

#1



Completed  
9/3/04  
OS

# DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: 04DRB-00093 ~~(PUP)~~ <sup>FINAL</sup>  
Project Name: **SNOW HEIGHTS ADDITION**  
Agent: Surveys Southwest

Project # 1003216  
Phone No.: 948-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/25/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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PARKS / CIP: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Project Number 1003216



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

August 25, 2004

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:35 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1000352**  
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71<sup>ST</sup> ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**  
04DRB-01177 Major-Vacation of Pub  
Right-of-Way  
04DRB-01178 Major-Preliminary Plat  
Approval  
04DRB-01176 Minor-Vacation of  
Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] [Deferred from 8/25/04] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**  
04DRB-01174 Major-Vacation of  
Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**  
04DRB-01143 Major-SiteDev Plan  
BldPermit  
04DRB-01142 Major-SiteDev Plan Subd

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**, (to be known as **BRUNACINI @ JOURNAL CENTER**), zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04 & 7/28/04] (B-11) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [Deferred from 7/14/04 & 7/21/04] (B-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.**

7. **Project # 1003483**  
04DRB-00881 Major-SiteDev Plan  
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat  
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**  
04DRB-01266 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**  
04DRB-01273 Minor-Amnd SiteDev  
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW MEXICO ONCOLOGY HEMATOLOGY CONSULTANTS, request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON NE and HEADLINE BLVD NE containing approximately 4 acre(s). [REF: 00450-01713] *[Deferred from 8/25/04]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**  
04DRB-01184 Minor-SiteDev Plan  
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] *[Deferred from 8/11/04 & 8/25/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

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

11. **Project # 1000908**  
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD GROUP INC., N. JEFF RAINEY, request(s) the above action(s) for all or a portion of Tract(s) 439 (to be known as **CASITA DEL LA MESA, UNIT 4**, TOWN OF ATRISCO GRANT UNIT 3, zoned R-D residential and related uses zone, developing area, located east of 94<sup>th</sup> ST SW between TOWER RD SW AND SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB00721,02DRB00722, 02DRB00723, 02DRB00724] (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**  
04DRB-01269 Minor- Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**  
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**  
04DRB-01270 Minor-Prelim&Final Plat  
Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**  
04DRB-01155 Major-Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

- 04DRB-01272 Minor-Extension of  
Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**  
04DRB-01271 Minor-Prelim&Final Plat  
Approval  
04DRB-01313 Minor-Vacation of Private  
Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION**, zoned C-2, located on CENTRAL AVE NW, between 50<sup>TH</sup> ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN (ON EXHIBIT B IN THE PLANNING FILE.**



17. **Project # 1003617**  
04DRB-01265 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**  
04DRB-01135 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Deferred from 7/28/04*) (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**  
04DRB-00093 Minor- Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). [*Final Plat was indefinitely deferred on 2/18/04*] (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

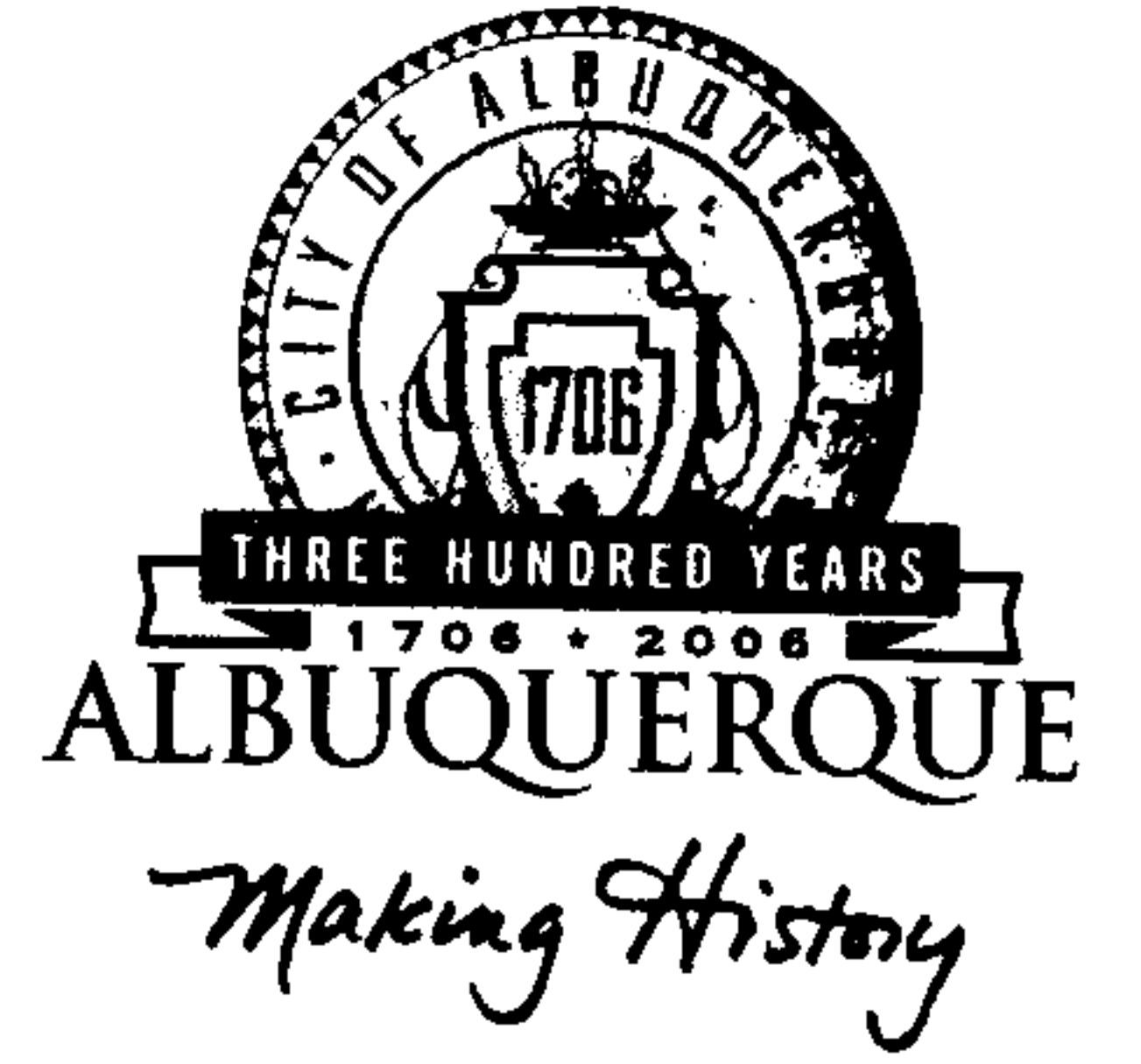
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK. . .**

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003216**

**AGENDA ITEM NO: 19**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

Albuquerque

**ENGINEERING COMMENTS:**

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

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** August 25, 2004

#19



# DRB CASE ACTION LOG

REVISED 2/5/04

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

*FINAL*

DRB Application No.: 04DRB-00093 (P&F)  
Project Name: **SNOW HEIGHTS ADDITION**  
Agent: Surveys Southwest

Project # **1003216**  
Phone No.: *648-0303*

Project Number 1003216

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on *8/30/04* by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
8/25/04 DRB COMMENTS**

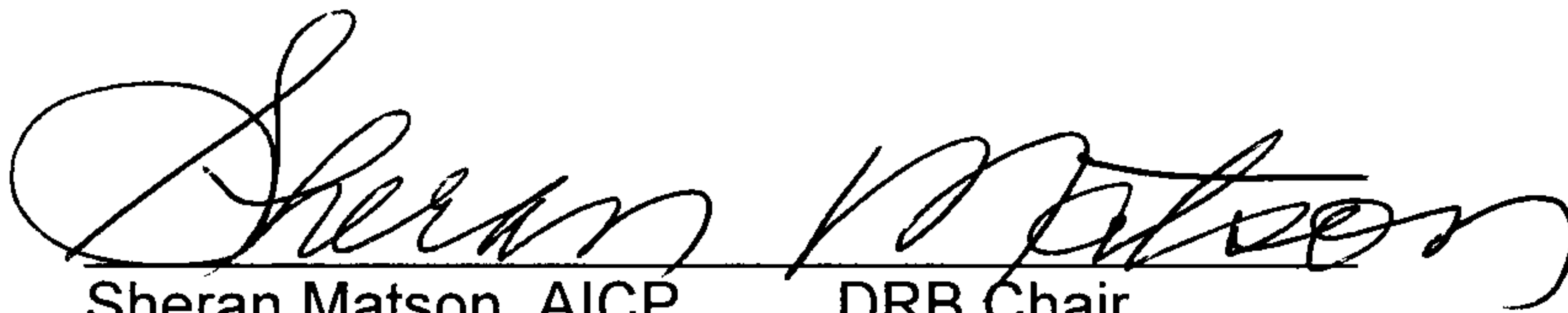
**ITEM # 19**

**PROJECT # 1003216      APPLICATION # 04-00093**

**RE: Lot 12-C, Block 141, Snow Heights Addition/final plat**

If the condition of final plat is satisfied, Planning has no objection.

Agis dxr approval is required before Planning signs the final plat.



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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

FEBRUARY 18, 2004

**1. Project # 1003216**

04DRB-00094 Major-Vacation of Public Easements

04DRB-00093 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). (H-20)

At the February 18, 2004, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

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

With the signing of the infrastructure list dated 2/18/04 the preliminary plat was approved with the following condition:

- 1) The radius for C-1 shall be modified to skirt the power pole.

The final plat was indefinitely deferred for SIA.

If you wish to appeal this decision, you must do so by March 4, 2004 in the manner described below.



**OFFICIAL NOTICE OF DECISION  
PAGE 2**

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

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

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

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: Philip Sterling, Sterling Capital Dev., LLC, 8215 Rio Grande Blvd NW, 87114  
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102  
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File

AGIS ELECTRONIC PLAT SUBMITTAL FORM

DRB Project Case # 1003216  
 Subdivision Name Snow Heights Add, 1201, Blk 141  
 Surveyor Gary Gritsko  
 Company/Agent Surveys Southwest  
 Contact Person Sara Amato Phone # 998-0303 email samato@swsurvey.com

DXF Received Date: 1-23-04  
 Hard-Copy Date: 1-23-04

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

Patricia M. Ayst 1/23/04  
 Approved Date

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

AGIS Use Only		
Copied cov <u>3216</u> to agiscov.	Date: <u>1/23/04</u>	Contact person Notified on: <u>1/23/04</u> <sup>Via email</sup>



DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003216 AGENDA#: 1 DATE: 2-18-04

1. Name: Philip Sterling Address: 8215 Rio Grande Zip: 87114
2. Name: Dan Haney Address: Sunny SW Zip: 333 Lomas NW 87102
3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 18, 2004

**Project # 1003216**

04DRB-00094 Major-Vacation of Public Easements  
04DRB-00093 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). (H-20)

AMAFCA

No adverse comments.

COG

No adverse comment. For information, this portion of Wyoming Boulevard is shown on the Long Range Roadway System as a principal arterial with a minimum right-of-way of 124 feet.

Transit

No comments received.

Zoning Enforcement

Reviewed, no comment.

Neighborhood Coordination

Letters sent to Inez (R), North Eastern Association (R), and Snow Heights (R) Neighborhood Assns.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic control, burglaries, lighting issues, maintenance of landscaping, robbery, assault, shoplifting, accidents in the parking lot, a higher probability of crimes during evening/weekend hours commercial burglary, all potential criminal activity at the site and in the neighborhood will increase with the sales of alcohol at this property location.

Fire Department

No adverse comments.

PNM Gas

Approves.

PNM Electric

PNM approves the vacation of the 8' reserved easements.  
A Field check was done on 2-3-04

Comcast

No comments received

QWEST

No comments received

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received

Open Space Division

No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

#### Transportation Development

1) Indian School requires bike lanes (6' dedication may be required) 2) C1 should be 35' radius. 3) Wyoming should be 124', however, easements along this stretch need to be provided to make determination if additional dedication will be required. 4) Infrastructure will be required for drive closures. 5) Defer to utilities having an interest in easement to be vacated.

#### Parks & Recreation

Defer to Utilities regarding the vacation. No objection to the platting action.

Utilities Development

No objection to Vacation request. No objection to Plat approval.

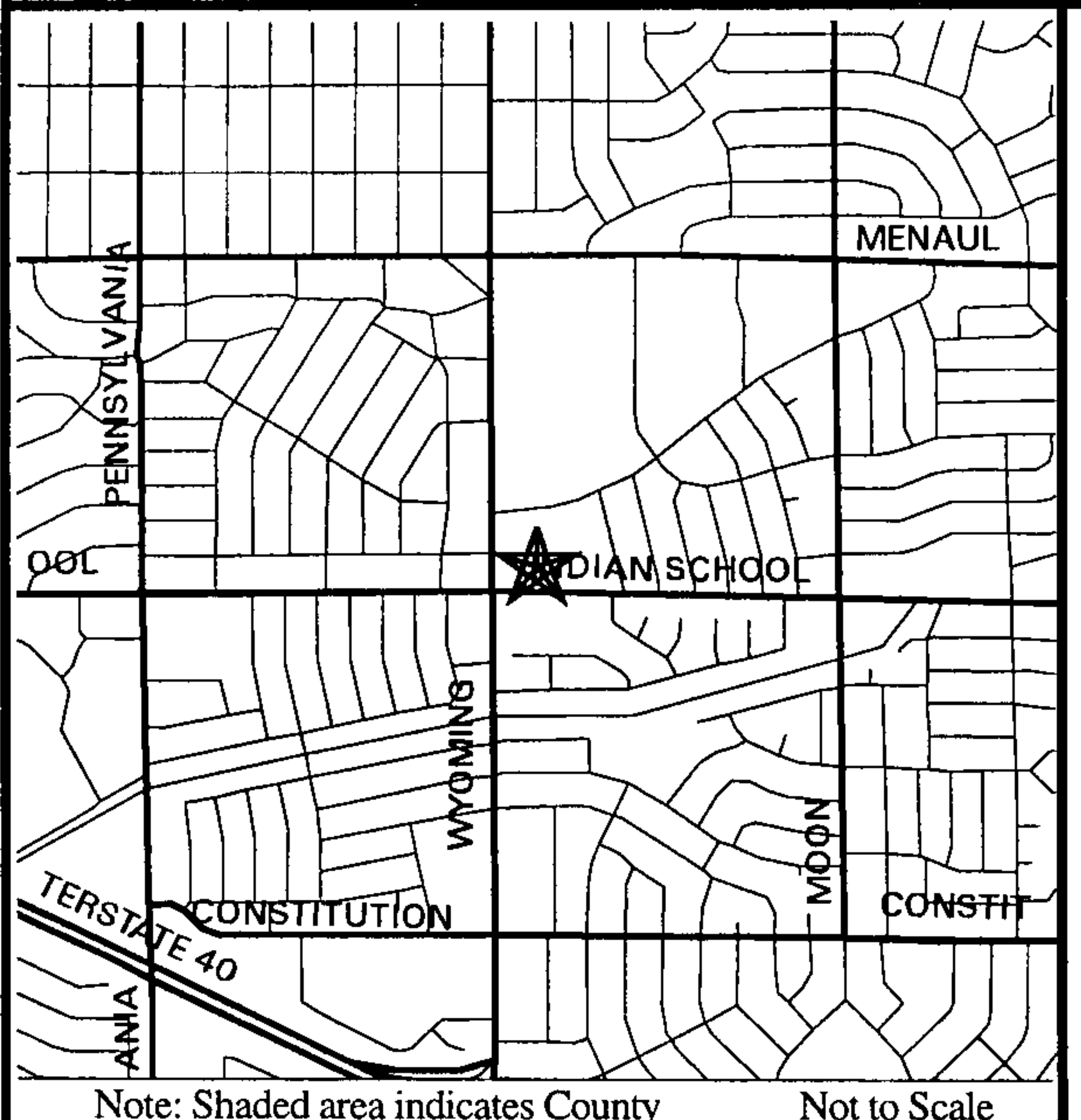
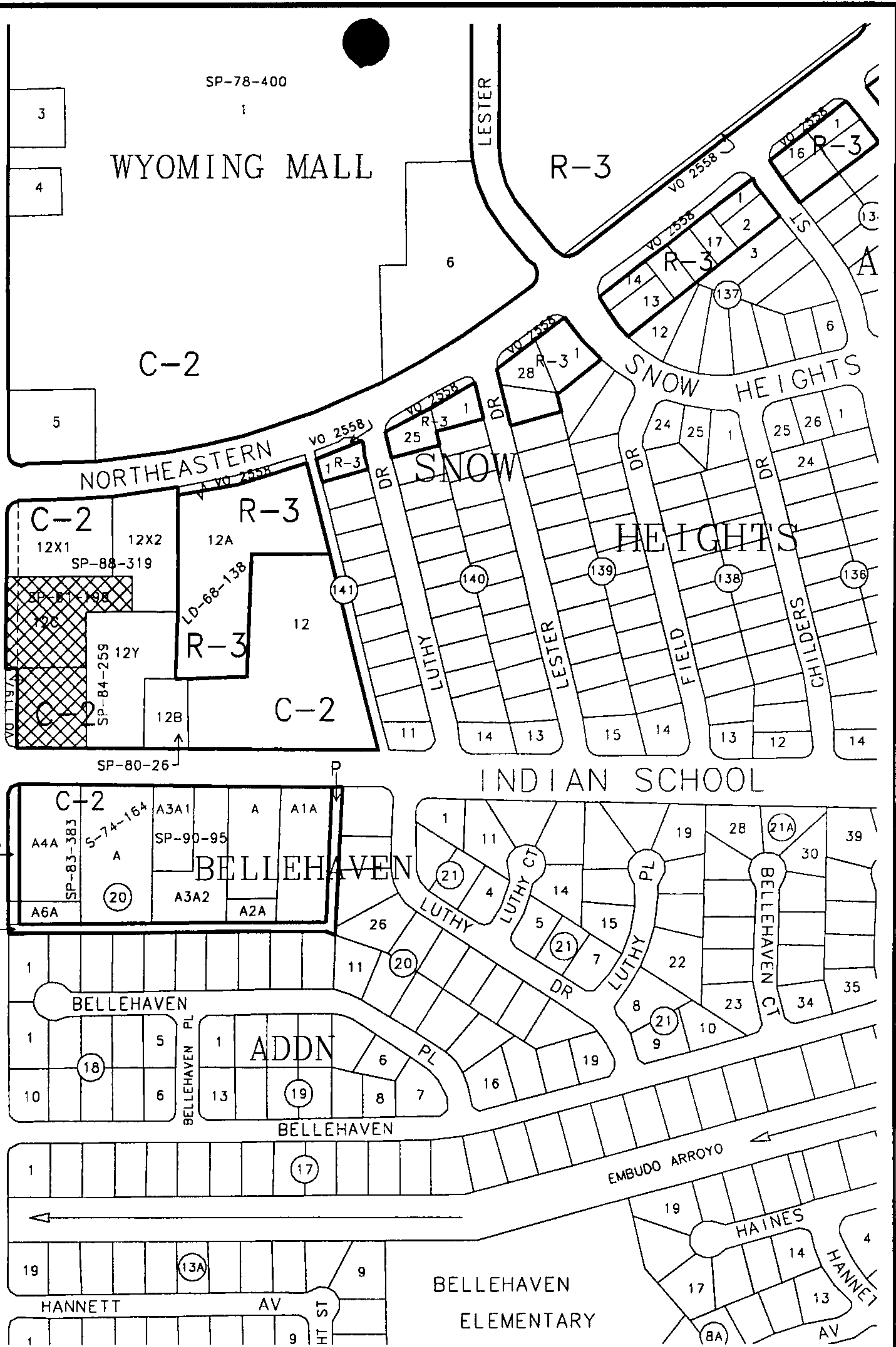
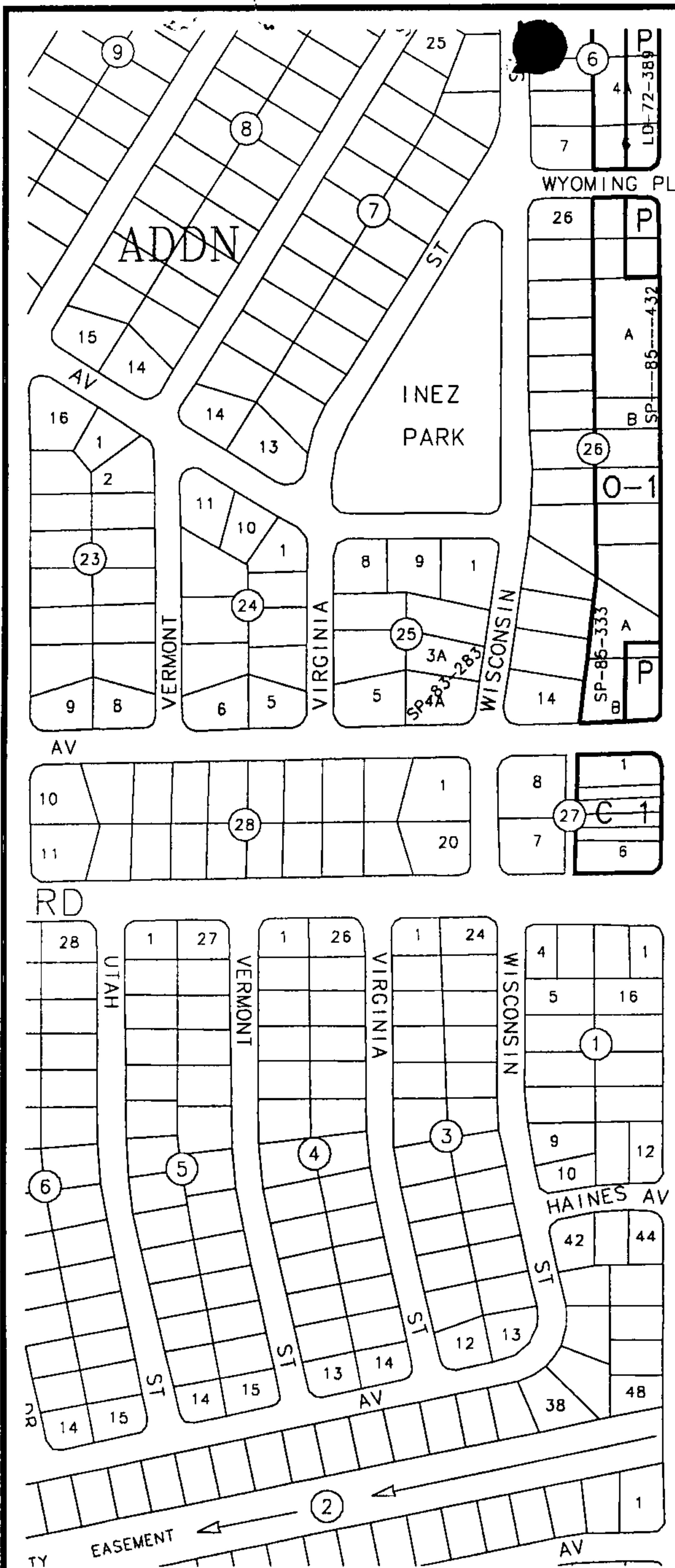
#### Planning Department

No objection to the requested action. AGIS dxf file is approved. Applicant may file the plat. Please be sure Planning is given a recorded copy to close the file.

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

cc: Sterling Capital Development LLC, Attn. Philip Sterling, 8215 Rio Grande Blvd NW, 87114

Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



# ZONING MAP



Scale 1" = 411'

PROJECT NO.  
1003216

HEARING DATE  
2-18-04

MAP NO.  
H-20

ADDITIONAL CASE NUMBER(S)  
04DRB-00093  
04DRB-00094

Note: Shaded area indicates County Not to Scale



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 18, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003216**

04DRB-00094 Major-Vacation of Public Easements  
04DRB-00093 Minor-Prelim&Final Plat Approval

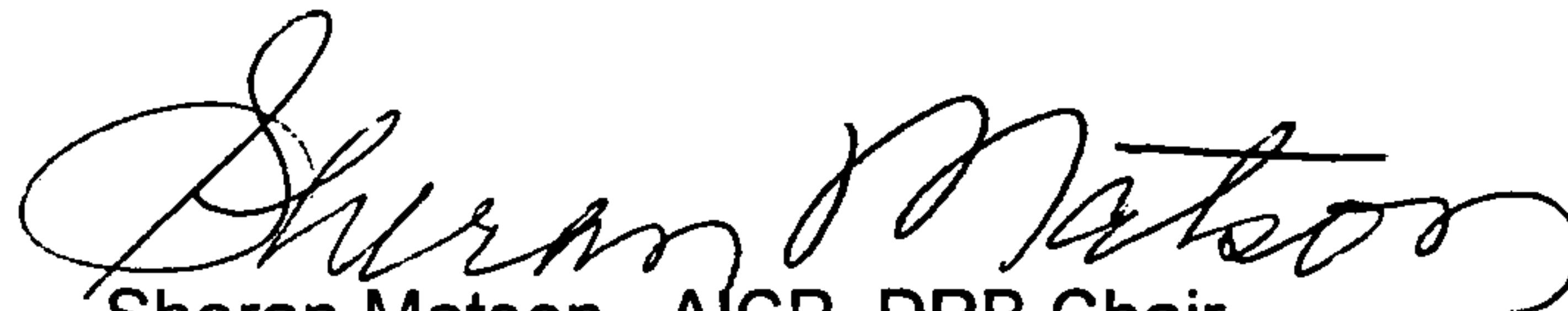
SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). (H-20)

**Project # 1003217**

04DRB-00098 Major-Vacation of Public Easements  
04DRB-00097 Major-Preliminary Plat Approval  
04DRB-00100 Minor-Sidewalk Waiver  
04DRB-00099 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for SANDIA PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 29-E, VENTANA RANCH, (to be known as **COUNTRY MEADOWS**) zoned R-LT, located on UNIVERSE BLVD NW, between IRVING BLVD NW and PASEO DEL NORTE NW, containing approximately 12 acre(s). [REF: 1000529, 1001101, 1002593, 1003022] (B-9)

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

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2004.**

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

**Meeting Date:** FEBRUARY 18, 2004  
**Zone Atlas Page:** H-20-Z  
**Notification Radius:** 100 Ft.

**Project#** 1003216  
**App#** 04DRB-00093  
**App#** 04DRB-00094

**Cross Reference and Location:** N/A

**Applicant:** STERLING CAPITAL DEV., LLC  
ATTN: PHILIP STERLING  
**Address:** 8215 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87114

**Agent:** SURVEYS SOUTHWEST, LTD  
**Address:** 333 LOMAS BLVD NE  
ALBUQUERQUE NM 87102

**Special Instructions:**

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

**Date Mailed:** JANUARY 30, 2004

**Signature:** KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# \_\_\_\_\_

Proj# \_\_\_\_\_

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

Page    / Of    /

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-20	1020059	023-019	301-02	✓
		017-132	36	✓
		130-133	38	✓ onp
		134-007	07	✓ onp
		151-006	05	✓
		160-054	29	✓
		136-150	34	✓
		018-157	35	✓
		015-075	313-01	✓ onp
		060-148	30	✓ onp
H-19	1019059	525-011	404-02	✓
		525-021	03	✓
		509-020	04	✓
		509-010	01	✓
		516-037	415-02	✓ onp
		516-048	03	✓ onp
		528-061	05	✓ onp
		528-170	06	✓ onp
		512-059	24	✓



<mainframe@coa1mp

3.cabq.gov>

01/27/04 01:35 PM

To:

cc:

Subject:

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01020059 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0102005902301930102 LEGAL: 141S NOW HTS ADDN A POR OF LOT 12 LYING IN SW  
CORNE LAND USE:  
PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: BREWER OIL CO  
OWNER ADDR: 03200 CANDELARIA RD NE  
ALBUQUERQUE NM 87107  
0102005901703230136 LEGAL: 12-C 141 SUMMARY REPL SHOWING LT 12-C BLK 141  
SNOW LAND USE:  
PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: SMITH DAVID LEE  
OWNER ADDR: 01900 WYOMING BL NE  
ALBUQUERQUE NM 87112  
0102005903003330138 LEGAL: 12Y 141 SUMMARY PLAT SNOW HEIGHTS ADDN (REPL OF  
PA LAND USE:  
PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: WEIG ROBERT W & MARCELLA G  
OWNER ADDR: 04701 CUTLER AV NE  
ALBUQUERQUE NM 87110  
0102005903400730107 LEGAL: LOT 12B REPLAT OF A PORTION OF LOT 12 BLOCK 141  
SN LAND USE:  
PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: WEIG ROBERT W & MARCELLA G  
OWNER ADDR: 04701 CUTLER NE  
ALBUQUERQUE NM 87110  
0102005905100630105 LEGAL: SWLY POR LOT 12 BLK 141 SNOW HEIGHTS ADDN  
LAND USE:  
PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: HARTMAN FAMILY LLC  
OWNER ADDR: 08529 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110  
0102005906005430129 LEGAL: LT 1 2A B LK 141 REPL OF POR OF LT 12 SNOW  
HEIGHTS A LAND USE:  
PROPERTY ADDR: 00000 NORTHEASTERN  
OWNER NAME: LENARD LIMITED PTNS  
OWNER ADDR: 00653 MUSCATEL AV NE  
ALBUQUERQUE NM 87107  
0102005903605030134 LEGAL: LT 1 2-X- 2 PLAT OF LT 12-X-1 & 12-X-2 BLK 141  
SNOW LAND USE:  
PROPERTY ADDR: 00000 N/A  
OWNER NAME: DUKE CITY BRIDGE CLUB INC  
OWNER ADDR: 08616 NORTHEASTERN NE  
ALBUQUERQUE NM 87112  
0102005901805730135 LEGAL: LT 1 2-X- 1 PLAT OF LT 12-X-1 & 12-X-2 BLK 141  
SNOW LAND USE:  
PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: WESTERN COMMERCE BANK  
OWNER ADDR: 00127 SOUTH CANYON RD  
CARLSBAD NM 88221  
0102005901507531301 LEGAL: PARC EL 5 SUMMARY PLAT WYOMING MALL CONT 0.802



AC LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: WEINGARTEN REALTY INVESTORS  
OWNER ADDR: 00000

HOUSTON TX 77292  
0102005906014831330 LEGAL: PARC EL 1 PLAT OF PARCEL "1" & PRIVATE PARKING  
AND LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: WEINGARTEN REALTY INVESTORS  
OWNER ADDR: 00000

HOUSTON TX 77292  
0101905952501140402 LEGAL: LOTS 4 T HRU 6 BLK 27 INEZ ADDN CONT 0.2582 AC  
M/L LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: KLUG BRAD & DEBBIE & JOE ULIBA  
OWNER ADDR: 00809 ORINOCO DR SE

RIO RANCHO NM 87124  
1 R E C O R D S W I T H L A B E L S PAGE  
2  
0101905952502140403 LEGAL: L1 B K 27 INEZ ADD LOTS 1 TO 3 BK 27  
LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: KLUG BRAD & DEBBIE & ULIBARRI  
OWNER ADDR: 03562 WHITE HORSE DR

RIO RANCHO NM 87124  
0101905950902040404 LEGAL: 008 027I NEZ ADDN  
LAND USE: PROPERTY ADDR: 00000 WISCONSIN  
OWNER NAME: HAMBLETON DANIEL E & KAREN J  
OWNER ADDR: 01810 WISCONSIN NE

ALBUQUERQUE NM 87110  
0101905950901040401 LEGAL: 007 027I NEZ ADDN  
LAND USE: PROPERTY ADDR: 00000 WISCONSIN  
OWNER NAME: CASE EARL R  
OWNER ADDR: 01804 WISCONSIN ST NE

ALBUQUERQUE NM 87110  
0101905951603741502 LEGAL: B BL K 26 INEZ ADDN BEING A REPLAT OF LTS 11, 12  
& LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: SHERWOOD DOROTHY L &  
OWNER ADDR: 01911 WYOMING BL NE

ALBUQUERQUE NM 87112  
0101905951604841503 LEGAL: A BL K 26 INEZ ADDN BEING A REPLAT OF LTS 11, 12  
& LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: SHERWOOD DOROTHY L &  
OWNER ADDR: 01911 WYOMING BL NE

ALBUQUERQUE NM 87112  
0101905952806141505 LEGAL: 010 026I NEZ ADDN  
LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: GREVEY JOSEPH ETUX  
OWNER ADDR: 02015 WYOMING BL NE

ALBUQUERQUE NM 87112  
0101905952807041506 LEGAL: 009 026I NEZ ADDN  
LAND USE: PROPERTY ADDR: 00000 WYOMING  
OWNER NAME: GREVEY JOSEPH ETUX  
OWNER ADDR: 02015 WYOMING BL NE

ALBUQUERQUE NM 87112

0101905951205941524      LEGAL: LOT 17 & THE SELY PORTION OF LOT 18 BLK 26 INEZ  
 AD LAND USE:

PROPERTY ADDR: 00000      WISCONSIN  
 OWNER NAME: ROWE JOHN C  
 OWNER ADDR: 01920      WISCONSIN      NE

ALBUQUERQUE NM      87110  
 0101905951205241525      LEGAL: 016 026I NEZ ADDN  
 LAND USE:

PROPERTY ADDR: 00000      WISCONSIN  
 OWNER NAME: HUDSON JR RALPH W ETUX  
 OWNER ADDR: 01914      WISCONSIN      ST NE

ALBUQUERQUE NM      87110  
 0101905951204741526      LEGAL: 015 026I NEZ ADDN  
 LAND USE:

PROPERTY ADDR: 00000      WISCONSIN  
 OWNER NAME: MONTOYA GERALD G & AMELIA J CO  
 OWNER ADDR: 01908      WISCONSIN      NE

ALBUQUERQUE NM      87110  
 0101905951003741501      LEGAL: 014 026I NEZ ADDN  
 LAND USE:

PROPERTY ADDR: 00000      WISCONSIN  
 OWNER NAME: WALHOOD GORDON A SR  
 OWNER ADDR: 01902      WISCONSIN      ST NE

ALBUQUERQUE NM      87110  
 1      R E C O R D S      W I T H      L A B E L S      PAGE  
 3

0101905852251612407      LEGAL: 016 001S NOW HEIGHTS ADD  
 LAND USE:

PROPERTY ADDR: 00000      WYOMING  
 OWNER NAME: RODRIGUEZ JOSE LUIS &  
 OWNER ADDR: 01723      WYOMING      BL NE

ALBUQUERQUE NM      87112  
 0101905852252512408      LEGAL: LOTS 1 & 2 AKA LOT 1A BLOCK 1 SNOW HEIGHTS ADD  
 LAND USE:

PROPERTY ADDR: 00000      WYOMING  
 OWNER NAME: LOVETT W S ETUX  
 OWNER ADDR: 01840      JUNE      NE

ALBUQUERQUE NM      87112  
 0101905851252512409      LEGAL: 003 001S NOW HEIGHTS ADD  
 LAND USE:

PROPERTY ADDR: 00000      INDIAN SCHOOL  
 OWNER NAME: MARTINEZ FRANCES C  
 OWNER ADDR: 08406      INDIAN SCHOOL      RD NE

ALBUQUERQUE NM      87110  
 0101905850752512410      LEGAL: 004 001S NOW HEIGHTS ADD  
 LAND USE:

PROPERTY ADDR: 00000      INDIAN SCHOOL  
 OWNER NAME: ROYBAL MABEL A  
 OWNER ADDR: 08402      INDIAN SCHOOL      RD NE

ALBUQUERQUE NM      87110  
 0101905851051612411      LEGAL: 005 001S NOW HEIGHTS ADD  
 LAND USE:

PROPERTY ADDR: 00000      WISCONSIN  
 OWNER NAME: PEARL ELLOUISE  
 OWNER ADDR: 01722      WISCONSIN      ST NE

ALBUQUERQUE NM      87110  
 0102005801551421937      LEGAL: TR A -4-A BLK 20 DALE J BELLAMAH'S BELLEHAVEN  
 SUMMA LAND USE:

PROPERTY ADDR: 00000      WYOMING  
 OWNER NAME: NM SURGERY PROPS LTD PTNS  
 OWNER ADDR: 00000

BIRMINGHAM AL 35238  
0102005803051721940 LEGAL: MIDD LE P OR TR A BELLEHAVEN ADD'N EXC ELY 89.26  
FT LAND USE:

PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: SURGICAL CARE AFFILIATES INC  
OWNER ADDR: 00000

BIRMINGHAM AL 35238  
0102005804452021939 LEGAL: TRAC T A- 3-A-1 PLAT SHOWING TRS A-3-A-1 &  
A-3-A-2 ( LAND USE:

PROPERTY ADDR: 00000 INDIAN SCHOOL  
OWNER NAME: AG & FIVE LLC  
OWNER ADDR: 01113 4TH

ST NW

ALBUQUERQUE NM 87102

QUIT

# "Attachment A"

Sarah, Surveys Southwest, Inc.  
Zone Map: H-20

**INEZ N.A. (R)**

**\*Evelyn B. Feltner**

2014 Utah St. NE/87110 271-9027 (h)

Gary F. Strahan

2211 Hoffman Dr. NE/87110 299-0486 (h)

**NORTH EASTERN ASSOC. OF RESIDENTS (R)**

**\*Barry M. Schwartz** 5

2016 Somervell NE/87112 294-1113 (h)

Carol Skiba

2019 Somervell St. NE/87112 275-9009 (h)

**SNOW HEIGHTS N.A. (R)**

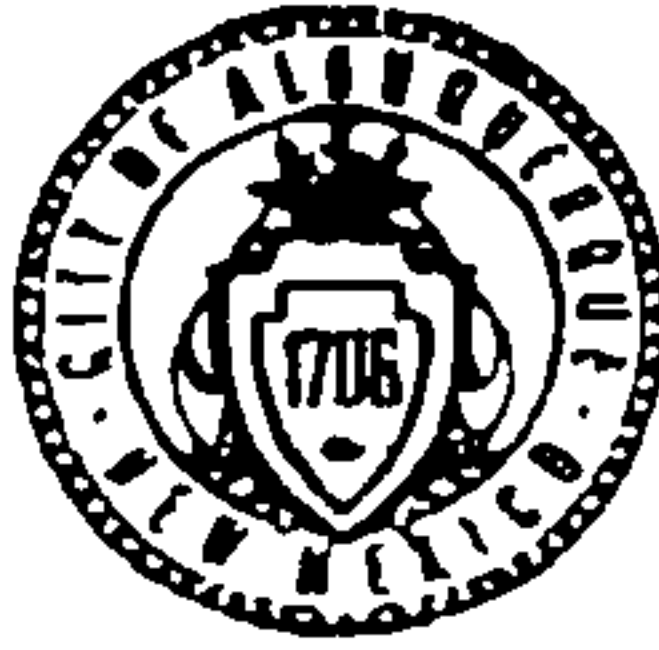
**\*Lori Callaway**

1531 Hendola NE/87110 293-3411 (h)

Joyce Mortimer

1702 Vermont NE/87110 298-0122 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**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.

January 20, 2004

Sarah  
Surveys Southwest, LTD  
333 Lomas Blvd. NE/87102  
Phone: 998-0303/Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of January 19, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 12-C AND THE REMAINDER OF LOT 12, BLOCK 141, SNOW HEIGHTS ADDITION**, zone map H-20.

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

**SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

Project# 1003216

STERLING CAPITAL DEV., LLC  
Attn: Philip Sterling  
8215 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87114

GARY F. STRAHAN  
Inez Neigh. Assoc.  
2211 HOFFMAN DR. NE  
ALBUQUERQUE NM 87110

LORI CALLAWAY  
Snow Heights Neigh. Assoc.  
1531 HENDOLA NE  
ALBUQUERQUE NM 87110

102005901703230136

SMITH DAVID LEE  
1900 WYOMING BL NE  
ALBUQUERQUE NM 87112

102005906005430129

LENARD LIMITED PTNS  
653 MUSCATEL AV NE  
ALBUQUERQUE NM 87107

102005901507531301

WEINGARTEN REALTY INVESTORS  
PO BOX 924133  
HOUSTON TX 77292

101905950901040401

CASE EARL R  
1804 WISCONSIN ST NE  
ALBUQUERQUE NM 87110

101905951205941524

ROWE JOHN C  
1920 WISCONSIN NE  
ALBUQUERQUE NM 87110

101905951003741501

WALHOOD GORDON A SR  
1902 WISCONSIN ST NE  
ALBUQUERQUE NM 87110

101905851252512409

MARTINEZ FRANCES C  
8406 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

Project# 1003216

SURVEYS SOUTHWEST LTD  
333 LOMAS BLVD NE  
ALBUQUERQUE NM 87102

BARRY M. SCHWARTZ  
North Eastern Assoc. Of Residents  
2016 SOMERVELL ST. NE  
ALBUQUERQUE NM 87112

JOYCE MORTIMER  
Snow Heights Neigh. Assoc.  
1702 VERMONT NE  
ALBUQUERQUE NM 87110

102005903003330138

WEIG ROBERT W & MARCELLA G  
4701 CUTLER AV NE  
ALBUQUERQUE NM 87110

102005903605030134

DUKE CITY BRIDGE CLUB INC  
8616 NORTHEASTERN NE  
ALBUQUERQUE NM 87112

101905952501140402

KLUG BRAD & DEBBIE & JOE ULIB  
809 ORINOCO DR SE  
RIO RANCHO NM 87124

101905951603741502

SHERWOOD DOROTHY L &  
1911 WYOMING BL NE  
ALBUQUERQUE NM 87112

101905951205241525

HUDSON JR RALPH W ETUX  
1914 WISCONSIN ST NE  
ALBUQUERQUE NM 87110

101905852251612407

RODRIGUEZ JOSE LUIS &  
1723 WYOMING BL NE  
ALBUQUERQUE NM 87112

101905850752512410

ROYBAL MABEL A  
8402 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

EVELYN B. FELTNER  
Inez Neigh. Assoc.  
2014 UTAH ST. NE  
ALBUQUERQUE NM 87110

CAROL SKIBA  
North Eastern Assoc. Of Residents  
2019 SOMERVELL ST. NE  
ALBUQUERQUE NM 87112

102005902301930102

BREWER OIL CO  
3200 CANDELARIA RD NE  
ALBUQUERQUE NM 87107

102005905100630105

HARTMAN FAMILY LLC  
8529 INDIAN SCHOOL RD NE  
ALBUQUERQUE NM 87110

102005901805730135

WESTERN COMMERCE BANK  
127 SOUTH CANYON RD  
CARLSBAD NM 88221

101905950902040404

HAMBLETON DANIEL E & KAREN J  
1810 WISCONSIN NE  
ALBUQUERQUE NM 87110

101905952806141505

GREVEY JOSEPH ETUX  
2015 WYOMING BL NE  
ALBUQUERQUE NM 87112

101905951204741526

MONTOYA GERALD G & AMELIA J C  
1908 WISCONSIN NE  
ALBUQUERQUE NM 87110

101905852252512408

LOVETT W S ETUX  
1840 JUNE NE  
ALBUQUERQUE NM 87112

101905851051612411

PEARL ELLOUISE  
1722 WISCONSIN ST NE  
ALBUQUERQUE NM 87110

102005801551421937

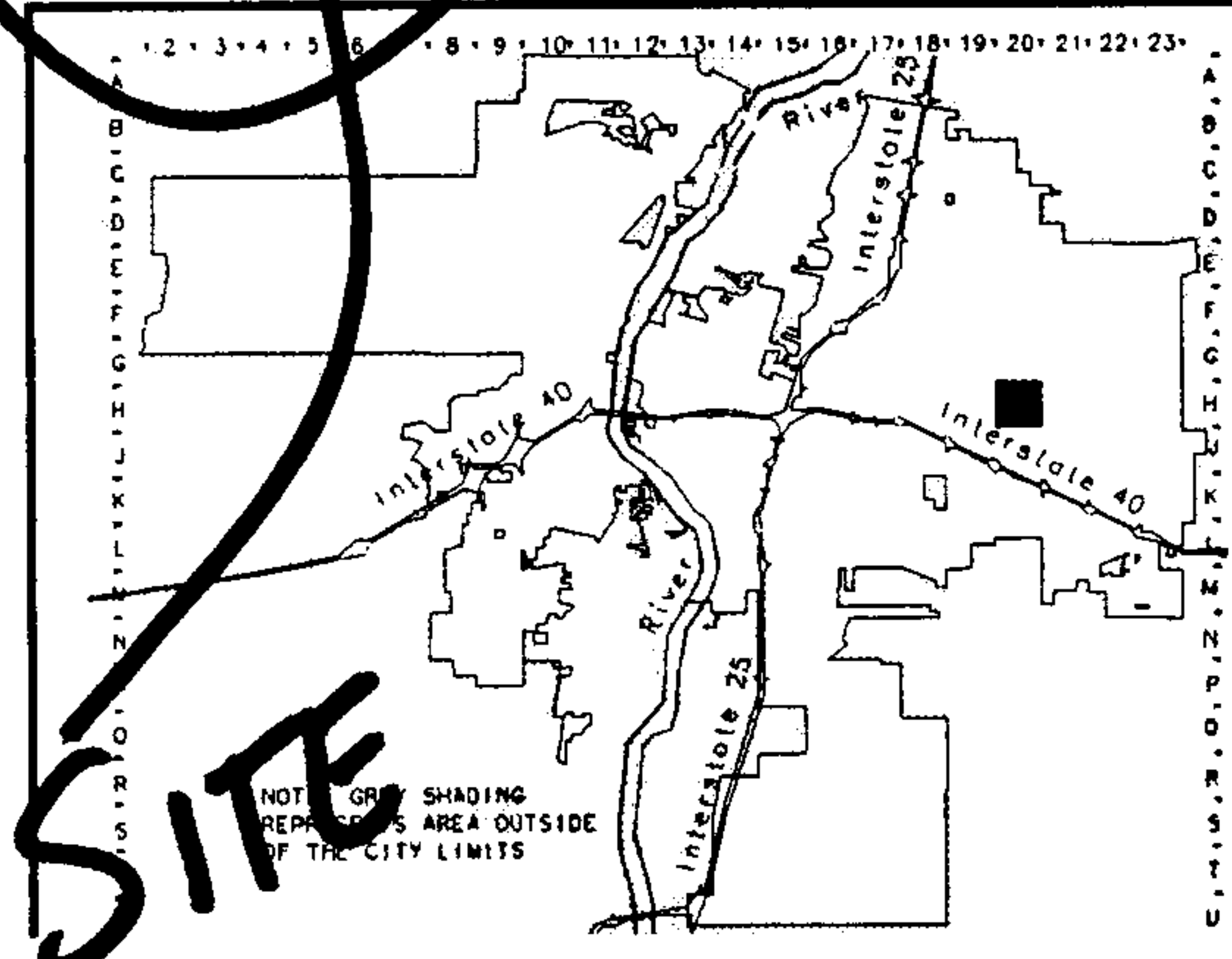
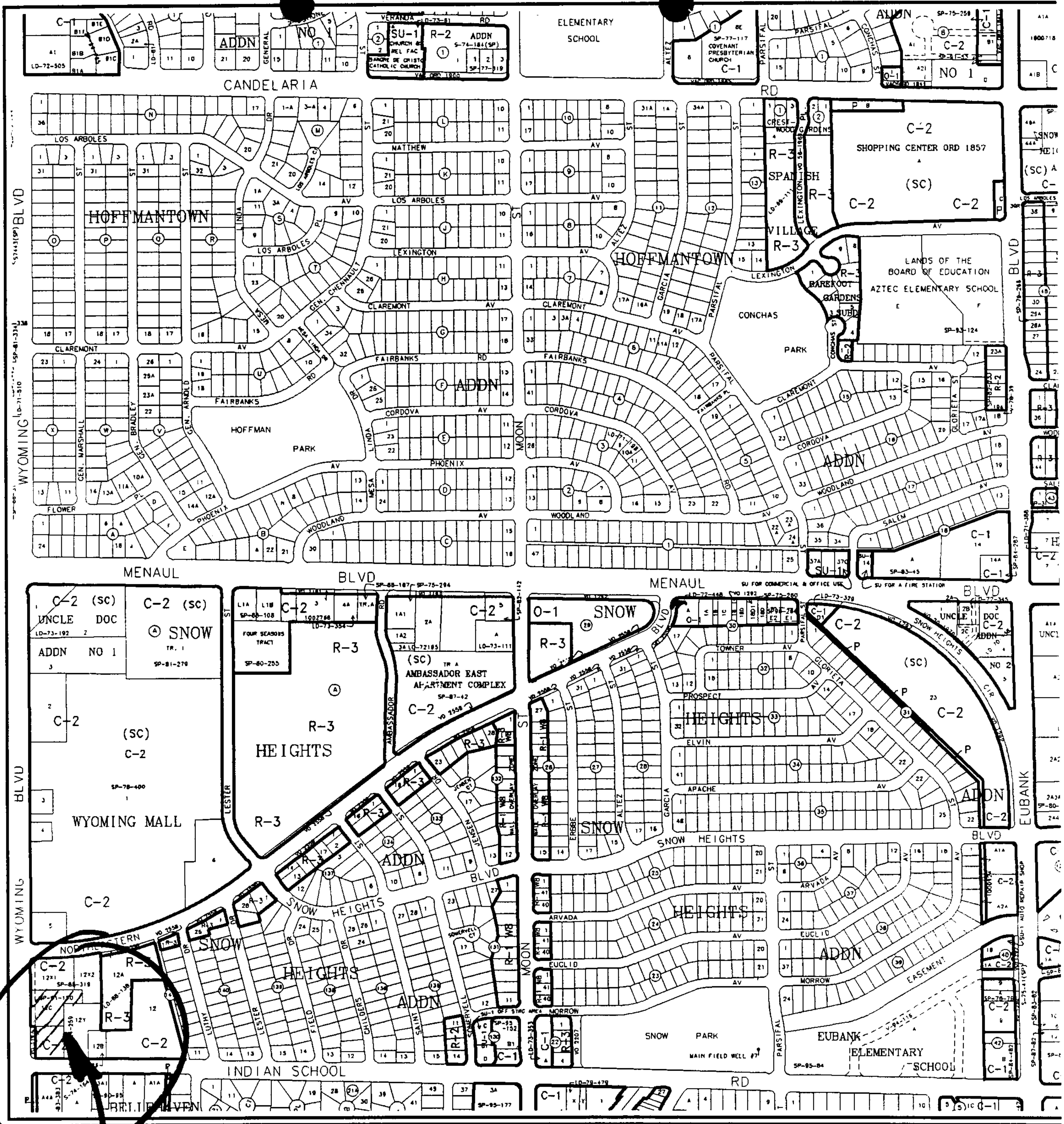
NM SURGERY PROPS LTD PTNS  
ATTN: AMY MILLER  
1721 WYOMING BLVD NE  
ALBUQUERQUE NM 87111

102005803051721940

SURGICAL CARE AFFILIATES INC  
% Healthsouth Corp 5096 Tax D  
PO BOX 380546  
BIRMINGHAM AL 35238

102005804452021939

AG & FIVE LLC  
1113 4TH ST NW  
ALBUQUERQUE NM 87102



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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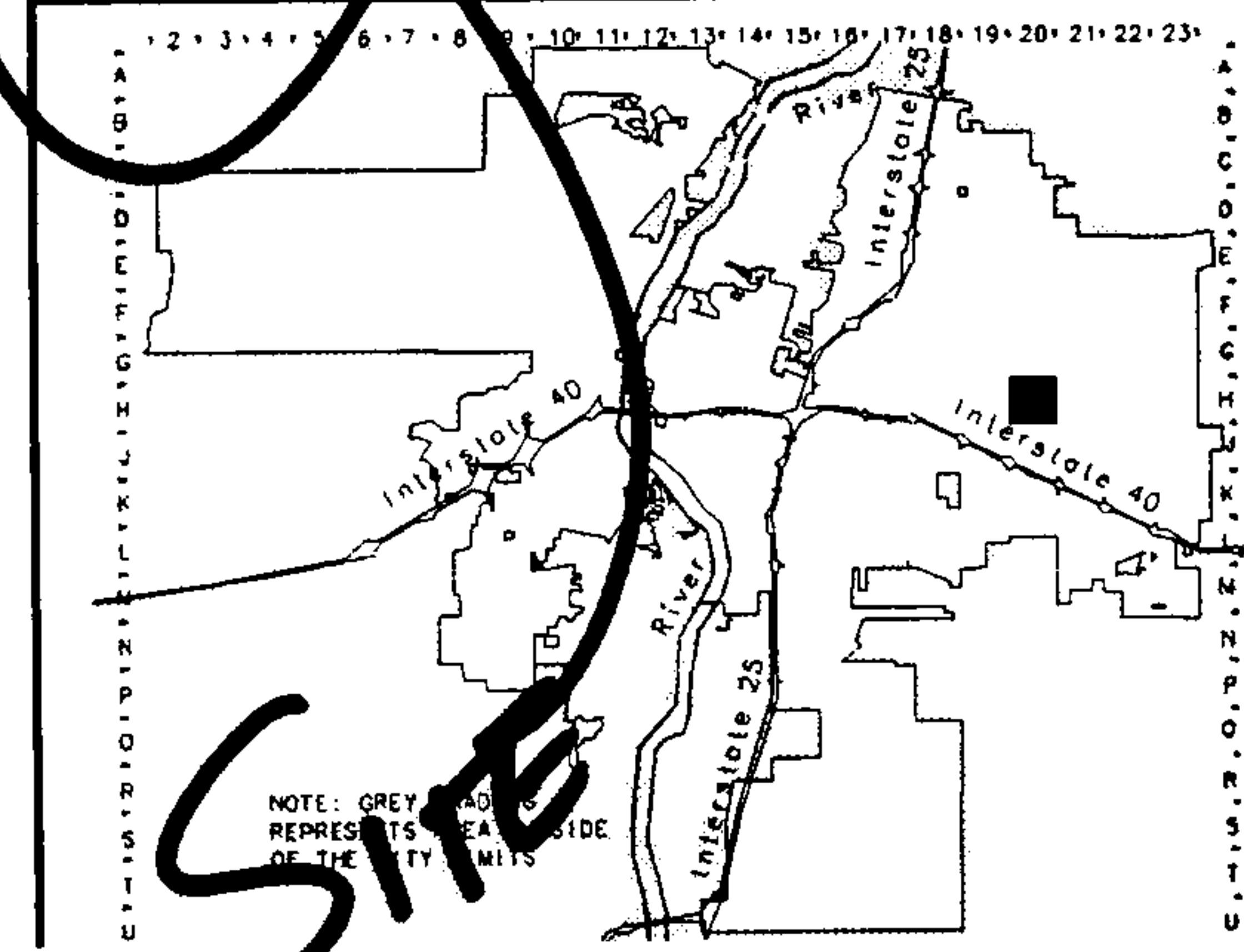
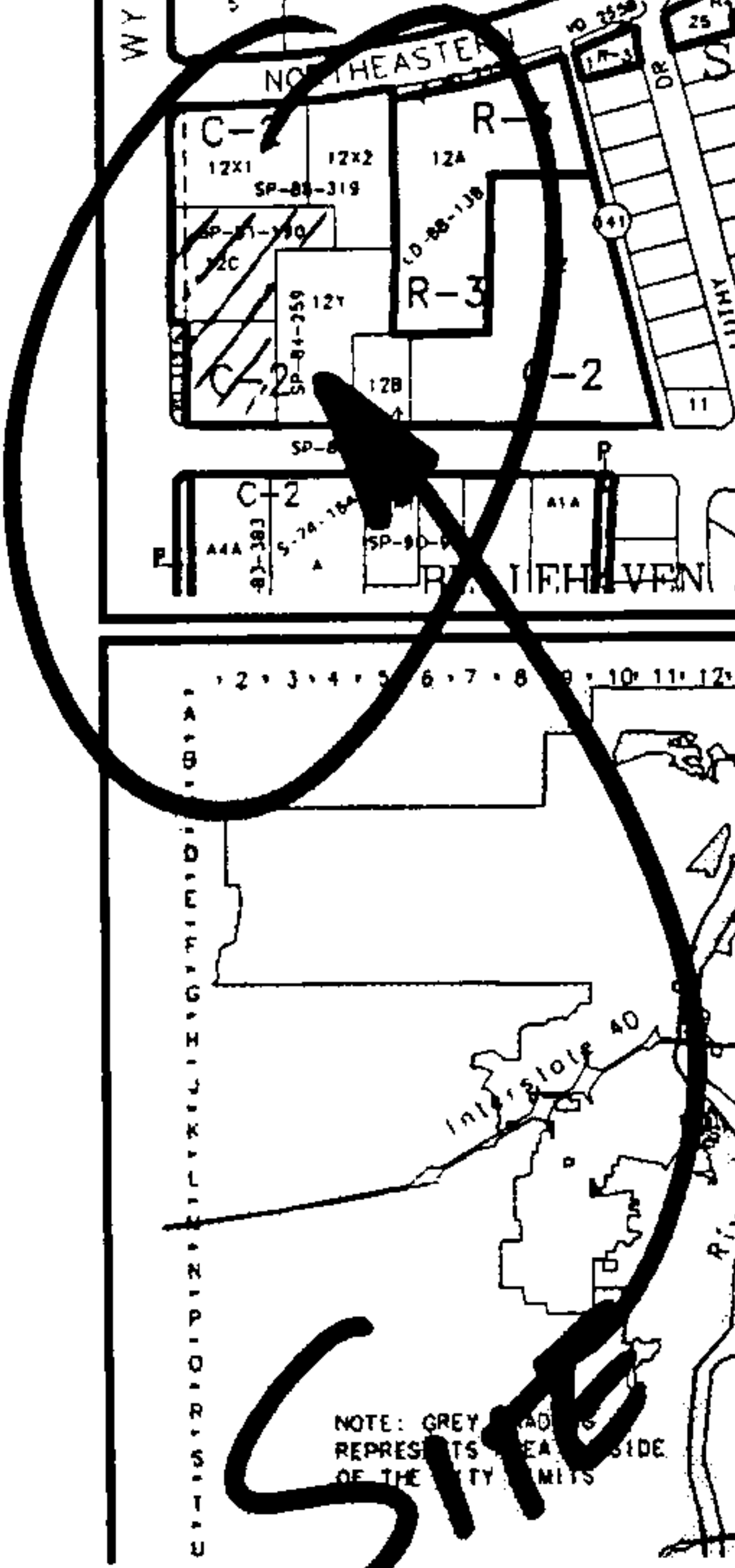
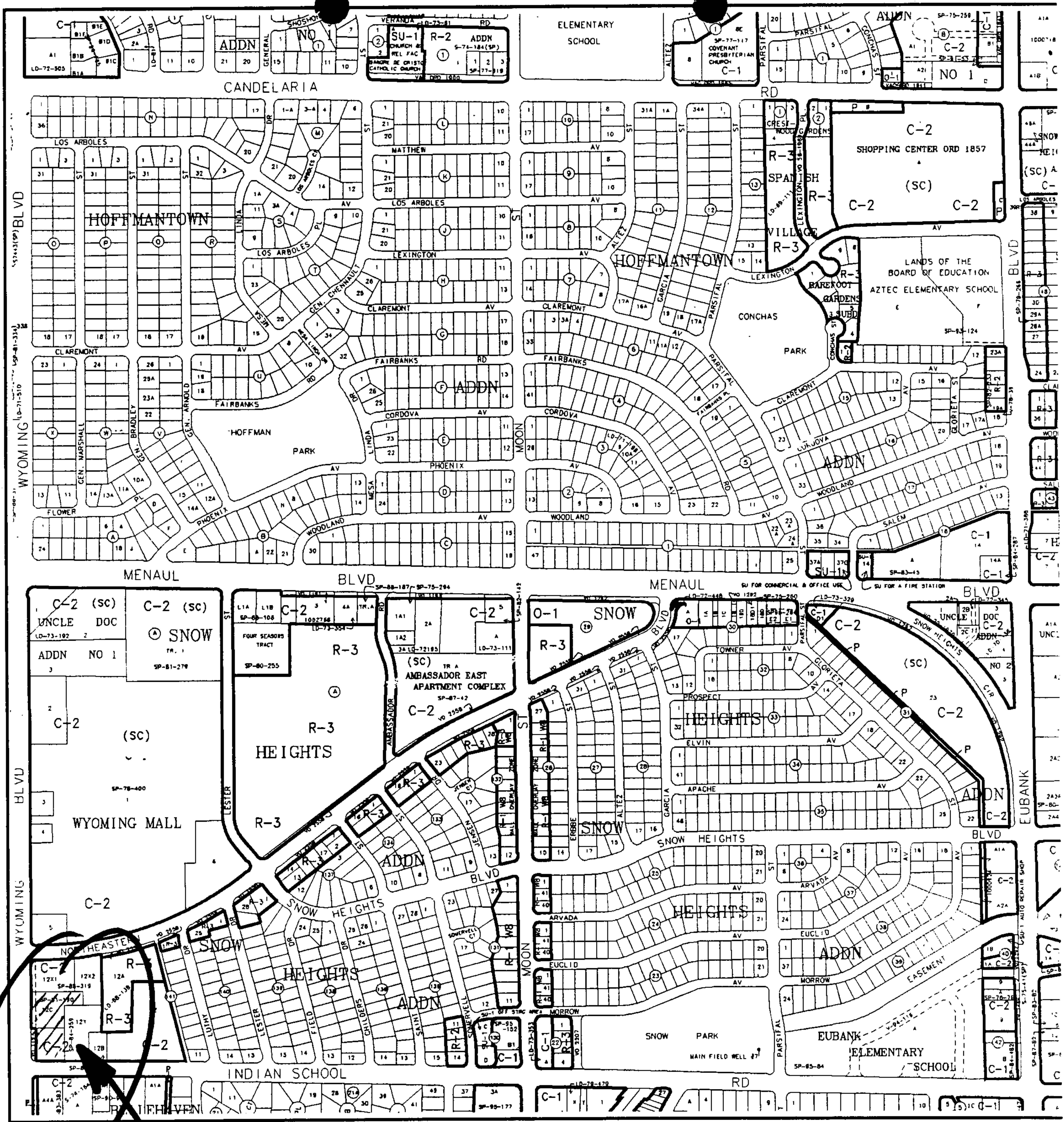


Zone Atlas Page

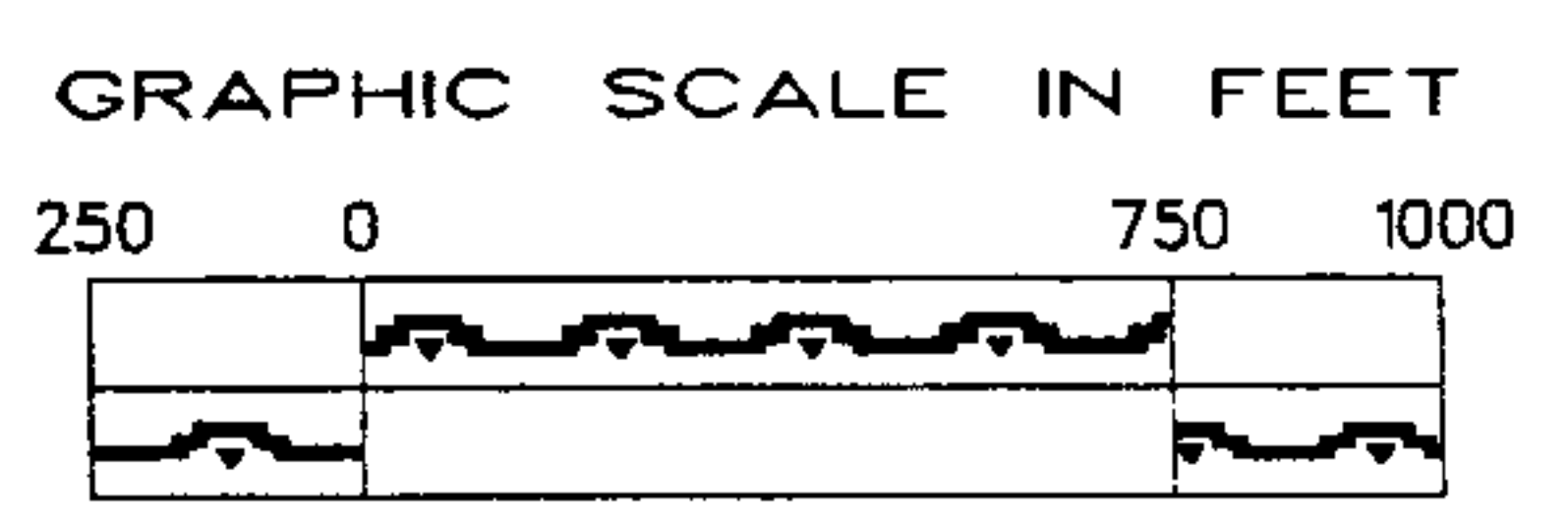
**H-20-Z**

Map Amended through August 01, 2003





CITY OF  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**  
**H-20-Z**  
Map Amended through August 01, 2003

NOTE: GREY SHADING REPRESENTS SEASIDE OF THE CITY LIMITS

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

LOT 12-C-1 BLOCK 141 SNOW HEIGHTS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 12-C AND REMAINDER LOT 12 SNOW HEIGHTS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			Closure of 4 driveways on Wyoming	Wyoming Blvd	Indian School	340' North	1	1	1
			Closure of 2 driveway	Indian School	Wyoming	180' East	1	1	1
			New driveways	Wyoming	Indian School	150' N +/-	1	1	1
		1	New driveway	Wyoming	Indian School	350' N +/-	1	1	1
		1	New driveway	Indian School	Wyoming	215' E +/-	1	1	1
		100' +/-	New Taper	Wyoming	Indian School	50' +/- N	1	1	1
		67' +/-	New Median * $\Delta$ Cut/opening	Wyoming	Indian School	340' N +/-	1	1	1
		100' +/-	left Turn lane * $\Delta$	Wyoming	Indian School	400' N +/-	1	1	1
		1	Modify storm drain * $\Delta$ Inlet	Wyoming	Indian School	350' N +/-	1	1	1

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

1 Δ \* Procedure C-mod NOTES

2

3

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

Malek Elkhoumy P.E.  
NAME (print)

*Sharon Watson* 2/18/04  
DRB CHAIR - date

*Chandoral* 2/18/04  
PARKS & GENERAL SERVICES - date

Khoury Engineering Inc  
FIRM

*Jeffrey* 2-18-04  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
AMAFCA - date

*Malek Elkhoumy* 2/18/04  
SIGNATURE date

*Roger & Sheri* 2/18/04  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
- date

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

*Bruce L. Byles* 2/18/04  
CITY ENGINEER - date

\_\_\_\_\_  
- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER
1	7-27-04	<i>[Signature]</i>	<i>David B. White</i>	<i>Samir Elmah, SUEWYS SU LTD</i>

Claire

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOT 12-C-1 BLOCK 141 SNOW HEIGHTS ADDITION

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		1	New driveway	Wyoming	Indian School	350' N +/-	1	1	1
		1	New driveway	Indian School	Wyoming	215' E +/-	1	1	1
		100' +/-	New Taper	Wyoming	Indian School	50' +/- N	1	1	1
		67' +/-	New Median cut opening	Wyoming	Indian School	340' N +/-	1	1	1
		100' +/-	left Turn lane.	Wyoming	Indian School	400' N +/-	1	1	1
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ORIGINAL

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer

NOTES

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Malek Elkhouy P.E.  
 NAME (print)  
 Khoury Engineering Inc  
 FIRM

Berny Matern 2/18/04  
 DRB CHAIR - date

Chandora 2/18/04  
 PARKS & GENERAL SERVICES - date

Bill Ay 2-18-04  
 TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 2/18/04  
 SIGNATURE date

Roger A Green 2/18/04  
 UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB

Budd L. Byles 2/18/04  
 CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003216**

**AGENDA ITEM NO: 1**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE:** February 18, 2004

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form  
**SUBDIVISION** **S**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation **PUBLIC EASEMENTS** **V**  
 Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN** **P**  
 ...for Subdivision Purposes  
 ...for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC) **L**

Supplemental form  
**ZONING & PLANNING** **Z**  
 Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

**APPEAL / PROTEST of...** **A**  
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: PHILIP STERLING, STERLING CAPITAL, NEY, LLC PHONE: 450-2383  
 ADDRESS: 8215 RIO GRANDE BLVD FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER  
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: COMBINE TWO EXISTING TRACTS INTO ONE NEW TRACT & TO VACATE A PORTION OF RESERVED EASEMENTS IN VACATED R-O-W.

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. LOT 12-C & REMAINDER OF LOT 12 Block: 141 Unit: N/A  
 Subdiv. / Addn. SNOW HEIGHTS ADDITION  
 Current Zoning: C-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): H-20-Z No. of existing lots: 2 No. of proposed lots: 1  
 Total area of site (acres): 1.0491 Density if applicable: dwellings per gross acre: \_\_\_\_\_ 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. 1-020-059-023-019-30102 3 1-020-059-019-032-30136 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: WYOMING BLVD NE  
 Between: NORTHEASTERN BLVD NE and LUBIAN SCHOOL ROAD 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.): \_\_\_\_\_

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

SIGNATURE Dan Grancey DATE 01-20-04  
 (Print) Dan Grancey \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00092</u>	<u>P/F</u>	<u>S(3)</u>	<u>\$ 215-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>04DRB - 00094</u>	<u>V PE</u>	<u>V</u>	<u>\$ 45-</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>Ad fee</u>	_____	<u>\$ 75-</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 355-</u>

Hearing date 2/18/04  
 Planner signature / date [Signature] 1/22/04 Project # 1003216  
 PO 05/12/07

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE**

(Public Hearing Case)

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

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

**VACATION OF PUBLIC RIGHT-OF-WAY**

**VACATION OF PUBLIC EASEMENT**

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

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

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

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

**SIDEWALK DESIGN VARIANCE**

**SIDEWALK WAIVER**

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

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

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

**VACATION OF PRIVATE EASEMENT**

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

Dan Graney Applicant name (print)  
Dan Graney Applicant signature / date  
 1-20-04



Form revised April 2003

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

Application case numbers  
04DRB- - 00094

[Signature] 1/22/04  
 Planner signature / date  
**Project # 1003216**



**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OF 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, 4 copies for internal routing.
  - Design elevations & cross sections of perimeter walls
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Dan Graney  
Applicant name (print)

Dan Graney  
Applicant signature / date

1-20-04  
Applicant signature / date



Form revised 3/03, 8/03 and 11/03

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
04DRB - - 00093

[Signature]  
Planner signature / date

**Project #** 100 3216

# *Surveys Southwest, LTD*

---

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION

Dear Board Members:

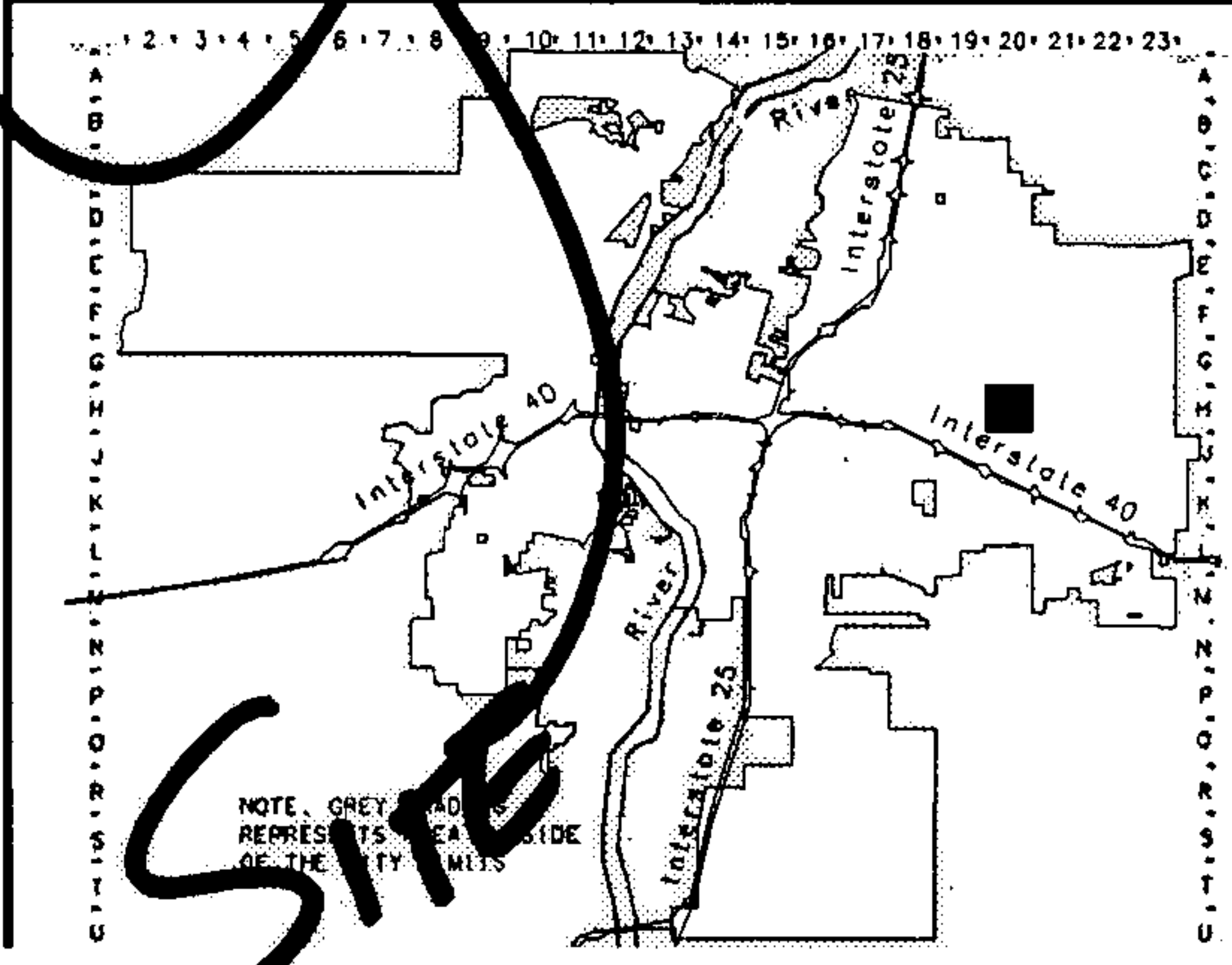
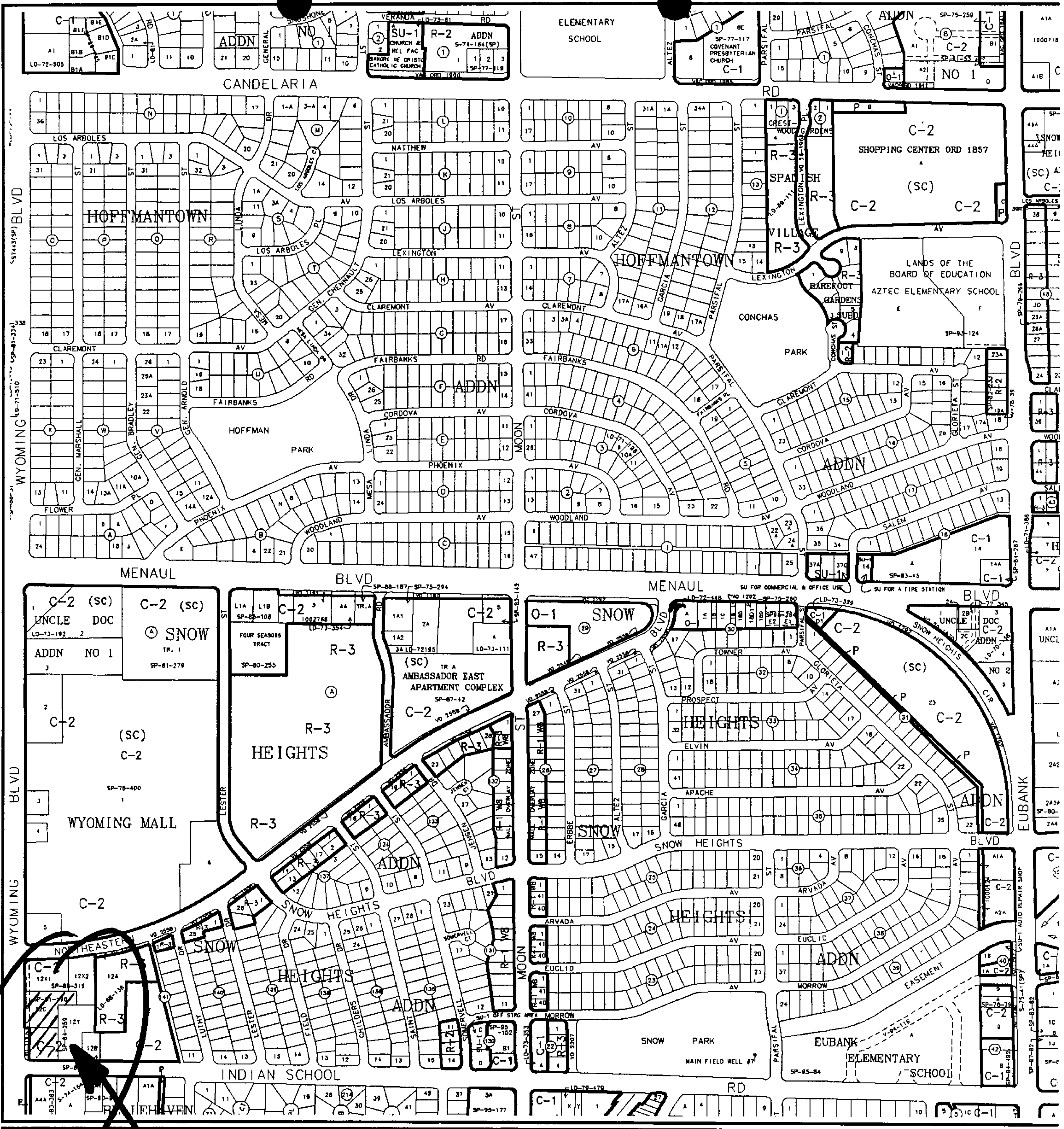
Surveys Southwest, LTD is requesting to combine Two (2) existing tracts into One (1) new tract for the above referenced property for construction of a Walgreens store.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President



**SITE**

NOTE: GREY  
REPRESENTS  
THE  
BOUNDARY  
OF THE CITY



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

**H-20-Z**

Map Amended through August 01, 2003



*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

**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.

January 20, 2004

Sarah  
Surveys Southwest, LTD  
333 Lomas Blvd. NE/87102  
Phone: 998-0303/Fax: 998-0306

Dear Sarah:

Thank you for your inquiry of January 19, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 12-C AND THE REMAINDER OF LOT 12, BLOCK 141, SNOW HEIGHTS ADDITION**, zone map H-20.

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

## **SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Senior Administrative Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(04/09/03)

# "Attachment A"

Sarah, Surveys Southwest, Inc.  
Zone Map: H-20

**INEZ N.A. (R)**

**\*Evelyn B. Feltner**

2014 Utah St. NE/87110 271-9027 (h)

Gary F. Strahan

2211 Hoffman Dr. NE/87110 299-0486 (h)

**NORTH EASTERN ASSOC. OF RESIDENTS (R)**

**\*Barry M. Schwartz** 5

2016 Somervell NE/87112 294-1113 (h)

Carol Skiba

2019 Somervell St. NE/87112 275-9009 (h)

**SNOW HEIGHTS N.A. (R)**

**\*Lori Callaway**

1531 Hendola NE/87110 293-3411 (h)

Joyce Mortimer

1702 Vermont NE/87110 298-0122 (h)

**LETTERS MUST BE SENT TO BOTH**  
**CONTACTS OF EACH**  
**NEIGHBORHOOD ASSOCIATION.**

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T

# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

BARRY M. SCHWARTZ  
NORTH EASTERN ASSOCIATION OF RESIDENTS  
2016 SOMERVELL NE  
ALBUQUERQUE, NM 87112

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION


Dear Barry M. Schwartz:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the North Eastern Association of Residents.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

7099 3400 0016 9100 0046 6607 5440 4922 0445

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
Postage	\$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 1/21/04	
Recipient's Name (Please Print Clearly) (to be completed by mailer) BARRY SCHWARTZ	
Street, Apt. No., or PO Box No. 2016 SOMERVELL NE	
City, State, ZIP+4 <sup>®</sup> ALBU, N. MEX 87112	

PS Form 3800, February 2000 See Reverse for Instructions

# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

JOYCE MORTIMER  
SNOW HEIGHTS NEIGHBORHOOD ASSOCIATION  
1702 VERMONT NE  
ALBUQUERQUE, NM 87110

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION


Dear Joyce Mortimer:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Snow Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here 1/21/04	
Recipient's Name (Please Print Clearly) (to be completed by mailer) JOYCE MORTIMER	
Street, Apt. No., or P.O. Box No. 1702 VERMONT NE	
City, State, ZIP+4® ALBU, N. MEX 87110	

7099 3400 0016 2264 0438



# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

LORI CALLAWAY  
SNOW HEIGHTS NEIGHBORHOOD ASSOCIATION  
1531 HENDOLA NE  
ALBUQUERQUE, NM 87110

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION


Dear Lori Callaway:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Snow Heights Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
7099 3400 0016 2264 9100 00421	
Postage \$ .83	
Certified Fee 2.30	
Return Receipt Fee (Endorsement Required) 1.75	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$ 4.88	
Postmark Here 1/21/04	
Recipient's Name (Please Print Clearly) (To be completed by mailer) LORI CALLAWAY	
Street, Apt. No., or PO Box No. 1531 HENDOLA NE	
City, State, ZIP ALBU, N. MEX 87110	
PS Form 3800, February 2000	
See Reverse for Instructions	

# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

CAROL SKIBA  
NORTH EASTERN ASSOCIATION OF RESIDENTS  
2019 SOMERVELL STREET NE  
ALBUQUERQUE, NM 87112

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION

Dear Carol Skiba:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the North Eastern Association of Residents.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
2540 4922 9700 004E 6607 7099 3400 0016 2264 0452	
Postage	\$ 2.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88
Postmark Here: 1/21/04	
Recipient's Name (Please Print Clearly) (to be completed by mailer) CAROL SKIBA	
Street, Apt. No., or PO Box No. 2019 SOMERVELL ST. NE	
City, State, ZIP+4 ALBU. N. MEX 87112	
PS Form 3800, February 2000	
See Reverse for Instructions	

# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

EVELYN B. FELTNER  
INEZ NEIGHBORHOOD ASSOCIATION  
2014 UTAH STREET NE  
ALBUQUERQUE, NM 87110

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION


Dear Evelyn B. Feltner:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Inez Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

6940 4922 9100 004E 6607

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$ 1.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here  
1/21/04

Recipient's Name (Please Print Clearly (to be completed by mailer))  
EVELYN FELTNER  
Street, Apt. No., or PO Box No.  
2014 UTAH ST. NE  
City, State, ZIP+4  
ALBU, N. MEX 87110

PS Form 3800, February 2000 See Reverse for Instructions

# Surveys Southwest, LTD

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

GARY F. STRAHAN  
INEZ NEIGHBORHOOD ASSOCIATION  
2211 HOFFMAN DRIVE NE  
ALBUQUERQUE, NM 87110

REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION

Dear Gary F. Strahan:

Enclosed please find a copy of the plat for the above referenced property. This is a proposed subdivision within the Inez Neighborhood Association.

Surveys Southwest, LTD will be submitting the above referenced property as a final and vacation (vacating an 8' portion of reserved easements in vacated right-of-way as shown on the plat) submittal to DRB (City of Albuquerque Development Review Board).

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

7099 3400 0076 2264 0476

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
Postage	\$ .83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88

Postmark Here: 1/21/04

Recipient's Name (Please Print Clearly) (to be completed by mailer)  
GARY STRAHAN  
Street, Apt. No., or PO Box No.  
2211 HOFFMAN DR. NE  
City/State, ZIP+4  
ALBU, N. MEX 87110

PS Form 3800, February 2000 See Reverse for Instructions

# *Surveys Southwest, LTD*

---

333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306

January 21, 2004

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102


REF: LOT 12-C-1, BLOCK 141, SNOW HEIGHTS ADDITION

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate an 8' portion of reserved easements in vacated Wyoming Blvd., NE for construction of a Walgreens store.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney  
President

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

**PAID RECEIPT**

APPLICANT NAME

*Philip Sterling*

AGENT

*Suzanne Southwell*

ADDRESS

PROJECT & APP #

*1003216 - 04 - 00093 and*

PROJECT NAME

*Snow Heights 0400094 -*

\$ 20<sup>00</sup> 469099/4916000 Conflict Management Fee

\$ 260<sup>00</sup> 441006/4983000 DRB Actions

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

\$ 75<sup>00</sup> 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

\$ 355<sup>00</sup> TOTAL AMOUNT DUE

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

\*\*\*DUPLICATE\*\*\*  
 City of Albuquerque  
 Treasury Division

01/23/2004 9:46AM LOC: ANN  
 RECEIPT# 00018795 WS# 005 TRANS# 0005  
 ACCOUNT 441018 Fund 0110  
 ACTIVITY 4971000 TRSTAM  
 Trans Amt \$355.00  
 J24 Misc \$75.00  
 CK \$355.00  
 CHANGE \$0.00

\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

\*\*\*DUPLICATE\*\*\*  
 City Of Albuquerque  
 Treasury Division

01/23/2004 9:45AM LOC: ANN  
 RECEIPT# 00018793 WS# 008 TRANS# 0005  
 Account 441006 Fund 0110  
 Activity 4983000 TRSTAM  
 Trans Amt \$355.00  
 J24 Misc \$260.00

01/23/2004 9:45AM LOC: ANN  
 RECEIPT# 00018793 WS# 008 TRANS# 0005  
 Account 469099 Fund 0110  
 Activity 4916000 TRSTAM  
 Trans Amt \$355.00  
 J24 Misc \$20.00

Thank You

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2/3/04 To 2/18/04

5. REMOVAL

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

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

Sarah Amato 1/22/04  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 1/22/04 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003216

LS 6  
FND  
S00°04'50"E 75.00'

S89°55'10"W 99.68'  
(S89°37'00"W)

(S00°23'00"E)

S00°04'50"E

296.04'

LOT 12-C, BLOCK 141

LOT 12-C-1, BLOCK 141  
1.6491 ACRES

REMAINDER OF LOT 12, BLOCK 141

8' PORTION OF RESERVED  
PUBLIC & PRIVATE UTILITY ESMTS.  
TO BE VACATED BY THIS PLAT

LOT LINE TO BE ELIMINATED BY THIS PLAT

FND. #5 RBR. N88°32'40"W  
LS 6547 CAP (N88°50'50"W)  
150.62'

S00°04'50"E  
N00°04'50"W

367.02'  
365.70'

25' VACATED PORTION OF WYOMING BLVD. N.E. (V.O. #1197)  
CITY OF ALBUQUERQUE RESERVES ALL UTILITY EASEMENTS, MUNICIPALLY OR PRIVATELY OWNED

(N00°23'00"W) N00°04'50"W

342.01'

WYOMING BOULEVARD N.E.  
(100' PUBLICLY DEDICATED RIGHT-OF-WAY)

FND. PK NAIL  
& SHINER

FND. PK NAIL  
& SHINER

INDIAN SCHOOL ROAD N.E.  
(86' PUBLICLY DEDICATED RIGHT-OF-WAY)

FND. #5 RBR.  
PS 10203 CAP

EXHIBIT B  
Date 2/11/04

BASIS OF BEARINGS



# 223077 CS PAN Am

WARRANTY DEED

BREWER OIL CO, a New Mexico corporation, for consideration paid, grants to STERLING CAPITAL DEVELOPMENT, LLC, a New Mexico Limited Liability Company, whose address is 8809 Corona N.E., Albuquerque, New Mexico 87122, the following described real estate in Bernalillo County, New Mexico:

*Parcel 1*  
*Vesting Deed*

Comprising a Southwesterly portion of Lot 12, Block 141, SNOW HEIGHTS, formerly known as a portion of Block "C" of SNOW HEIGHTS, an Addition to the City of Albuquerque, New Mexico, together with a vacated portion of Wyoming Boulevard N.E., filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 11, 1955, in Plat Book D1, folio 135, and more particularly described as follows: Beginning for a tie, at the Southwest corner of Section 8, Township 10 North, Range 4 East, N.M.P.M., as the same is shown and designated on Sheet one of the plat of Blocks A, B, C and 22 to 42 of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 30th day of November, 1953, and running Thence S. 88° 50' 50" E., along the South line of said Section 8, 50.02 feet; Thence N. 0° 23' W., 199.36 feet to the Northwest corner and beginning-point of the parcel herein described; Thence N. 89° 37' E., 175.00 feet to the Northeast corner of said parcel; thence S. 0° 23' E., 154.02 feet to the Southeast corner of said parcel; thence N. 88° 50' 50" W., along the Northerly line of Indian School Road N.E., 150.71 feet to a point of curve; thence Northwesterly and to the right, following a curve having a radius of 25 feet, a distance of 38.60 feet to the end of curve; thence N. 0° 23' W., along the Easterly line of Wyoming Boulevard N.E., 125.00 feet to said Northwest corner and beginning point of said parcel.

Subject to patent reservations, restrictions and easements of record and to taxes for the last half of 2003 and years thereafter.

with warranty covenants.

WITNESS its hand and seal this 31st day of October, 2003.

BREWER OIL CO,  
a New Mexico corporation

By: *C Brewer*  
CHARLES BREWER,  
CEO/President

ACKNOWLEDGMENT

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

This instrument was acknowledged before me on October 31st, 2003, by CHARLES BREWER, as CEO/President of BREWER OIL CO, a New Mexico corporation.

MY COMMISSION EXPIRES: *08/03/05*  
*Julia Sanchez*  
NOTARY PUBLIC



2003205553  
598693  
Page: 1 of 1  
11/12/2003 03:09P  
Bk-A68 Pa-5219

15

AN ORDINANCE VACATING THE EASTERLY TWENTY FIVE (25) FEET OF THE RIGHT-OF-WAY OF WYOMING BOULEVARD NE FROM THE NORTH-SOUTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD TO A POINT 465.77 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD, NE; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR INTERSECTING STREETS AND ALLEYS;

ALSO THE SOUTHERLY TWENTY FIVE (25) FEET OF THE RIGHT-OF-WAY OF MENAUL BOULEVARD NE FROM A POINT 465.77 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD NE TO THE WESTERLY RIGHT-OF-WAY LINE OF MOON STREET NE; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR INTERSECTING STREETS AND ALLEYS;

A.L.S.: THE EASTERLY TWENTY FIVE (25) FEET OF THE RIGHT-OF-WAY OF EUBANK BOULEVARD NE FROM THE NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ALLEY IN BLOCK FORTY THREE (43) SNOW HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE AS RECORDED NOVEMBER 2, 1953; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR INTERSECTING STREETS AND ALLEYS;

ALSO THE EASTERLY TWENTY FIVE (25) FEET OF THE RIGHT-OF-WAY OF EUBANK BOULEVARD NE FROM THE NORTHERLY RIGHT-OF-WAY LINE OF CLAREMONT NE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD, NE; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR INTERSECTING STREETS AND ALLEYS;

ALSO THE SOUTHERLY TWENTY FIVE (25) FEET OF THE RIGHT-OF-WAY OF CANDELARIA ROAD NE FROM THE EASTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE TO THE WESTERLY RIGHT-OF-WAY LINE OF MORRIS STREET NE; EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR INTERSECTING STREETS AND ALLEYS;

AND AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO ADJOINING PROPERTY OWNERS AND DECLARING AN EMERGENCY;

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico a tract of land for street purposes being seventy-five (75) feet in width from the center line and being 2105.55 feet in length from north to south, which area, so dedicated, was partial right-of-way for Wyoming boulevard NE and is shown on plat of Snow Heights Addition to the City of Albuquerque filed in the Office of the Clerk of Bernalillo County, New Mexico, on the 30th day of November, 1953;

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a tract of land for street purposes being seventy five (75) feet in width from the center line and being 2133.5 feet in length East to West, which area, so dedicated, is partial right-of-way for Menaul Boulevard NE as shown and designated on the plat of Snow Heights Addition to the City of Albuquerque filed in the Office of the Clerk of Bernalillo County, New Mexico, on the 30th day of November, 1953;

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a tract of land seventy-five (75) feet in width from the center line and 2542.08 feet in length north to south, which area, so dedicated is partial right of way for Eubank Boulevard NE as shown on the plat of Snow Heights Addition to the City of Albuquerque filed in the Office of the Clerk of Bernalillo County, New Mexico, on the 4th day of November, 1953;

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a tract of land for street purposes seventy five (75) feet in width from the center line and 2632.80 feet in length east to west, which area, so dedicated is partial right of way for Candelaria Road NE as shown and designated on a plat of the Snow Heights Addition to the City of Albuquerque filed in the Office of the Clerk of Bernalillo County, New Mexico, on the 4th day of November, 1953;

WHEREAS, it is necessary for a portion of said streets to be vacated because of no public use;

NOW, THEREFORE, be it ordained by the City Commission of the City of Albuquerque, New Mexico, that

SECTION I. The following described portions of Wyoming Boulevard NE, Menaul Boulevard, NE, Eubank Boulevard, NE, and Candelaria Road, NE in aforementioned Snow Heights Addition to the City of Albuquerque, New Mexico, be closed and vacated:

The easterly twenty five (25) feet of the right of way of Wyoming Boulevard NE from the northerly right of way line of Indian School Road to a point 466.77 feet south of the southerly right of way line of Menaul Boulevard, NE, excepting therefrom the right of way for intersecting streets and alleys;

Also the southerly twenty five (25) feet of the right of way of Menaul Boulevard, NE, from a point 466.77 feet east of the easterly right of way line of Wyoming Boulevard, NE to the westerly right of way line of Moon Street, NE, excepting therefrom the right of way for intersecting streets and alleys;

Also the easterly twenty five (25) feet of the right of way of Eubank Boulevard NE from the northerly right of way line of Menaul Boulevard NE to the southerly right of way line of the alley in Block forty three (43) Snow Heights Addition to the City of Albuquerque as recorded November 4, 1953, excepting therefrom the right of way for intersecting streets and alleys;

Also the easterly Twenty Five (25) feet of the right of way of Eubank Boulevard, NE from the northerly right of way line of Claremont NE, to the southerly right of way line of Candelaria Road, NE, excepting therefrom the right of way for intersecting streets and alleys;

Also the southerly twenty five (25) feet of the right of way of Candelaria Road, NE, from the easterly right of way line of Eubank Boulevard NE to the westerly right of way line of Hornis Street, NE, excepting therefrom the right of way for intersecting streets and alleys;

SECTION II. The City hereby repeals all easements for public utilities, whether municipally owned or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION III. Immediately upon the effective date of this ordinance, the land above described shall be effectively vacated and the City of Albuquerque, by this ordinance disclaims all such data, any further interest therein and consents that the same shall be conveyed to the owners of abutting property. The Chairman of the City Commission and the City Clerk are hereby authorized on application of abutting owners to execute and issue title papers or interest on behalf of the City at any time without further authorization.

SECTION IV. Immediately upon the effective date of this Ordinance the proper officials of the City of Albuquerque, New Mexico, be, and they are hereby authorized and directed to make, execute, and deliver, a Quitclaim Deed to all that portion of said street so vacated to adjoining property owners.

SECTION V. This ordinance shall be declared to be an emergency ordinance, on the ground of public need and shall be in full force and effect after its adoption, passage and publication according to law.

PASSED, ADOPTED, SIGNED, AND APPROVED THIS 12 day of February, 1957

State of New Mexico )  
County of Bernalillo, ) SS

This instrument was filed for record on

FEB 18 1957

At 10:00 o'clock a.m. Recorded in Vol. 377 of records of said County Folio 251

LUCY JARAMILLO Clerk & Recorder  
Arlene Bentley Deputy Clerk

*[Signature]*  
Notary Public

*[Signature]*  
Chairman of City Commission  
and Mayor of the City of Albuquerque, New Mexico

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

Subscribed and sworn to before me this 15th day of February, 1957.

My comm exp: July 5, 1960.

*[Signature]*  
Notary Public