



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 29, 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. Adjourned: 10:10 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1001926**
04DRB-01358 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for J D HOME INC request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA, AIRPORT UNIT, TOWN OF ATRISCO GRANT**, zoned R-2 residential zone, located on 72ND PLACE NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224, 03DRB-01225] (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1003187**
04DRB-01365 Major-Vacation of Public Easements
04DRB-01366 Minor-Sidewalk Variance

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 5-E, **MARNA LYNN SUBDIVISION**, LANDS OF UNIVERSITY OF NEW MEXICO, zoned R-1 residential zone, located on GOLF COURSE RD NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB-00037] (C-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003593**
04DRB-01360 Major-Vacation of Public Easements
04DRB-01361 Major-Preliminary Plat Approval
04DRB-01362 Minor-Sidewalk Waiver
04DRB-01363 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW, and VENTANA RIDGE RD NW containing approximately 24 acre(s). [REF: 04DRB-01198] (B-8/B-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/29/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/3/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat
Approval
03DRB-02009 Major-Vacation of Public
Easements
03DRB-02010 Minor-Vacation of Private
Easements
03DRB-02011 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat
Approval
04DRB-01252 Minor-Temp Defer SDWK
04DRB-01469 Minor-Sidewalk Waiver

WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04, 9/22/04 & 9/29/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

6. **Project # 1003293**
04DRB-01465 Minor-SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JEFF HENRY, JEFFERSON ONE LLC request(s) the above action(s) for all or a portion of Tract(s) F-7-A, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 FOR O-1 AND C-2 USES, located on COORS RD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). [REF: 03DRB00333, 04DRB00838] (J-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003470**
04DRB-01460 Minor-SiteDev Plan Subd

WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A,2A,1B & 2B, MONTBEL-KASSUBA, (to be known as **VISTA VIEJA SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on SENIC DR NW, between 81ST ST NW and ATRISCO NW containing approximately 158 acre(s). [REF:Z-85-84, AX-85-20,04DRB00825, DRB-97-274] (D-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1002189**
04DRB-01462 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN - NZ JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 1, 10, 11, 13, 14 and 15, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-LT residential zone, located on MAGIC SKY CT NW, between LA CANADA DR NW and SEVEN BAR LOOP NW containing approximately 3 acre(s). [REF: DRB-97-298, 02DRB-01328] (B-13) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1000658**
04DRB-01421 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for OTONO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) F-1-A-1, Unit(s) 1, **LOOP INDUSTRIAL DISTRICT**, zoned SU-1, M-1, located on ALAMEDA NE, between JEFFERSON NE and SAN MATEO NE containing approximately 2 acre(s). [*Deferred from 9/22/04*] (C-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

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

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04,7/21/04, 8/4/04,8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

11. **Project # 1003684**
04DRB-01443 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for TIFFANY HOMES SW request(s) the above action(s) for PARADISE HILLS, TOWN OF ALAMEDA GRANT, UNIT 5, (to be known as **ANASAZI RIDGE SUBDIVISION**, zoned R-LT, located on UNSER BLVD NW, between WESTSIDE BLVD NW and CALABICILLAS ARROYO containing approximately 43 acre(s). [REF: SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003687**
04DRB-01461 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST, (to be known as **WESTERN RIDGE SUBDIVISION**), zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 1002778, 03EPC01058, 03EPC01057, 03DRB01868, 04DRB00126, 04DRB00127, 04DRB00128] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. (J-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

14. Approval of the Development Review Board Minutes for September 15, 2004. **DRB MINUTES FOR SEPTEMBER 15, 2004 WERE APPROVED.**

ADJOURNED: 10:10 A.M.

#6



Complete 9/29/04 Bl.

200406

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

REVISED 2/5/04

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

DRB Application No.: **04DRB-01465 (ASPS)**

Project # **1003293**

Project Name: **ATRISCO BUS. PARK UNIT 3**

Agent: **Advanced Engineering & Consulting**

Phone No.: **899-5570**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/29/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1003293

#6



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

REVISED 2/5/04

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

DRB Application No.: <u>04DRB-01465 (ASPS)</u>	Project # <u>1003293</u>
Project Name: <u>ATRISCO BUS. PARK UNIT 3</u>	
Agent: <u>Advanced Engineering & Consulting</u>	Phone No.: <u>899-5570</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/29/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

Project Number 1003293

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 29, 2004
DRB Comments**

ITEM # 6

PROJECT # 1003293

APPLICATION # 04-01465

RE: Tract F-7-A, Atrisco Business Park, Unit 3/SPBP

1. The site plan sheet should be titled "Site Development Plan for Building Permit". The word "signoff" in the signature block title should be removed as this plan was not reviewed by EPC.

2. Walls Fences & Screening is checked on the checklist. Where?

3. The Coors Corridor Plan requires a 15 foot landscape setback for Coors. The current landscaped area is about 4' on the east side of the building.

4. Site Lighting. The checklist requires height, fixture type and location indicated on the Site Plan for Building Permit (SPBP). See also Page 98 of the Coors Corridor Plan, Policy 9, Site Lighting Design Regulation #2.

5. Bus Facilities. Again, this item is checked, indicating some type of bus facility is on the SPBP. Where?

6. All applicable Atrisco Business Park Master Plan requirements should be illustrated on the SPBP, not quoted. Quoting does not satisfy the intent in most cases.

7. Landscape Plan. Given the current water shortage & conservation emphasis in Albuquerque now, the number of high water usage trees should be reduced to 8 maximum.

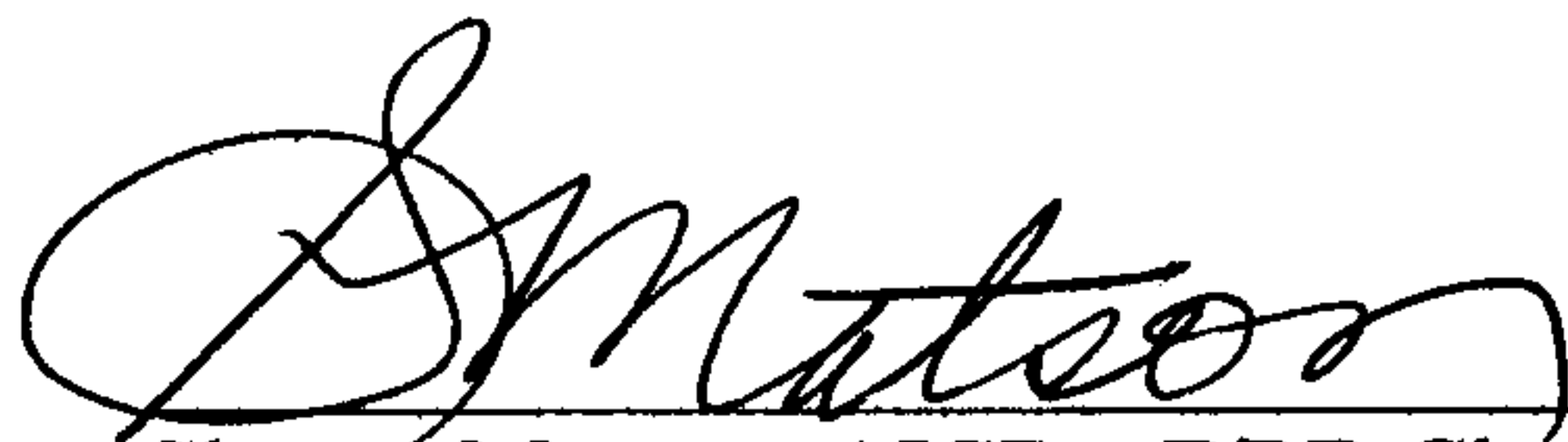
The existing and proposed easements are not shown on the Landscape Plan as required by the checklist.

8. Signs should follow the Coors Corridor Plan (CCP) requirements. The required details must be on the SPBP to determine compliance. The SPBP checklist requires dimensions & square footage as well as materials & colors for each sign, including building mounted signs and directory signs. The locations should also be indicated on the SPBP site plan sheet.

Page 2, ABPSPBP

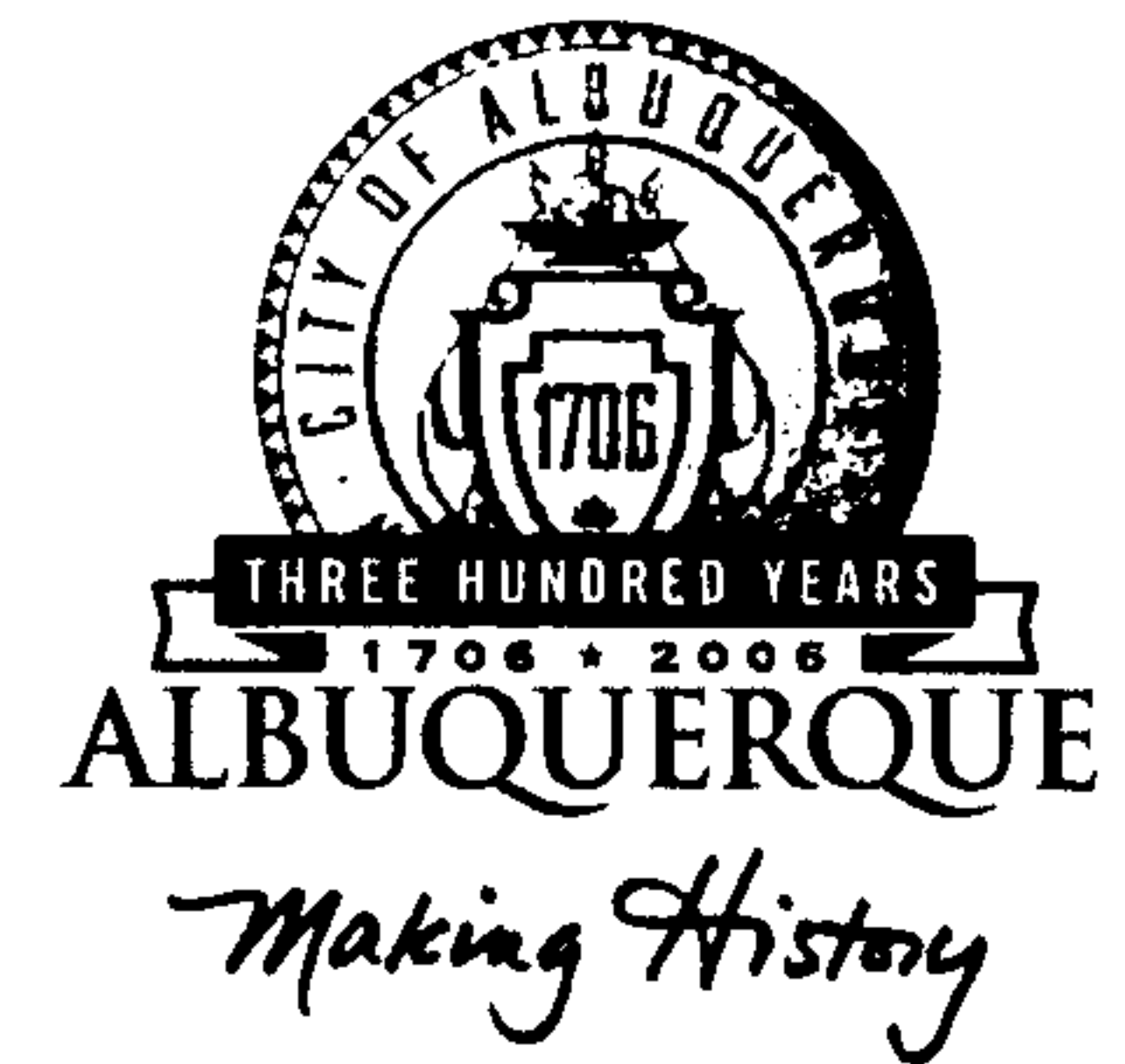
9. The CCP requires landscaping on a minimum of 20% of the parking area. Please provide calculations to show this is the case. Also the APBMP requires that no parking space be placed more than 100 feet from a tree. The south end of the parking area does not comply.

10. Note "H" on the Site Plan sheet. Move to Elevations Sheet. The other notes are not needed. They should be incorporated into the overall design of the site & reflected on the SPBP as applicable.

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003293

AGENDA ITEM NO: 6

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

ENGINEERING COMMENTS:

Albuquerque

Need to relocate dumpster out of drainage easement or at least out of the proposed pipe alignment.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 29, 2004

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

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

Supplemental form

ZONING & PLANNING **Z**

Annexation

County Submittal

EPC Submittal

Zone Map Amendment (Establish or Change Zoning)

Sector Plan (Phase I, II, III)

Amendment to Sector, Area, Facility or Comprehensive Plan

Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Jeff Henry for Jefferson One, LLC PHONE: (505) 480-5333

ADDRESS: 7404 Brazos Ct., NE FAX: (505) 821-9986

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jpaul2u@msn.com

Proprietary interest in site: Contract Buyer/Agent List all owners: _____

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

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

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

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

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

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

Lot or Tract No. Tract F-7-A Block: _____ Unit: 3

Subdiv. / Addn. Atrisco Business Park

Current Zoning: SU-1 For D-1 and C-2 USES Proposed zoning: The Same

Zone Atlas page(s): J-10-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 2.1262 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101005847510640607 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: On Coors Road, NW (475 Coors Road, NW)

Between: Los Volcanos, NW and Bluewater, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Project # 1003293, 03DRB00333 VPE

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

SIGNATURE Shahram (Shawn) Biazar DATE 09/29/04
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>04DRB - 01465</u>	<u>SBP</u>		<u>\$ 385.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
Hearing date <u>9-29-04</u>			Total <u>\$ 405.00</u>

Clayton Senora 9/21/04
 Planner signature / date

Project # 1003293

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

SHAHRAM (SHAWN) BIAZAR
Applicant name (print)
Shahram Biazar
Applicant signature / date
9-20-04

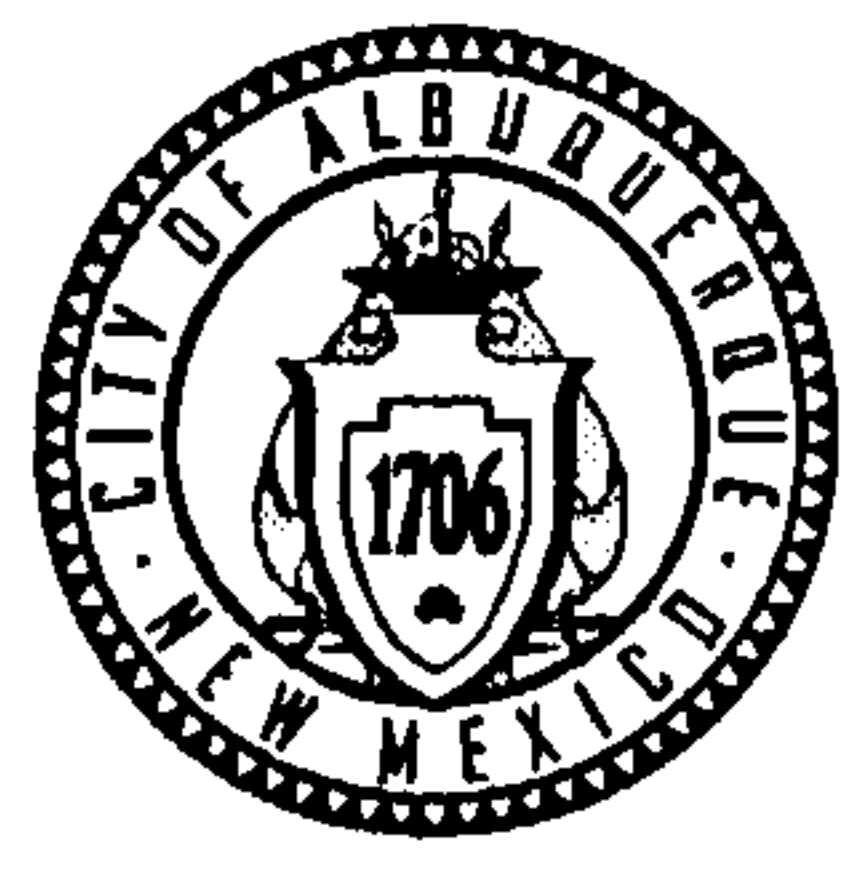
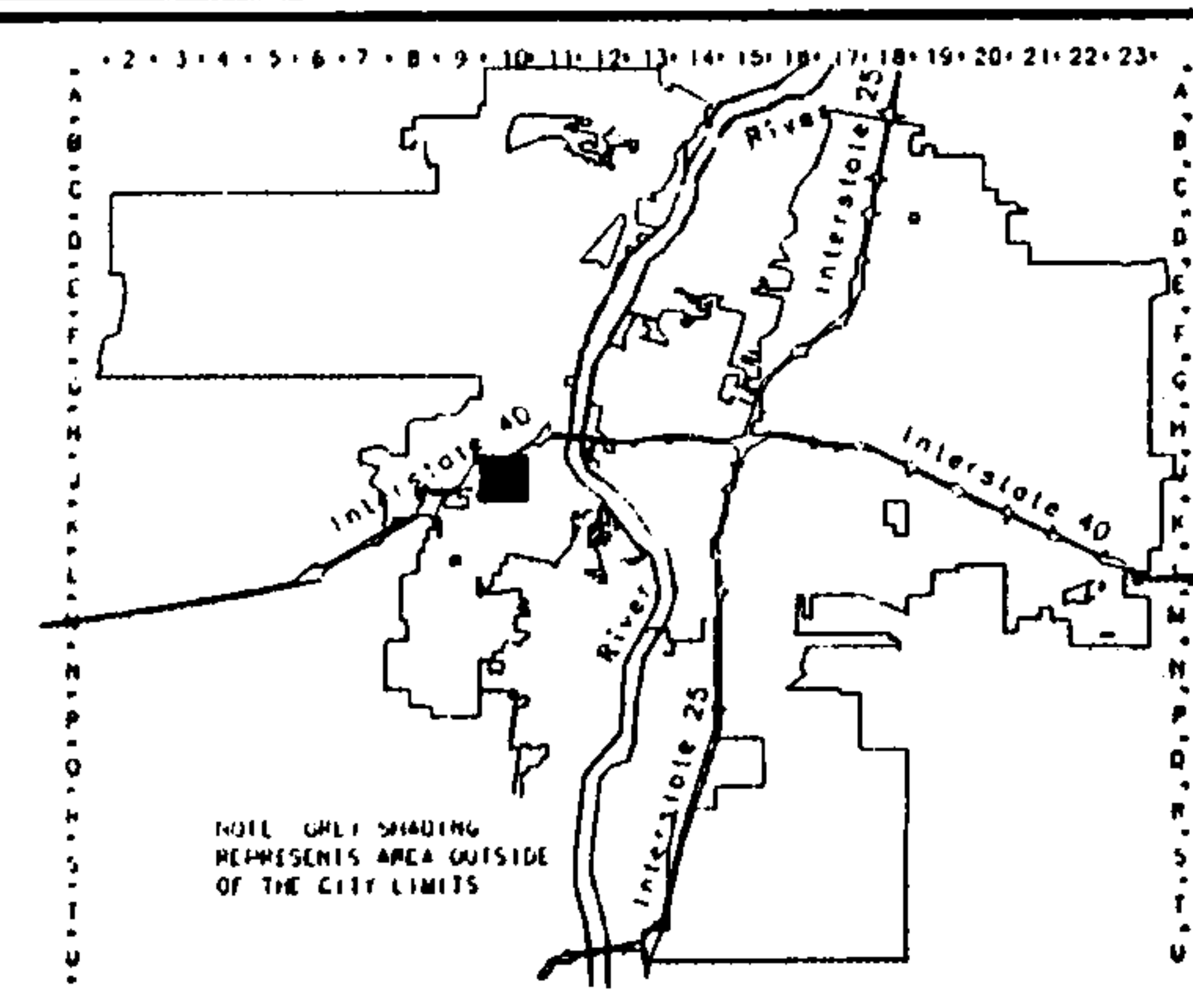
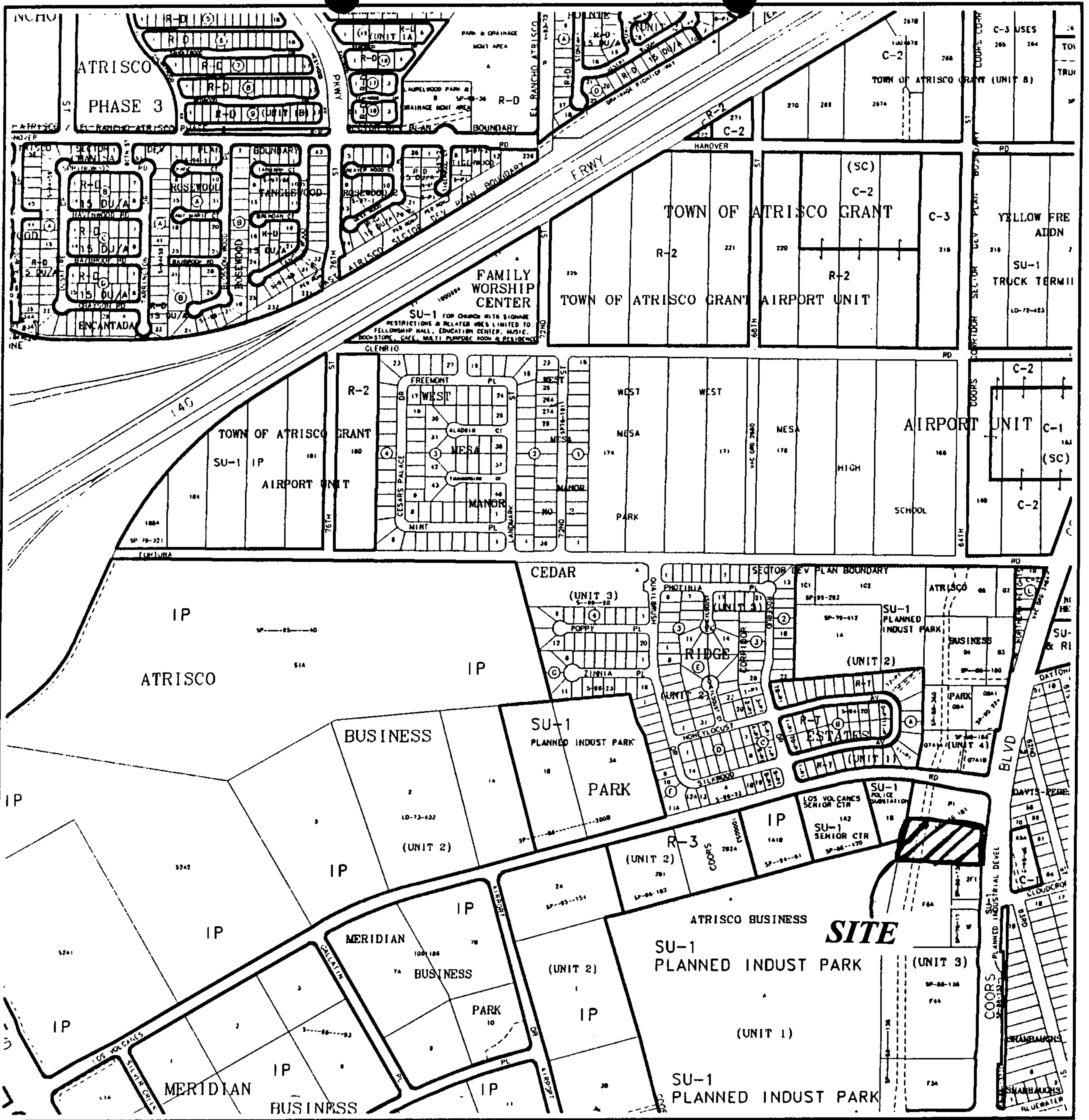


Form revised September 2001

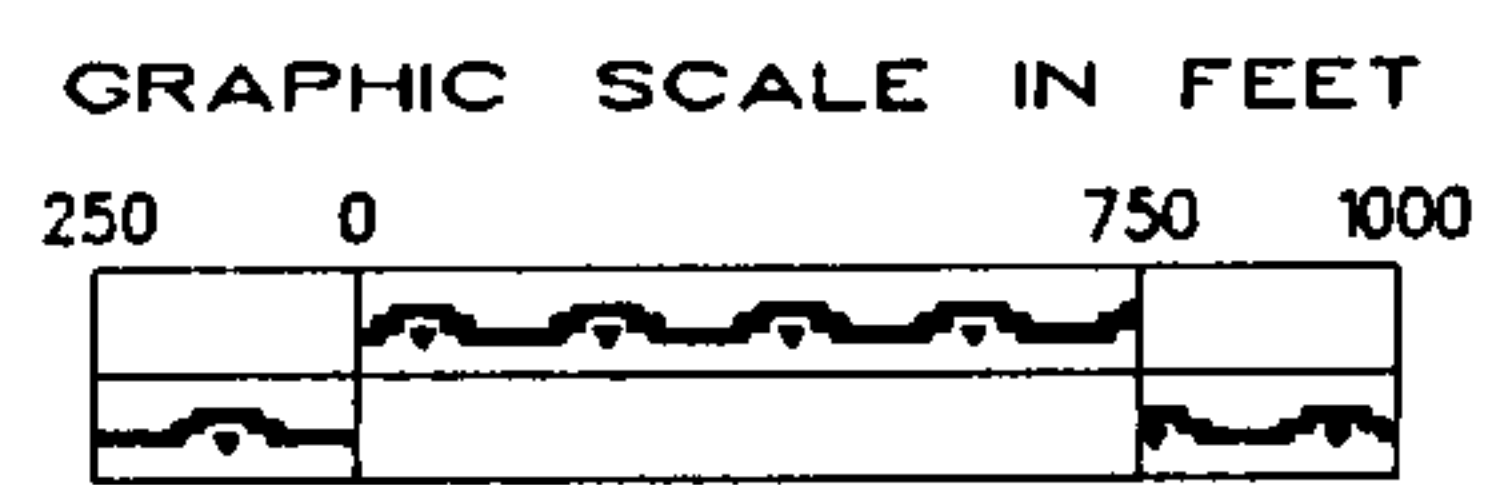
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB - 01465

Claire Senora 9/21/04
Planner signature / date
Project # 1003293



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

J-10-Z

Map Amended through May 04, 2004

September 20, 2004

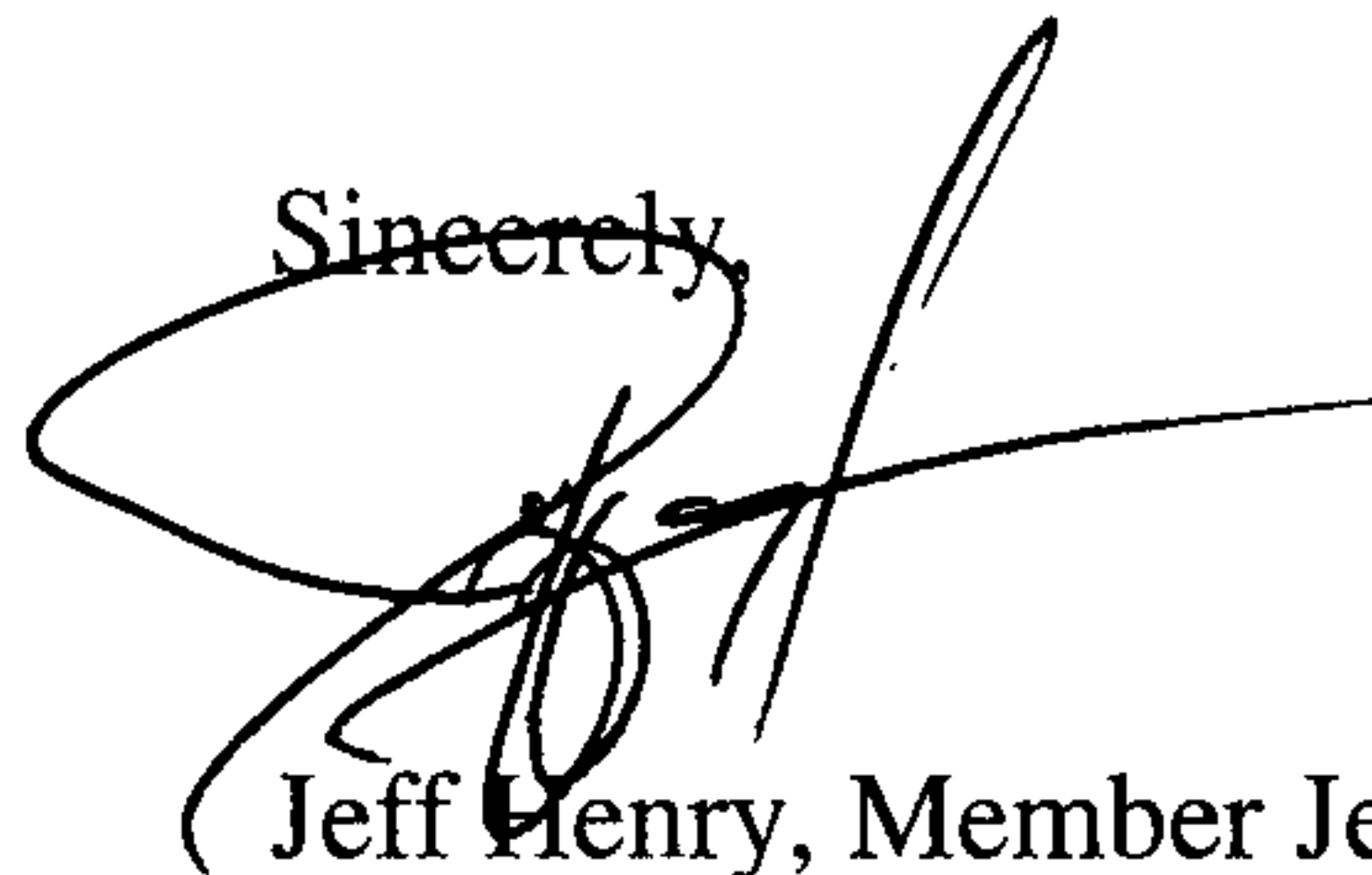
City of Albuquerque Planning Department
600 2nd Street, NW
Albuquerque, NM 87103

RE: Site Development Plan for Building Permit for Lot Tract F-7-A, Atrisco Business Park,
Unit 3, ±2.1262 Acres, Zone Atlas Page J-10-Z

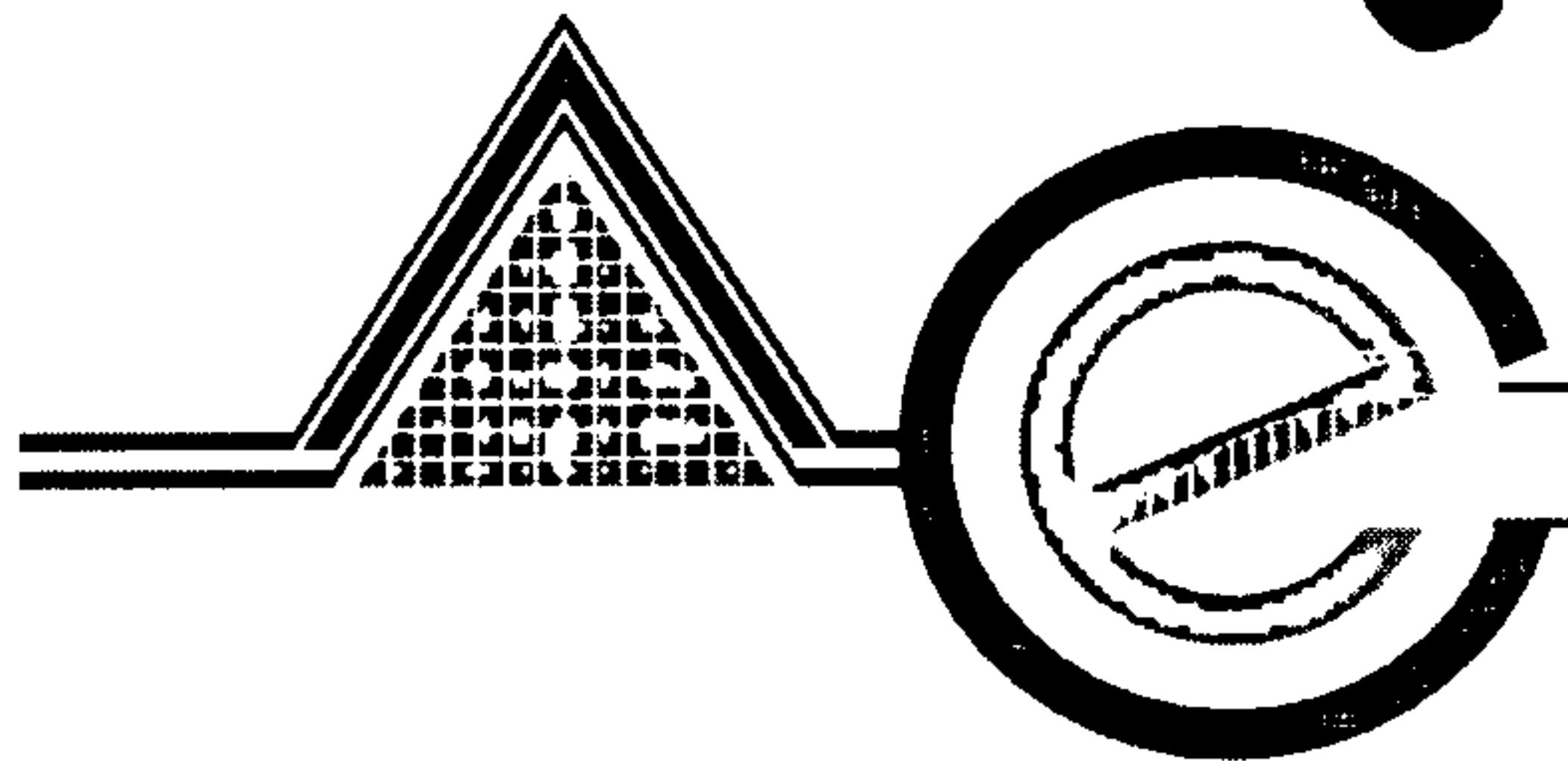
To whom it may concern:

I, Jeff Henry member of Jefferson One, LLC, as owner of the above referenced property, have authorized Advanced Engineering and Consulting, LLC. to act on my behalf regarding the preparation and submittal of all necessary materials and applications in connection with the Site Plan for Building Permit to DRB.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Henry', with a large, sweeping flourish extending to the right.

(Jeff Henry, Member Jefferson One, LLC



ADVANCED ENGINEERING and CONSULTING, LLC

September 13, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

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

Re: Site Development Plan for Building Permit Request for Tract F-7-A, Atrisco Business Park Unit 3, Project # 1003293, Z-92-57, Zoning SU-1 for O-1 and C-2 Uses, Containing 2.1262 Acres, Zone Atlas Page J-10-Z,

Dear Ms. Matson:

Advanced Engineering and Consulting, LLC on behalf of Jefferson One, LLC is requesting approval of site development plan for building permit for the above referenced site. The site is located on Coors Road, SW, just south of Los Volcanos Road, SW. The overall site plan for Atrisco Business Park was approved by the Environmental Planning Commission on October 15, 1992 and the site plan was amended on May 22, 1997 for landscape requirements and in June 11, 2004 for the setbacks and signage on Coors Boulevard, SW. In this approval the review and final sign-off of the site development plan for building permit for each site has been delegated to DRB, see attached plans approved EPC plans.

The site will consist of 22,616.50 sf of retail building. We have include six copies of the site plan for review and comments.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Jefferson One, LLC

JN: 200406
ss/SB

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.


Applicant or Agent Signature / Date

9-21-04

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Existing structures on the site and within 20 feet of the site boundaries
7. Property lines (clearly identify)
8. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- ~~NA~~ G. Loading facilities
- ~~City Zoning~~ H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 102 provided: 102
 Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4
 provided: 4
 - ~~NA~~ 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ~~NA~~ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ~~NA~~ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ~~NA~~ 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - ~~NA~~ 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

✓ SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- NA E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

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

PAID RECEIPT

APPLICANT NAME Jefferson One LLC
 AGENT Advanced Eng & Consulting LLC
 ADDRESS _____
 PROJECT & APP # 1003293
 PROJECT NAME Abasco Business Park

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 385.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 405.00 TOTAL AMOUNT DUE

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

9/21/2004 12:03PM LOC: ANNX
 RECEIPT# 00031811 WS# 007 TRANSH# 0018
 Account 441006 Fund 0110 TRSLJS
 Activity 4983000 \$405.00
 Trans Amt \$385.00
 J24 Misc \$405.00
 VI \$0.00
 CHANGE

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division
 Counterreceipt.doc 9/21/04

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

9/21/2004 12:03PM LOC: ANNX
 RECEIPT# 00031810 WS# 007 TRANSH# 0018
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$405.00
 J24 Misc \$20.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

APRIL 7, 2004

4. Project # 1003293
04DRB-00333 Major-Vacation of Public Easements

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

At the April 7, 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.

If you wish to appeal this decision, you must do so by April 22, 2004 in the manner described below.

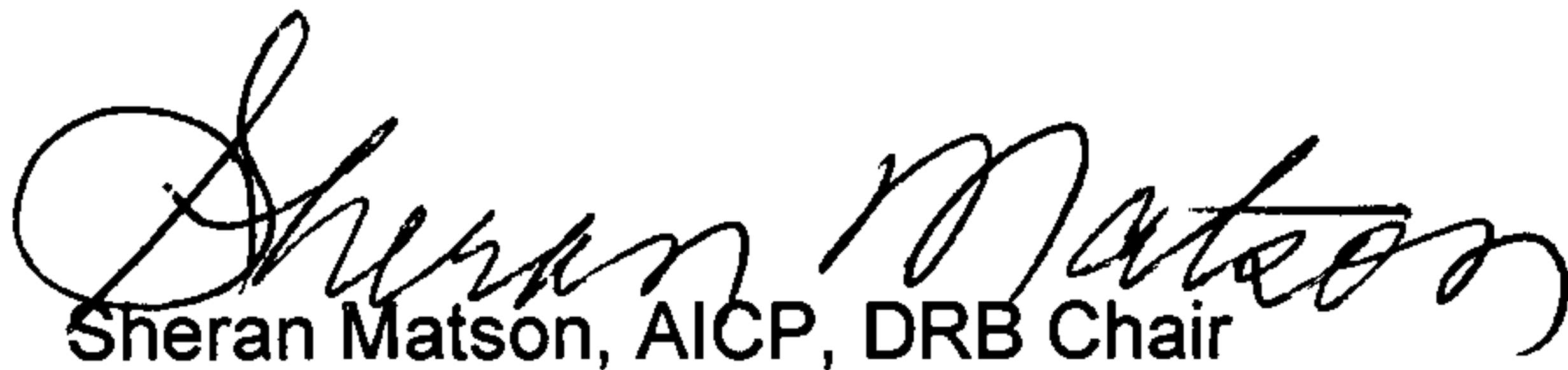
Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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

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


Sheran Matson, AICP, DRB Chair

cc: Jeff Henry, Jefferson One LLC, 7404 Brazos Ct NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003293 AGENDA#: 4 DATE: 4.7.04

1. Name: Jeff Henry Address: Jefferson One LLC Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
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: 1003293

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

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: April 7, 2004



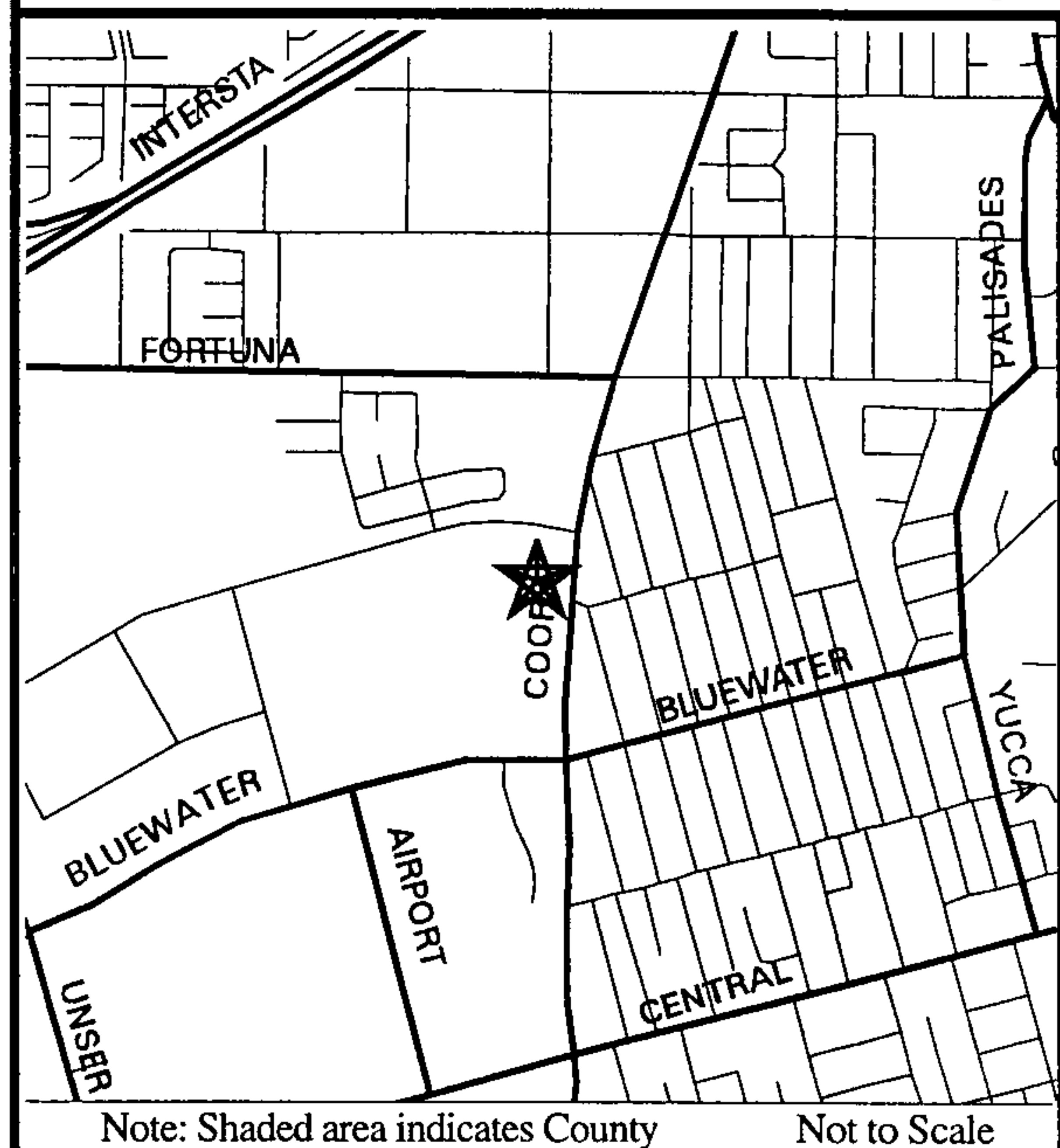
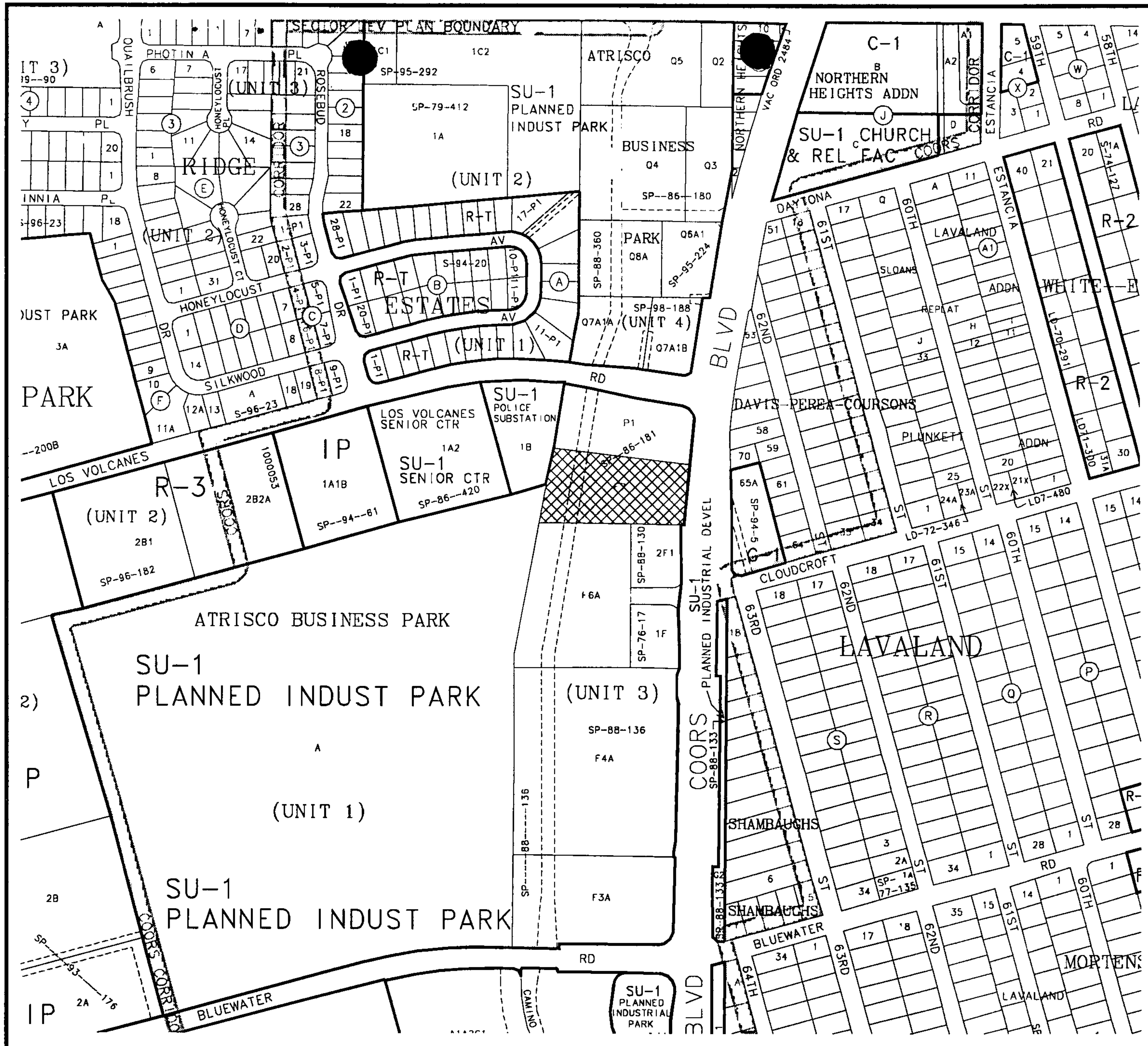
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 7, 2004

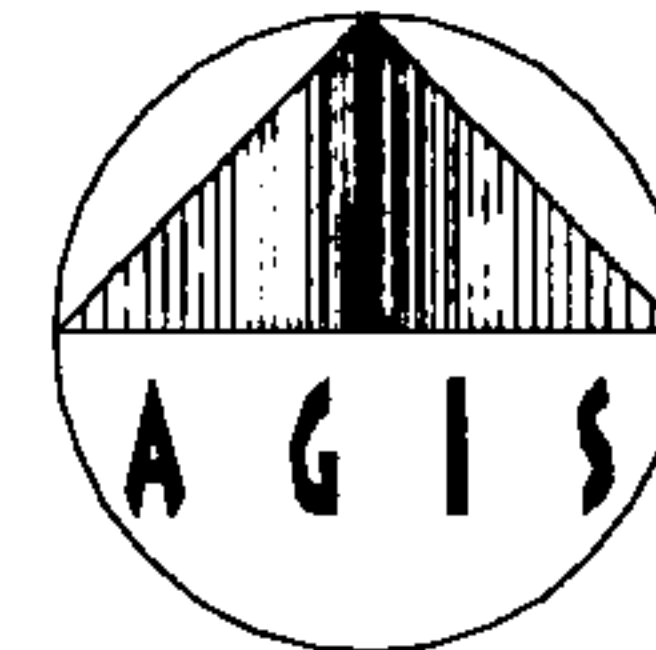
Project # 1003293
04DRB-00333 Major-Vacation of Public Easements

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

AMAFCA	No comment.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coord.	
Letters sent to Los Volcanes (R) and West Mesa (R) Neighborhood Assns.	
APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Gas	Approves.
PNM Electric	Approves.
Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.



ZONING MAP



Scale 1" = 453'

PROJECT NO.	1003293
HEARING DATE	4-7-04
MAP NO.	J-10
ADDITIONAL CASE NUMBER(S)	04DRB-00333



**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, April 7, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project #:1003293

04DRB-00333 Major-Vacation of Public Easements

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

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, MARCH 22, 2004.

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

Meeting Date: APRIL 7, 2004
Zone Atlas Page: J-10-Z
Notification Radius: 100 Ft.

Project# 1003293
App# 04DRB-00333

Cross Reference and Location: N/A

Applicant: JEFFERSON ONE, LLC
Address: 7404 BRAZOS CT. NE
ALBUQUERQUE NM 87109

Agent: JEFF HENRY
Address: 7404 BRAZOS CT. NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MARCH 19, 2004

Signature: KYLE TSEHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____

Proj# _____

Date: _____

Page / Of

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-10	10/10058	475-106	400-07	✓ ml 10/10058
		470-172	06	✓ 05 519-112 402 07 ✓
		488-084	13	✓ 520-108 40 ✓
		478-123	08	✓ 523-101 05 ✓
		302-009	01	✓ 10/1058 001-095 332 03 ✓
		442-122	15	✓ COR 001-089 02 ✓
		323-170	14	✓ COR 102-089 01 ✓
		430-151	403-39	✓ 10/10058 510-024 401 10 ✓
		443-152	40	✓ 507-050 09 ✓
		449-153	41	✓ 519-008 405 01 ✓
		474-157	21	✓
		474-155	22	501 CORP NEW ✓
		512-142	402-12	✓
		513-130	10	✓
		514-124	09	✓
		514-118	08	✓
		509-110	14	✓
		518-091	01	✓
		511-089	19	✓



<mainframe@coa1mp
3.cabq.gov>

03/16/04 01:54 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01010058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101005847510640607 LEGAL: TR F -7 C ORRECTED PLAT OF ATRISCO BUSINESS PARK
UNI LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BRUNACINI MAYME
OWNER ADDR: 04310 WELLESLEY NE
ALBUQUERQUE NM 87107
0101005847007240606 LEGAL: TR F -6-A PLAT OF TRS F-3-A, F-4-A & F-6-A
ATRISCO LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: BRUNACINI MAYME
OWNER ADDR: 04310 WELLESLEY NE
ALBUQUERQUE NM 87107
0101005848808440613 LEGAL: LOT 2-F- 1 ATRISCO BUSINESS PARK UNIT 1
(COMPRISING LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: THE BARELA GROUP LLC
OWNER ADDR: 00000
ALBUQUERQUE NM 87154
0101005847812340608 LEGAL: TR P -1 C ORRECTED PLAT OF ATRISCO BUSINESS PARK
UNI LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: T T & Y LLC
OWNER ADDR: 02200 MENAUL BL NE
ALBUQUERQUE NM 87107
0101005830200940601 LEGAL: TRAC T A ATRISCO BUSINESS PARK UNIT 1 CONTAINING
39 LAND USE:
PROPERTY ADDR: 00000 BLUEWATER
OWNER NAME: AMERACE CORPORATION
OWNER ADDR: 06625 BLUEWATER RD NW
ALBUQUERQUE NM 87105
0101005844212240615 LEGAL: 1B S UMMA RY PLAT OF LOT 1 OF TR N & TR O UNIT 2
ATR LAND USE:
PROPERTY ADDR: 00000 LOS VOLCANES
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101005832317640614 LEGAL: LT 1 A-2 REPL OF LT 1A OF TR N & TR O UNIT 2
ATRISC LAND USE:
PROPERTY ADDR: 00000 LOS VOLCANOS
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101005843615140339 LEGAL: LT 9 -P1 BLK A PLAT OF CEDAR RIDGE ESTATES UNIT
1 C LAND USE:
PROPERTY ADDR: 00000 SILKWOOD
OWNER NAME: HERNANDEZ RUBEN R
OWNER ADDR: 06516 SILKWOOD AV NW
ALBUQUERQUE NM 87212
0101005844315240340 LEGAL: LT 1 0-P1 BLK A PLAT OF CEDAR RIDGE ESTATES UNIT

1 LAND USE: PROPERTY ADDR: 00000 SILKWOOD
OWNER NAME: CHAVEZ GABRIEL D JR
OWNER ADDR: 06512 SILKWOOD AV NW
ALBUQUERQUE NM 87121
0101005844915340341 LEGAL: LT 1 1-P1 BLK A PLAT OF CEDAR RIDGE ESTATES UNIT
1 LAND USE: PROPERTY ADDR: 00000 SILKWOOD
OWNER NAME: RITTER JOHN W & DIANE C
OWNER ADDR: 06508 SILKWOOD NW
ALBUQUERQUE NM 87121
0101005847415740321 LEGAL: TR Q 7A1A PLAT OF TR Q7A1A & Q7A1B ATRISCO
LAND USE: PROPERTY ADDR: 00000 LOS VOLCANES
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW
ALBUQUERQUE NM 87121
1 R E C O R D S W I T H L A B E L S PAGE
2
0101005849415540322 LEGAL: TR Q 7A1B PLAT OF TR Q7A1A & Q7A1B ATRISCO
LAND USE: PROPERTY ADDR: 00000 COORS
OWNER NAME: MCCURDY J HOMER & D JOAN TRUST
OWNER ADDR: 14092 LOS CIELOS
ESCONDIDO CA 92025
0101005851214240212 LEGAL: LOTS 53, 54 & 55 DAVIS PEREA & COURSON SUBD
LAND USE: PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: PEREA ROSALIE ETAL
OWNER ADDR: 02801 BOSQUE DEL RIO LN NW
ALBUQUERQUE NM 87120
0101005851313040210 LEGAL: 056 DAVI S PEREA COURSON SUBD 10N 2E SEC 15
LAND USE: PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: THREE GRINGOS LLC
OWNER ADDR: 00000
EDMOND OK 73083
0101005851412440209 LEGAL: 057 DAVI S PEREA COURSON SUBD 10N 2E SEC 15
LAND USE: PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: JIMENEZ AURELIA
OWNER ADDR: 02518 VALENCIA NE
ALBUQUERQUE NM 87110
0101005851411840208 LEGAL: 058 DAVI S, PEREA, COURSON SUBD
LAND USE: PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: KORBER JOHN A TRUSTEE
OWNER ADDR: 00000
ALBUQUERQUE NM 87190
0101005850911040214 LEGAL: 070 DAVI S PEREA COURSON SUBD 10N 2E SEC 15
LAND USE: PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: CHAVEZ ECLE ETUX
OWNER ADDR: 06001 FORTUNA RD NW
ALBUQUERQUE NM 87105
0101005851809140201 LEGAL: LOT 65-A PLAT OF LT 65-A & TR G-1A
DAVIS-PEREA-COU LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: HERBERT BARBARA L TRUSTEE HERB
OWNER ADDR: 05212 VALLE VISTA NW
ALBUQUERQUE NM 87105

0101005851108940219 LEGAL: TR G -1A PLAT OF LT 65-A & TR G-1A
DAVIS-PEREA-COUR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BACA ERIC I & JESSICA M
OWNER ADDR: 00000

ALBUQUERQUE NM 87125
0101005851911240207 LEGAL: 059 DAVI S PEREA COURSON SUBD 10N 2E SEC 15
LAND USE:
PROPERTY ADDR: 00000 STATE HIWAY 448
OWNER NAME: CHAVEZ ECLE ETUX
OWNER ADDR: 06001 FORTUNA RD NW

ALBUQUERQUE NM 87105
0101005852010840206 LEGAL: LOT 60 D AVIS PEREA COURSON SUB
LAND USE:
PROPERTY ADDR: 00000 62ND
OWNER NAME: ANAYA JAMES J ETUX
OWNER ADDR: 00519 62ND ST NW

ALBUQUERQUE NM 87105
0101005852310140205 LEGAL: LOT 61 D AVIS PEREA COURSON SUBD
LAND USE:
PROPERTY ADDR: 00000 62ND
OWNER NAME: CONTRERAS ALFONSO J ETUX
OWNER ADDR: 00515 62ND ST NW

ALBUQUERQUE NM 87105
1 R E C O R D S W I T H L A B E L S PAGE
3

0101105800109533203 LEGAL: 062 DAVI S PEREA COURSON SUB
LAND USE:
PROPERTY ADDR: 00000 62ND
OWNER NAME: ATLANTIC MORTGAGE & INVESTMENT
OWNER ADDR: 07159 CORKLAN DR

JACKSONVILLEFL 32258
0101105800108933202 LEGAL: 063 DAVI S PEREA COURSON SUBD
LAND USE:
PROPERTY ADDR: 00000 62ND
OWNER NAME: ORTIZ DAVID V
OWNER ADDR: 00507 62ND ST NW

ALBUQUERQUE NM 87105
0101105800208233201 LEGAL: 064 DAVI S PEREA COURSON SUBD
LAND USE:
PROPERTY ADDR: 00000 62ND
OWNER NAME: JARAMILLO DONACIANO C TRUSTEE
OWNER ADDR: 01225 CARLOS REY SW

ALBUQUERQUE NM 87121
0101005851002440110 LEGAL: TR G -2 P LAT OF TRS G-1 & G-2 UNIT NO 1 ATRISCO
BUS LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WESTLAND DEVELOPMENT CO INC
OWNER ADDR: 00401 COORS BL NW

ALBUQUERQUE NM 87121
0101005850705040109 LEGAL: 018 T SH AMBAUGH TRACT 66 EXC S3FT 10N 2E SEC15
LAND USE:
PROPERTY ADDR: 00000 63RD
OWNER NAME: SONNTAG CHARLES W
OWNER ADDR: 00469 63RD ST NW

ALBUQUERQUE NM 87105
0101005851906840501 LEGAL: 018 S LA VALAND ADD
LAND USE:
PROPERTY ADDR: 00000 63RD
OWNER NAME: RODRIGUEZ MARIA C & FILIBERTO
OWNER ADDR: 00474 63RD ST NW

ALBUQUERQUE NM

87105

QUIT

"Attachment A"

Jeff Henry, J. Paul Henry Company
Zone Map: J-10

LOS VOLCANES N.A. (R)

***Christopher Prien**

622 Honeylocust Pl. NW/87121 831-6342 (h) 400-3655 (w)

Dave Edwards

637 Honeylocust Pl. NW/87121 833-5909 (h) 292-8955 (w)

WEST MESA N.A. (R)

***Louis Tafoya**

6411 Avalon Rd. NW/87105 836-3189 (h)

Bennie W. Matlock

837 Loma Hermosa Dr. NW/87105 836-1106 (h)

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

Project# 1003293

JEFFERSON ONE, LLC
7404 BROZOS CT. NE
ALBUQUERQUE NM 87109

DAVE EDWARDS
Los Volcanes Neigh. Assoc.
637 HONEYLOCUST PL. NW
ALBUQUERQUE NM 87121

101005847510640607

BRUNACINI MAYME
4310 WELLESLEY NE
ALBUQUERQUE NM 87107

101005830200940601

AMERACE CORPORATION
6625 BLUEWATER RD NW
ALBUQUERQUE NM 87105

101005844915340341

RITTER JOHN W & DIANE C
6508 SILKWOOD NW
ALBUQUERQUE NM 87121

101005851214240212

PEREA ROSALIE ETAL
2801 BOSQUE DEL RIO LN NW
ALBUQUERQUE NM 87120

101005851411840208

KORBER JOHN A TRUSTEE
PO BOX 30548
ALBUQUERQUE NM 87190

101005851108940219

BACA ERIC I & JESSICA M
523 LOMAS BLVD NW
ALBUQUERQUE NM 87102

101005852310140205

CONTRERAS ALFONSO J ETUX
515 62ND ST NW
ALBUQUERQUE NM 87105

101105800208233201

JARAMILLO DONACIANO C TRUSTE
1225 CARLOS REY SW
ALBUQUERQUE NM 87121

Project# 1003293

JEFF HENRY
7404 BROZOS CT. NE
ALBUQUERQUE NM 87109

LOUIS TAFOYA
West Mesa Neigh. Assoc.
6411 AVALON RD NW
ALBUQUERQUE NM 87105

101005848808440613

THE BARELA GROUP LLC
GENERAL DELIVERY
ALBUQUERQUE NM 87154

101005843615140339

HERNANDEZ RUBEN R
6516 SILKWOOD AV NW
ALBUQUERQUE NM 87212

101005847415740321

WESTLAND DEVELOPMENT CO INC
401 COORS BL NW
ALBUQUERQUE NM 87121

101005851313040210

THREE GRINGOS LLC
PO BOX 7208
EDMOND OK 73083

101005850911040214

CHAVEZ ECLE ETUX
6001 FORTUNA RD NW
ALBUQUERQUE NM 87105

101005851911240207

CHAVEZ ECLE ETUX
6001 FORTUNA RD NW
ALBUQUERQUE NM 87105

101105800109533203

ATLANTIC MORTGAGE & INVESTMT
7159 CORKLAN DR
JACKSONVILLEFL 32258

101005850705040109

SONNTAG CHARLES W
469 63RD ST NW
ALBUQUERQUE NM 87105

CHRISTOPHER PRIEN
Los Volcanes Neigh. Assoc.
622 HONEYLOCUST PL. NW
ALBUQUERQUE NM 87121

BENNIE W. MATLOCK
West Mesa Neigh. Assoc.
837 LOMA HERMOSA DR NW
ALBUQUERQUE NM 87105

101005847812340608

T T & Y LLC
2200 MENAUL BL NE
ALBUQUERQUE NM 87107

101005844315240340

CHAVEZ GABRIEL D JR
6512 SILKWOOD AV NW
ALBUQUERQUE NM 87121

101005849415540322

MCCURDY J HOMER & D JOAN TRUS
14092 LOS CIELOS
ESCONDIDO CA 92025

101005851412440209

JIMENEZ AURELIA
2518 VALENCIA NE
ALBUQUERQUE NM 87110

101005851809140201

HERBERT BARBARA L TRUSTEE
5212 VALLE VISTA NW
ALBUQUERQUE NM 87105

101005852010840206

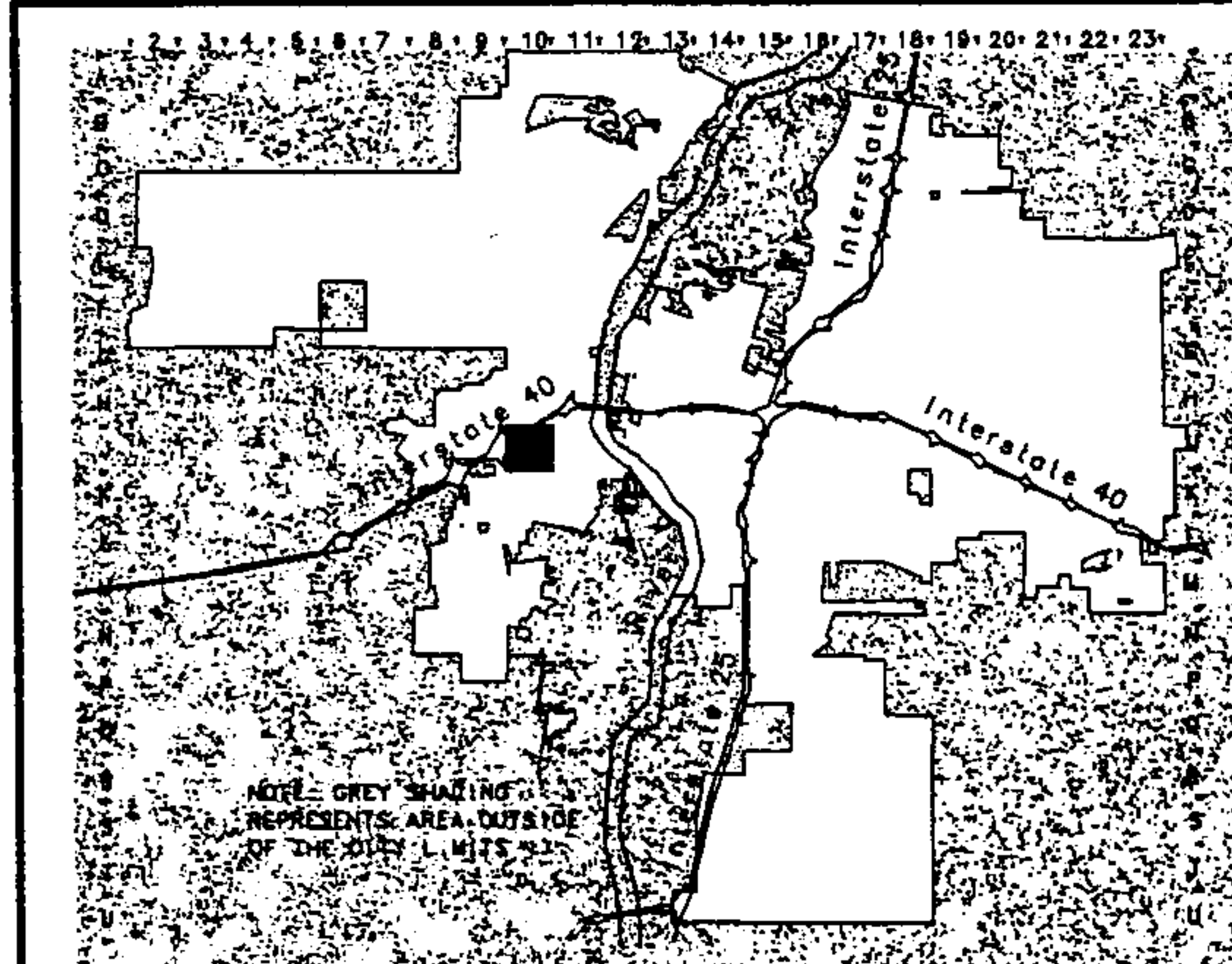
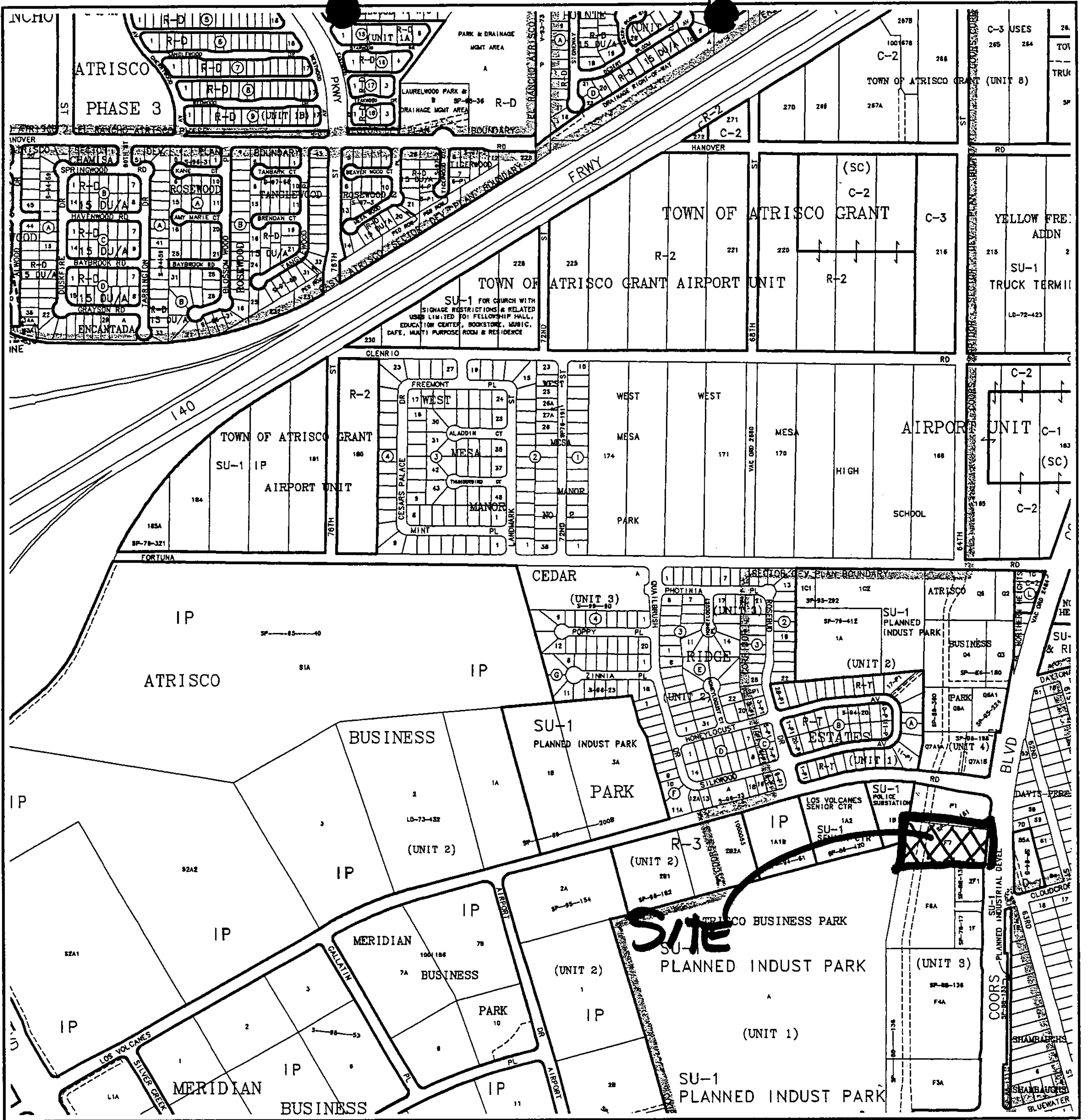
ANAYA JAMES J ETUX
519 62ND ST NW
ALBUQUERQUE NM 87105

101105800108933202

ORTIZ DAVID V
507 62ND ST NW
ALBUQUERQUE NM 87105

101005851906840501

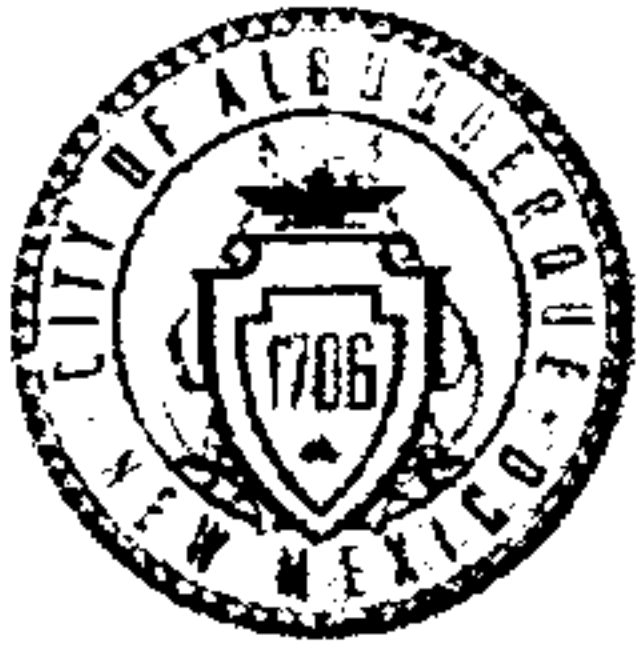
RODRIGUEZ MARIA C & FILIBERTO
474 63RD ST NW
ALBUQUERQUE NM 87105



CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
J-10-Z
 Map Amended through January 21, 2003



**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, April 7, 2004, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project # 1003293

04DRB-00333 Major-Vacation of Public Easements

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

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

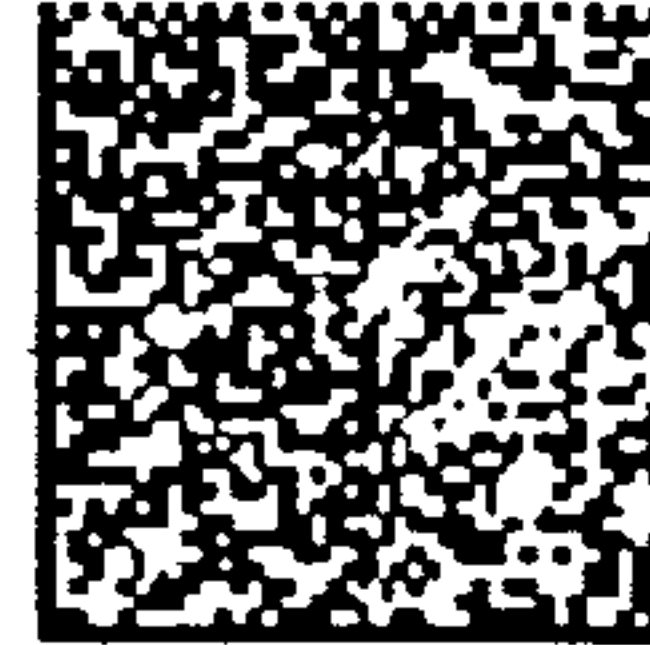
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 22, 2004.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

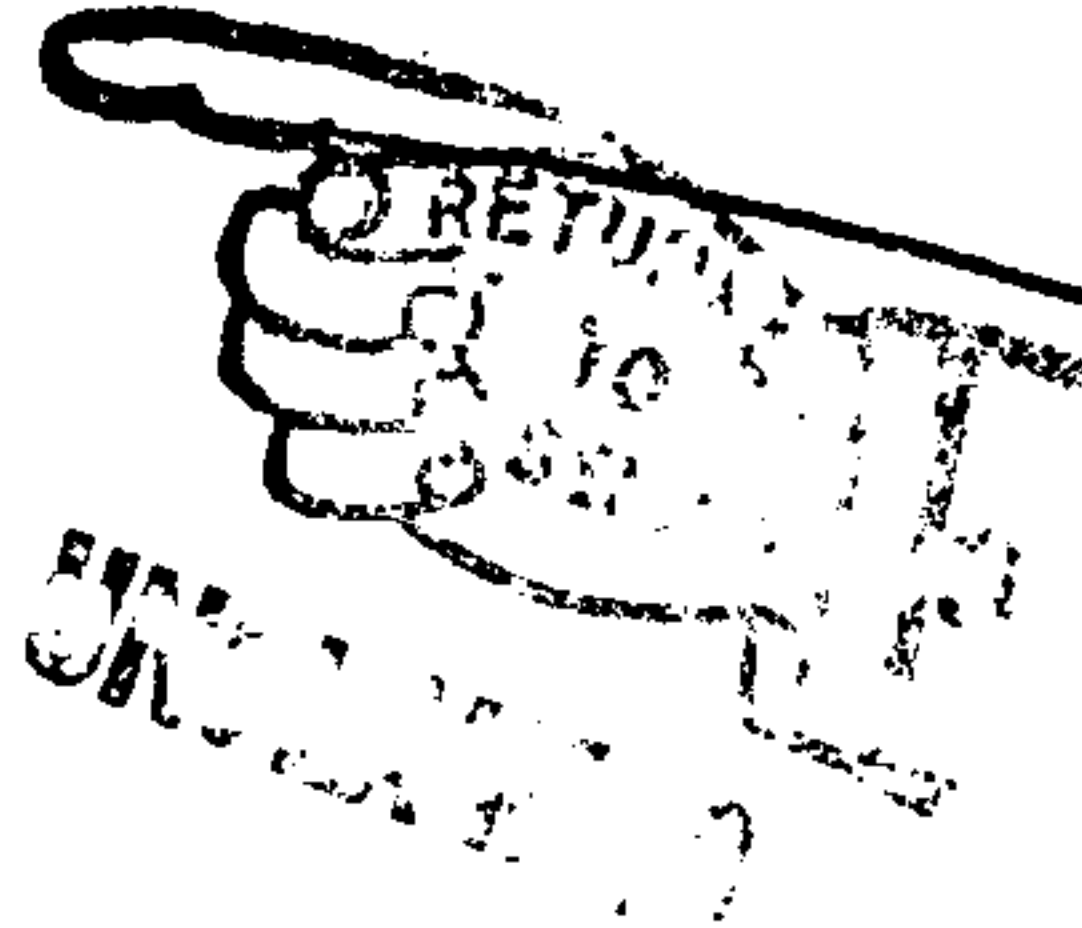
PLANNING DEPARTMENT



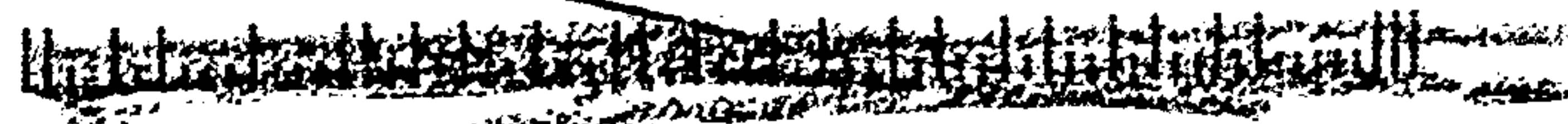
02 1A \$ 00.37⁰
0004329277 MAR 22 2004
MAILED FROM ZIP CODE 87102

101005848808440613

THE BARELA GROUP LLC
GENERAL DELIVERY
ALBUQUERQUE NM ~~87102~~ 87101



APR - 5 2004





**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, April 7, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project # 1003293

04DRB-00333 Major-Vacation of Public Easements

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

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, MARCH 22, 2004.

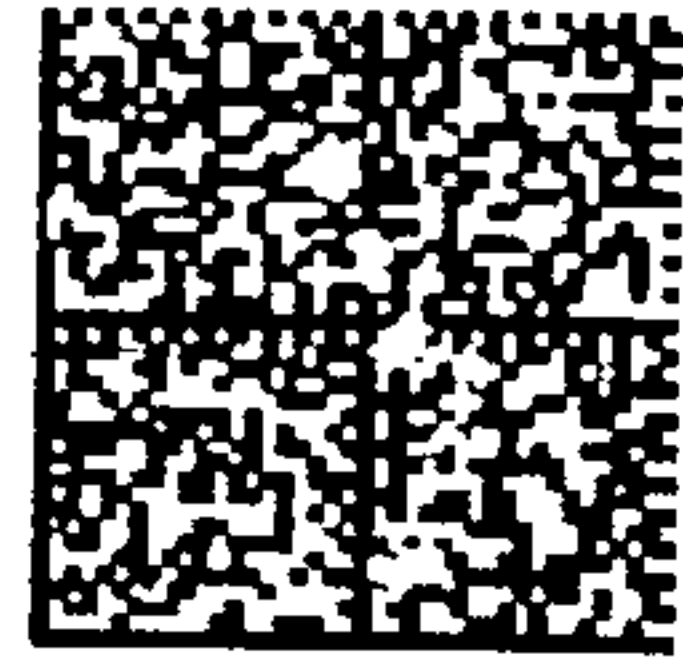
NO SUCH NUMBER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



02 1A \$ 00.37⁰
0004329277 MAR 22 2004
MAILED FROM ZIP CODE 87102

101005851108940219

BACA ERIC I & JESSICA M
523 LOMAS BLVD NW
ALBUQUERQUE NM 87102

87 102 82105/2353





**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, April 7, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project # 1003293

04DRB-00333 Major-Vacation of Public Easements

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

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, MARCH 22, 2004.

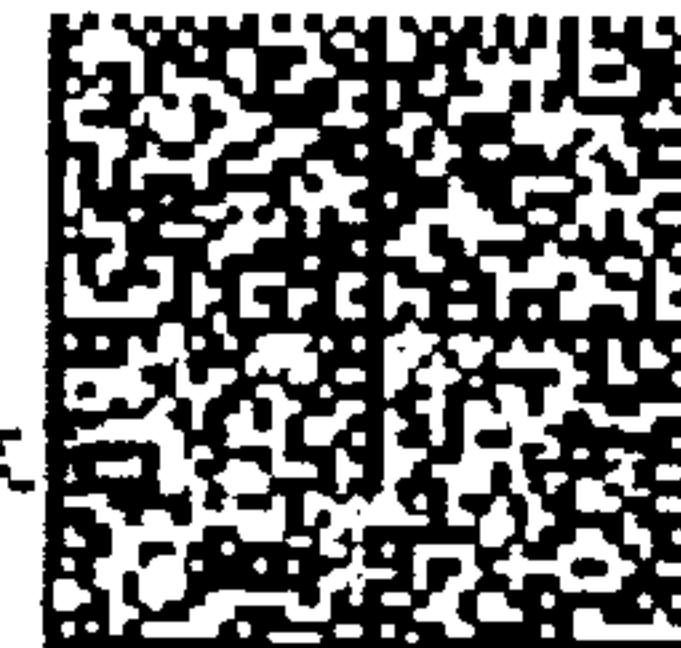


City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

POSTNET DELIVER



02 1A \$00-370
0004329277 MAR 22 2004
MAILED FROM ZIP CODE 87102

101005851313040210

THREE GRINGOS LLC
PO BOX 7208
EDMOND OK 73083

73083+7208 20 1293





**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, April 7, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project # 1003293

04DRB-00333 Major-Vacation of Public Easements

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

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, MARCH 22, 2004.

CITY OF ALBUQUERQUE



Making History

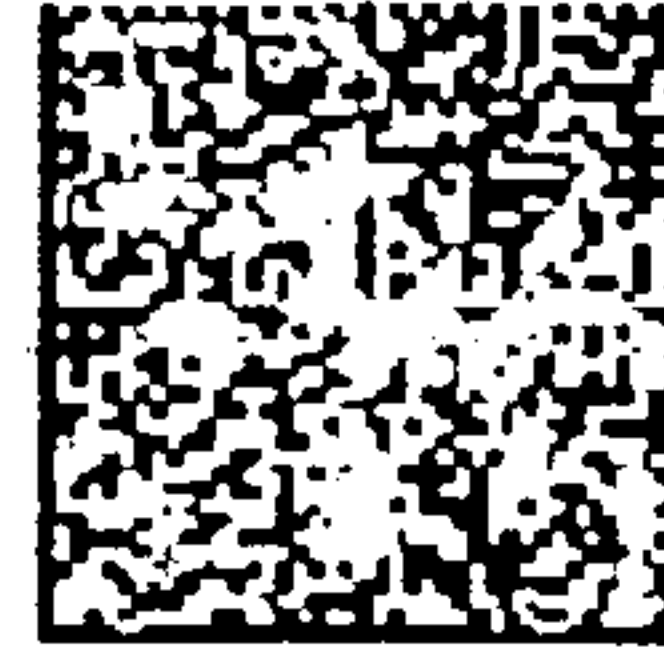
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101005851809140201

HERBERT BARBARA L TRUSTEE
5212 VALLE VISTA NW
ALBUQUERQUE NM 87105



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.37⁰
C034328277 MAR 22 2004
MAILED FROM ZIP CODE 87102

*Send to
Correct Address*

HERB212 871052025 1N 11 04/01/04
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

87105+1494



**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, April 7, 2004, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1002224

04DRB-00335 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425 (Sector Devel. Plan)] (F-13)

Project # 1003167

04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189](L-9)

Project # 1003273

04DRB-00338 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9)

Project # 1003293

04DRB-00333 Major-Vacation of Public Easements

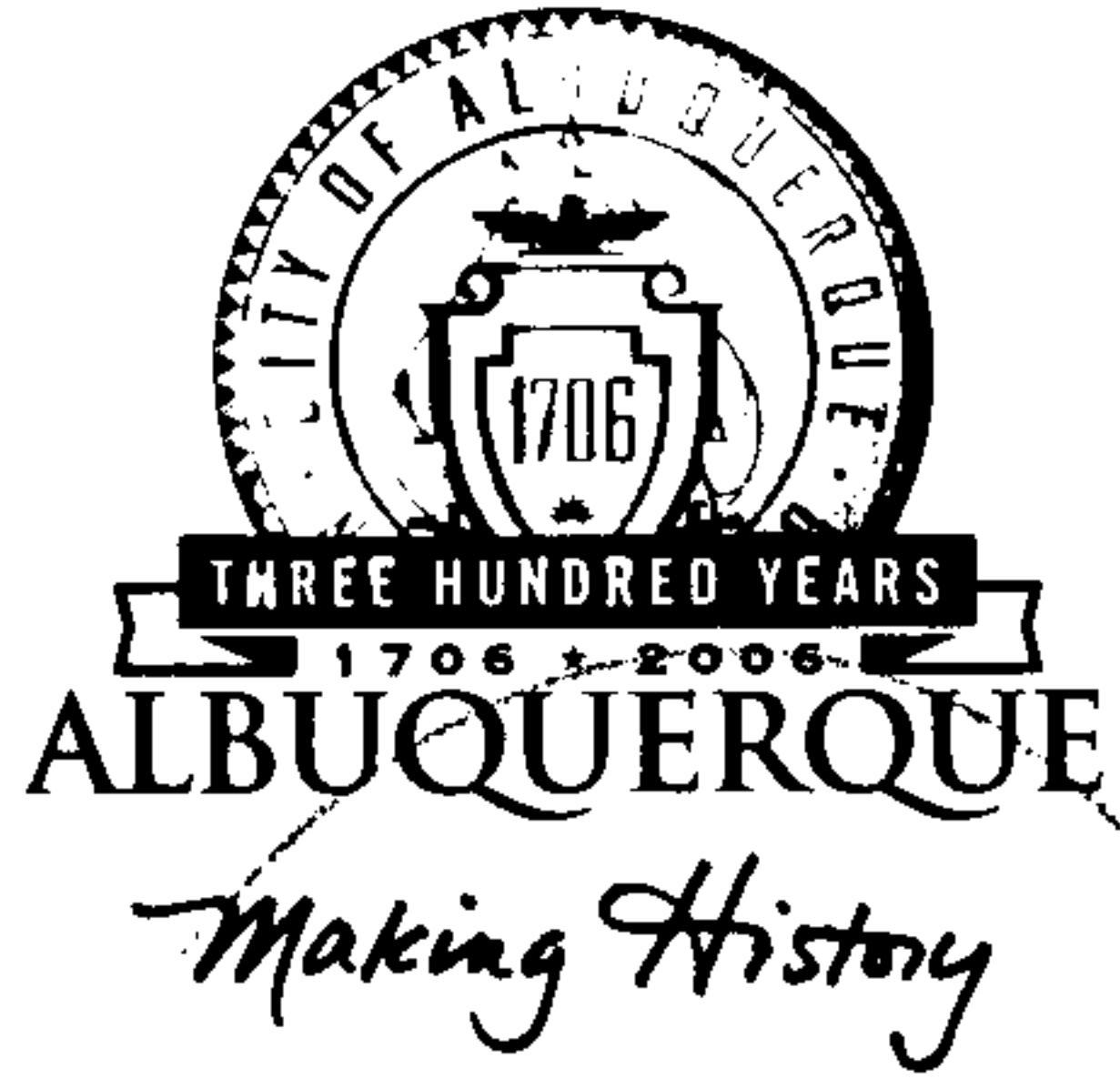
JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, PLANNED INDUSTRIAL PARK, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s).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

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, MARCH 22, 2004.

CITY OF ALBUQUERQUE

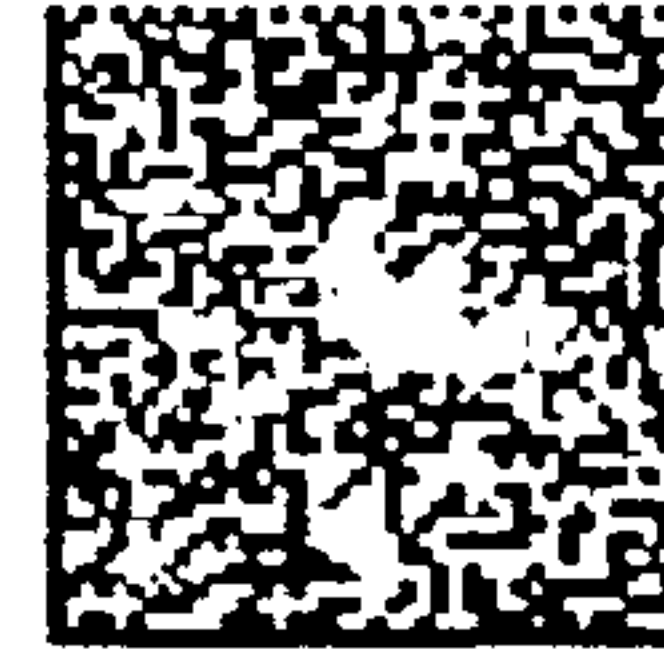


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN TO SENDER
 UNDELIVERABLE
 AS ADDRESSED



02 1A \$ 00.37⁰
 0004329277 MAR 22 2004
 MAILED FROM ZIP CODE 87102

i01005849415540322

MCCURDY J HOMER & D JOAN TRUS
 14092 LOS CIELOS
 ESCONDIDO CA 92025

328287800 30 30 3



AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003293

Subdivision Name: Atrisco Business Park Unit 3 - Tract F7A

Surveyor: Leonard Martinez

Company/Agent: Advanced Engineering & Consulting

Contact Person: _____ E-mail: _____

Phone: _____ Fax: 899-5570

DXF Received Date: 6/2/2004

Hard-Copy Date: 6/3/2004

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

Leonard Martinez

6/3/04

Approved

Date

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

1st hardcopy listed the wrong ACS monument

2nd hardcopy OK

PLAT WAS FILED WITH THE WRONG MONUMENT LISTED (2004C-170 filed 6/2/04).

PLAT NEEDS TO BE REFILED.

AGIS Use Only

Copied cov3293 to agiscov on 6/3/2004. Contact person notified on 6/3/2004

Completed 6-02-04
Rj.

APPLICATION NO. 04DRB-00838	PROJECT NO. 1003293
PROJECT NAME Atrisco Bus PK	
APPLICANT / AGENT Advan. Eng & Consult	PHONE NO. 899-5570
ZONE ATLAS PAGE 5-10	DATE SUBMITTED 5-28-04

12

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	
Minor Plat / Major Final Plat	F: 5-28-04 D: _____ F: 6-1-04 D: _____ A: 6-1-04	F: 6-1 D: _____ F: _____ D: _____ A: 6-2-04	F: 6-01-04 D: _____ F: _____ D: _____ A: 6-01-04	F: 6-1-04 D: _____ F: _____ D: _____ A: 6-1-04		F: 6-02-04 D: _____ F: _____ D: _____ A: 6-02-04
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1003293

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

6/02/04 Mylan not signed out, Sharon just gave to me today & said close out, so logged signature & closed this date - Rj.

- *Business Days
- **Pulled by Agent (P)
- F = forwarded
- D = disapproved
- A = approved

TR

6-1-04 Done Les
Completed 6-2-04 PA

APPLICATION NO. 04DRB-00838	PROJECT NO. 1003293
PROJECT NAME ATRISCO Bus. Park	
EPC APPLICATION NO.	
APPLICANT / AGENT Adv. Eng. & Consult	PHONE NO. 899-5570
ZONE ATLAS PAGE J-10	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BLB</i>	DATE <i>6/1/04</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
<i>NM</i>	<i>6/2/04</i>	
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>WB</i>	DATE <i>6-1-04</i>	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>CS</i>	DATE <i>6/1/04</i>	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Sum</i>	DATE <i>6/2/04</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

TR

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p>___ Major Subdivision action</p> <p><u>X</u> Minor Subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ ...for Subdivision Purposes</p> <p>___ ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p>	<p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
---	---	---	---------------------------------

Supplemental form

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

APPLICANT INFORMATION:

NAME: Jeff Henry for Jefferson One, LLC PHONE: (505) 480-5333

ADDRESS: 7404 Brazos Ct., NE FAX: (505) 821-9986

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jpaul2u@msn.com

Proprietary interest in site: Contract Buyer/Agent List all owners: _____

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

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

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

DESCRIPTION OF REQUEST: Replat of property to vacate the Public Utility Easement incorporate the VACATED EASEMENT

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

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

Lot or Tract No. Lot F-7 Block: _____ Unit: 3

Subdiv. / Addn. Atrisco Business Park

Current Zoning: SU-1 Planned Industrial Park Proposed zoning: The Same

Zone Atlas page(s): J-10-Z No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 2.1262 Acres Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101005847510640607 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: On Coors Road, NW (400 Coors Road, NW)

Between: Los Volcanos, NW and Bluewater, NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): Project # 1003293, 03DRB00333 VPE

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

SIGNATURE Shahram (Shawn) Biazar DATE 05-26-04

(Print) _____ Applicant X Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04 DRB - 00838</u>	<u>SLB</u>	<u>P:F</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>INTERNAL ROUTE</u>	_____	_____	<u>\$ 235.00</u>

Biazar 5-28-04
Planner signature / date

Project # 1003293

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 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.

Vacant

- 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.

SHAHRAM (Shawn) PIAZAR

Applicant name (print)

[Signature]

Applicant signature / date

5-26-04



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

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

Application case numbers

04DRB - - 00838

[Signature] *5-28-04*

Planner signature / date

Project # 1003293

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

PAID RECEIPT

APPLICANT NAME Jeff Henry For Jefferson ONE
AGENT Advanced Engineering & Consult
ADDRESS 4416 Anahern AVE NE 87113
PROJECT & APP # 1003293/04-DRB-00838
PROJECT NAME Atrisco Bus Park

\$ 20.00 469099/4916000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 235.00 TOTAL AMOUNT DUE

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

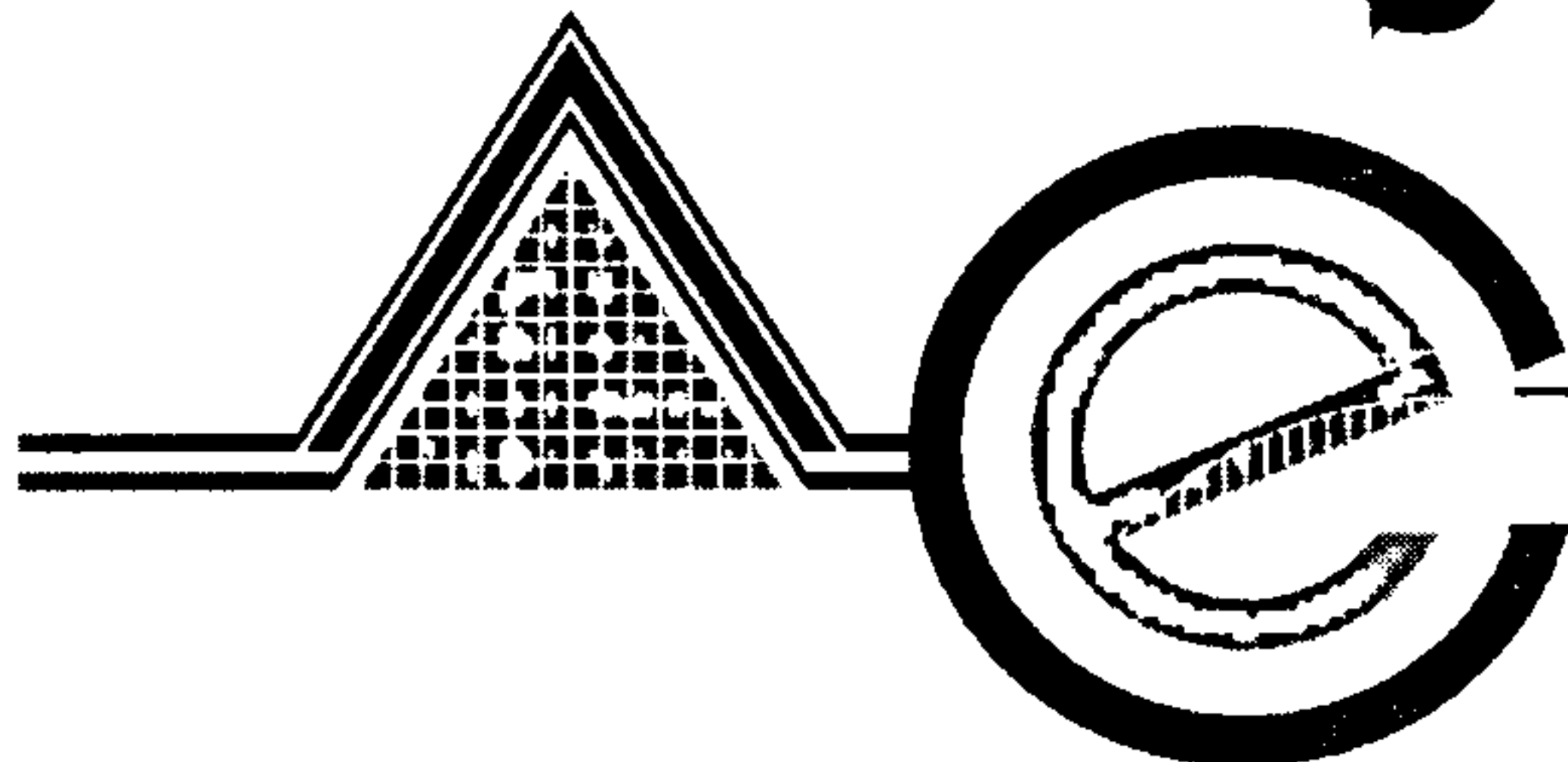
05/28/2004 3:59PM LOC: ANNX
RECEIPT# 00026831 WSH# 007 TRANSH# 0058
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$235.00
J24 Misc \$285.00
VI \$235.00
CHANGE \$0.00

DUPLICATE
City Of Albuquerque
Treasury Division
12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

05/28/2004 3:59PM LOC: ANNX
RECEIPT# 00026830 WSH# 007 TRANSH# 0058
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$235.00
J24 Misc \$20.00

Thank You



ADVANCED ENGINEERING and CONSULTING, LLC

May 26, 2004

*Consulting
Design
Development
Management
Inspection
Surveying*

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

Re: **Preliminary/Final Plat for Tract F-7-A, Atrisco Business Park, Unit 3
Project # 1003293, Case # 04DRB-00333 VPE, Zone Atlas Page J-10-Z,
Containing ±2.1262 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting on behalf of Jefferson One, LLC is requesting a preliminary/final plat for the above referenced site. The purpose of this plat is to vacate existing 14' Public Utility Easement located within above mentioned tract. The vacation of this easement was approved by DRB on April 7, 2004.

If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

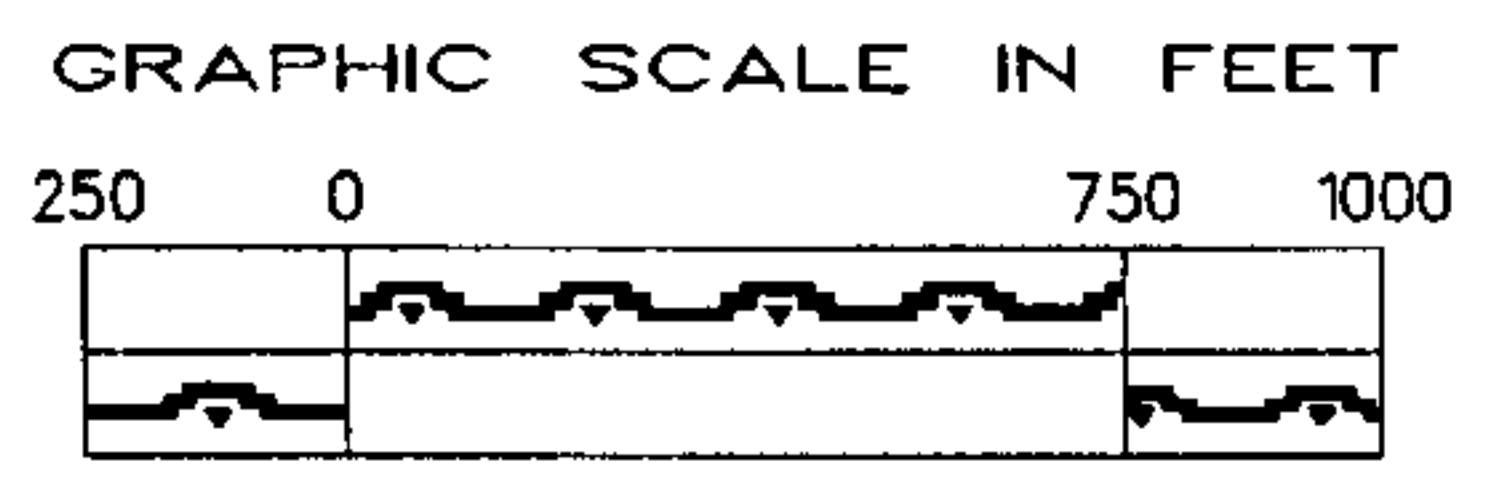
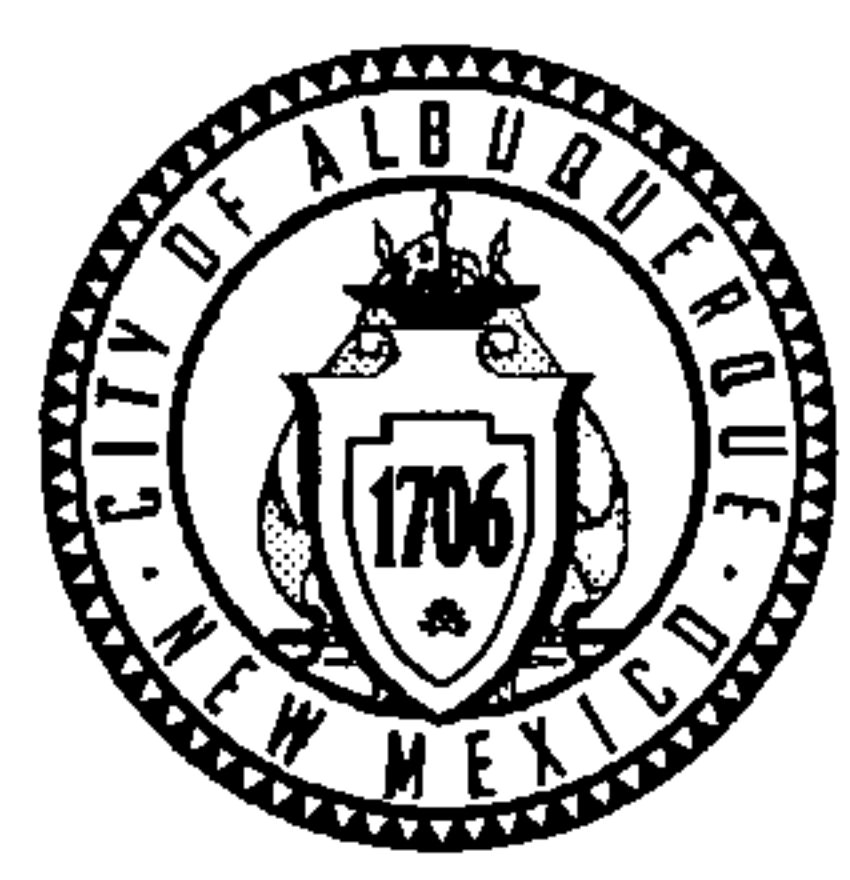
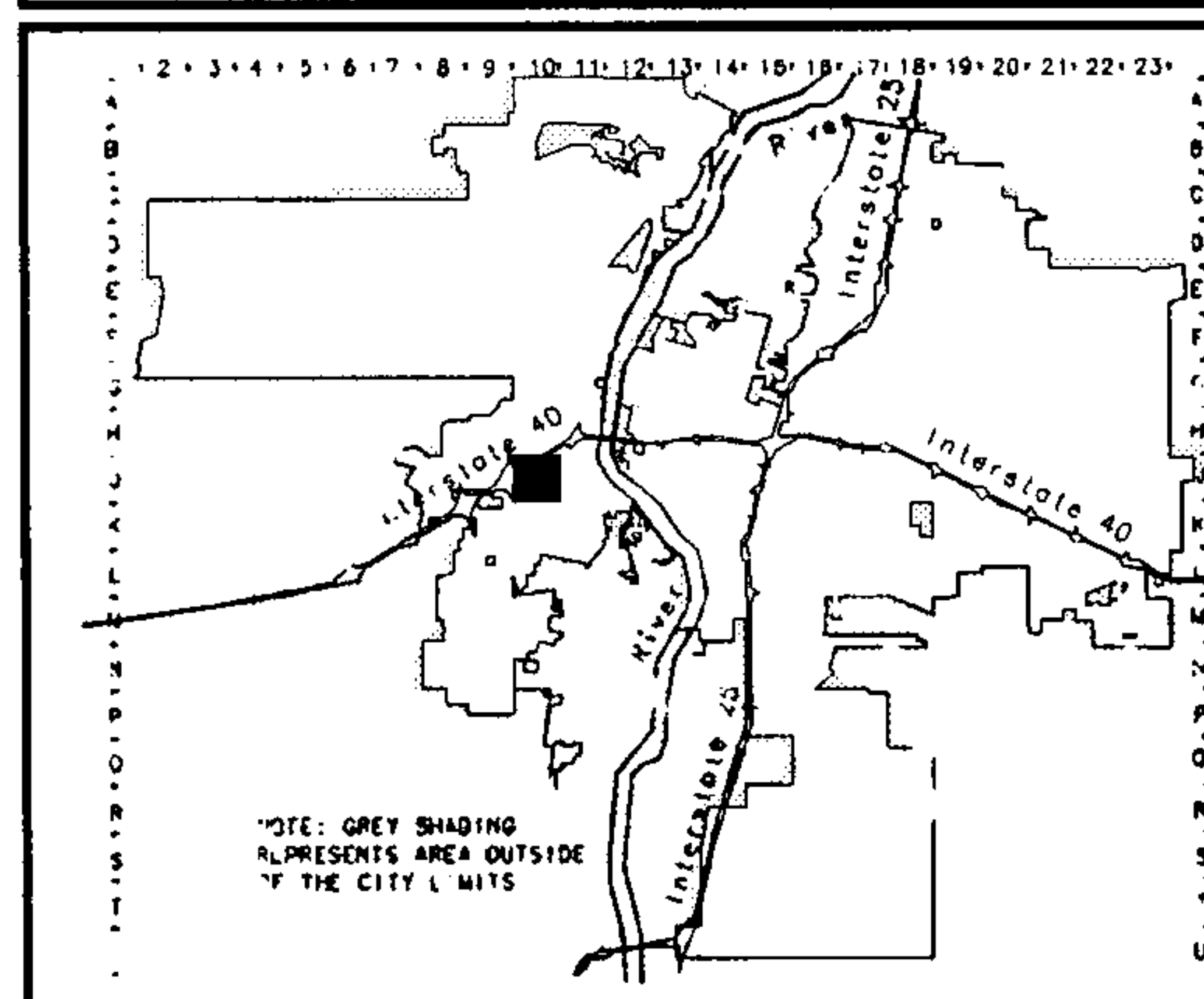
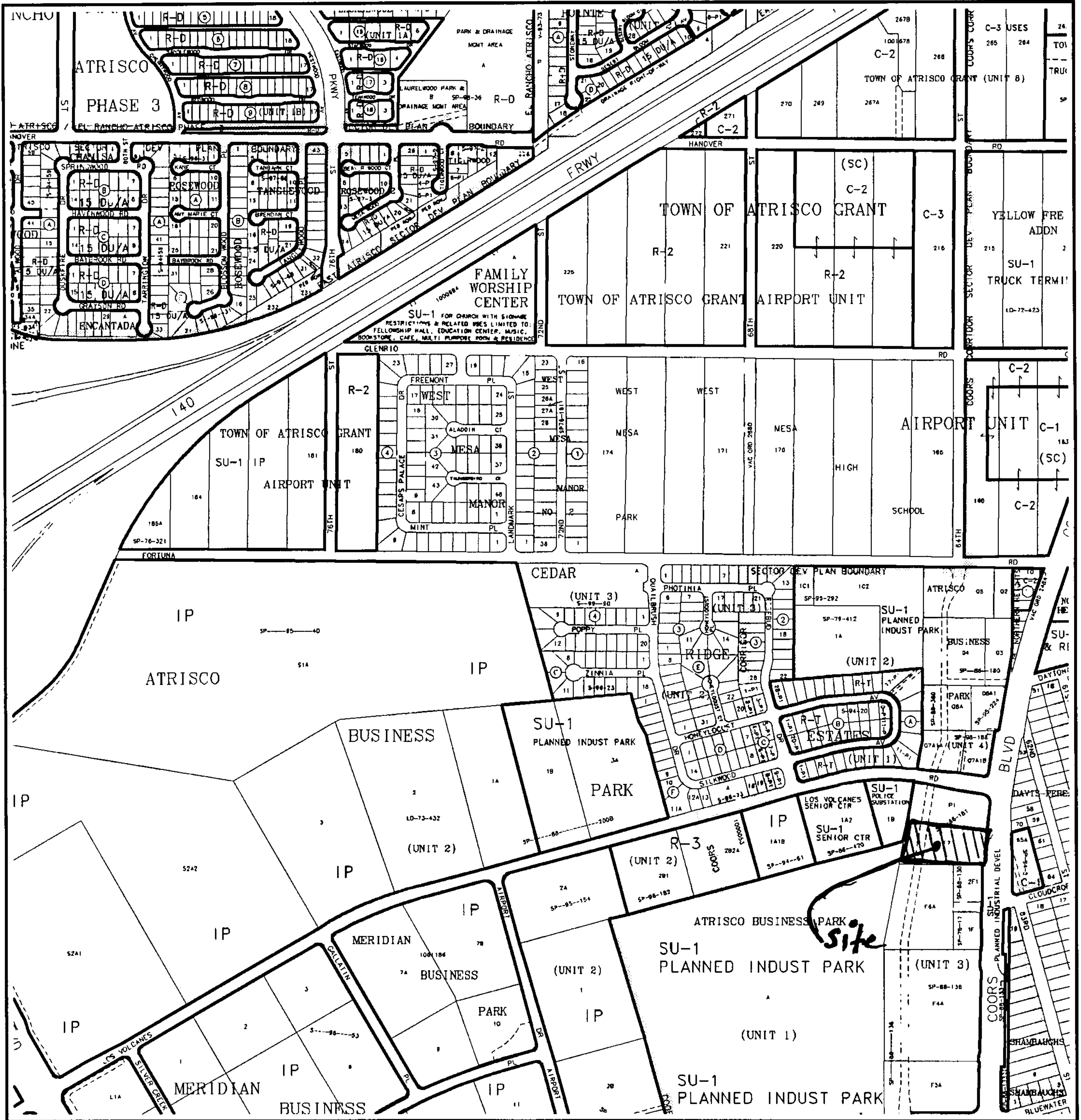
Sincerely,

Shahram (Shawn) Biazar, Managing Member

Enclosure

cc: Jeff Henry

JN: 200406
SB



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page

J-10-Z

Map Amended through May 04, 2004



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

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

APPLICANT INFORMATION:

NAME: <u>Jeff Henry for Jefferson One, LLC</u>	PHONE: <u>480-5333</u>
ADDRESS: <u>7404 Brazos Ct NE</u>	FAX: <u>821-9986</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>jpaul2u@msn.com</u>
Proprietary interest in site: <u>Contract Buyer/Agent</u>	
AGENT (if any): <u>Jeff Henry</u>	PHONE: <u>Same</u>
ADDRESS: <u>Same</u>	FAX: <u>Same</u>
CITY: _____	E-MAIL: _____

DESCRIPTION OF REQUEST: Removal of old, unusable public utility easement from the center of Lot F-7 Atrisco Business Park.
 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 F-7 Block: _____ Unit: 3

Subdiv. / Addn. Atrisco Business Park

Current Zoning: SU-1/PLANNED INDUST. PARK. Proposed zoning: No Change

Zone Atlas page(s): J-10 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): 2.12 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a

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

UPC No. 101005847510640607 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 400 Block of Coors NW, west side of street NW
 Between: Los Volcanos NW and Bluewater NW.

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): N/A JH

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

SIGNATURE [Signature] DATE 3/11/04

(Print) Jeff Henry Applicant Agent

FOR OFFICIAL USE ONLY		Form revised 10/03	
<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F./
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00333</u>	<u>VPE</u>	<u>✓</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>NOT Adv. Fee</u>	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CONV. MGMT. FEE</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>APRIL 7, '04</u>	_____	Total <u>\$ 140.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>[Signature]</u> <u>3/11/04</u>	Project # <u>1003293</u>	
	Planner signature / date		

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. (24 copies)
 - 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.**

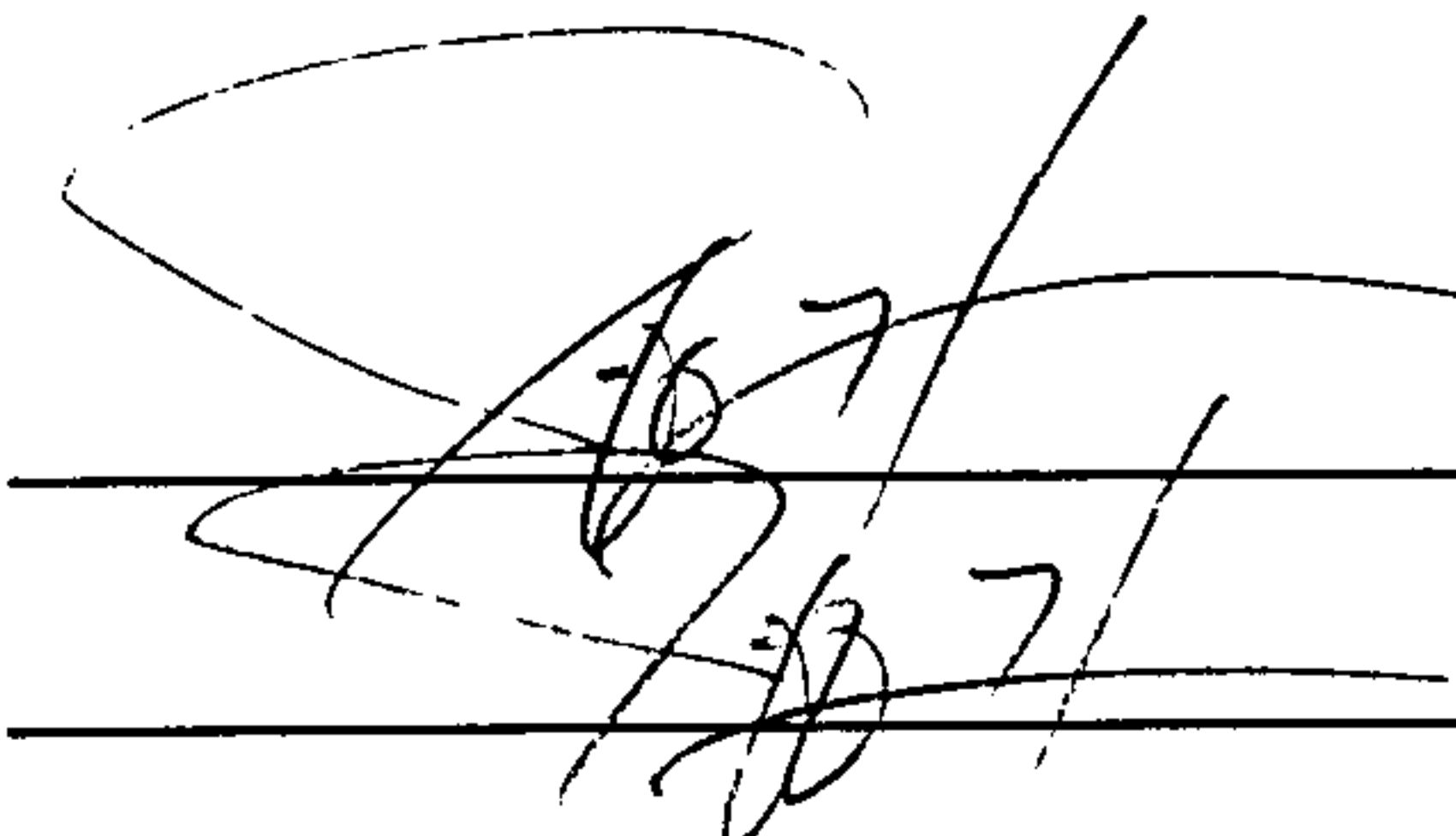
- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, 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) \$450 (75+20)
 - 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.

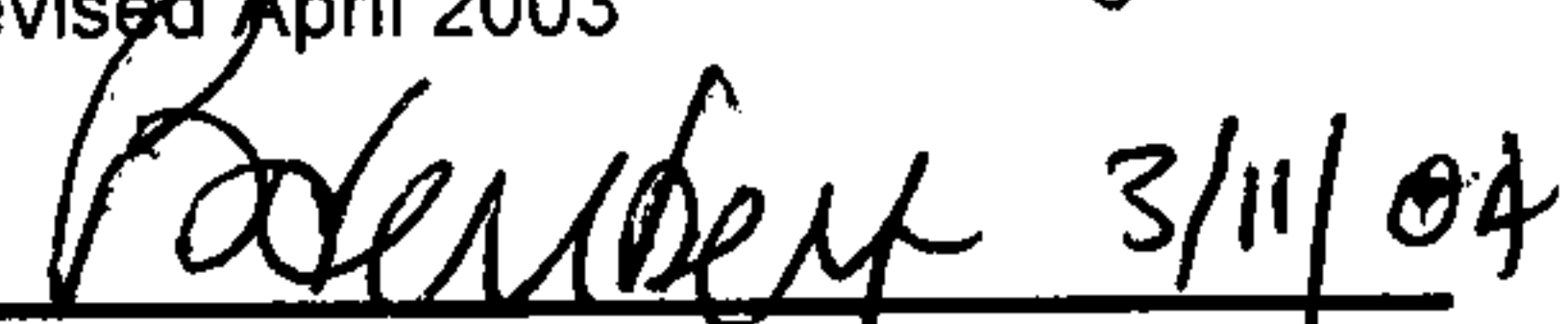


 JEFF HENRY
 Applicant name (print)
 3/11/04
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 040RB - 00333

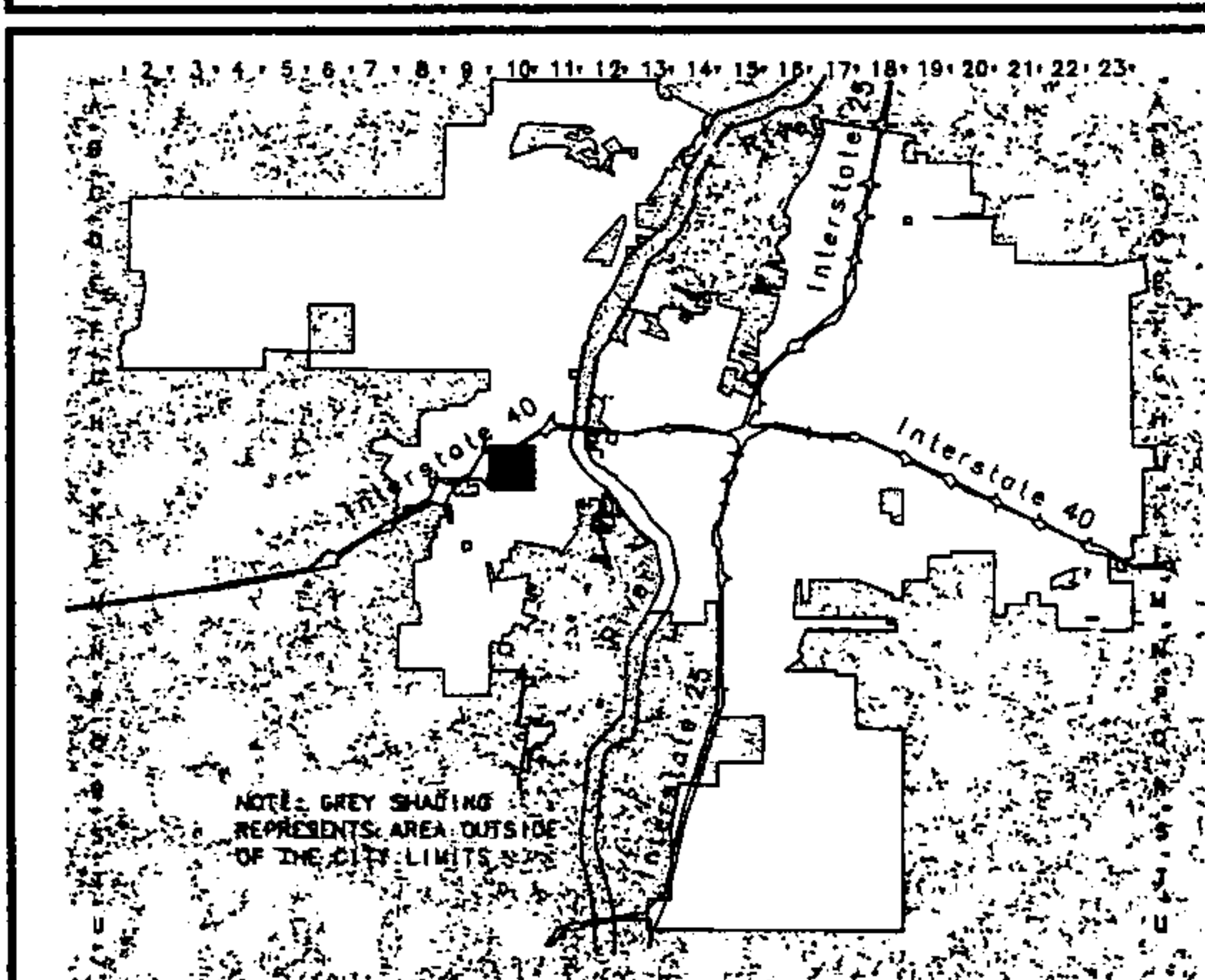
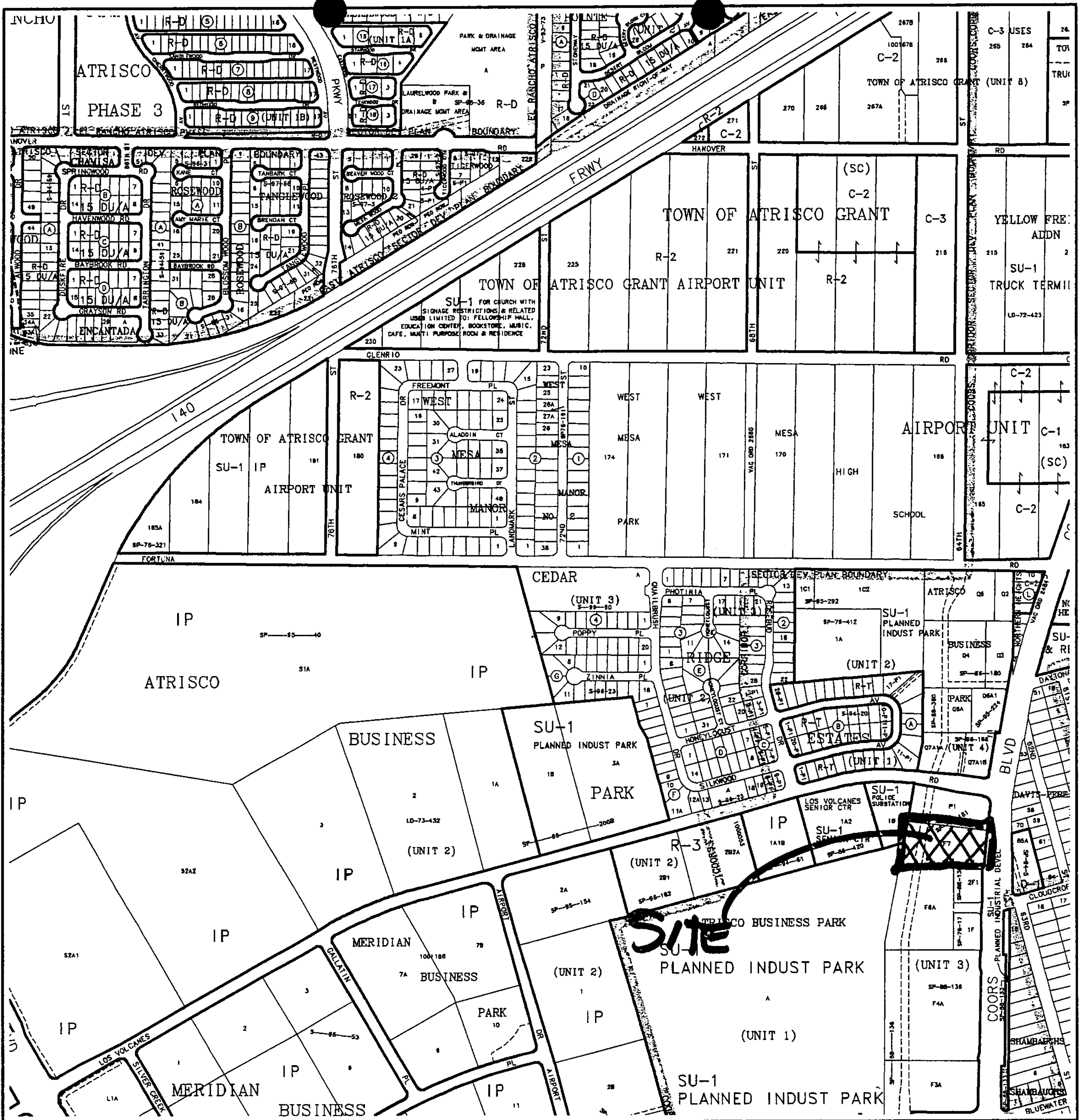


 Planner signature / date
Project # 1003293

Vacation Request Explanation Letter

Lot F-7 Atrisco Business Park has a Public Utility Easement through the middle of the lot (see yellow highlight on accompanying plats). The Easement was created by the plat filed October 31, 1972, which was prior to the current street configuration west of Coors Blvd. The City utilities that serve the area are now in place and this easement is no longer needed. The Easement through Lot F-7 was also to be vacated according to the current plat filed October 27, 1986 (see blue highlight on accompanying plats).

This vacation request will be recorded into public record upon approval, and this public process and will complete the intentions of the plat filed October 27, 1986.



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

J-10-Z

Map Amended through January 21, 2003

"Attachment A"

Jeff Henry, J. Paul Henry Company
Zone Map: J-10

LOS VOLCANES N.A. (R)

***Christopher Prien**

622 Honeylocust Pl. NW/87121 831-6342 (h) 400-3655 (w)

Dave Edwards

637 Honeylocust Pl. NW/87121 833-5909 (h) 292-8955 (w)

WEST MESA N.A. (R)

***Louis Tafoya**

6411 Avalon Rd. NW/87105 836-3189 (h)

Bennie W. Matlock

837 Loma Hermosa Dr. NW/87105 836-1106 (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.

March 9, 2004

Jeff Henry
J. Paul Henry Company
7404 Brazos Ct. NE/87109
Phone: 821-9567/Fax: 821-9986

Dear Jeff:

Thank you for your inquiry of March 9, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at 465 COORS NW, LOT F-7, ATRISCO BUSINESS PARK, UNIT 1 LOCATED ON COORS BETWEEN FORTUNA AND BLUEWATER NW, zone map J-10.

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 or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

TO NEIGHBORHOOD ASSNS.

Vacation Request Explanation Letter

Lot F-7 Atrisco Business Park has a Public Utility Easement through the middle of the lot (see yellow highlight on accompanying plats). The Easement was created by the plat filed October 31, 1972, which was prior to the current street configuration west of Coors Blvd. The City utilities that serve the area are now in place and this easement is no longer needed. The Easement through Lot F-7 was also to be vacated according to the current plat filed October 27, 1986 (see blue highlight on accompanying plats).

This vacation request will be recorded into public record upon approval, and this public process and will complete the intentions of the plat filed October 27, 1986.

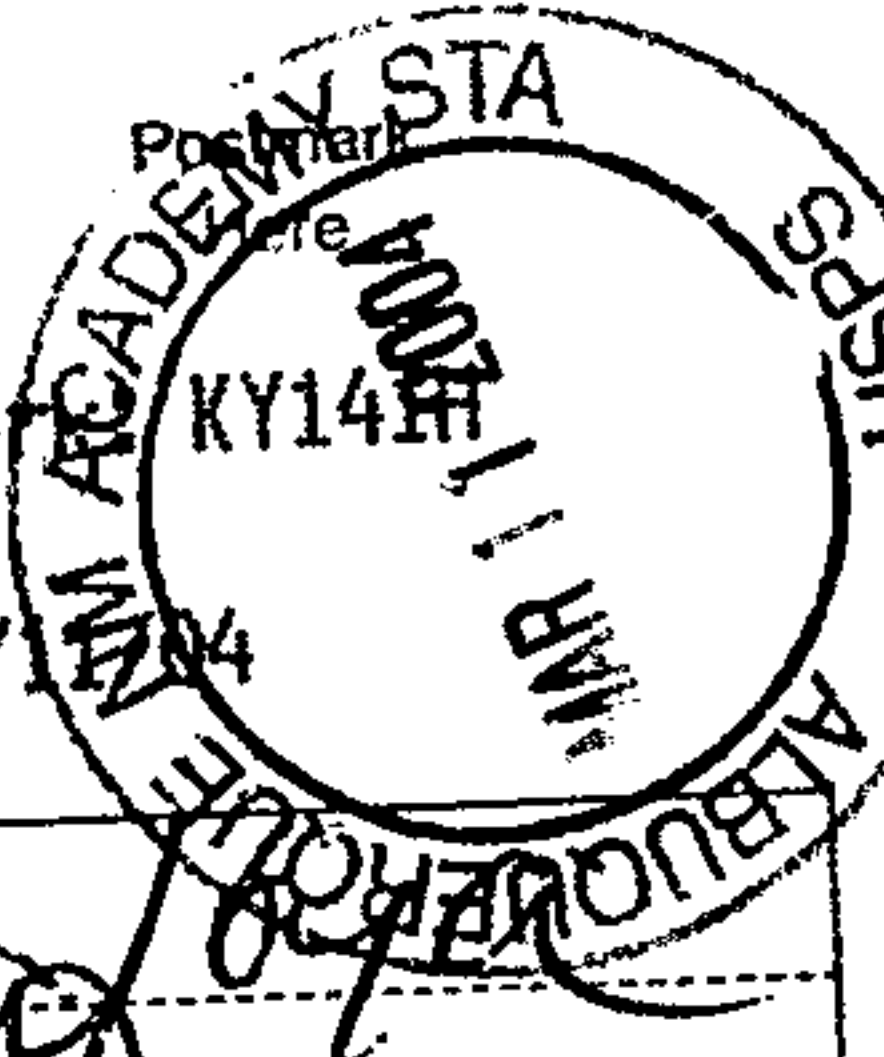
7002 3150 0000 5062 9505

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

For delivery information, visit our website at www.usps.com

ALBUQUERQUE, NM 87105

Postage	\$ 0.83	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	



Sent To *Louis Tajo*
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

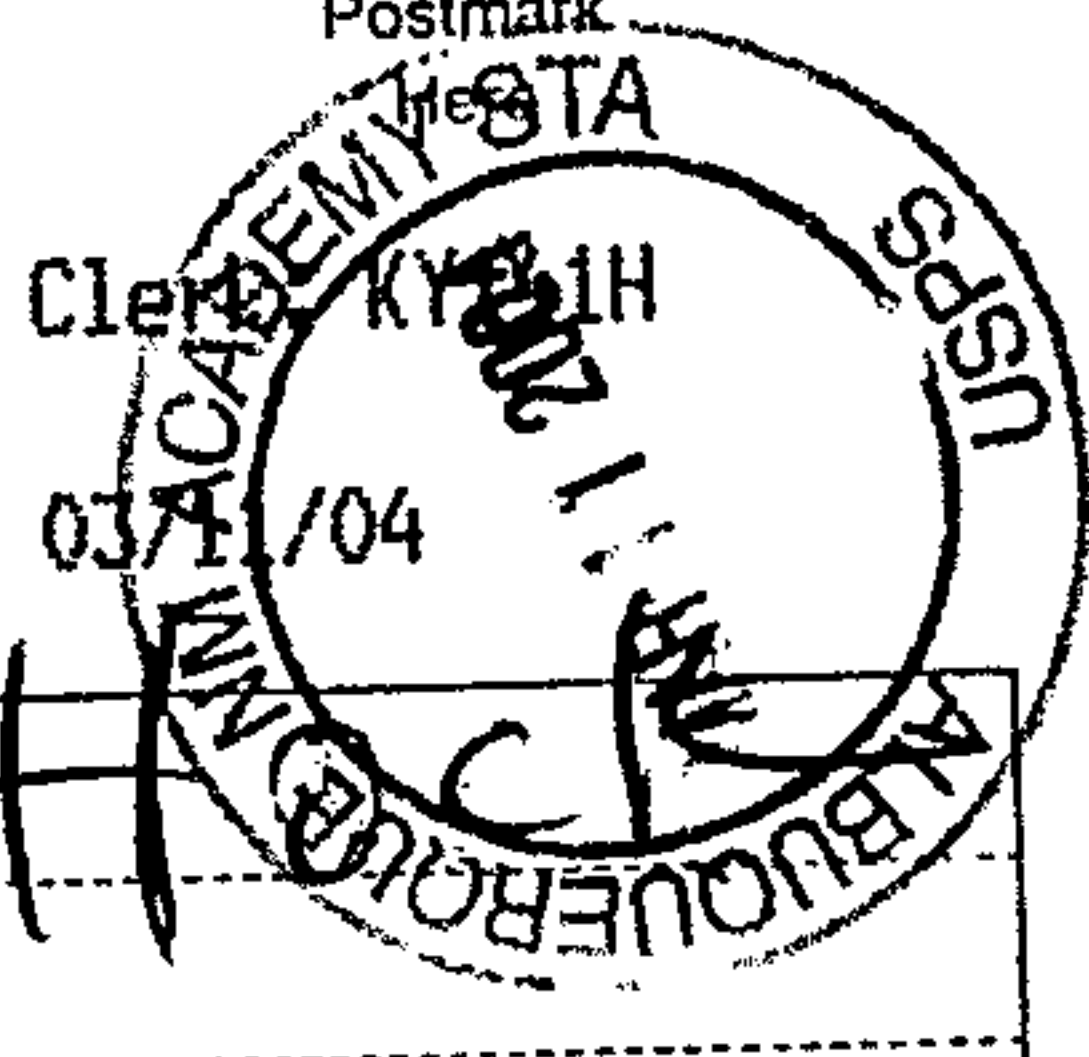
7002 3150 0000 5062 9512

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

For delivery information, visit our website at www.usps.com

ALBUQUERQUE, NM 87105

Postage	\$ 0.83	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	



Sent To *Matthew*
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

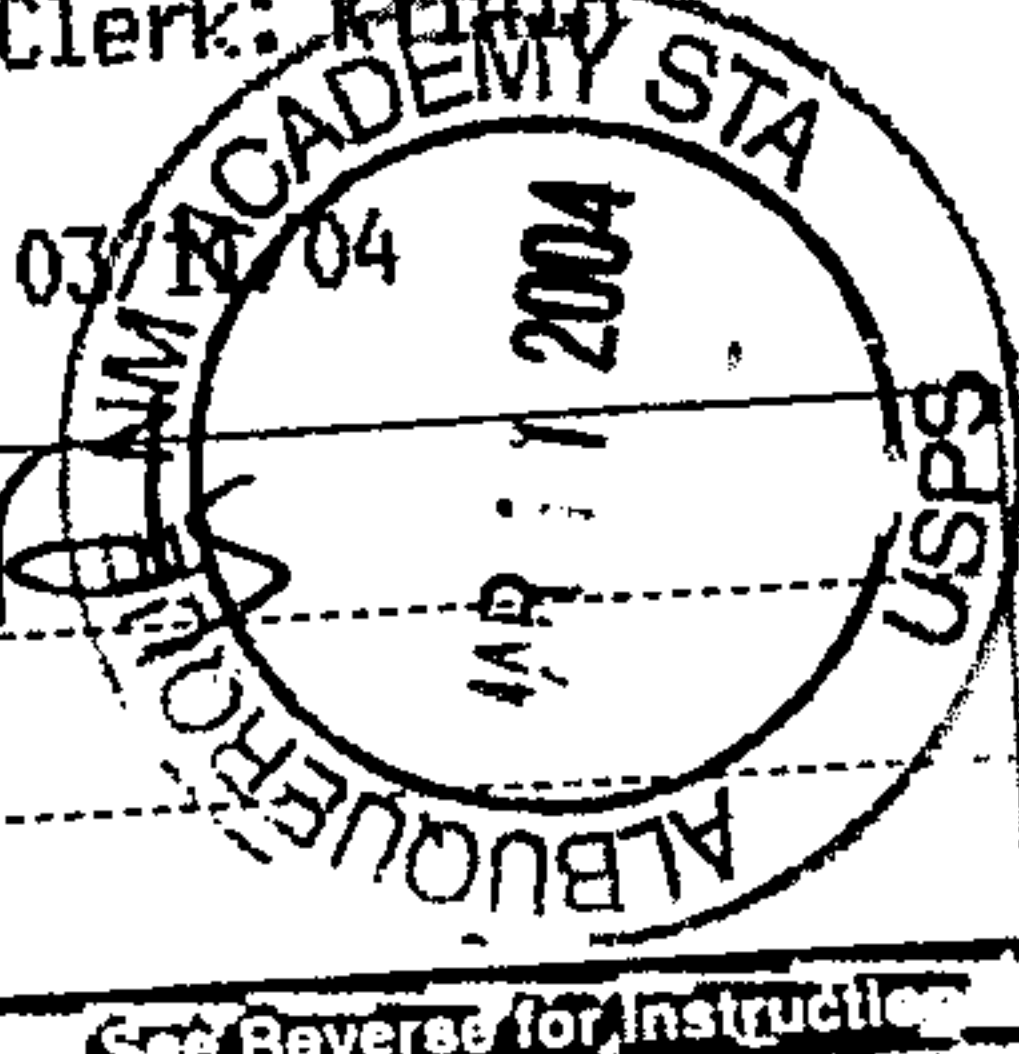
7002 3150 0000 5062 9526

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

For delivery information, visit our website at www.usps.com

ALBUQUERQUE, NM 87121

Postage	\$ 0.83	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	



Sent To *Edwards*
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

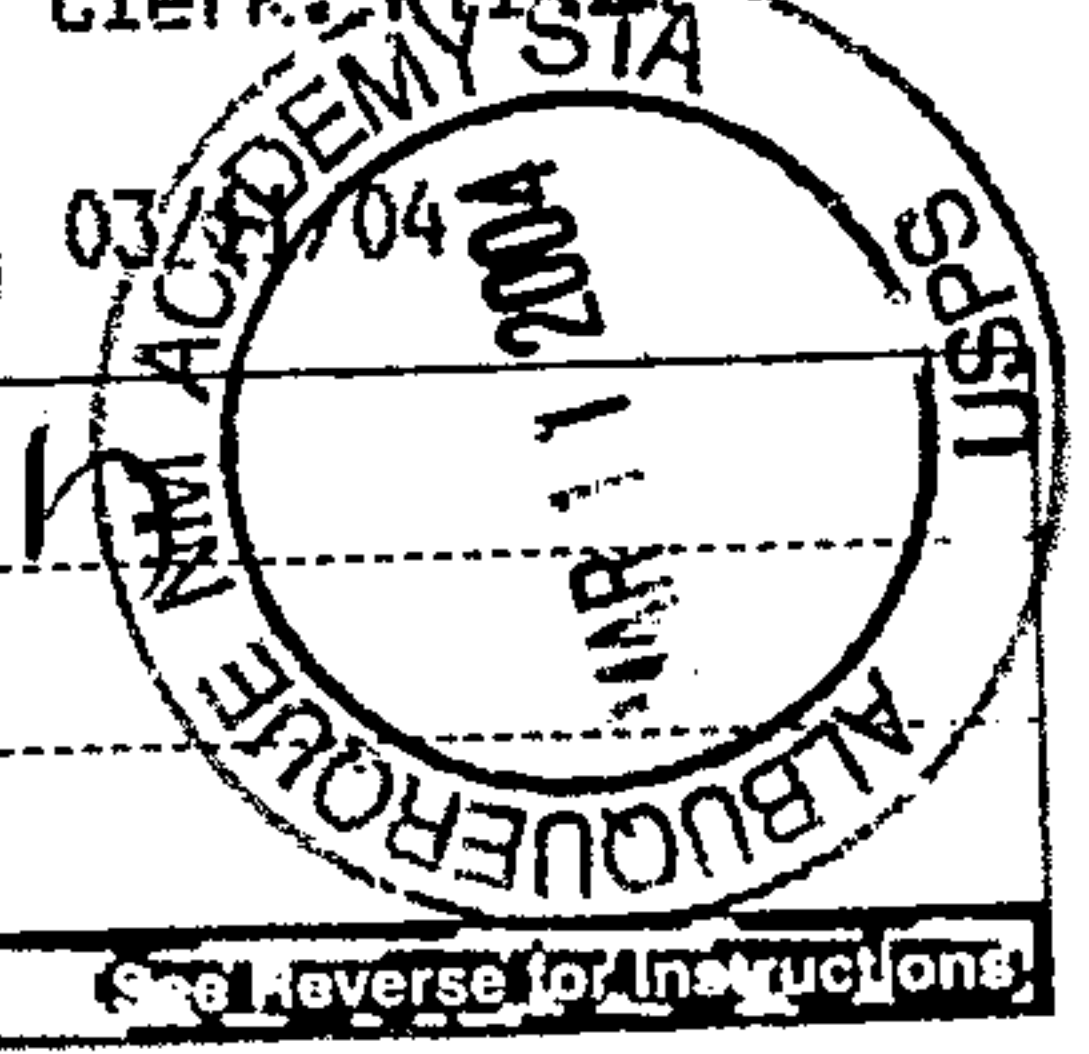
7002 3150 0000 5062 9536

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

For delivery information, visit our website at www.usps.com

ALBUQUERQUE, NM 87121

Postage	\$ 0.83	UNIT ID: 0109
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.88	

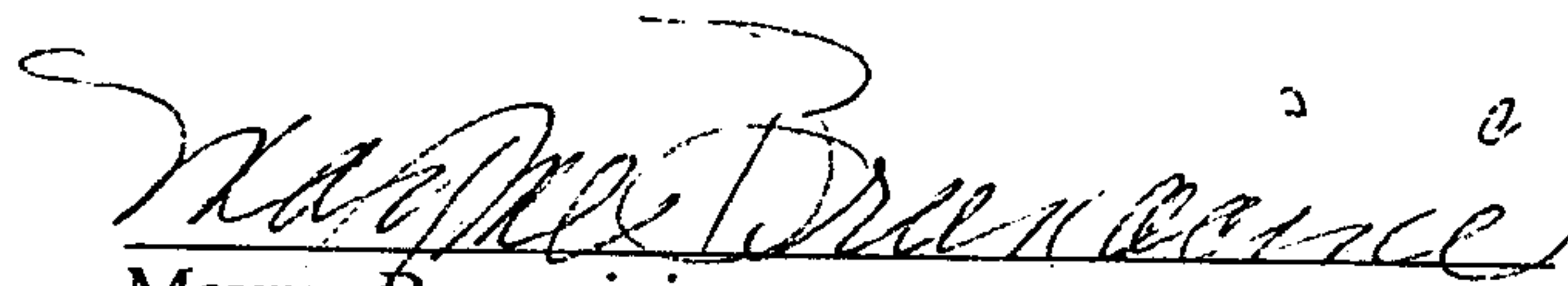



Sent To *Prien*
Street, Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

To: Whom it may concern:

I, Mayme Brunacini, owner of Lot F-7 and F-6-A Unit 3 Atrisco Business Park do hereby appoint Jeff Henry as the agent of record to complete the process of application with the City of Albuquerque's Development Review Board (DRB) and Environmental Planning Commission (EPC), regarding the above reference lots.


Mayme Brunacini


Date

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

PAID RECEIPT

APPLICANT NAME JEFF HENRY for Jefferson One, LLC
 AGENT (SELF)
 ADDRESS 7404 BRAZOS CT. N.E.
 PROJECT & APP # 1003293
 PROJECT NAME ATRISCO BUS. PARK VAC.

* * * A P P L I C A T I O N * * *
 City of Albuquerque
 Planning Division

03/11/2004 3:08PM LOC: ANPX
 RECEIPT# 00021942 WCH 007 TRNCH# 0040
 Account 441006 Fund 0110
 Activity 4783000 TRSLJ5
 Trans Amt \$140.00
 .24 Misc \$45.00

- \$ 20⁰⁰ 469099/4916000 Conflict Management Fee
- \$ 45⁰⁰ 441006/4983000 **DRB** Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75⁰⁰ 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
- \$ 140⁰⁰ TOTAL AMOUNT DUE

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

03/11/2004 3:08PM
 RECEIPT# 00021942 WCH 007 TRNCH# 0040
 Account 441018 Fund 0110
 Activity 4971000 TRSLJ5
 Trans Amt \$140.00
 J24 MISC \$75.00
 CK \$140.00
 CHANGE \$0.00

95-145/1070 1086
001896369

**J. PAUL HENRY COMPANY
JEFF HENRY BROKER**
7404 BRAZOS CR NE 505-480-5333
ALBUQUERQUE, NM 87109

DATE 3/11/04

\$ 140.00

City of Albuquerque

One hundred and forty / 100

03/11/2004 3:08 PM
RECEIPT# 00021942 WCH 007 TRNCH# 0040
Account 441006 Fund 0110
Activity 4783000 TRSLJ5

ANPX 040

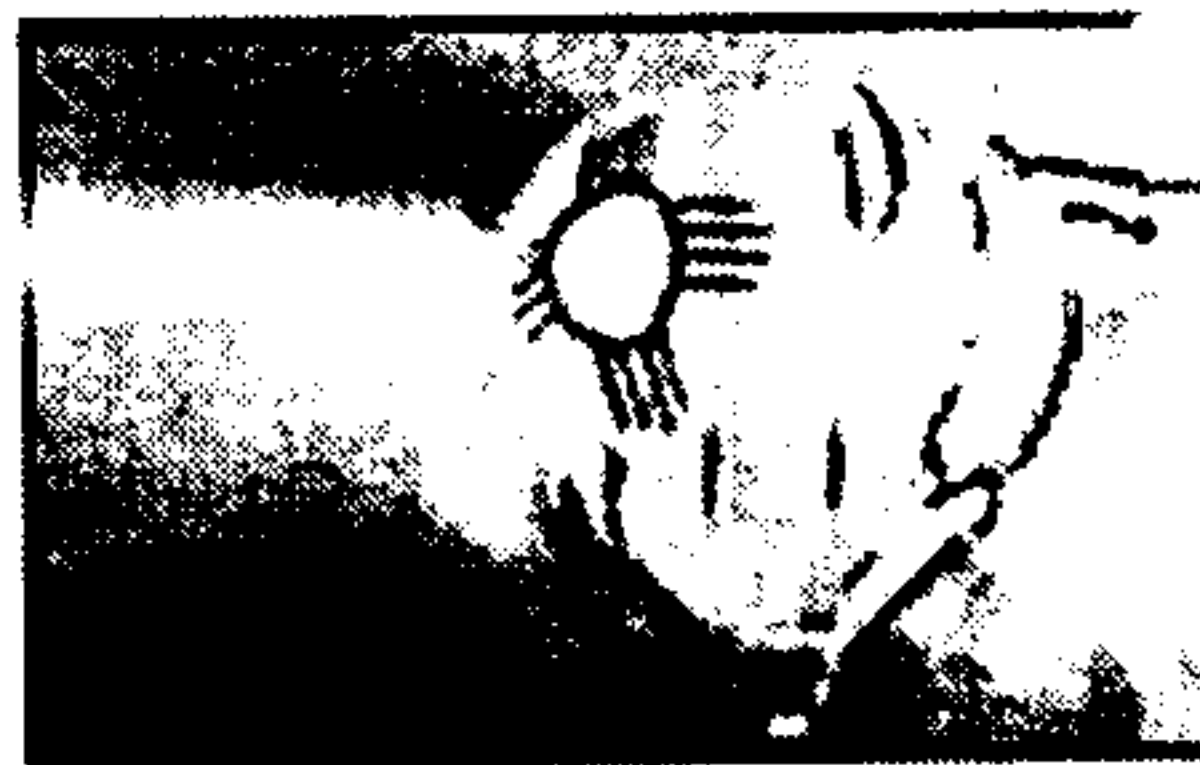
00

www.fsbnm.com

+1070014521 1086 001896369

Thank You

Thank You



BERNALILLO COUNTY

NEW MEXICO



[Home](#) [Search Records](#) [General Info](#) [Help](#)

Assessment Records
Tax Bill
2003 Tax Details
2002 Tax Details
2001 Tax Details
2000 Tax Details
1999 Tax Details
1998 Tax Details
1997 Tax Details
Tax History

General	
Bill Number	2003-024285
Parcel ID	101005847510640607

Search Manager
 Current Record
 101005847510640607
[Add to Portfolio](#)

2003 Tax Bill Parcel/Owner	
Owner	BRUNACINI MAYME
Mailing Address	4310 WELLESLEY NE ALBUQUERQUE NM 87107
Situs Address	COORS BLVD NW
Township	
Range	
Section	
Lot	
Block	
Legal Desc	TR F-7 CORRECTED PLAT OF ATRISCO BUSINESS PARK UNIT 3 A REPL OF TRS E & F ATRISCO BUSINESS PARK UNIT 1 & TRS O & P ATRISCO BUSINESS PARK UNIT 2 CONT 92,735 SQ FT OR 2.1289 AC M/L
Mortgage Company ID	
Mortgage Company	

Your Search List
 1 of 1
 ● View Search List
 ● Refine Search
 ● New Search

[Portfolio Manager](#)

The information is current as of 11-FEB-2004.
 Note: Amounts due are only valid through 10-MAR-2004. For payments made after that date, you will need to confirm the amounts due by contacting the Bernalillo County Treasurer's office at (505) 768-4031.

2003 Taxes Due			
Type	1st Half	2nd Half	Total
Tax	\$0.00	\$781.11	\$781.11

Total Taxes Due	
Paid Status	Unpaid
Amount Due	\$781.11

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 crosshairs 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 Mar. 23rd 04 To April 7th 04

5. REMOVAL

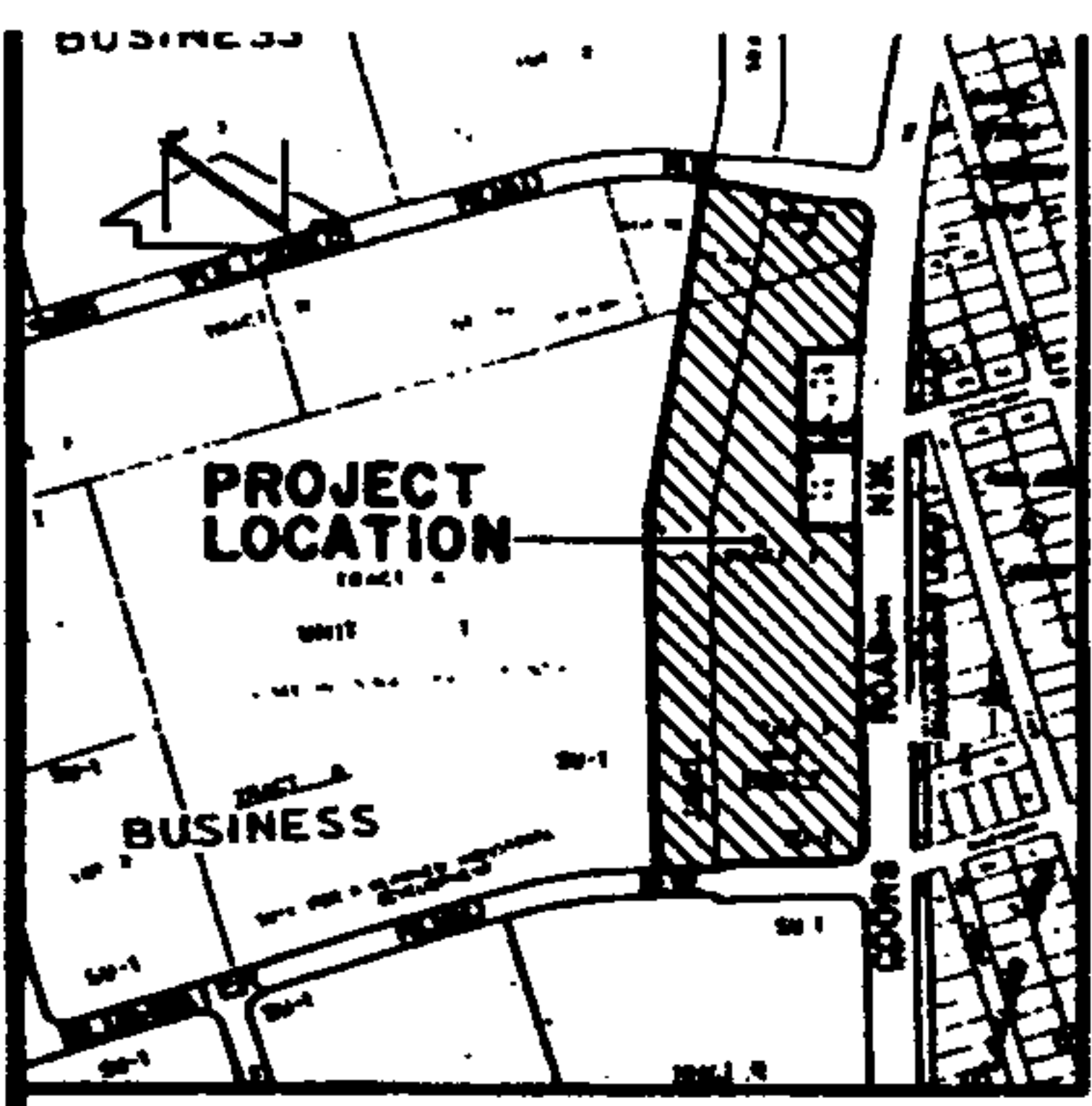
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

[Signature] 3/11/04
(Applicant or Agent) (Date)

I issued 1 signs for this application, 3/11/04, [Signature] 3/11/04
(Date) (Staff Member)

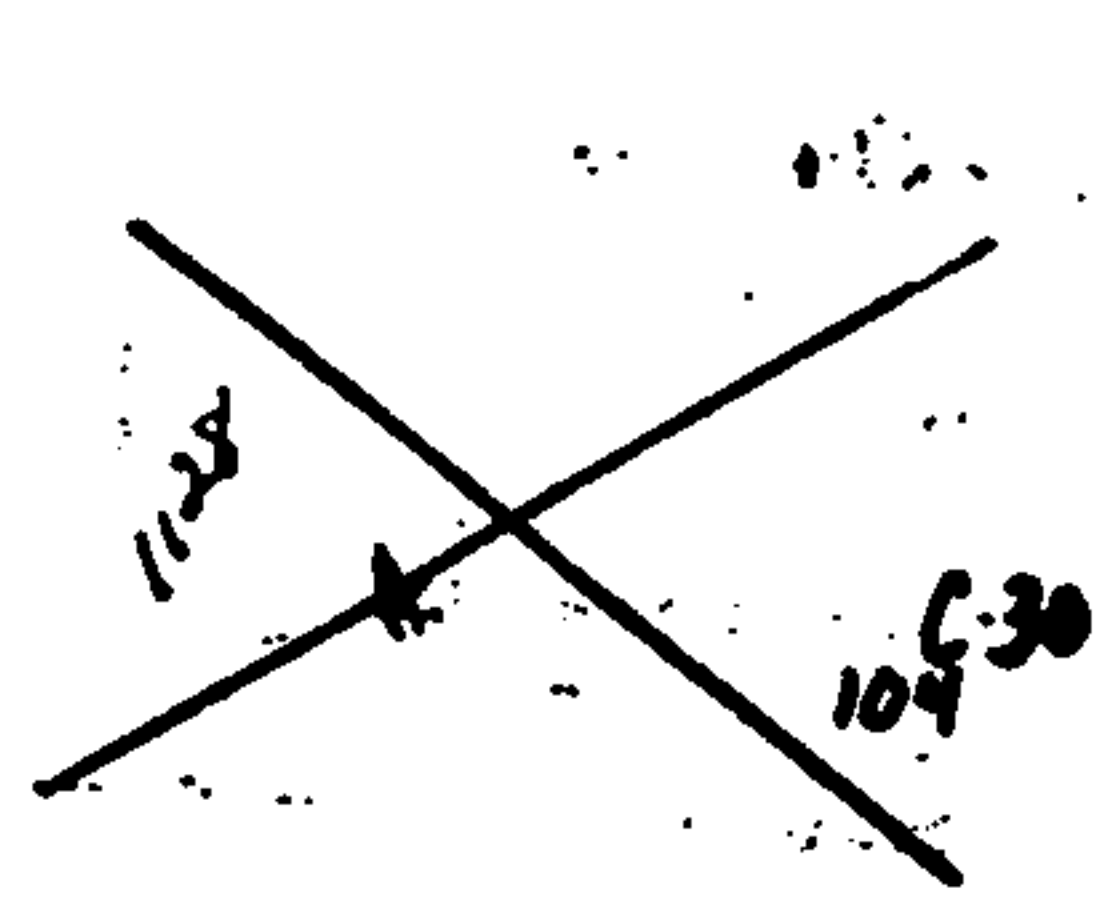
DRB PROJECT NUMBER: 1003 293



VICINITY MAP J&K-10
SCALE: 1" = 800'

4.00 OCT 27 1983
This instrument was filed for record on
Clerk & Recorder
Deputy Clerk

CORRECTED
PLAT OF
ATRISCO BUSINESS PARK, UNIT 3
A REPLAT OF
TRACTS E & F, ATRISCO BUSINESS PARK, UNIT 1
AND
TRACTS O & P, ATRISCO BUSINESS PARK, UNIT 2
ALBUQUERQUE, NEW MEXICO
JANUARY, 1986



86-41918
DEDICATION and FREE CONSENT
The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate the public rights-of-way, and grant all easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.
Bil E. Cordova
BIL E. CORDOVA (C.E.O.), WESTLAND DEVELOPMENT COMPANY, INC. Date

- Notes:
- A field survey was performed on 2-24-1986 (N.M.L.S. No. 0401)
 - No street mileage was created.
 - All distances are ground distances.
 - Site located within Section 15, T10N, R2E, W.M.P.M.
 - Bearing based is replat of "Tract Q of Unit No. 2, Atrisco Business Park" filed April 1, 1985, Book C26, Page 171.
 - The purpose of this plat is to subdivide the existing parcels into several tracts plus grant the easements as shown hereon.
 - For information on Coors Blvd. right-of-way refer to Koogle & Poul's plat filed 4-1-85' (C26-171).
 - Maintenance of the private ingress and egress easements granted by this plat shall be the responsibility of the respective property owner(s).
 - UTILITY EASEMENTS: Utility easements on the plat are granted for the common and joint use and benefit of:
 - The City of Albuquerque for installation, service and maintenance of water and sewer lines, valves, pumps and/or other related equipment and facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a liquid waste disposal system in accordance with the plans and procedures of the City of Albuquerque;
 - The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision;
 - The Gas Company of New Mexico for installation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas to the residents of the subdivision;
 - Mountain Bell for the installation, service and maintenance of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivision;
 - DRAINAGE EASEMENTS - Drainage easements are granted to MMFCA and the City of Albuquerque for the benefit of all owners of the subdivision or indicated on the Plat for the passage, containment or diversion of surface waters; and between individual property owners as indicated on the Plat by reference or notation.
 - ACCESS EASEMENTS: The City of Albuquerque is hereby granted access via private ingress and egress easements shown for the purpose of allowing its various operating departments to provide services to the residents of the subdivision in the same manner to and to the same extent as though the referenced tract were dedicated public streets. "Operating departments" as referred to above shall include, but shall not be limited to, the departments of the City providing the following services:

a) Police protection	b) Fire protection
c) Water resources	d) Solid waste and liquid disposal
e) Animal control	f) Planning functions
g) Traffic engineering and control	
 - All owners of the subdivision are granted the right to access their property over and across the referenced private ingress and egress easements.
 - Within public utility easements, the City of Albuquerque shall have the exclusive right to place underground utility lines within six (6) feet of the centerline of a water or sewer line except for perpendicular crossings or where written approval has been obtained from the City of Albuquerque, Gas Company of New Mexico, Public Service Company of New Mexico and Mountain States Telephone and Telegraph are exempted from compliance with the first sentence in this paragraph.

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico comprising Tracts E and F, Atrisco Business Park, Unit 1, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1972 (D05-62), Tract P, Atrisco Business Park, Unit 2, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 12, 1973 (D05-181), and Tract O-1, Atrisco Business Park, Unit 2, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 18, 1982 (C20-17), and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described being a point on the south right-of-way line of Los Volcanos Road N.W. and also being common with the northwest corner of said Tract O-1; thence S 81°55'22" E a distance of 74.02 feet along said right-of-way line; thence S 77°50'14" E a distance of 154.39 feet along said right-of-way line; thence S 81°55'22" E a distance of 150.74 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 89°05'14", R = 50.00 feet, and L = 77.74 feet to a point on the west right-of-way line of Coors Boulevard N.W.; thence along the arc of a curve to the left with DELTA = 03°11'39", R = 5789.58 feet, and L = 322.76 feet along said right-of-way line; thence N 89°20'22" W a distance of 159.66 feet; thence S 00°39'38" W a distance of 200.00 feet; thence S 89°20'22" E a distance of 127.18 feet; thence along the arc of a curve to the left with DELTA = 88°25'50", R = 25.00 feet, and L = 38.59 feet to a point on the west right-of-way line of Coors Boulevard N.W.; thence along the arc of a curve to the left with DELTA = 00°59'08", R = 5789.58 feet, and L = 99.59 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 90°35'02", R = 25.00 feet, and L = 39.52 feet; thence N 89°20'22" W a distance of 125.30 feet; thence S 00°39'38" W a distance of 200.00 feet; thence S 89°20'22" E a distance of 150.00 feet to a point on the west right-of-way line of Coors Boulevard N.W.; thence S 00°39'38" W a distance of 815.65 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 90°00'00", R = 50.00 feet, and L = 78.54 feet to a point on the north right-of-way line of Bluewater Road N.W.; thence N 89°20'22" W a distance of 316.86 feet along said right-of-way line; thence S 00°39'38" W a distance of 11.00 feet along said right-of-way line; thence N 89°20'22" W a distance of 150.00 feet along said right-of-way line; thence N 00°39'38" E a distance of 925.26 feet; thence N 11°13'38" E a distance of 535.32 feet; thence S 74°59'22" W a distance of 22.30 feet; thence N 11°13'38" E a distance of 327.30 feet to the point of beginning and containing 18.0480 acres more or less.

NOTE: THIS PLAT CORRECTED FOR THE PURPOSE OF SHOWING THE CORRECT CONFIGURATION OF FORMER TRACT O-1 AND THE RELATED EXISTING EASEMENT.

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3rd day of January, 1986
Richard J. Mann
Notary Public

- OFFICIAL SEAL
APPROVALS
R.R. 86-9
SP-86-181
5-10-86
Date
- Richard J. Mann*
Planning Director, City of Albuquerque, N.M. Date
- Rhonda A. Sault*
Water Utilities, City of Albuquerque, N.M. Date 2-25-86
- Paul J. Hagan*
City Engineer, City of Albuquerque Date 5-8-86
- Paul J. Hagan*
A.M.A.P.C.A. Date 5-8-86
- Robert A. Franey*
Traffic Engineer, City of Albuquerque, N.M. Date 8-11-86
- Just Spies*
Parks and Recreation, City of Albuquerque, N.M. Date 2-25-86
- R. D. White*
Chief City Surveyor, City of Albuquerque, N.M. Date 082886
- Rona Church*
Property Manager, City of Albuquerque, N.M. Date 2-24-86

CERTIFICATION
I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by FIRST AMERICAN TITLE CO. on OCT. 17, 1985 (47,602 COCT-TLS); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.
Thomas T. Mann, Jr.
A.P. 5792
Date 2-20-86

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 20th day of February, 1986
Charles G. Cala, Jr.
Notary Public

Wayne Hamming 2-20-86
Date

Richard J. Mann 2-20-86
Date

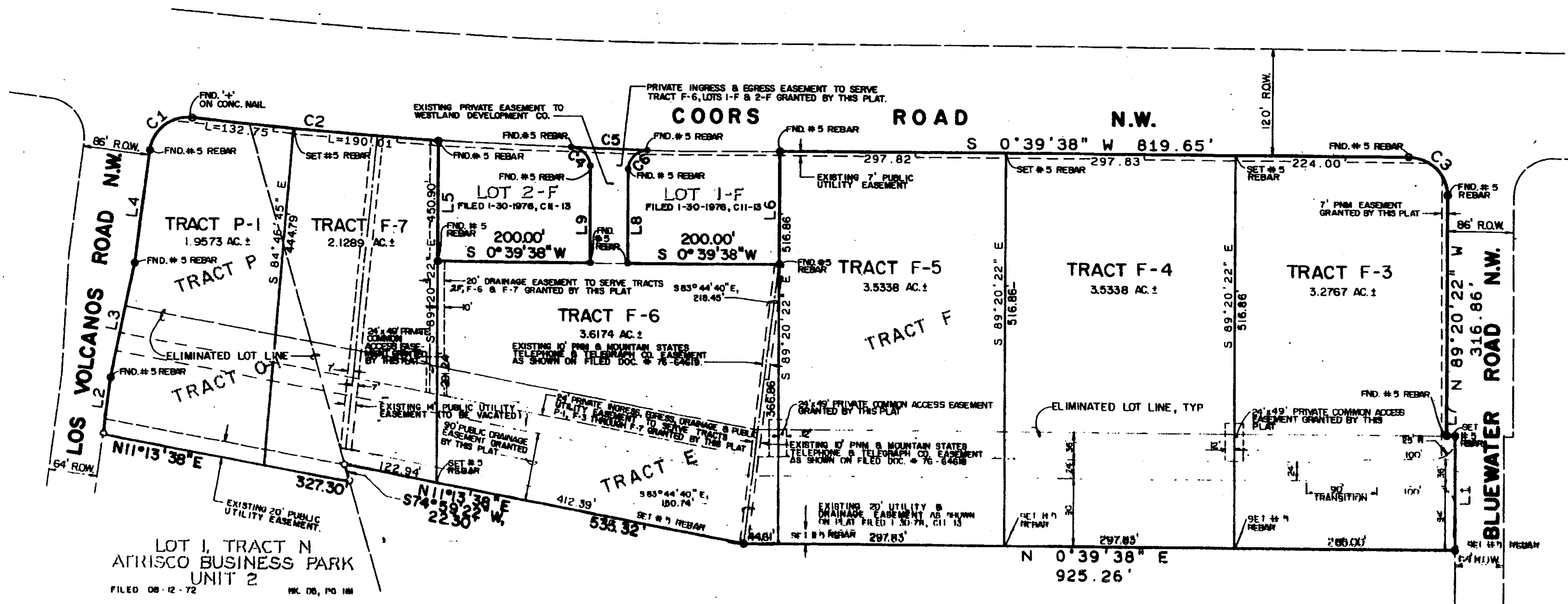
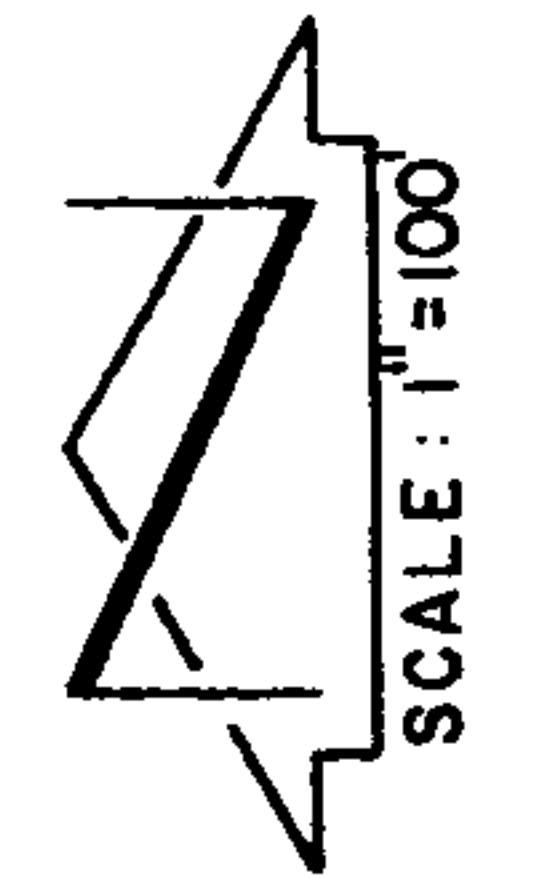
Thomas T. Mann, Jr. 2-20-86
Date



State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 4:00 OCT 27 1988
 at _____
 (records of said County follow)
 _____ Clerk & Recorder
 _____ Deputy Clerk

86104671

~~86-41918~~ CORRECTED
 PLAT OF
ATRISCO BUSINESS PARK, UNIT 3
 A REPLAT OF
TRACTS E & F, ATRISCO BUSINESS PARK, UNIT 1
 AND
TRACTS O & P, ATRISCO BUSINESS PARK, UNIT 2
 ALBUQUERQUE, NEW MEXICO
 JANUARY, 1986



LINE	BEARING	DISTANCE
L1	N 89°20'22" W	150.00
L2	S 81°55'22" E	74.02
L3	S 77°50'14" E	154.39
L4	S 81°55'22" E	150.74
L5	N 89°20'22" W	159.66
L6	S 89°20'22" E	150.00
L7	S 0°39'38" W	11.00
L8	N 89°20'22" W	125.30
L9	S 89°20'22" E	127.18

CURVE	ARC	DELTA	RADIUS
C1	77.74	89°05'14"	50.00
C2	322.76	3°11'39"	5789.58

TRACT A
 ATRISCO BUSINESS PARK, UNIT 1
 FILED 10-31-1972, D5-62

EXHIBIT B
 Date: 4/7/04



State of New Mexico
 County of Bernalillo
 OCT 3 1972
 Clerk & Rec
 Deputy

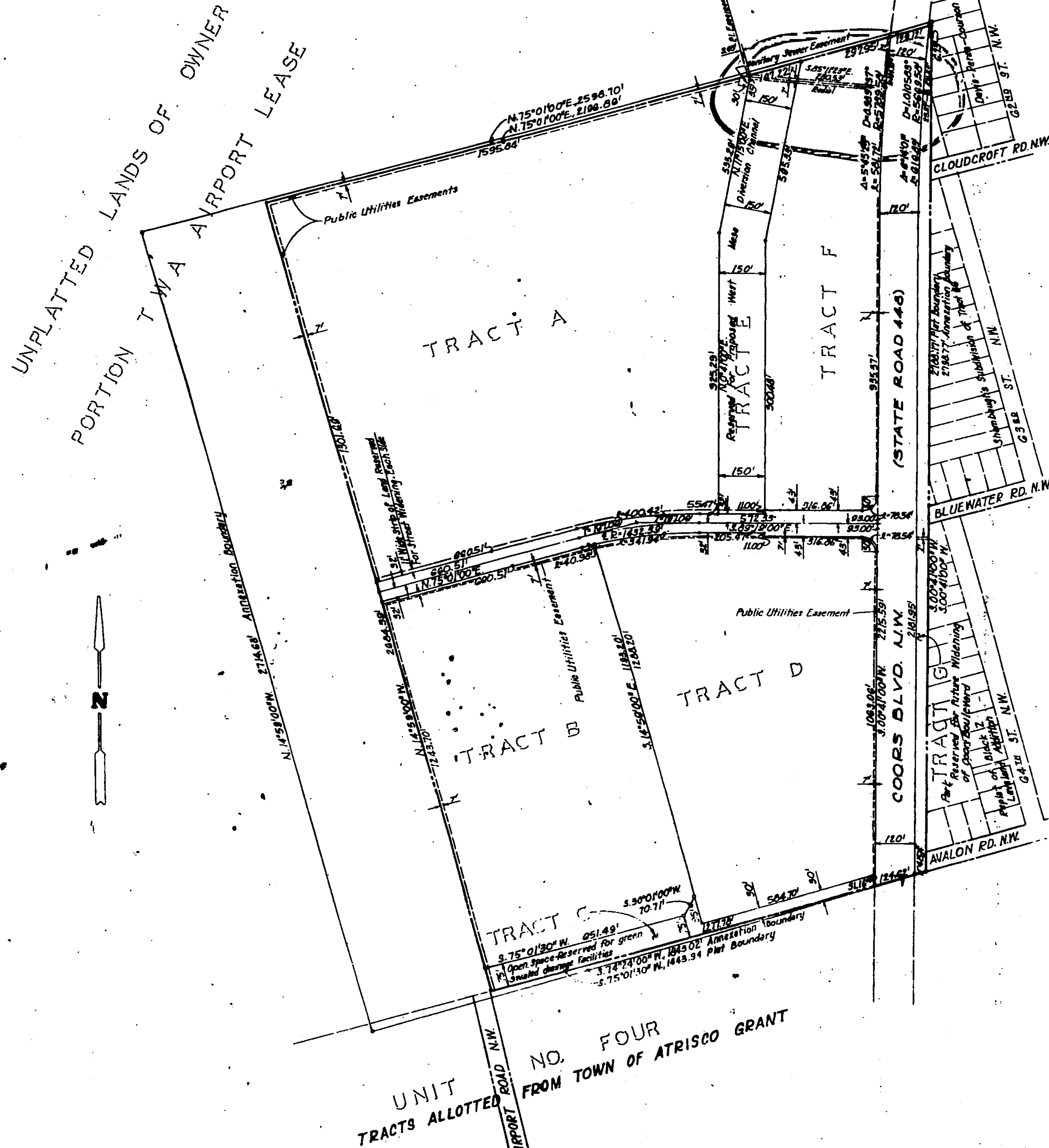
UNIT, NO. 1

ATRISCO BUSINESS PARK

SCALE: 1" = 200' OCTOBER 9, 1972

ALBUQUERQUE, NEW MEXICO

GORDON HERKENHOFF & ASSOCIATES, INC. CONSULTING ENGINEERS



NOTATION:

The undersigned owner of the land herein delineated, being and comprising a portion of Sections 15 and 22, T.18N., R.22E., New Mexico Principal Meridian, do hereby consent to the subdivision of the land herein shown in the manner herein shown and do hereby dedicate to the public forever the streets and thoroughfares herein shown, and hereby grant easements for electric power and telephone lines, including easements for overhead, underground and buried service wires and including the right of ingress and egress, and the right to trim interfering trees.

WESTLAND DEVELOPMENT COMPANY, INC.

Ramon Herrera
 Ramon Herrera, President

State of New Mexico

County of Bernalillo

On this 9th day of October, 1972, before me, a Notary Public in and for said County, personally appeared Ramon S. Herrera to me known to be the President of Westland Development Co., Inc., a New Mexico Corporation, and being by me duly sworn, did say that the foregoing instrument was the free act and deed of said corporation.

My Commission Expires: 12-31-1971

Notary Public

CERTIFICATE

I hereby certify that this plat was prepared from a survey made under my direction and that the same is true and correct to the best of my knowledge and belief.

APPROVED *Fred E. Dunney*
 City Engineer

Fred E. Dunney
 Fred E. Dunney
 P. E. and L. S. No. 1967

10-13-72 Date

Traffic Engineer *C. W. ...*
 Chairman, City Planning Commission *...*

72 Date

10-18-72 Date

Executive Secretary, City Planning Commission *...*

10-17-72 Date

Jack B. ...
 Mountain Bell

Date

...
 Public Service Co. of New Mexico

10/16/72 Date

...
 Southern Gas Company

10-17-72 Date

...
 Albuquerque Metropolitan Arroyo Flood Control Authority

10-17-72 Date

TAX CERTIFICATE

I hereby certify that the taxes for the land herein shown have been paid for the year 1971 and all prior years.

NEW MEXICO TITLE COMPANY

Frank J. ...
 Vice President

CITY CLERK'S CERTIFICATE

I hereby certify that this plat was approved and accepted for filing by the City Commission of the City of Albuquerque, New Mexico, at its meeting held on Oct 20, 1972

...
 City Clerk

UNIT NO. FOUR
 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT