred from 4/27/05] (G-23) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003364**
05DRB-00656 Major-Vacation of
Public Easements
05DRB-00657 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES
INC request(s) the above action(s) for all or a portion
of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE
ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED
USES, located on LOUISIANA BLVD NE, between
PASEO DEL NORTE NE and HOLLY AVE NE
containing approximately 3 acre(s). [REF:
04DRB01409] (C-19) **THE VACATIONS WERE
APPROVED AS SHOWN ON EXHIBIT B IN THE
PLANNING FILE.**

4. **Project # 1004138**
05DRB-00658 Major-Vacation of
Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL
CENTER CORPORATION request(s) the above
action(s) for all or a portion of Tract(s) 5D-1,
JOURNAL CENTER, zoned IP, located on
JEFFERSON ST NE, between TIBURON AVE NE
and SUN AVE NE containing approximately 7 acre(s).
(D-17) **THE VACATION WAS APPROVED AS
SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s)
the above action(s) for all or a portion of Lot(s) 15, 16,
17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH
ALBUQUERQUE ACRES, UNIT 3**, (to be known as
LA VISTA @ DESERT RIDGE TRAILS) zoned R-D,
located on WYOMING NE, between EAGLE ROCK
NE and MODESTO NE containing approximately 3
acre(s). [REF: 04DRB01373] [*Deferred from 5/11/05*]
(C-19) **DEFERRED AT THE AGENT'S REQUEST TO
5/18/05.**

6. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

7. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s).*[Deferred from 4/6/05 & 4/20/05]* (E-19) **AN INFRASTRUCTURE LIST DATED 5/11/05 WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 15-DAY APPEAL PERIOD AND TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPROVEMENTS.**

8. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05 & 5/11/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

9. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05 & 5/11/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

10. **Project # 1003813**
05DRB-00590 Major-Preliminary Plat
Approval
05DRB-00591 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, Lot(s) 24 & 25, Tract(s) B, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**), zoned SU-2/RLT, located on LADERA DR NW, between 98TH ST NW and GAVIN RD NW containing approximately 15 acre(s). [REF: 04DRB01869] (*Deferred from 5/4/05*) (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT, TO REARRANGE THE LOTS ON MOLTEN PRIOR TO FINAL PLAT APPROVAL. THE 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.

11. **Project # 1002865**
05DRB-00712 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) **10-A, JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

05DRB-00711 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot (s) **10-B, JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP, located on RUTLEDGE NE, between BARTLETT NE and WASHINGTON NE containing approximately 1 acre(s). [REF: 03DRB01304] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, ALIGNMENT OF DRIVES AND SIDEWALK VERIFICATION AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND OUTSTANDING COMMENTS.**

~~12. **Project # 1003212**~~
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [Russell Brito, EPC Case Planner for Debbie Stover] [Deferred from 5/11/05] (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

13. **Project # 1004159**
05DRB-00736 Minor-SiteDev Plan BldPermit

TATE FISHBURN ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 20, **JOURNAL CENTER 2, UNIT 2**, zoned IP, located on RUTLEDGE NE, between JEFFERSON NE and NORTH DIVERSION CHANNEL containing approximately 4 acre(s). [REF: 03DRB-00996] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND SIDEWALK ALONG SNAPROLL AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN, APPROVAL OF REPLAT AND INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

14. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF: Z-79-80-2, S-80-26] [*Deferred from 4/27/05 & 5/11/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

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

15. **Project # 1003778**
05DRB-00738 Minor-Amnd Prelim Plat
Approval

ADIL RIZVI agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, **SHAHEEN SUBDIVISION, NORTH ALBUQUERQUE, ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 2 acre(s). [REF: 04DRB01750, 04DRB01751, 04DRB01752, 04DRB01753] (C-19) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1003861**
05DRB-00731 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/11/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT, SUBMIT AN APPLICATION FOR WAIVER OF SIDEWALKS AND TEMPORARY DEFERRAL OF SIDEWALK PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN SHALL OCCUR PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1001031**
05DRB-00734 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, **SANDIA SCIENCE & TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB-95-523, Z-80-96, AX-80-21, Z-95-69] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002935**
05DRB-00735 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 255A through 260A, **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2 RLT, located on PACAYA DR SW, between LADERA DR SW and SUNDORO PL SW containing approximately 2 acre(s). *[Listed under Project #1002644 in error]* (J-8) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

- 4
19. **Project # 1003585**
05DRB-00737 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as SILVER STREET TOWNHOMES) zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB00168, 04DRB01958, 05DRB00087 & 00088] (K-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO PLANNING FOR AGIS DXF FILE, APPLICATION NUMBERS ON VACATIONS CALLED OUT AND ADDITION OF NOTE 10 FOR DEDICATION OF PUBLIC WATER/SEWER EASEMENTS.**

20. **Project # 1004158**
05DRB-00732 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for BARBARA SPORLEDER request(s) the above action(s) for all or a portion of Lot(s) 20, 21 & 22, Block(s) 16, ELDER HOMESTEAD ADDITION, zoned R-3, located on LOUISIANA BLVD SE, between ANDERSON SE and ROSS SE containing approximately 1 acre(s). (L-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

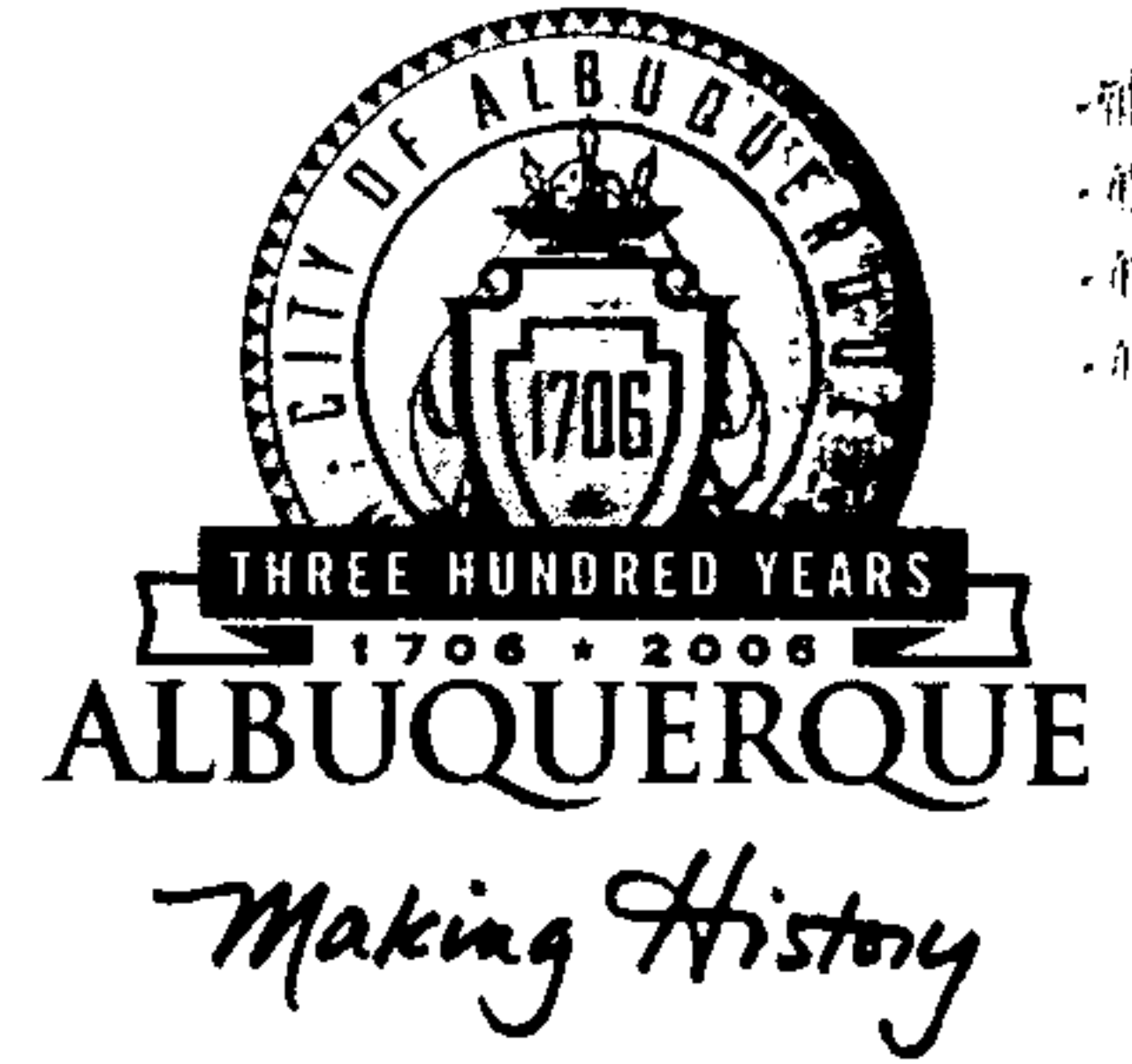
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1001945**
05DRB-00733 Minor-Sketch Plat or Plan

MADLINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298, M.R.G.C.D. MAP 38, zoned RLT, located on CARSON RD NW, between RIO GRANDE BLVD NW and ALAMEDA DRAIN containing approximately 1 acre(s). [REF: 04EPC01666] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 27, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 27, 2005 WERE APPROVED.**

ADJOURNED: 1:10 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003212

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

5-18-05

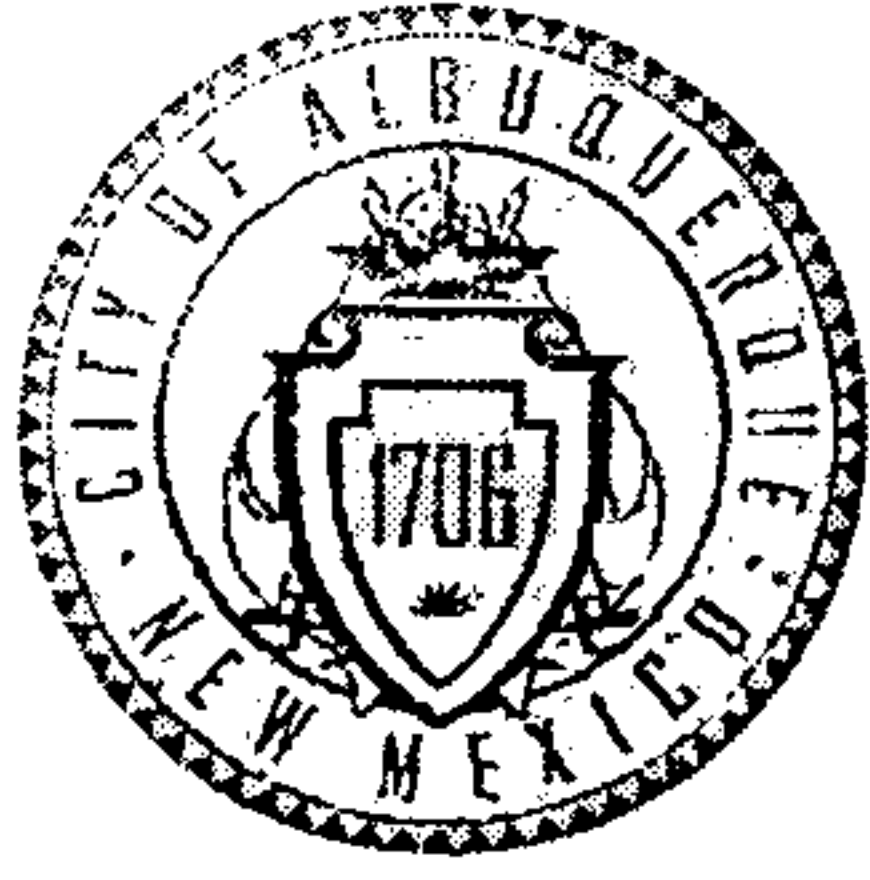
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005



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

Development Review Board Comments

Project Number: 1003212
Application Number: 05DRB-00729

DRB Date: 5/11/2005
Item Number: 12

Subdivision:

Tracts A-1-A-1, Brownwell & Lails Highland Addition

Zoning: SU-2 MC

Zone Page: K-15

New Lots (or units) : 8

Request for:

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

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

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MEMO

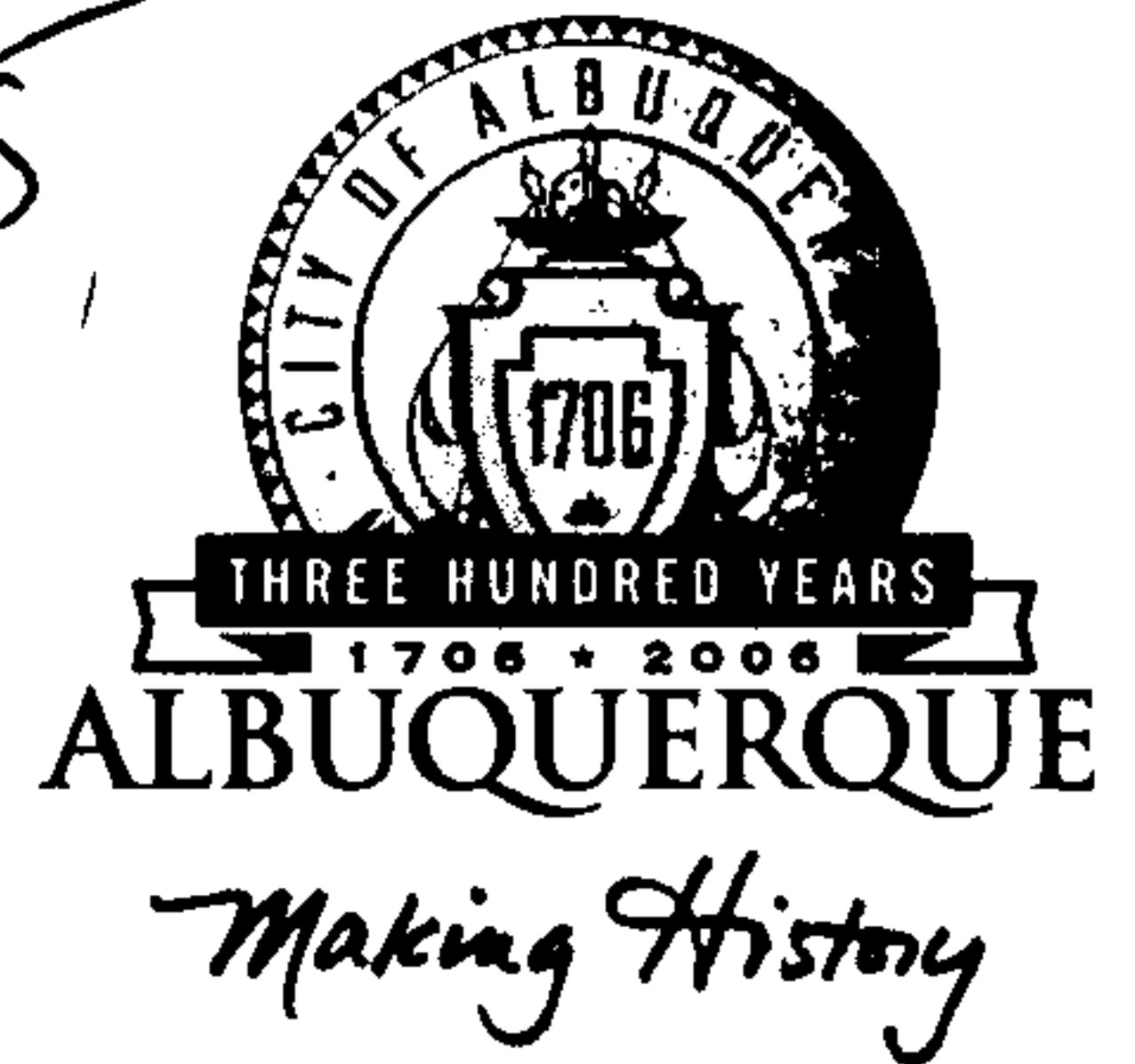
Date: 4 May 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1003212: 05DRB-00729 (04EPC-00699)

The submitted site development plan for building appears to meet the EPC conditions of approval. Please ensure that the conditions from the City Engineer, Municipal Development and the Public Works Dept. are met satisfactorily.

附 附
附 附
附 附

CITY OF ALBUQUERQUE

Refer 5/18/05



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003212

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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: May 11, 2005

MEMO

Date: 4 May 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1003212: 05DRB-00729 (04EPC-00699)

#12

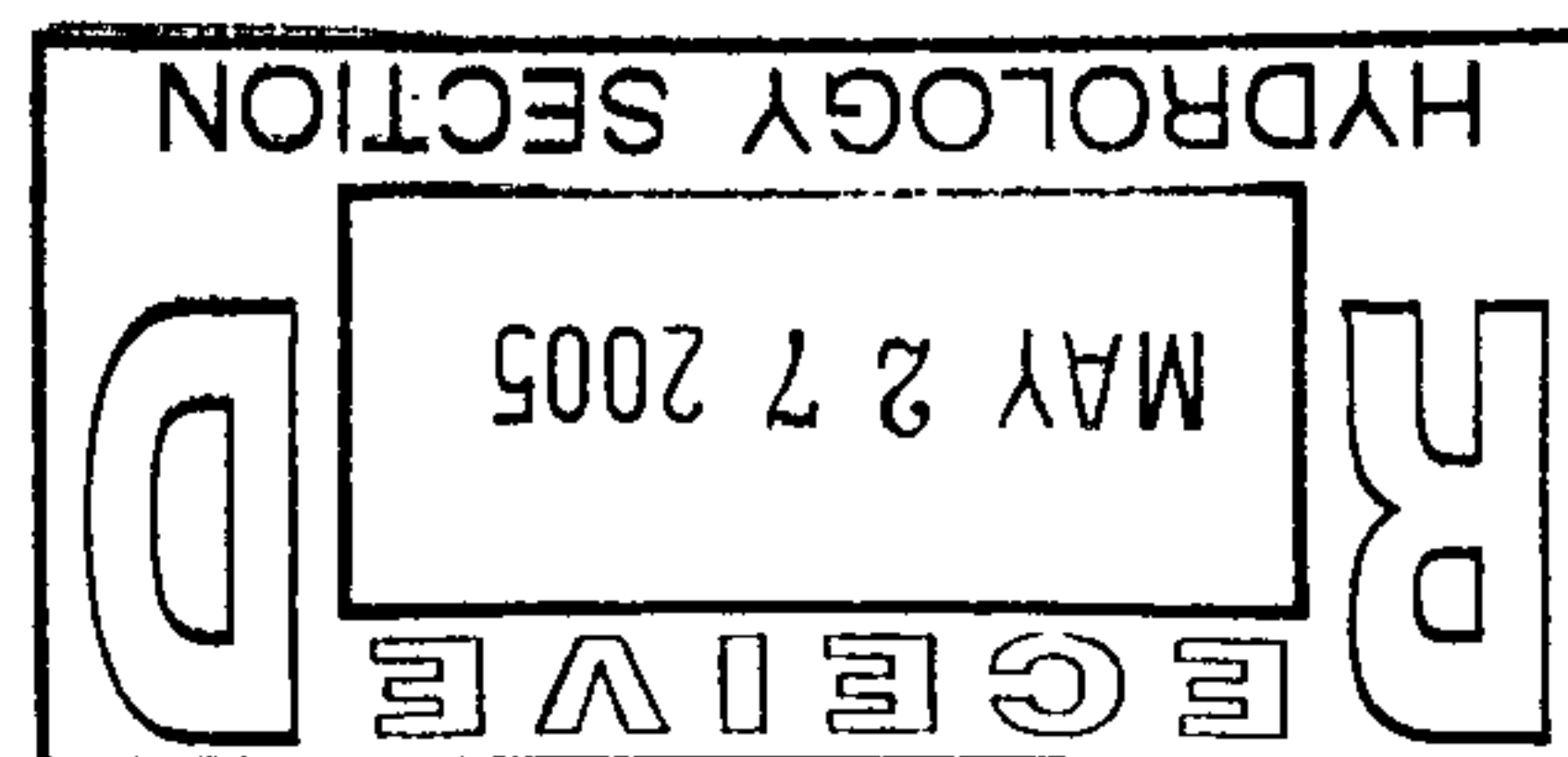
The submitted site development plan for building appears to meet the EPC conditions of approval. Please ensure that the conditions from the City Engineer, Municipal Development and the Public Works Dept. are met satisfactorily.

Spruce Park Neighborhood Association
415 Maple Street NE | Albuquerque, New Mexico 87106

Prog 1003212

26 May 2005

Sheran Matson, Chair
Development Review Board
c/o Albuquerque Planning Department
600 Second Street NW
Albuquerque, New Mexico 87102



Reference: 05DRB-00729 | EPC Site Development Plan for Building Permit
1630 Dr. Martin Luther King, Jr. Avenue NE
Application of Grand Avenue Partners

Dear Ms. Matson:

The Development Review (DRB) Board approved the above-referenced application for a site development plan for building permit at its meeting of 18 May 2005, with delegation to Wilfred Gallegos, for Transportation Development, and you, for the Planning Department. The neighborhood associations were instructed to submit a letter to you indicating their assent once they had reviewed and agreed to an amended site plan that incorporated the various changes they believed were necessary.

Representatives of Spruce Park Neighborhood Association, and representatives of Sycamore Neighborhood Association, have reviewed several iterations of the site plan since the DRB hearing on 18 May, and have discussed these several versions with John Menicucci, agent for the applicant. The most recent version of the site plan we have reviewed, dated today, 26 May 2005, is acceptable—it closely conforms to relevant provisions of the Zoning Code, including landscape regulations, and complies with conditions of approval imposed by the EPC.

At the hearing on 18 May you were, understandably, somewhat perplexed that the neighborhoods had concerns and problems with the site plan that had been submitted since Russell Brito, the EPC Case Planner, had indicated that that site plan was acceptable to him. We discussed our concerns with Bob Paulsen, Manager, Development Services Division, prior to the DRB hearing. Mr. Paulsen agreed that the site plan submitted did not comply with the EPC conditions of approval and should be amended to comply. We thought he would convey his opinion to you and Mr. Brito.

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-nt -nt
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We ask that you compare the original site plan with the version dated today to note the substantial changes, which have been made.

These changes include: ensuring all of the information included on the site plan submitted to the Environmental Planning Commission was included on the site plan submitted to the DRB, e.g., the floor plan of the proposed apartments; ensuring the off-street parking complies with the Zoning Code requirements; and ensuring the landscape plan complies with Section 14-16-3-10 of the Zoning Code, including providing an appropriate number and appropriate species of street trees.

We do appreciate your willingness to accept delegation, however reluctantly, so the applicant could amend the site plan to comply both with EPC conditions and with Zoning Code requirements.

We believe the most-current version of the site plan is a substantial improvement over the site plan originally submitted to the DRB. We also believe the result will be a much better development, particularly at this location—an entrance to both neighborhoods and to the University of New Mexico.

Sincerely,

Spruce Park Neighborhood Association, Inc.



by Rupert Holland

copy: Richard Dineen, Planning Director
Bob Paulsen, Manager, Development Services Division
Russell Brito, EPC Case Planner
John Menicucci, agent for Grand Avenue Partners
Ruth Koury, Sycamore Neighborhood Association

(Clare)

#10

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

PAID RECEIPT

APPLICANT NAME John A. Menicucci

AGENT _____

ADDRESS _____

PROJECT & APP # 1003212 / 05 DRB 00729

PROJECT NAME Brownwell & Lails Highlands

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral fee

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

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

30506

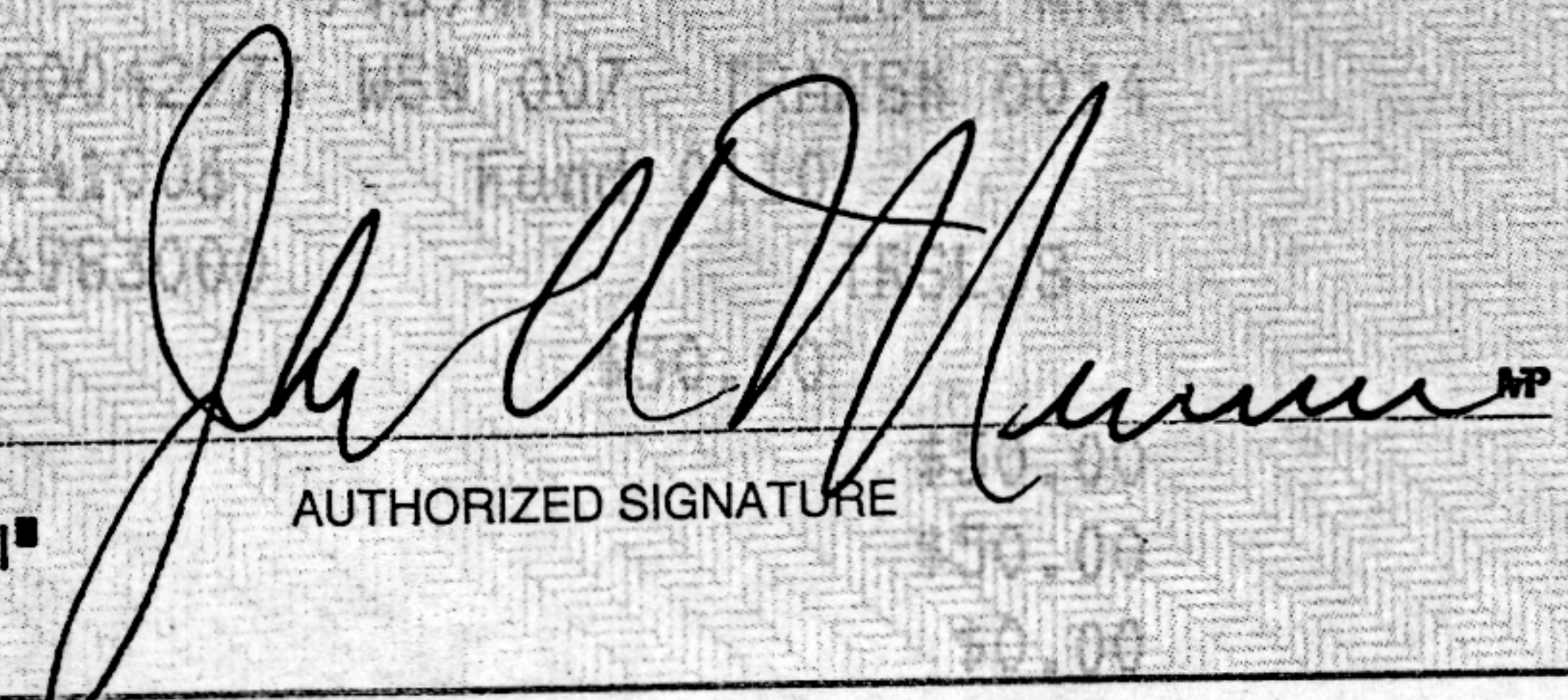
BERGER BRIGGS REAL ESTATE
AND INSURANCE, INC. 8774
PROPERTY MANAGEMENT TRUST - ACCOUNT A
P.O. DRAWER K (505) 247-0444
ALBUQUERQUE, NEW MEXICO 87103

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87102
95-219-1070

PAY TO THE ORDER OF **** FIFTY AND 00/100 DOLLARS

DATE 05/18/05 AMOUNT \$50.00*****

CITY OF ALBUQUERQUE
TREASURY DIVISION
PO BOX 17
ALBUQUERQUE, NM 87103-0017

05/18/2005 21594N LOC ANN
RECEIPT# 000427 MEN 007
ACCOUNT 441006
Activity 496300
Trans AM
CHARGE

AUTHORIZED SIGNATURE

⑈030506⑈ ⑆107002192⑆ 1060445069⑈

Thank You

Details on back. Security Features Included.

#12

#12



PHONE (505) 247-0444
FAX (505) 243-1505
215 THIRD STREET S.W.
P.O. DRAWER K
ALBUQUERQUE, N.M. 87103

May 11, 2005

Development Review Board
Sheran Matson, DRB Chair
City of Albuquerque
Plaza del Sol Hearing Room

Re: Project # 1003212

05DRB-00729 Minor-SiteDev Plan BitPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] [**Russell Brito, EPC Case Planner for Debbie Stover**] (K-15)

Dear Ms. Matson:

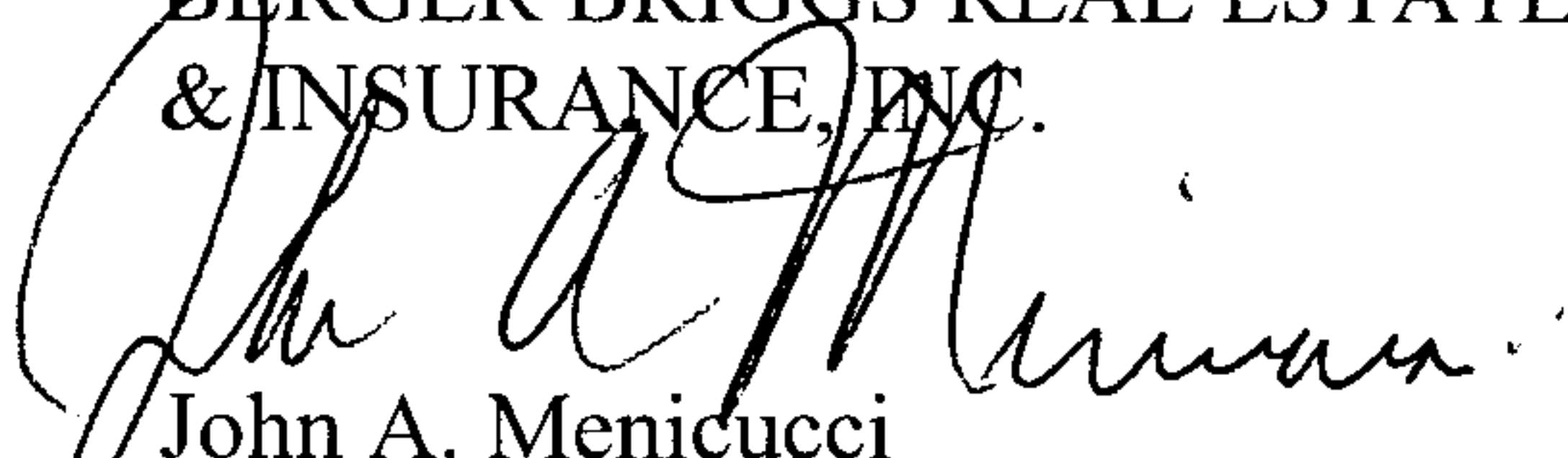
I am requesting a deferral of the final hearing and sign off on the above referenced Site Development Plan until Wednesday, May 18, 2005.

We are in the process of clarifying some points on the plan with the neighborhood associations and will have that completed by next Wednesday.

Please feel free to call if you have any questions.

Sincerely,

BERGER BRIGGS REAL ESTATE
& INSURANCE, INC.



John A. Menicucci
Property Manager

Enclosure

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: Grand Avenue Partners, A NM Limited Partnership PHONE: 247-0444
 ADDRESS: 215 Third Street SW FAX: 243-1505
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: jam@bergerbriggs.com
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): John A. Menicucci PHONE: 247-0444
 ADDRESS: 215 Third Street SW/PO Drawer K FAX: 243-1505
 CITY: Albuquerque STATE NM ZIP 87103 E-MAIL: jam@bergerbriggs.com

DESCRIPTION OF REQUEST: Site Plan approval for Building Permit to construct 4 new 1BR & 4-2 BR units in an SU-2 M C Zone.

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

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

Lot or Tract No. Tract A-1-A-1 Block: 34 Unit: _____
 Subdiv. / Addn. Brownell & Lails Highland Addition University Neighborhoods Sector Plan & Sycamore Metropolitan Redevelopment Plan
 Current Zoning: SU-2 - MC Proposed zoning: Same
 Zone Atlas page(s): K-15-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): .9441 Density if applicable: dwellings per gross acre: 20 dwellings per net acre: 20
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1-015-057-389-394-11907 MRGCD Map No. ---

LOCATION OF PROPERTY BY STREETS: On or Near: 1630 Dr. Martin Luther King Jr. Ave. NE
 Between: University Blvd. NE and Pine Street NE

CASE HISTORY: Russell Britson D. Storer EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): V-94-43
042HE-00086 / Proj #1003212 Approved to Allow Apts in a Comm Zone / 04EPC-00699
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE John A. Menicucci DATE 5/02/05
 (Print) John A. Menicucci, Managing Agent 247-0444 Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>05DRB -00729</u>	<u>SBP</u>	<u>PC(3)</u>	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-11-05</u>		Total	<u>\$ 20.00</u>

5-3-05
 Planner signature / date

Project # 1003212

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Grand Avenue Partners
 by John A. Menicucci Agent
 Applicant name (print)
John A. Menicucci 5/3/05
 Applicant signature / date



Form revised October 2004

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

Application case numbers
 05DRB- _____ -00729
 _____ - _____
 _____ - _____

[Signature] 5-3-05
 Planner signature / date
Project # 1003212



PHONE (505) 247-0444
FAX (505) 243-1505
215 THIRD STREET S.W.
P.O. DRAWER K
ALBUQUERQUE, N.M. 87103

May 2, 2005

TO: Development Review Board
City of Albuquerque Planning Department
P.O. Box 1293
Albuquerque, NM 87103

FROM: Grand Avenue Partners, John Menicucci, Agent
215 Third Street SW (505) 247-0444
Albuquerque, NM 87102

RE: File: Project # 1003212
04EPC-00699
EPC Site Development Plan
Building Permit

Legal Description: for all or a portion of
Tract(s) A-1-A-1, Brownell & Lails
Highland addition, zoned SU-2 MC, located
on Dr. Martin Luther King Jr. Ave. NE,
between University Blvd. NE and Ash Street
NE, containing approximately 1 acres. (K-
15) Debbie Stover, Staff Planner.
1630 Dr. Martin Luther King Jr. Ave. NE

Gentlemen,

On September 16, 2004 the EPC voted to Approve the above referenced Site Development Plan for Building Permit subject to certain conditions. We feel all of the conditions have been met as outlined in the following points of this letter and the corrected and revised site plans submitted.

Explanation of Conditions

1. The bike rack has been moved to the middle of the project to accommodate both the new and the existing apartments. The bike space calculation for the bike rack is shown on the site plan.
2. Light details have now been added to the plans. Security and outside lighting will be attached to the buildings, and will be no higher than 16' off the ground. All exterior lighting will be shielded to prevent light trespass.
3. Landscape Plans
 - a. All landscape areas were redesigned to add significantly more plantings to better cover the area. The area around the refuse container was redeveloped to better accommodate the refuse container and one parking space that was too close to the container was removed.



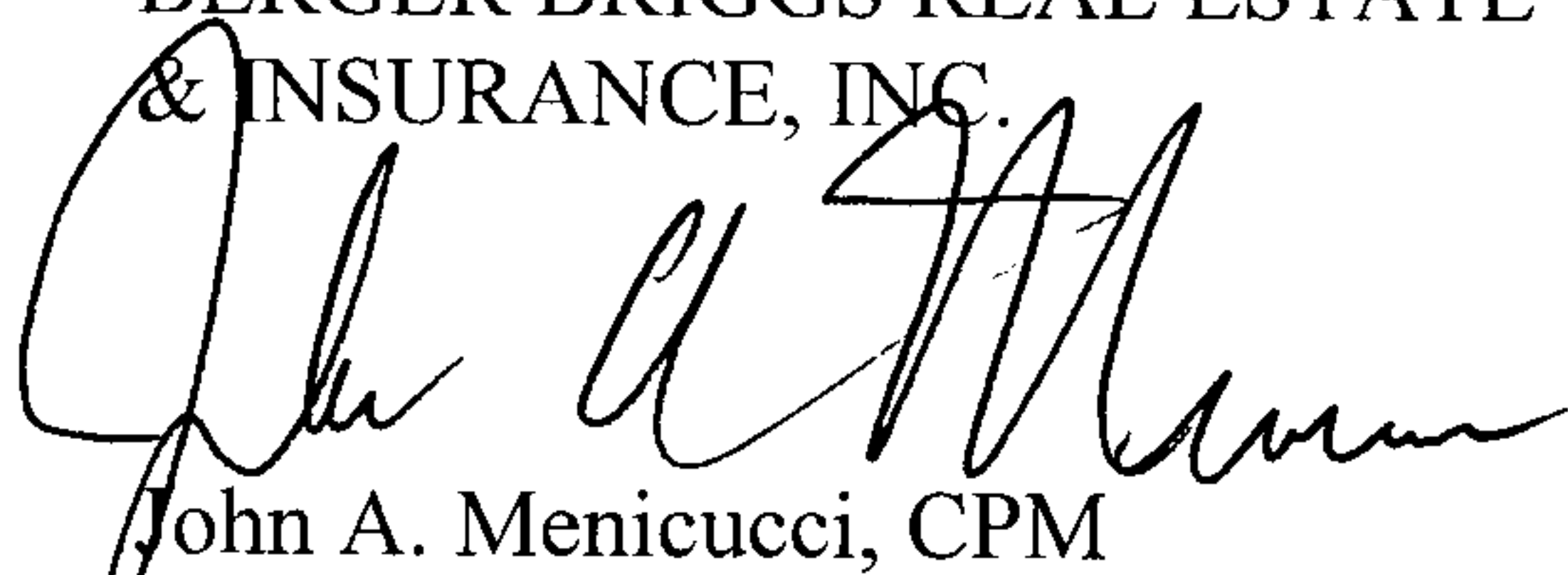
- b. Three additional street tree species were added to bring a total of 6 different tree species; Modesto Ash, Green Ash, Chitalpa, NM Olive, Silver Buffaloberry, and Netleaf Huckberry. 3 more street trees were added to the University Blvd side of the plan to bring a total of 13 street trees along University Blvd.
 - c. The area next to the bus stop on University Blvd now has a group of 3 deciduous trees to help provide shade around the bus stop.
 - d. All the live plantings around the 11 existing apartments are now shown on the site plans.
 - e. The 3-foot space that is shown on the plans between the east property line and the sidewalk edge will be landscaped like all the adjoining landscaped area.
 - f. All existing landscaping around the existing apartments has been identified on the plans.
4. The percentage of small cars parking is now noted on the plans.
 5. The site plan has been corrected to show the correct configuration of the existing sidewalks on the existing site plan and current proposed sidewalks for the new site plan.
 6. On the elevation plan, color and material of doors is outlined. The existing building will be re-stuccoed to match the new building.
 7. The site plan is now accurate and in compliance with the Zoning Code and other ordinances of the City of Albuquerque.
 8. Re: City Engineer, Municipal Development, Public Works, and NM DOT.
 - a. Grand Avenue partners, through our general contractor, will redo any curb, gutter, sidewalks and drive pads as necessary around the entire site. Specifically, the corner of Dr. Martin Luther King Jr. Blvd. and University Blvd. will be reconstructed to the proper radius, the drive pad right next to the corner will be eliminated, the drive pads on vacated Pine St. and Tijeras will be redone to accommodate the new ingress and egress to the parking areas.
 - b. Street Right of Way dimensions have been shown in the plans, and proper geometry on corners has been added. The “existing and proposed changes” have been correctly identified.
 - c. The one parking space next to trash enclosure has been deleted to give more room around the container.
 - d. 11 small car spaces are provided out of 29 (38%). All sidewalks widths have been labeled.
 - e. Site plan complies with and is designed to meet the DPM standards.
 - f. Dr. Martin Luther King Jr. Ave. NE has a 60’ right of way, 30’ from center line. This 60’ right of way extends exactly to the north face of the building on the Dr. Martin Luther King Jr. side. It is physically impossible to extend the right of way any further than it currently is on Dr. MLK.



- g. University Blvd. has a 106' right of way or 53' from Center line to our property line. There is no need to dedicate any additional right of way for University Blvd.
 - h. Because of the 60' right of way existing on Dr. MLK NE, there is no way to dedicate an additional 6' for a bike lane on Dr. MLK NE.
 - i. There is ample room for a bike lane on University Blvd. because of its additional width.
9. Once DRB signs off on the final site plan, Applicant will follow that plan and will not change it.
 10. Applicant agrees to complete any and all requirements of previous EPC and DRB actions pertaining to this tract, specifically to a construct a new radius at the corner of University Blvd. and Dr. Martin Luther King Jr. Ave., and any further curb and gutter, and alignment work on Dr. martin Luther King Jr. Ave. and the Tijeras cul de sac.
 11. A new private access easement has been created on Tract A-1-A-1 and Tract B-1 to serve as a parking and access easement to both tracts on what is the vacated portion of Pine Street.
 12. The 14' public utility easement has been removed from the plan and a new 15' easement is shown for PNM lines. This has been agreed to by PNM.
 13. The site plan and the landscape plan have been corrected so they are consistent with each other.
 14. The Applicant notified the following neighborhood associations of its intent to submit final plan to the DRB. Copies of the plan and this letter were submitted to the following associations:
 - Rupert Holland – Spruce Park Neighborhood Association
 - Ruth Corry – Sycamore Neighborhood Association
 - Bill Cobb – Silver Hills Neighborhood Association

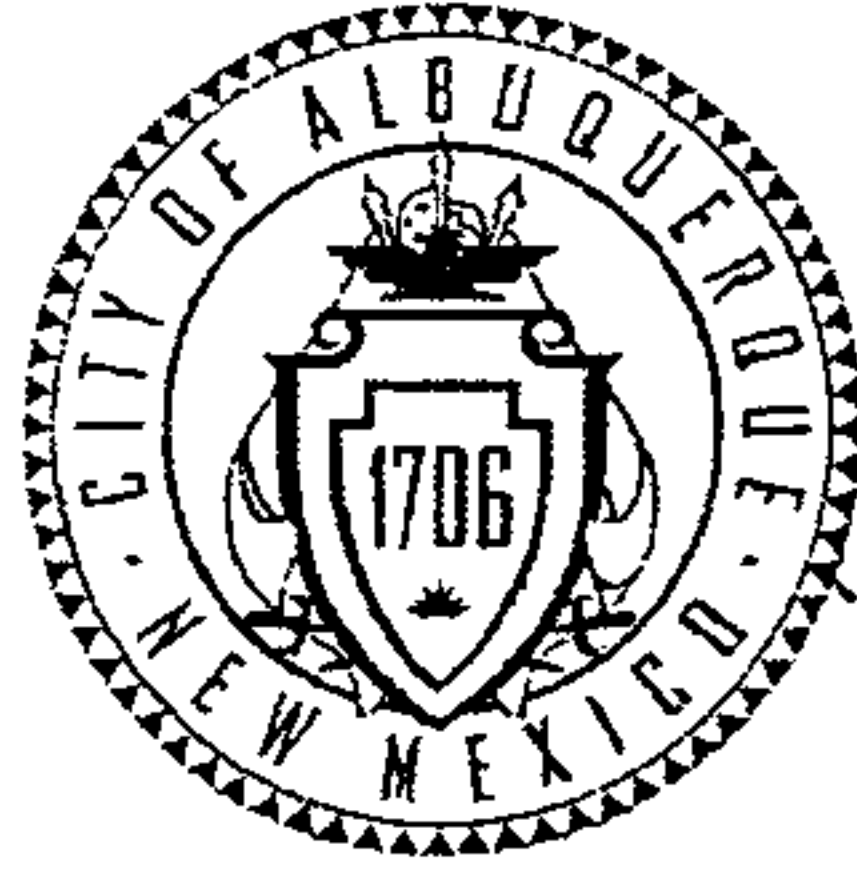
Sincerely,

BERGER BRIGGS REAL ESTATE
& INSURANCE, INC.



John A. Menicucci, CPM
Certified Property Manager
Qualifying Broker

JAM/lis



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

Date: September 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003212**
04EPC-00699 EPC Site Development Plan-
Building Permit

Grand Ave. Partners, A NM Limited Partnership
215 Third St. SW
Albuq. NM 87102

LEGAL DESCRIPTION: for all or a portion of Tract(s) A-1-A-1, **Brownell & Lails Highland add.**, zoned SU-2 MC, located on DR. MARTIN LUTHER KING JR. AVE. NE, between UNIVERSITY BLVD. NE and ASH STREET NE, containing approximately 1 acre. (K-15) Debbie Stover, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003212/ 04EPC 00699, a request for site development plan for subdivision, for Tract A-1-A-1, based on the following Findings and subject to the following Conditions: *

FINDINGS:

1. This is a request for a site development plan for building permit for four 1-bedroom apartments and four 2-bedroom apartments on the southern half of Tract A-1-A-1, Brownell & Lails Highland addition, located on University Boulevard and Dr. Martin Luther King Jr. Avenue NE.
2. This request was deferred for 60-days from the July 15, 2004 EPC hearing at the applicant's request to allow the applicant time to modify the site plan and meet with staff and neighborhood association representatives to review the plan. This has been accomplished.
3. The *Albuquerque/Bernalillo County Comprehensive Plan* states that upgrading efforts in neighborhoods within the Central Urban Area should be continued. The proposed project will aid in this effort to upgrade the neighborhood by converting an undeveloped lot into a contributing component of the community. The project also respects existing neighborhood values and natural environmental conditions as stated in the *Comprehensive Plan*; the proposal is similar to other projects in the neighborhood in appearance and density (*Policy 5.d.*).

4. The *Comprehensive Plan* states that “new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods and can be ensured.” (*Policy 5.e.*) This proposal is in conformance with this policy, as it is on vacant land and is contiguous to programmed urban facilities.
5. The design of the project is in line with the *Comprehensive Plan (Policy 5.g)* that says that “development shall be carefully designed to conform to topographical features”. A slope from north to south defines the site and the residential units have been designed to follow the natural contours of the property.
6. The *University Neighborhoods Sector Development Plan* encourages infill construction in appropriate places and higher densities only where a mixed dwelling type of pattern already exists by zoning and use. (*Comprehensive Plan Policy A.2.g.*) This request meets both the desired infill and higher density as already established by surrounding multi-family residential units.

CONDITIONS:

1. The bike rack shall be moved to a central location within the site to provide access for both existing and new areas. In addition, bike-parking calculations shall be shown on the site plan, along with the number of bike spaces provided.
2. A typical light detail shall be provided on the site plan and shall show a fully cut-off fixture that does not allow light to project past the property line. In addition, the site lighting shall be a maximum of 16-feet in height.
3. Landscape Plan:
 - a. All landscape areas 36-square feet or larger shall be planted with living vegetative material that, when mature, will reach a minimum coverage of 75% of the area. A large increase in the number of shrubs and groundcover in the areas around the refuse container and the northern end of the west parking area is required.
 - b. A minimum of four different species of street trees is required. Trees planted under the power lines along University Boulevard shall be varieties that do not reach heights greater than 30-feet. A minimum of two additional trees is required to meet the street tree requirement.
 - c. The area next to the transit stop on University Boulevard shall have a grouping of deciduous trees beside it to provide shade for transit riders (a minimum of three).
 - d. Live plantings, such as wisteria, shall be shown on the trellises in the existing courtyard that is proposed for remodeling.
 - e. The 3-foot space that exists between the sidewalk and the landscape area to the east shall be clarified as to use and shall either be paved or included in the landscape area.
 - f. The existing landscaping plants shall be identified on the landscape plan.

4. The percentage of small car parking spaces shall be noted on the plan.
5. The sidewalks that do not yet exist in the existing courtyard shall be removed from that portion of the plan and shown only on the proposal for the new plan.
6. Doors shall be described as to color and materials and the relationship of the old to the new buildings shall be described, especially concerning colors and materials.
7. The site plan for building permit, when submitted to DRB, shall be accurate and in compliance with the Zoning Code and all other relevant ordinances.
8. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Provide existing site plan or label on proposed site plan, existing street right-of-way dimensions, existing geometry on the southwest corner of Dr. Martin Luther King and University – including changes, show existing east driveway and label as being removed, label any changes to existing west driveway with Dr. Martin Luther King, label south parking lot as proposed and identify proposed changes to west parking lot. In other words, provide the existing conditions along with the proposed changes to site plan.
 - c. Delete parking space adjacent to trash enclosure for lack of visibility.
 - d. Check with zoning on the number of small car parking spaces permitted and sidewalk width adjacent to buildings. Revise small car parking space width to 8’.
 - e. **Site plan shall comply and be designed per DPM Standards.**
 - f. Dedication of a minimum 43 feet of right-of-way from the centerline of Dr. Martin Luther King Jr. Avenue, a collector street as designated on the Long Range Roadway System.
 - g. Dedication of a minimum 43 feet of right-of-way from the centerline of University Boulevard, a minor arterial as designated on the Long Range Roadway System.
 - h. Dedication of an additional 6 feet of right-of-way, along Dr. Martin Luther King Jr. Avenue and University Boulevard, as required by the City Engineer to provide for on-street bicycle lanes.
 - i. **Provision for bicycle lanes along Dr. Martin Luther King Jr. Avenue and University Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.**

OFFICIAL NOTICE OF DECISION
SEPTEMBER 16, 2004
PROJECT #1003212
PAGE 4 OF 5

9. The EPC delegates final sign-off authority of this site development plan for building permit to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. The applicant shall include a letter with the submittal to the DRB, specifying all modifications that have been made to the site plan since the EPC decision, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
10. All the requirements of previous actions taken by the EPC and the DRB pertaining to this Tract must be completed. This included any prior conditions pertaining to vacations of public right-of-way and any prior conditions changing the horizontal alignments of University Boulevard and/or Dr. Martin Luther King Jr. Avenue adjacent to Tract A-1-A-1.
11. The applicant shall create new "Private Access Easement" to serve both Tract A-1-A-1 and Tract B-1. the existing "30-foot Public Utility and Private Access and Parking Easement(s) to serve Tracts A-1-A-1 and B-1" shall be modified or vacated.
12. The applicant shall relocate the 14-foot public utility easement on the eastern portion of the tract.
13. The site plan and the landscape plan shall be consistent with each other. All notations that are extraneous to a landscape plan shall be removed from the landscape plan.
14. The applicant shall notify Sycamore, Spruce Park and Silver Hill Neighborhood Associations, in writing, prior to or at the time of submittal of the site development plan to the DRB for final sign-off, and shall provide the neighborhood associations copies of the site plan being submitted for final approval.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 1, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

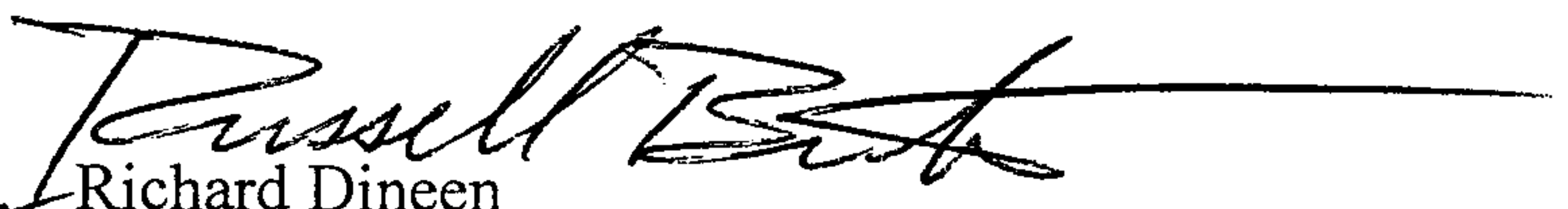
OFFICIAL NOTICE OF DECISION
SEPTEMBER 16, 2004
PROJECT #1003212
PAGE 5 OF 5

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

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

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

Sincerely,

for 
Richard Dineen
Planning Director

RD/DS/ac

cc: John Menicucci, 215 Third St. SW, Albuquerque, NM 87102
Bill Cob, Silver Hill NA, 1701 Silver Ave. SE, Albuquerque, NM 87106
Gordon Reisalt, Silver Hill NA, 124 Maple SE, Albuquerque, NM 87106
Rhonda Reynolds, Spruce Park NA, 1510 Roma Ave. NE, Albuquerque, NM 87106
Rupert Holland, Spruce Park NA, 415 Maple St. NE, Albuquerque, NM 87106
Ruth Koury, 411 Maple NE, Albuquerque, NM 87106

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

PAID RECEIPT

APPLICANT NAME Grand Ave Partners
AGENT John A Menicucci
ADDRESS _____
PROJECT & APP # 1003212/05DRB00729
PROJECT NAME Brownwell & Lake

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

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

BERGER BRIGGS REAL ESTATE
AND INSURANCE, INC. 874
PROPERTY MANAGEMENT TRUST - ACCOUNT A
P.O. DRAWER K (505) 247-0444
ALBUQUERQUE, NEW MEXICO 87103

WELLS FARGO BANK NEW MEXICO, N.A.
ALBUQUERQUE, NM 87102
95-219-1070

30431

PAY ***** TWENTY AND 00/100 DOLLARS

TO THE
ORDER OF

CITY OF ALBUQUERQUE
TREASURY DIVISION
PO BOX 17
ALBUQUERQUE, NM 87103-0017

DATE City Of Albuquerque
05/02/05 Division \$20.00*****

5/3/2005 10:02AM LOC: ANNX
RECEIPT# 00041777 WSH 007 TRANSH 0004
Account 441032 Fund 0100
Activity 3424000
Trans Amt \$20.00
124 Misc \$20.00
AUTHORIZED SIGNATURE John A Menicucci \$20.00
CHANGE \$0.00

⑈030431⑈ ⑆107002192⑆1060445069⑈

Thank You