#9

COMPLETED 12/14/05 SH

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01789 (P&F)**	Project # **1003364**
Project Name: **NO. ALBUQ ACRES TR 2 UN 3**	
Agent: Tierra West LLC	Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☒ TRANSPORTATION: N/S 20' EASEMENT IS INSUFFICIENT
- ☐ 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.
- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.** dl
- ☒ **Copy of recorded plat for Planning.**

Project Number 1003364

#9

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01788 (SPS)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES, TR 2, UN 3**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 12/7/05 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): Case Planners initials
  3 Copies.
- ☐ **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.
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  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1003364

#9

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01789 (P&F)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES TR 2 UN 3**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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  - ☒ **Copy of recorded plat for Planning.**

Project Number 1003364

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 9**

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 7, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 7, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 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 # 1002819**
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. 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.**

3. **Project # 1001370**
05DRB-01731 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**

6. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s).*[Deferred from 11/16/05 & 11/30/05]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMNARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

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

8. Project # 1001523
05DRB-01797 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from12/7/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

9. Project # 1003364
05DRB-01788 Minor-SiteDev Plan Subd/EPC
05DRB-01789 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] **[David Stallworth, EPC Case Planner]** (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

10. Project # 1004097
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. Project # 1002346
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. Project # 1001778
05DRB-01793 Major-Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS,** zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. **Project # 1004267**
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY SEWER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. **Project # 1004228**
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMNARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

15. Project # 1004468
05DRB-01553 Minor- Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05, 10/19/05 the Final plat indef deferred for the SIA]* (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. Project # 1004555
05DRB-01780 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for BENTE SPANN request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 31, **HUNINGS HIGHLAND ADDITION,** zoned SU-2, LCR, located on WALTER ST SE, between COAL AVE SE and IRON AVE SE containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004480
05DRB-01791 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 126A, **M.R.G.C.D. MAP 39,** zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 1 acre(s). [REF: Z-85-31,Z-79-4, Z566] *[Shown under Project #1004560 now void]* (J-12, K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004561**
05DRB-01795 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for RICH BOB DEN LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3,4,5 & 6A, Block(s) 13, **TIMOTEO CHAVEZ ADDITION,** zoned C-2, located on SIERRA DR NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes November 23, 2005. **THE DRB MINUTES FOR NOVEMBER 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

3364

DXF Electronic Approval Form

DRB Project Case #: 1003364

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 LOTS 1A1A1 & 1A1A2

Surveyor: LARRY W MEDRANO

Contact Person: KAREN KLINE

Contact Information: 856-5700

DXF Received: 11/29/2005 Hard Copy Received: 11/29/2005

Coordinate System: NMSP Grid (NAD 27)

D Bauer
Approved

11-29-2005
Date

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

AGIS Use Only

Copied fc **3364** to agiscov on **11/29/2005** Contact person notified on **11/29/2005**

#12

completed 8/26/05

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01210 (P&F)** Project # **1003364**

Project Name: **NO ALBUQ ACRES, TR 2 UNIT 3**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003364

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Record plat B Mattson 8/24/05
- ☒ **Planning must record this plat. Please submit the following items:**
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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** O/C
- ☐ **Copy of recorded plat for Planning.**

#13

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01210 (P&F)** Project # **1003364**

Project Name: **NO ALBUQ ACRES, TR 2 UNIT 3**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 8/9/05 by the DRB with delegation of signature(s) to the following departments.

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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** 01
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003364

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 3, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:15 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**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2,** zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error] [Deferred from 8/3/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT,** zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 8/3/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat Approval
05DRB-01124 Minor-Temp Defer SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of Public Easements
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 &*

7/20/05 & 7/27/05] (A-10) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. 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.**

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

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

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION,** zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] **[Stephanie Shumsky, EPC Case Planner]** (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
   05DRB-01121 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
   05DRB-00934 Major-Vacation of Public Easements
   05DRB-00933 Major-Vacation of Pub Right-of-Way
   05DRB-00929 Major-Preliminary Plat Approval
   05DRB-00935 Minor-Sidewalk Waiver
   05DRB-00936 Minor-Temp Defer Sdwk

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s).[REF:04DRB-00204] *[Deferred from 6/29/05 &*

8.	**Project # 1002529** 05DRB-01216 Minor-SiteDev Plan BldPermit/EPC	CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] **[David Stallworth, EPC Case Planner]** (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**
	05DRB-01208 Minor-SiteDev Plan BldPermit/EPC	GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] **[David Stallworth, EPC Case Planner]** (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**
	05DRB-01175 Major-Final Plat Approval	BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] *[Deferred from 7/27/05]* (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9.	**Project # 1002944** 05DRB-00706 Minor-SiteDev Plan Subd/EPC 05DRB-00707 Minor-SiteDev Plan BldPermit/EPC	CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119,ZA-99-118, DRB-90-423,04EPC-01556] **[Elvira Lopez, EPC Case Planner]** *(Indef deferred 5/4/05)* (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**
	05DRB-01214 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, LANDS OF ZOLIN/KUNATH,TRES ESQUINAS LLC & CURB INC, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5,** zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] *[Deferred from 8/3/05]* (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE)** zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH,** zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMNARY A ND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003247**
05DRB-01217 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error]* (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
AUGUST 3, 2005
DRB Comments

ITEM # 12

PROJECT # 1003364 APPLICATION # 05-01210

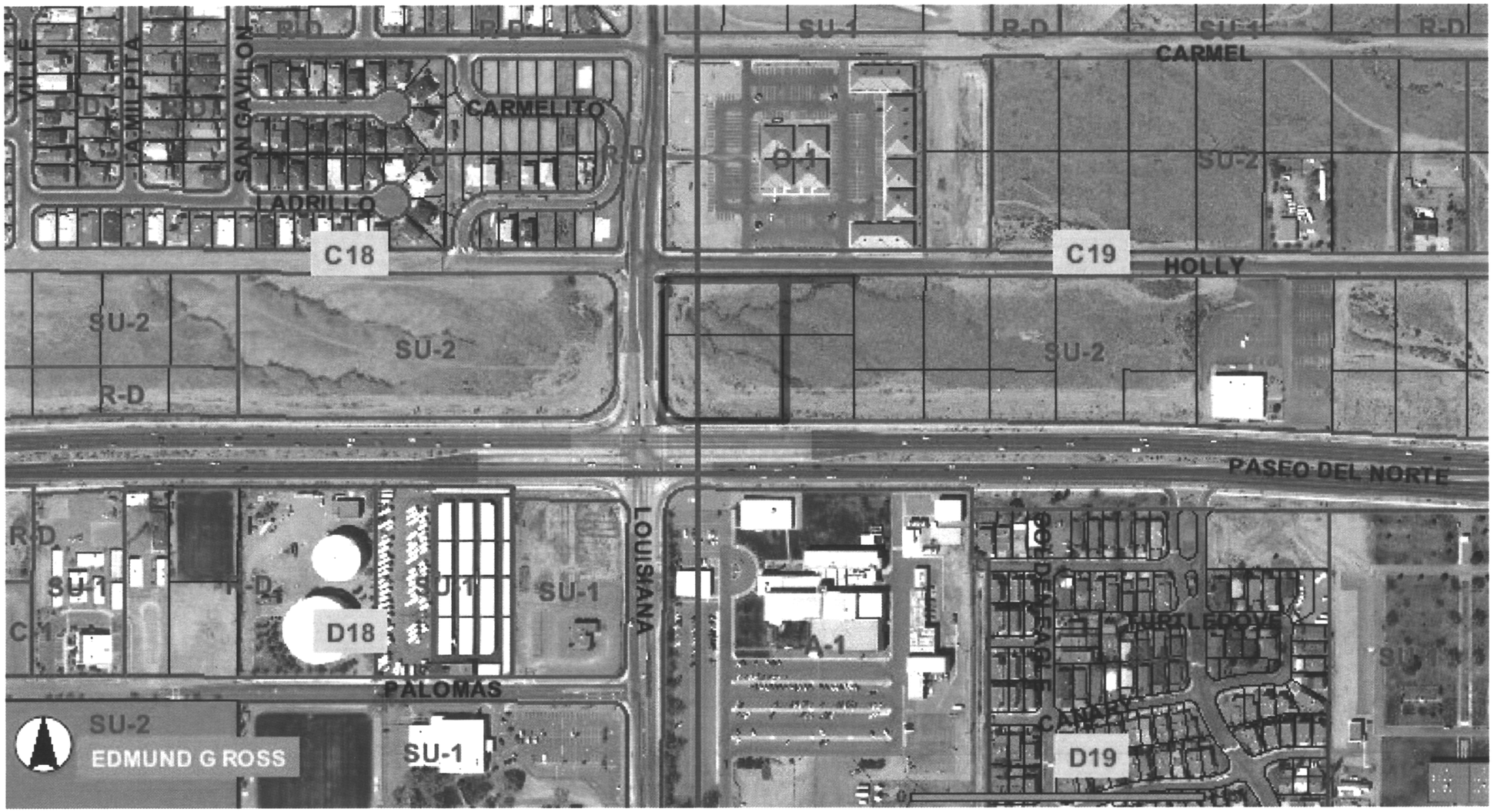
RE: Tracts 1-A-1-A thru 1-A-3-A, N.A.A., Tract 2, Unit 3/minor plat

No objection.

AGIS dxf is approved.

Planning will record the plat as it vacates public right of way.
Planning will take delegation.

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


SU-1
R-D
SU-1
R-D
CARMEL
CARMELITO
SAN GAVILON
LADRILLO
C18
C19
HOLLY
SU-2
SU-2
SU-2
SU-2
R-D
PASEO DEL NORTE
LOUISIANA
D18
SU-1
SU-1
SU-1
PALOMAS
A-1
TURTLEDOVE
D19
SU-2
EDMUND G ROSS
SU-1

#12

3364

DXF Electronic Approval Form

DRB Project Case #: 1003364

Subdivision Name: NORTH ALB ACRES TR 2 UNIT 3 BLOCK 10 LOTS 1A1A 1A2A 1A3A

Surveyor: LARRY W MEDRANO

Contact Person: MARGUERITE MARTINEZ

Contact Information: 856-5700

DXF Received: 7/28/2005 Hard Copy Received: 7/28/2005

Coordinate System: NMSP Grid (NAD 27)

Approved 07-28-2005 Date

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

AGIS Use Only

Copied fc **3364** to agiscov on **7/28/2005** Contact person notified on **7/28/2005**

Completed 4/12/05

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01407 (SPS)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10-6-04 9/22/04 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 1003364

Completed 4/12/05 DS

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-01408 (SBP)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003364

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 10-6-04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: SIA Solid waste signature
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): ~~Carmody initials~~

☐ **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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

18. Project # 1003364
05DRB-01054 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19)

At the June 29, 2005, Development Review Board meeting, the vacation of private easements was approved as shown on Exhibit B in the Planning file, subject to the following findings:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Sheran Matson, AICP, DRB Chair

Cc: Circle K Stores Inc., 495 E Rincon Suite 150, Corona, CA 92879
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 29, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004238**
05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW,** zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE,** zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. Project # 1002123
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW containing approximately 3 acres. [REF:04 DRB00532,00533,04DRB00535,03EPC01087,1088] *[Deferred from 6/29/05]* (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

6. Project # 1003257
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00934 Major-Vacation of Public Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] *[Deferred from 6/29/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s).[REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION)** zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). *[Deferred from 6/22/05]* (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER.. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

10. Project # 1003763
05DRB-01050 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION,** zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] **(David Stallworth, EPC Case Planner)** (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

DELEGATED TO PLANNING FOR THE EPC CASE PLANNER'S INITIALS.

11. Project # 1004279
05DRB-01051 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

12. Project # 1001946
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s).[REF:DRB-97-224,DRB-97-372,Z-1534] *[Deferred from 6/29/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

13. Project # 1004266
05DRB-01017 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] *[Deferred from 6/22/05]* (C-16) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

14. Project # 1003057
05DRB-00980 Minor-SiteDev Plan BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s).[REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] *[Deferred from 6/22/05]* (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

15. Project # 1003788
05DRB-01044 Minor-Prelim&Final Plat Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION,** zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. Project # 1003265
05DRB-01048 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION,** zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. Project # 1004280
05DRB-01056 Minor-Prelim&Final Plat Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAUL PLACE,** zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

18. Project # 1003364
05DRB-01054 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

19. Project # 1003554
05DRB-01052 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, SKYLINE HEIGHTS (to be known as **CENTRAL PARK PLACE, PHASE 2**), zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. Project # 1003172
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

21. Project # 1003236
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2,** zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

22. Project # 1004036
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

23. Approval of the Development Review Board Minutes for June 15, 2005. **THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 18**

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE

LAYERS

- All Layers
  - STREETS
  - BASEMAP
  - INFRASTRUCTURE
  - TRANSIT/SUNTRAN
  - BOUNDARIES
  - SITES
  - ENVIRONMENT
  - APS
  - TRAFFIC ENG.
  - AIR PHOTO
    - 2004 AIR PHOTO
    - 2002 AIR PHOTO
    - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

Locate Results

#	Address	Score
1	LOUISIANA BLVD + NE HOLLY AV NE	39

Locate Another Address

Zoom In SEARCH REFRESH HELP INDEX PAGE CONTACT

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments

Item # 18

Project # 1003364 **Application # 05-01054**

RE: Tracts 1-A-1 & 1-A-3, N.A.A., Tract 2, Unit 3/vpre

No objection to the requested vacation. Applicant has one year to file the plat completing the vacation action.

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

OFFICIAL NOTICE OF DECISION

2. Project # 1003364
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2,** zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

At the June 15, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by June 30, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Circle K Stores Inc., 495 E Rincon, Suite 150, Corona, CA 92879
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003364 AGENDA#: 2 DATE: 6/15/05

1. Name: [illegible] Address: [illegible] Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

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11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation

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: June 15, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 15, 2005

Project # 1003364
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2,** zoned SU-2 MIXED USE, located on LOUISANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

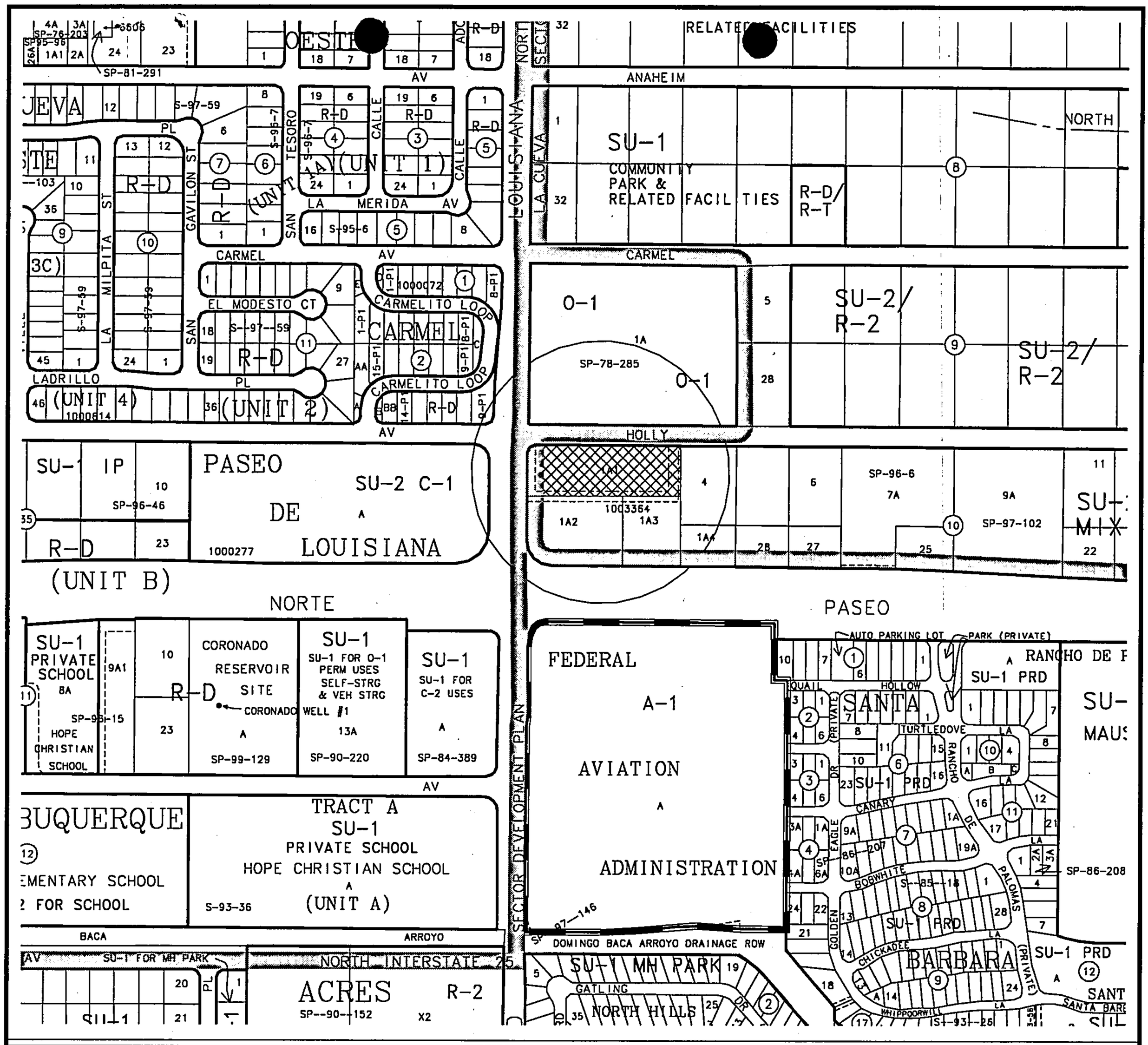
AMAFCA	No comment.
COG	Louisiana Blvd north of Paseo del Norte is identified on the Long Range Bikeway System map as having on street bike lanes. Coordination with City Municipal Development should be pursued to ensure project inclusion as appropriate.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letters sent to North Domingo Baca NA (R) and North Wyoming NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.

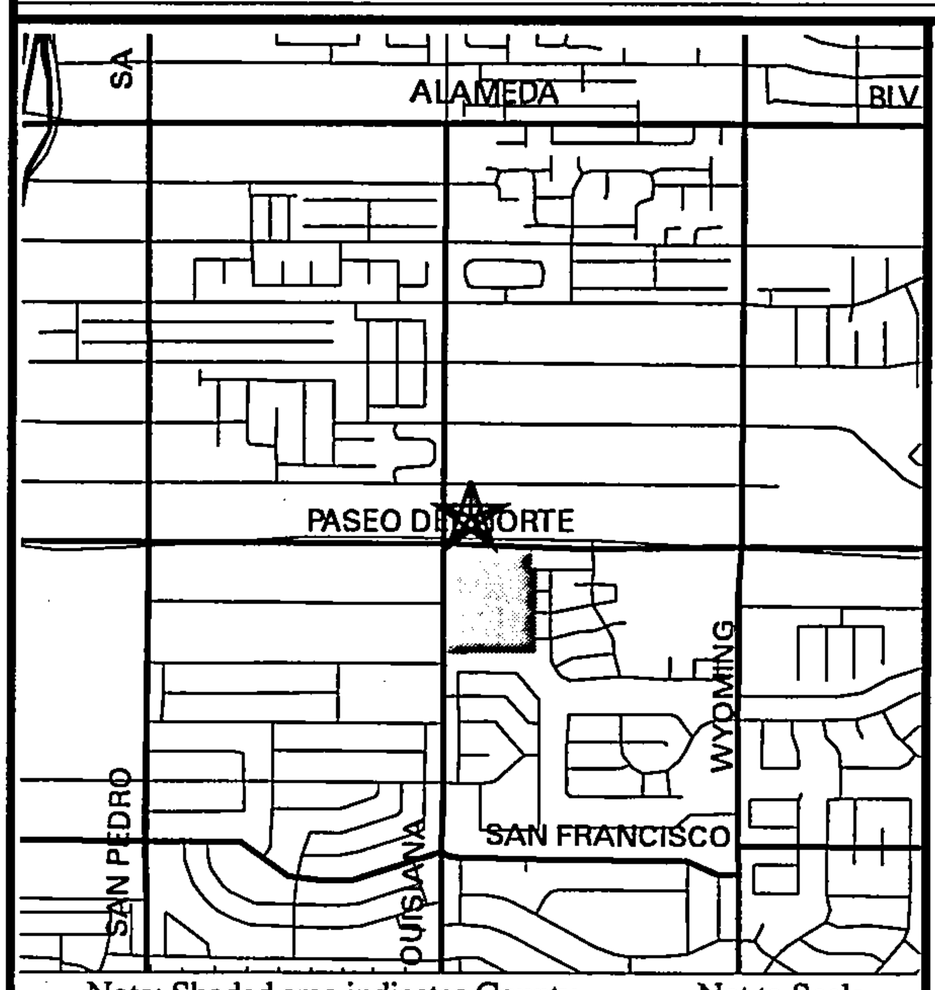
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	Defer to Utilities.
Transportation Development	Defer to Utilities.
Parks & Recreation	Defer to Utilities.
Utilities Development	No objection to Vacation request.
Planning Department	

No objection. If vacation is approved, applicant has one year from the date of the approved vacation to file a plat completing the vacation.

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

cc:Circle K Stores Inc., 495 E Rincon, Suite #150, Corona, CA 92879
Tierra West LLC, 8509 Jefferson St NE, 87113





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"=429'

PROJECT NO.
1003364

HEARING DATE
JUNE 15, 2005

MAP NO.
C-19

ADDITIONAL CASE NUMBER(S)
05DRB-00867

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, June 15, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003859
05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III,** zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

Project # 1003364
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2,** zoned SU-2 MIXED USE, located on LOUISANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

Project # 1004204
05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2,** zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, MAY 30, 2005.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 27, 2005

TO: Judie Pellegrino and Steven Fuller, North Domingo Baca Neighborhood Association
Doug Fenton and Dawne Settecerri, North Wyoming Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Vacation of Public Easements for Public Waterline Easement.**

Proposed by: **Tierra West LLC at 858-3100**
Agent for: **Circle K Stores, Inc.**

For property located: **On or near Louisiana Boulevard NE between Paseo Del Norte NE and Holly Avenue NE.**

The case number(s) assigned is: **05DRB- 00867, Project # 1003364.**

City Planning accepted application for this request on **May 20, 2005.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, June 15, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

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

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

At the May 11, 2005, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by May 26, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the

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

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

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

Roger A Green
For Sheran Matson, AICP, DRB Chair

Cc: Circle K Stores Inc., 495 E. Rincon, Suite 150, Corona, CA 92879
Tierra West LLC, 8509 Jefferson NE, 87113
Joe Yardumian, 7801 R C Gorman NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003364 AGENDA#: 3 DATE: 5-11-05

N.O. ✓1. Name: J. YREDUKIAN Address: 7801 R.C. Horner Zip: 87122

✓2. Name: ~~Bing~~ Ron Bohannan Address: Tierra West 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

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

APPROVED _X_; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

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

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

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

Letters sent to North Wyoming NA (R) and North Domingo Baca NA (R).

APS	No comments received.
Police Department	No adverse comments.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer — No objection to the vacation request.

Transportation Development

No objection to requests. Condition of final plat will be to relocate the access easement.

Parks & Recreation — Defer to the affected agencies.

Utilities Development

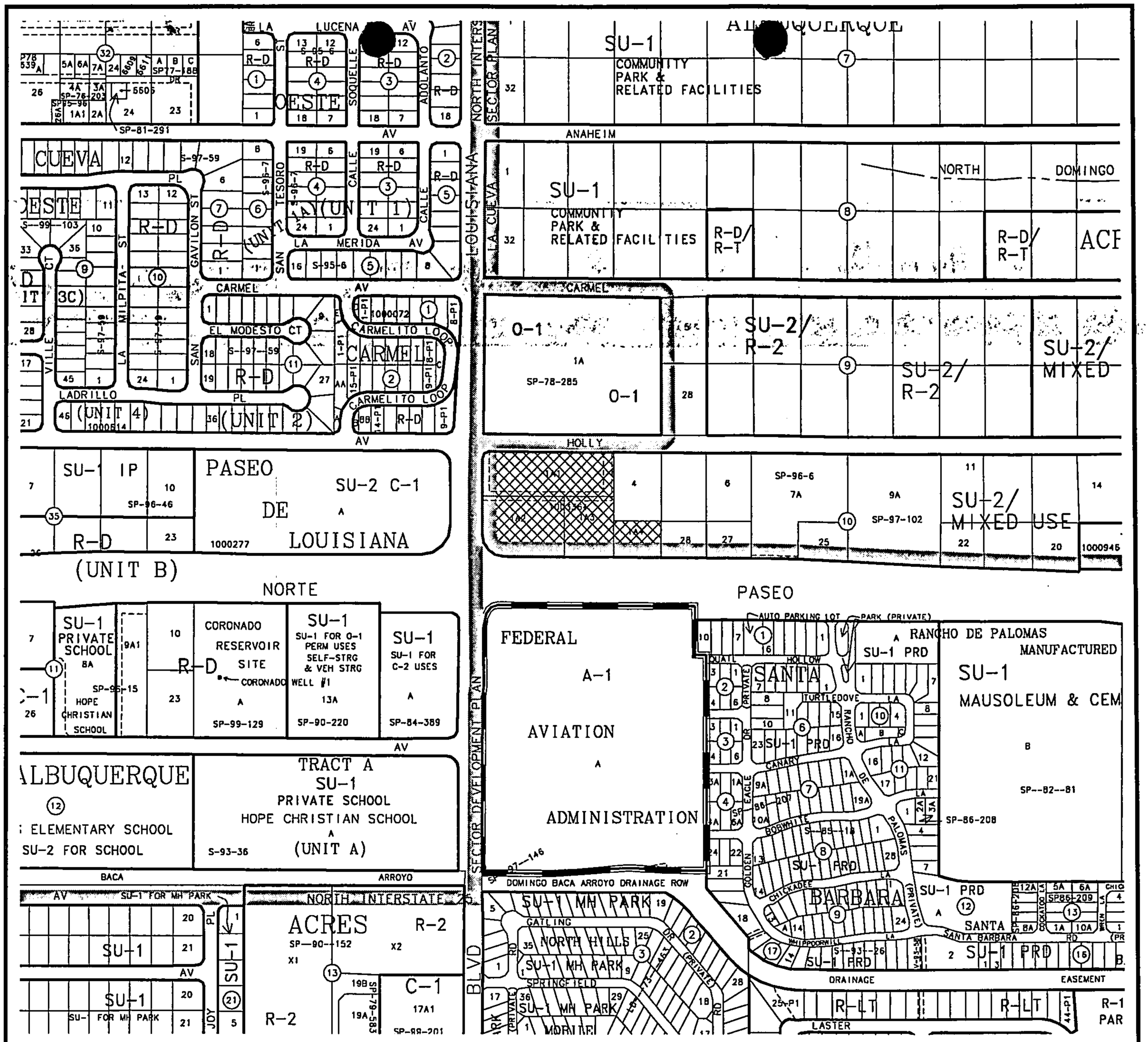
No objection to Vacation requests with the condition that the public water line be relocated as approved by the Utility Development Section prior to Final Plat approval.

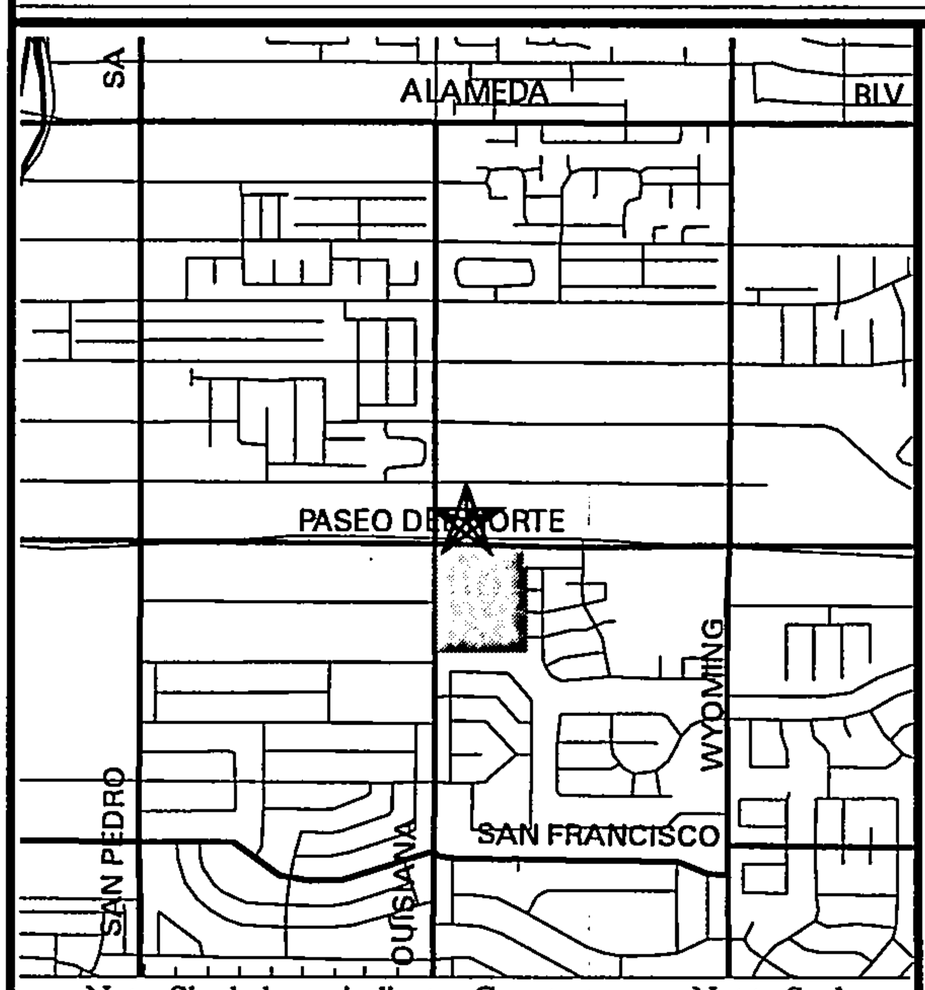
Planning Department

Planning has no objection to the requested vacations. Applicant has one year from the vacation approval date at DRB to file a plat completing the vacation action.

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

cc: Circle K Stores Inc., 495 E Rinson, Suite 150, Corona, CA 92879
Tierra West LLC, 8509 Jefferson St NE, 87113





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 501 '

PROJECT NO.
1003364

HEARING DATE
5-11-05

MAP NO.
C-19

ADDITIONAL CASE NUMBER(S)
05DRB-00656
05DRB-00657

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

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

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

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

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

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

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

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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

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

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, APRIL 25, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

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

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

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

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

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

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

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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

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

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, APRIL 25, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 ★ 2006
ALBUQUERQUE
Making History

DRB

Cauwells

UNITED STATES POSTAGE
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0004329277 APR 26 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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SEDONA POINT LTD CO
1114 PENNSYLVANIA
ALBUQUERQUE NM

CAUW116* 87110200 7 1304 23 04/28/05
FORWARD TIME EXP RTN TO SEND
CAUWELS
6001 INDIAN SCHOOL RD NE STE 400
ALBUQUERQUE NM 87110-8185

RETURN TO SENDER

87110+7406 24

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 11, 2005
Zone Atlas Page: C-19-Z
Notification Radius: 100 Ft.

Project# 1003364
App# 05DRB-00656
App# 05DRB-00657

Cross Reference and Location:

Applicant: CIRCLE K STORES, INC.
Address: 495 E. RINSON, STE# 150
CORONA CA 92879

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: APRIL 22, 2005

Signature: KYLE TSETHLIKAI

```
101906403607831004   LEGAL: LT 1 -A B LK 9 TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRE  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: SEDONA  POINT LTD CO
                        OWNER ADDR: 01114   PENNSYLVANIA                NE ALBUQUERQUE NM      87110

101806451306941739   LEGAL: LT 1 7 BL K 34 TR A UNIT B NORTH ALBUQUERQUE ACRES E  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: RIZVI SHAKEEL & NARJIS
                        OWNER ADDR: 07049   LUELLA ANNE              DR NE ALBUQUERQUE NM      87109

101806450206941738   LEGAL: 018  034T RA UB N ALBU AC                          LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: BORLAND JAMES A ETAL
                        OWNER ADDR: 00222   14TH                       ST NW ALBUQUERQUE NM      87104

101906407306830205   LEGAL: 028  009T RACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES       LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: AMAFCA
                        OWNER ADDR: 02600   PROSPECT                   NE ALBUQUERQUE NM      87107

101806446803040122   LEGAL: TRAC T A  PLAT OF TRACT A PASEO DE LOUISIANA BEING A  LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: SANCHEZ NICOLAS S & LILA J
                        OWNER ADDR: 02721   RHODE ISLAND               NE ALBUQUERQUE NM      87110

101906402903330101   LEGAL: LT 1 -A B LK 10 A PLAT OF LT 1-A BLK 10 TR 2 UNIT 3   LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: MINATO CO LTD
                        OWNER ADDR: 10721   MONTGOMERY                BL NE ALBUQUERQUE NM      87111

101906405703730129   LEGAL: 004  010N ORTH ALBUQ ACRES UN 3 TR2                  LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: SANCHEZ CLARK & PATRICIA ETAL
                        OWNER ADDR: 10321   OAKLAND                   NE ALBUQUERQUE NM      87122

101906407303730128   LEGAL: 005  010N ORTH ALBUQ ACRES UN 3 TR2                  LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: SANCHEZ CLARK H & PATRICIA A
                        OWNER ADDR: 00000                             ALBUQUERQUE NM      87154

101906408202030105   LEGAL: LTS  27 &  28 BLK 10 TRACT 2 UNIT 3 NORTH ALBUQUERQU  LAND USE:
                     PROPERTY ADDR: 00000   PASEO DEL NORTE
                        OWNER NAME: CITY OF ALBUQUERQUE
                        OWNER ADDR: 00000                             ALBUQUERQUE NM      87103

101806351450110520   LEGAL: LT A  BLK  11 TR A UNIT A N. ALB AC & A S'LY PORT OF  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HOPE CHRISTIAN SCHOOLS INC
                        OWNER ADDR: 06800   PALOMAS                   AV NE ALBUQUERQUE NM      87114

101906304047820120   LEGAL: TRAC T A  A PLAT OF TRACT A FEDERAL AVIATION ADMINIS  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: DEPT OF TRANS-FED AVIATION ADM
                        OWNER ADDR: 00000                             FORT WORTH  TX      76193
```

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: C-19

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Steven Fuller
8523 Murrelet NE/87113 797-0050 (h)

NORTH WYOMING N.A. (NWG) "R"
***Doug Fenton**
8324 Ruidoso Rd. NE/87109 856-6113 (h) 856-1997 (w)
Dawne Settecerri
7704 White NE/87109 856-9650 (h) 341-3578 (w)

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

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

7003 3110 0000 1600 0004

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

USPS ALBUQUERQUE NM 87101 APR 15 2005 Postmark Here

Sent To
DAWNE SETTECERRI
Street, Apt. or PO Box
NORTH WYOMING N.A.
City, State
7704 WHITE NE
ALBUQUERQUE NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9996

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Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

USPS ALBUQUERQUE NM 87101 APR 15 2005 Postmark Here

Sent To
STEVEN FULLER
Street, Apt. or PO Box
NORTH DOMINGO BACA N.A.
City, State
8523 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9972

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Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

USPS ALBUQUERQUE NM 87101 APR 15 2005 Postmark Here

Sent To
JUDIE PELLEGRINO
Street, Apt. or PO Box
NORTH DOMINGO BACA N.A.
City, State
8515 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9989

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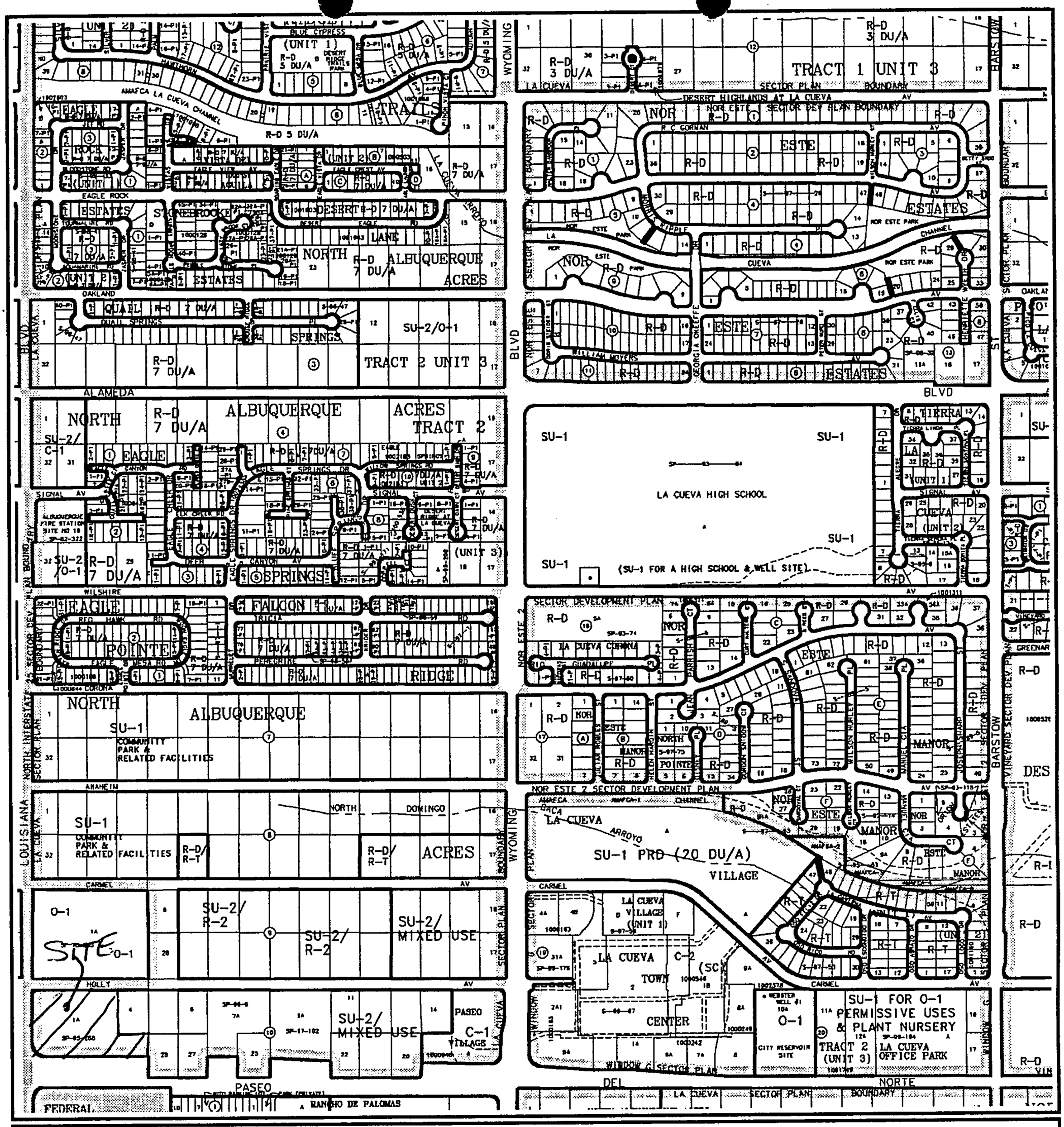
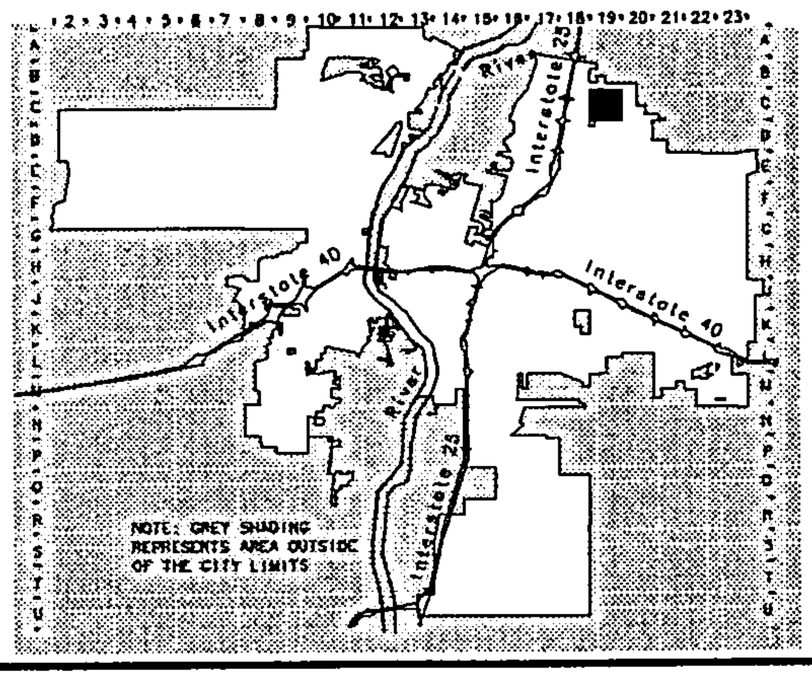
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

USPS ALBUQUERQUE NM 87101 APR 15 2005 Postmark Here

Sent To
DOUG FENTON
Street, Apt. or PO Box
NORTH WYOMING N.A.
City, State
8324 RUIDOSO ROAD NE
ALBUQUERQUE NM 87109

PS Form 3800, June 2002 See Reverse for Instructions





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 15, 2005

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

RE: Vacation of Public Water, Sanitary Sewer, and Private Access Easement
Tract 1-A-1 & 1-A-3, Block 10, North Albuquerque Acres Tract 2, Unit 3
Zone Atlas Page C-19; DRB Project# 1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of Circle K Stores Inc., requests approval of the Vacation of Public Water, Sanitary Sewer, and Private Access Easement on the above referenced tracts. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo del Norte NE. The vacation of the easement will not affect Tract 1-A-3. The easement will be relocated to accommodate the proposed store on the corner and to allow a future retail development on the other side of the easement.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Donna J Bohannan

for Ronald R. Bohannan, P.E.

Enclosure/s

cc: Tim Hogsett
Tom Carmichael
Judie Pellegrino, North Domingo Baca N.A.
Steven Fuller, North Domingo Baca N.A.
Doug Fenton, North Wyoming N.A.
Dawne Settecerri, North Wyoming N.A.

JN: 24067
RRB/kk

2004:24067Vacation of Easement41505.doc

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

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

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

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

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

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

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

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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

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

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number 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, APRIL 25, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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ALBUQUERQUE
Making History

DRB

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0004329277 APR 26 2005
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Planning Department

P.O. Bo[redacted]

Albuquerque, NM [redacted]

101906304047820120

DEPT OF TRANS-FED AVIATION
ASW-54
FORT WORTH TX 76134

NIXIE 760 1 10 05/11/05
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INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 87103129393 *2182-02994-10-47

[redacted]

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 22, 2005

TO: Judie Pellegrino and Steven Fuller, North Domingo Baca Neighborhood Association
Doug Fenton and Dawne Settecerri, North Wyoming Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately ~~one (1)~~ 3 ~~(2)~~ acre(s): Major Vacation of Easements and Minor Vacation of Private Easements for Public Water, Sanitary Sewer and Private Access Easement for a proposed Circle K Store.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Circle K Stores, Inc.**

For property located: **On or near Louisiana Boulevard NE between Paseo del Norte NE and Holly Avenue NE.**

The case number(s) assigned is: **05DRB-00656 and 00657, Project # 1003364.**

City Planning accepted application for this request on **April 15, 2005.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 11, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 15, 2005
Zone Atlas Page: C-19-Z
Notification Radius: 100 Ft.

Project# 1003364
App# 05DRB-00867

Cross Reference and Location: LOCATED ON LOUISIANA BLVD NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE

Applicant: CIRCLE K STORES, INC
Address: 495 E. RINCON, STE# 150
CORONA CA 92879

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: MAY 27, 2005

Signature: KYLE TSETHLIKAI

```
101906403607831004   LEGAL: LT 1 -A B LK 9 TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRE  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: SEDONA  POINT LTD CO
                        OWNER ADDR: 01114   PENNSYLVANIA                NE ALBUQUERQUE NM      87110

101806451306941739   LEGAL: LT 1 7 BL K 34 TR A UNIT B NORTH ALBUQUERQUE ACRES E  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: RIZVI SHAKEEL & NARJIS
                        OWNER ADDR: 07049   LUELLA ANNE              DR NE ALBUQUERQUE NM      87109

101806450206941738   LEGAL: 018  034T RA UB N ALBU AC                          LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: BORLAND JAMES A ETAL
                        OWNER ADDR: 00222   14TH                      ST NW ALBUQUERQUE NM      87104

101806446803040122   LEGAL: TRAC T A  PLAT OF TRACT A PASEO DE LOUISIANA BEING A  LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: SANCHEZ NICOLAS S & LILA J
                        OWNER ADDR: 02721   RHODE ISLAND                NE ALBUQUERQUE NM      87110

101906402903330101   LEGAL: LT 1 -A B LK 10 A PLAT OF LT 1-A BLK 10 TR 2 UNIT 3  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: MINATO CO LTD
                        OWNER ADDR: 10721   MONTGOMERY                BL NE ALBUQUERQUE NM      87111

101906405703730129   LEGAL: 004  010N ORTH ALBUQ ACRES UN 3 TR2                 LAND USE:
                     PROPERTY ADDR: 00000   HOLLY
                        OWNER NAME: SANCHEZ CLARK & PATRICIA ETAL
                        OWNER ADDR: 10321   OAKLAND                    NE ALBUQUERQUE NM      87122

101806351450110520   LEGAL: LT A  BLK  11 TR A UNIT A N. ALB AC & A S'LY PORT OF  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: HOPE CHRISTIAN SCHOOLS INC
                        OWNER ADDR: 06800   PALOMAS                   AV NE ALBUQUERQUE NM      87114

101906304047820120   LEGAL: TRAC T A  A PLAT OF TRACT A FEDERAL AVIATION ADMINIS  LAND USE:
                     PROPERTY ADDR: 00000   LOUISIANA
                        OWNER NAME: DEPT OF TRANS-FED AVIATION ADM
                        OWNER ADDR: 00000                          FORT WORTH  TX      76193
```

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: C-19

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Steven Fuller
8523 Murrelet NE/87113 797-0050 (h)

NORTH WYOMING N.A. (NWG) "R"
***Doug Fenton**
8324 Ruidoso Rd. NE/87109 856-6113 (h) 856-1997 (w)
Dawne Settecerri
7704 White NE/87109 856-9650 (h) 341-3578 (w)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

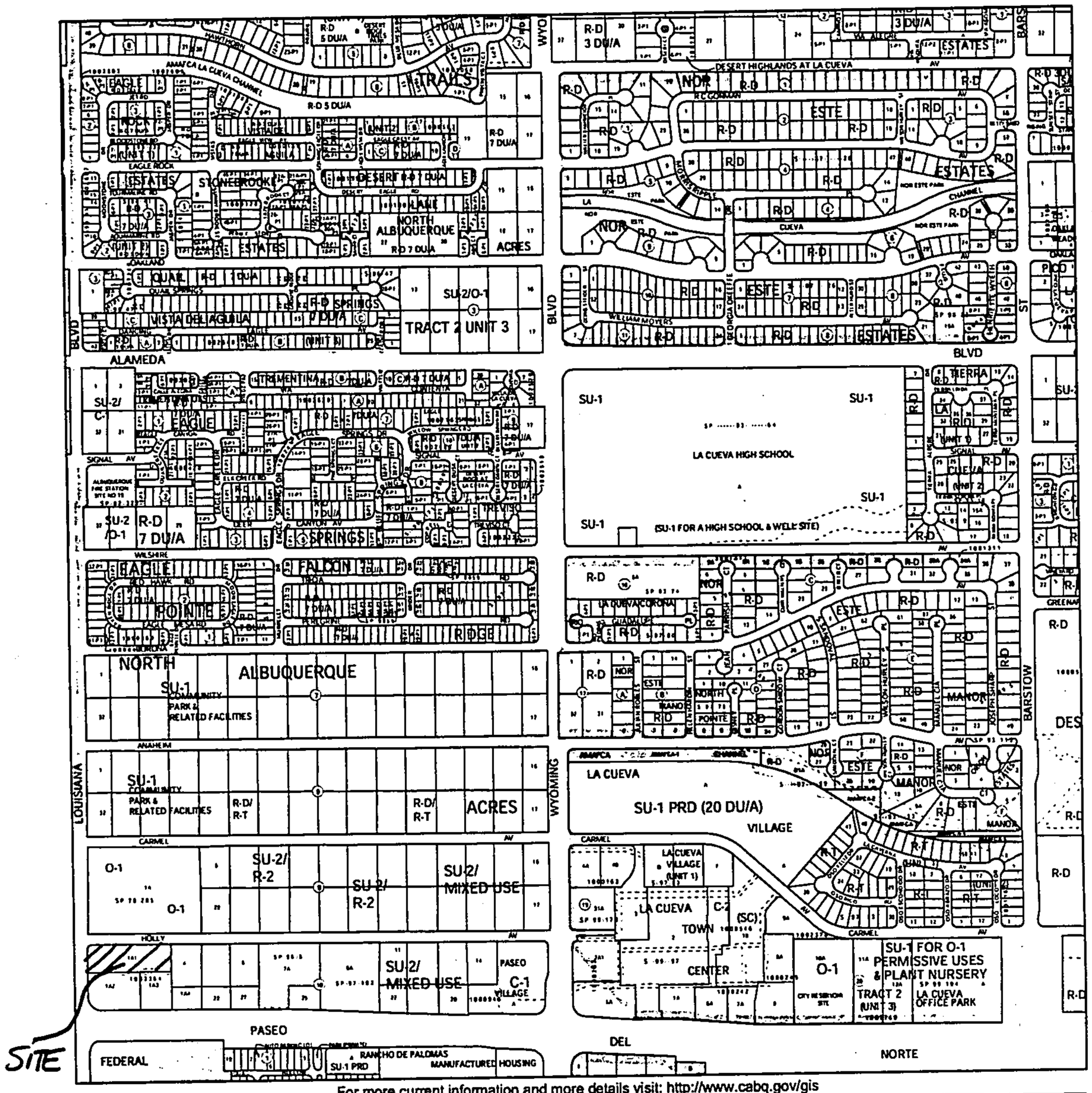
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

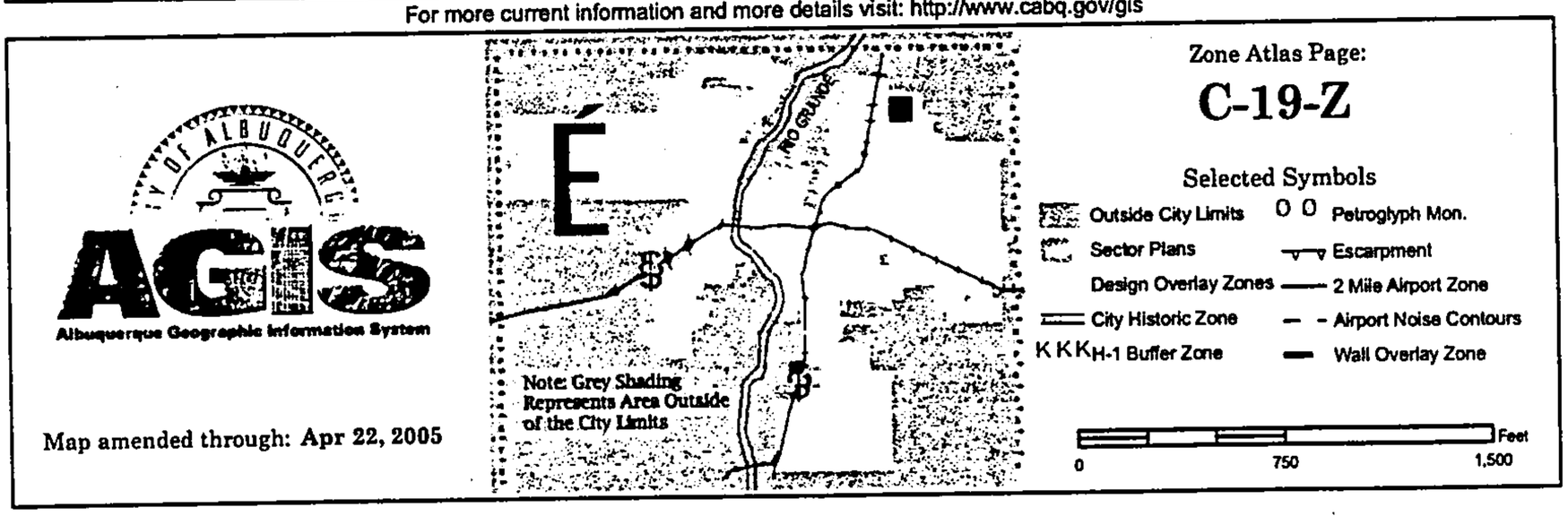
****

(below this line for OCNC use only)

Date of Inquiry: **05/18/05** Entered: **2:25 p.m.** ONC Rep. Initials: **SW**



For more current information and more details visit: http://www.cabq.gov/gis



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 20, 2005

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

RE: Vacation of Public Waterline Easement
Tract 1-A-1, Block 10, North Albuquerque Acres Tract 2, Unit 3
Zone Atlas Page C-19; DRB Project# 1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of Circle K Stores Inc., requests approval of the Vacation of Public Waterline Easement on the above referenced tract. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo del Norte NE. The easement was originally granted at 25-feet wide because a public water line and sanitary sewer line were planned to be within the easement. The sanitary sewer line was moved to Louisiana due to conflicts with an existing storm drain line in Holly Avenue. The easement now only contains a public water line and is only required to be 20-feet wide. Qwest is asking for a 7-foot easement along the Louisiana right-of-way and so we are asking for a 7-foot vacation on the west side of the easement, adjacent to Louisiana. We will grant an additional two foot on the east side of the easement so there will still be a 20-foot public waterline easement.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy

Sara Lavy, P.E.

Enclosure/s

cc: Tim Hogsett
Tom Carmichael
Kent Trauernicht
Judie Pellegrino, North Domingo Baca N.A.
Steven Fuller, North Domingo Baca N.A.
Doug Fenton, North Wyoming N.A.
Dawne Settecerri, North Wyoming N.A.

JN: 24067
RRB/kk

2004:24067Vacation of Easement51805.doc

Sheran A. Matson/PLN/CABQ
11/29/2005 10:41 AM

To Andrew B. Garcia/PLN/CABQ@COA, Sandra D. Handley/PLN/CABQ@COA, Timothy E Sims, Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Fw: Project 1003364

FYI.
----- Forwarded by Sheran A. Matson/PLN/CABQ on 11/29/2005 10:40 AM -----

Sheran A. Matson/PLN/CABQ
11/29/2005 10:40 AM

To David J. Stallworth/PLN/CABQ
cc Roger A. Green/PWD/CABQ@COA, twc@tierrawest.com
Subject Re: Project 1003364

DRB submittal is fine in this case without the Council decision.
David J. Stallworth/PLN/CABQ

David J. Stallworth/PLN/CABQ
11/29/2005 09:38 AM

To Sheran A. Matson/PLN/CABQ@COA
cc Roger A. Green/PWD/CABQ@COA, twc@tierrawest.com
Subject Project 1003364

Good morning, Ms Matson:

Here is a copy of the conditions relative to the affected site plans for subdivision and building permit. The Council's action is relative only to the zone change and text amendment to the La Cueva SDP that would facilitate beer and wine sales on site. Under the current SU-2/C-1 zoning, the applicant would have been only required to submit site plans before the EPC to build a convenience store **w/o alcoholic sales**, gas island and automatic car wash.

I spoke with Mr Green, earlier, and we also concluded that the applicant could proceed with DRB action, but we thought it best to confirm that with you. Your thoughts, please...Thanx too manys.

DJS

LA CUEVA.doc

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
~~An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.~~
SIA tied to Site plan

RESOLUTION:

APPROVED VAL ✓; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 20, 2008

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- _X_ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- _X_ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- ____ County Submittal
- **V** ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- **P** ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- **D** ____ 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: DOUBLE CHEESE CORPORATION PHONE: 883.5285

ADDRESS: 4810 HARDWARE DRIVE NE FAX: 881.0506

CITY: ABQ STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: Double Cheese Corp.

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB FINAL SIGN OFF OF SITE PLAN FOR SUBDIVISION & MINOR PRELIMINARY/FINAL PLAT

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. Tract 1-A-1 Block:_____ Unit:_____

Subdiv. / Addn. North Albuquerque Acres Tract 2, Unit 3

Current Zoning: SU-2 Mixed Use Proposed zoning: SAME

Zone Atlas page(s): C19 No. of **existing** lots: 1 N o. of **proposed** lots: _2_

Total area of site (acres): _2.4478_ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101906402903330101 MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _Louisiana Boulevard NE_

Between: _Paseo del Norte NE_ and _Holly Avenue NE_

CASE HISTORY: David Stallworth Epc Case Planner

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
04DRB-01409/05EPC-00939-- PROJ# 1003364

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

SIGNATURE Sara Lavy DATE 11/28/05

(Print) SARA LAVY, P.E. __ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA	**INTERNAL ROUTING**				
☑	All checklists are complete	05DRB-01788	SPS	P(3)	$ -0-
☑	All fees have been collected	05DRB-01789	P&F	S(3)	$ 285.00
☑	All case #s are assigned		CMF		$ 20.00
☑	AGIS copy has been sent				$
☑	Case history #s are listed				$
NA	Site is within 1000ft of a landfill				$
NA	F.H.D.P. density bonus				Total
NA	F.H.D.P. fee rebate	Hearing date 12/07/05			$ 305.00

Kim Sais 11/29/05

Planner signature / date

Project # 1003364

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies. MASTER PLAN
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) ON ORIGINAL
✓ 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
N/A Infrastructure List, if relevant to the site plan
✓ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision) ON ORIGINAL
✓ 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.

SARA LAVY, PE
Applicant name (print)

Sara Lavy 11/28/05
Applicant signature / date

Form revised **October 2004**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - SPS - 01788
___ - ___ - ___
___ - ___ - ___

11/29/05 Kim Sims
Planner signature / date

Project # 1003364

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

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

SARA LAVY, PE
Applicant name (print)

Sara Lavy 11/28/05
Applicant signature / date

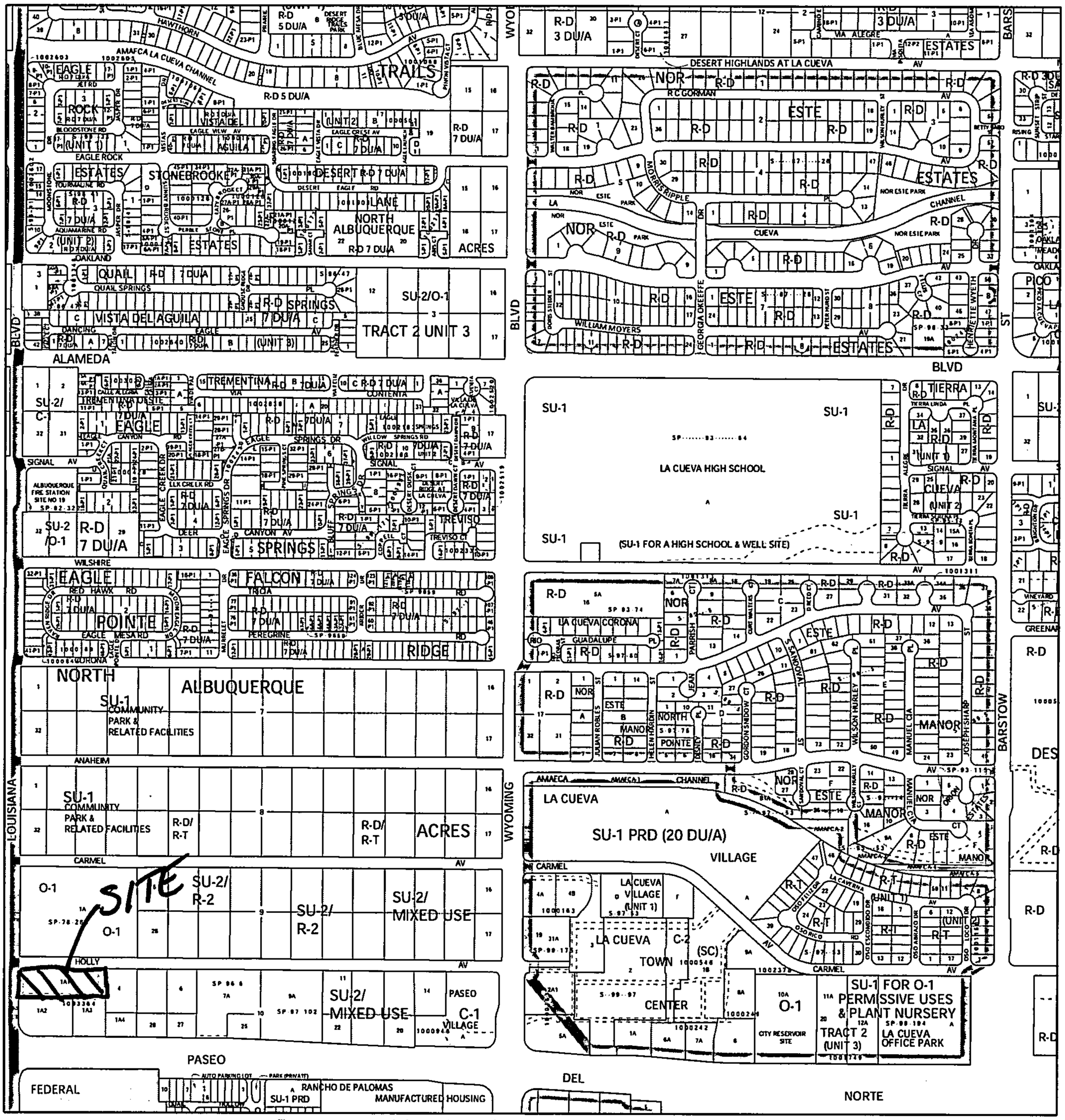
Form revised **11/04**

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

Application case numbers
05DRB - - 01789
- -
- -

1/29/05
Planner signature / date

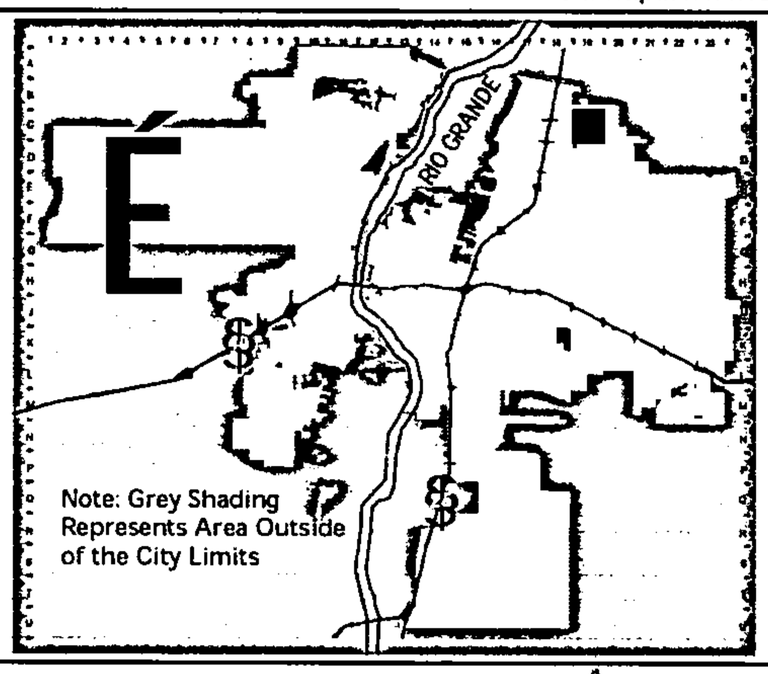
Project # 1003364



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

C-19-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 29, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: DRB Final Sign-off of EPC Approved Site Plan for Subdivision & Minor Preliminary/Final Plat Approval, Project #1003364
Lot 1-A-1, Block 10, North Albuquerque Acres, zoned SU-2 / Mixed Use

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner of the above referenced property, is requesting EPC final sign-off approval for Site Plan for Subdivision and Preliminary/Final Plat approval. We are not asking for building permit approval at this time. We will submit at a later time and address those EPC conditions at that time. We are providing the following responses to the conditions listed by the Environmental Planning Commission.

CONDITIONS OF APPROVAL OF SITE PLAN FOR SUBDIVISION

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
   This letter addresses the Site Plan for Subdivision comments. No changes were made other than those specified in this letter.

2. The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.
   We are attempting to set up a meeting with David Stallworth, the case planner, but so far have been unable to reach him. We will continue our efforts to schedule a meeting before the DRB is scheduled to hear the case. The short notice of the submittal deadline, due to the client, and the Thanksgiving holiday have made scheduling a meeting difficult.

3. With respect to engineering considerations, the following conditions shall apply:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements

will include any additional right-of-way requirements, paving, curb and gutter, sidewalks and ADA accessible ramps that have not already been provided for. All public infrastructures constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430, driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
The right-of-way improvements are currently being constructed under City project #750481.

b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
All previous actions are complete.

c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
The TIS was completed in June 2004 for project # 103364 and the improvements are being constructed under City project #750481.

d. Per DPM requirements, where driveways are located on opposite sides of the street, the offset from one another will be 50' minimum or their centerlines will be within 15' of one another.
The centerlines of the two westernmost driveways on either side of Holly are 51' apart, which meets the DPM requirements.

e. Provide cross access to adjacent properties.
Cross access easements are shown on the site plan as Note 1 and are also provided for on the plat.

f. Site plan shall comply and be designed per DPM Standards.
To the best of our knowledge, this site meets all DPM criteria.

g. Platting must be a concurrent DRB action.
The Preliminary/Final Plat request is included in this package.

h. Construction of a bicycle lane along Louisiana Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
This is being constructed under City project #750481.

4. With respect to considerations regarding site plan layout and configuration, the following conditions shall apply:
   a. The applicant shall either relocate the trash enclosure to a less conspicuous area of the site or revise the design to include pilaster treatments similar to the principal building in conjunction with a greater emphasis upon evergreen screening.
   This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

b. The applicant shall provide a view analysis on the final site plan that identifies views both into and out of the site and indicates view preservation, as required in guidelines 11R-1 of the *La Cueva Sector Development Plan*.
A sketch of the view planes is provided with this package. The La Cueva Sector Plan is disturbingly vague about what exactly is to be preserved. The patio area is proposed to be on the north side of the Circle K building (this will be shown on the Site Plan for Building Permit). Views of the mountains will be unimpeded by the building from this location. Also, drivers traveling east on Holly will have unimpeded views of the mountains. Views of the city lights by drivers traveling west on Holly, looking at a 45 degree angle across the site will be obstructed only at the easternmost 50' of the site.

c. The Holly Avenue (north) elevation of the primary building shall be brought into compliance with guidelines 4R-2 of the *La Cueva Sector Development Plan* requiring consistency along all facades facing a public street. Any modifications to the north elevation should include the placement of storefront windows.
This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

d. The applicant shall include some form of shading, such as a portico or canopy, along the Louisiana Boulevard (west) elevation of the primary building, in accordance with guidelines 5R-7 and 3R-4 of the *La Cueva Sector Development Plan*.
This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

e. The applicant shall either demonstrate on the final site plan that the proposed "comet graphic" along the edging of the gasoline island's canopy is in compliance with guideline 9R-4 of the *La Cueva Sector Development Plan*, which prohibits the use of high-intensity, metallic or fluorescent colors, and plastic, vinyl or back-lit panels, fascias or canopies, or remove the graphic from the canopy entirely.
This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

f. The applicant shall provide a minimum fifteen-foot-wide (15') pedestrian walkway along the front of the primary building, as required in guideline 3R-4 of the *La Cueva Sector Development Plan*.
This is shown on the site plan.

g. The applicant shall either provide a minimum 400-square-foot public area on the premises or demonstrate reciprocal use of similar amenities with adjacent development, as required in guidelines 8R-3 of the *La Cueva Sector Development Plan*.
This has been added to the site plan.

h. The applicant shall provide sign area dimensions, lighting specifications and front-facing design schematics for the proposed monument sign on the final site plan. All proposed on-site signage shall be brought into accordance with guidelines 13R-8 and 13R-9 of the

La Cueva Sector Development Plan, and their final area dimensions, lighting specifications shall be demonstrated on the final site plan.
This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

5. With respect to considerations regarding vehicular access, circulation and parking, the following conditions shall apply:
   a. The applicant shall provide at least one motorcycle parking space on the site.
   This is shown on the site plan.

   b. The applicant shall either relocate the primary building to a more prominent location along any of the abutting public streets, provide parking on at least two (2) sides of the primary building, or submit a written explanation for the parking and circulation layout as currently proposed that is to the satisfaction of the Planning Department prior to final signoff by the Development Review Board.
   This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

6. With respect to considerations regarding lighting and security, the following conditions shall apply:
   a. The applicant shall ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
   This is shown on the site plan as Note 6.

   b. The applicant shall satisfactorily demonstrate that the proposed three-foot (3') masonry wall along the Louisiana Boulevard frontage of the project of the project site contains significant articulation, offsetting or various design elements, in accordance with guideline 10R-3 of the *La Cueva Sector Development Plan*.
   The wall is articulated as required by guideline 10R-3.

7. The applicant shall revise the landscape plan to include area measurements for each proposed landscape area within the project site prior to final sign off by the Development Review Board.
   This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

8. The project shall comply with all SWMD ordinances and requirements.
   This is a Site Plan for Building Permit condition and will be addressed with that approval. We are only requesting Site Plan for Subdivision at this time.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

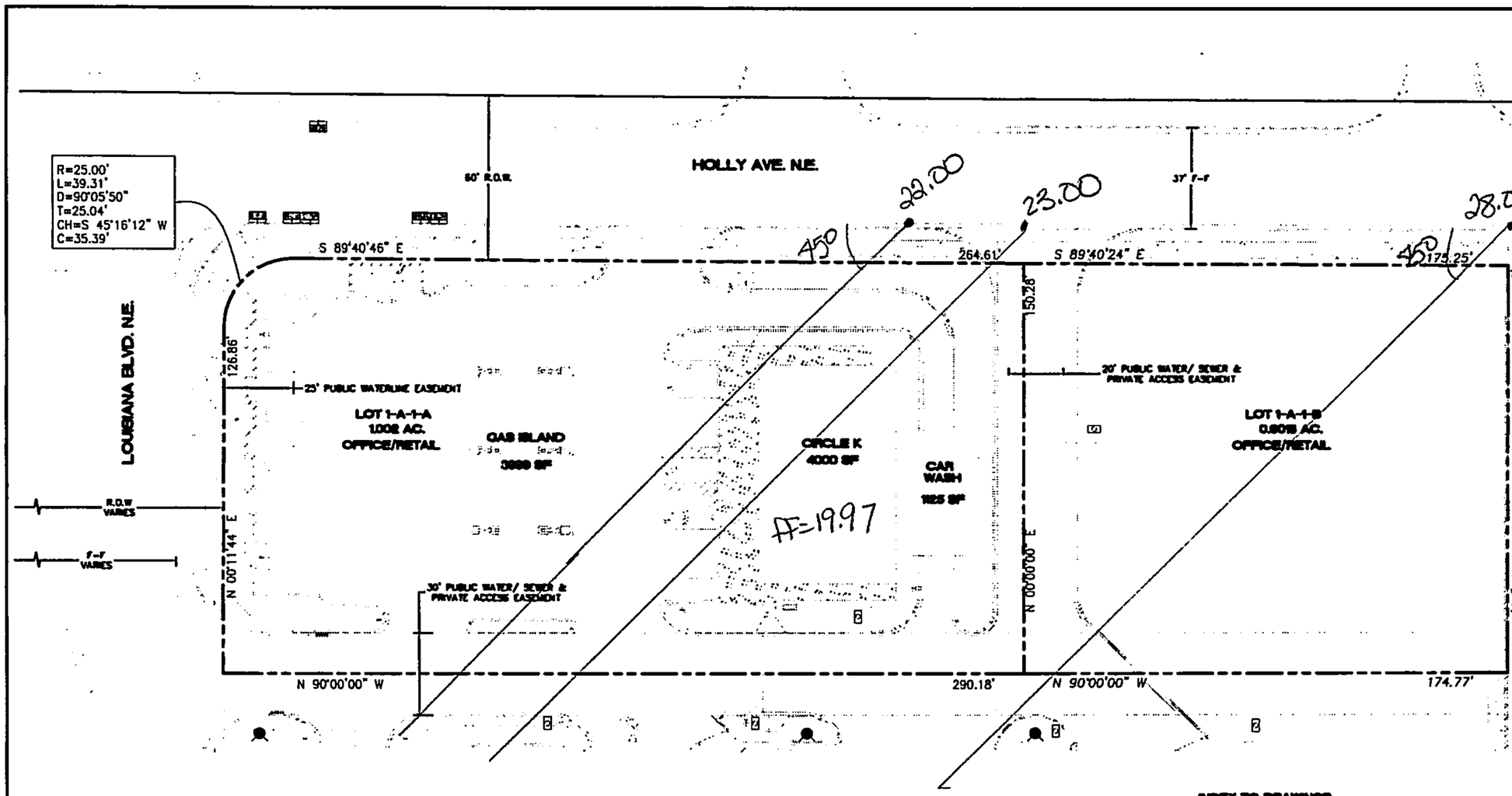
Sara Lavy, PE

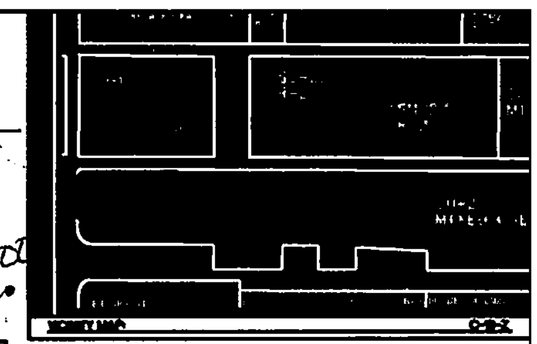
Enclosure/s

cc: Tim Hogsett
Randy Wilson

JN: 24067
SL/cla

2004: 24067 Sheran Matson Response to EPC Comments 111505.doc





LEGAL DESCRIPTION
TRACT 1A, BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

LEGEND

- CONTOURLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED SHIERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- BENCH MARK
- PERMANENT STRIPING
- FIRE HYDRANT
- WATER SERVICE METER

SITE DATA TABLE		
	LOT 1-A-1-A	LOT 1-A-1-B
TOTAL ACREAGE:	1.002 AC.	.6018 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	N/A
MAX FAR:	.33	.33
PROPOSED USE:	RETAIL/CARWASH/GASOLINE SALES	OFFICE/RETAIL
TOTAL PARKING PROVIDED:	29	N/A
TOTAL PARKING REQUIRED:	29	N/A
HC PROVIDED:	2	N/A
HC REQUIRED:	1	N/A
BIKE SPACES PROVIDED:	4	N/A
BIKE SPACES REQUIRED:	1	N/A
MOTORCYLCE SPACES (MC):	1	N/A
BUILDING HEIGHT:	25'-4"	N/A
LANDSCAPE PROVIDED:	9617 SF	N/A
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	5647 SF	N/A

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTRUE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

9. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

10. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C2 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. SITE PLAN FOR BUILDING PERMIT
C3. LANDSCAPING PLAN
C4. GRADING AND DRAINAGE PLAN
C5. MASTER UTILITY PLAN
C6. ELEVATIONS
C7. ELEVATIONS
C8. ELEVATIONS
C9. DETAILS

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL	CIRCLE K	DRAWN BY AB
	SITE PLAN FOR SUBDIVISION	DATE 06-01-03
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 24087

View Plane Analysis

CITY OF ALBUQUERQUE

JW 23073
Planning
Drainage

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

February 1, 2005

Ronald Bohannan, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Wendys at Louisiana Blvd and Paseo del Norte NE, Grading and Drainage Plan

Engineer's Stamp dated 9-03-04 (C19-D39)

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 1-20-05, the above referenced plan is approved for Building Permit. Attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Please note that all public infrastructure shown on these plans will be built under a separate work order. This work order must be completed before a Certificate of Occupancy will be issued.** Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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

Date: October 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003364**
05EPC-00940 EPC Site Development Plan-Building Permit
05EPC-00941 Sector Plan Map Amendment
05EPC-00942 Sector Plan Text Amendment
05EPC-00939 EPC Site Development Plan-Subdivision

Circle K Stores, Inc.
495 E. Rincon Ste. 150
Corona, CA, 92879

LEGAL DESCRIPTION: for all or a portion of Lot 1-A-1, Block 10, **North Albuquerque Acres,** zoned SU-2/Mixed Use, located at the southeast corner of LOUISIANA BOULEVARD NE, and HOLLY AVENUE NE, containing approximately 1 acre. (C-19) David Stallworth, Staff Planner

On October 20, 2005 the Environmental Planning Commission voted to recommend approval to the City Council Project 1003364/05EPC – 00941, a map amendment to the *La Cueva Sector Development Plan* establishing SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption on a portion of Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3, based on the following Findings:

FINDINGS:

1. This is a request for consideration and approval of request for a map amendment to the *La Cueva Sector Development Plan* for a portion of +/-1.75-acre parcel known as **Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3**, zoned SU-2/Mixed Use, to SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption.

2. The original request to allow packaged liquor sales was amended by the applicant because approval of the original request would have allowed an individual liquor store to operate on the site. As the likelihood of an individual store catering to the primary sale of beer and wine appears highly unlikely, the applicant believed the modification in the zone change request to be more appropriate.

3. Convenience retail stores that sell food and non-alcoholic beverages are a permissive use under the site's current zoning. As the subject area does not abut residentially zoned properties, outside retail sales of gasoline are also allowed.

4. There are no retail food and beverage stores within reasonable walking distance of existing single-family residential development catercorner to the project site.

5. The proposed request for a sector plan map amendment does not conflict with the following sections of Resolution 270-1980:
   a. Section 1-A, which prescribes denial of the map amendment request that could potentially compromise the health, safety, morals and welfare of the general public. In subsequent correspondence, the applicant has extensively outlined company-imposed safeguards, training measures and policies surrounding alcoholic sales to the public. With this in mind, the applicant has satisfactorily demonstrated that the proposed land use will maintain the safety interests of the community by providing adequate precautionary measures against improper access to minors and inebriated buyers. The applicant commits to the prohibitions of beer and wine sales during certain hours of the day from 12 midnight to 8:00 a.m. the following morning.
   b. Sections 1-B and 1-C, which requires that the proposed map amendment request furthers the intent of the *City/County Comprehensive Plan* and any other associative plans, and that the request provides a solid foundation for land use and zoning stability. Originally, the applicant questionably equated land use stability with market conditions, convenient access to beer and wine sales and likely reductions in vehicular traffic. The applicant has since further clarified that although retail food and non-alcoholic sales are already permitted, the inclusion of beer and wine sales will foster ongoing community patronage and promote continued business growth and longevity, two important facets that will keep the business from becoming an empty storefront or a business in perpetual transition, two events that could eventually erode area stability;
   c. Section 1-E, which prescribes denial of a map amendment request that allows the placement of uses that may be potentially harmful to an adjacent property, neighborhood or community. Again, the applicant has demonstrated the willingness to implement extensive company policies, safeguards and training surrounding alcoholic sales to the general public in order to maintain the public health, safety and welfare;
   d. Section 1-F, as the requested map amendment and accompanying development do not require major, non-programmed capital expenditures by the City;
   e. Section 1-G, which prescribes denial of the map amendment request on the primary basis of economic consideration or hardship. Although the applicant's argument includes economic determinants such as market-based competitiveness and desired business preferences, they are not used as a basis to establish hardship, but rather as a means of emphasizing that beer and wine sales would be a secondary, yet important, component in solidifying business presence and ensuring both longevity and stability;
   f. Section 1-H, as the site's proximity to a designated major arterial is not the primary basis for the applicant's request.

g. Sections 1-I and I-J, as the request constitutes neither a "spot" nor a "strip" zone.

6. The proposed request for a sector plan map amendment is not required to correct an error in zoning classification, as expressed in Resolution 270-1980, section 1-D-1.

7. The proposed request for a sector plan map amendment is not in response to changes in area conditions, as expressed in Resolution 270-1980, section 1-D-2.

8. The applicant asserts that new stores are "positioned to do substantially more business through food service, and much less dependence on traditional tobacco/beer sales," thereby relegating beer and wine sales to a less dominant role. The applicant has also satisfactorily demonstrated that extensive company policies and safeguards are in place to guarantee that the health and safety of the general public is not compromised and that existing neighborhood values are respected, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan.*

9. Existing public infrastructure is in place to adequately support a convenience retail store, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan.*

10. Whereas a convenience store operation is already allowed on the site, employment generation and provision of day-to-day goods and services is assured. The inclusion of beer and wine sales shall, nevertheless, encourage longevity and growth of the business and diminish the potential risk of frequent ownership change or business closure, in accordance with *Policy II.B.5.i* of the *City/County Comprehensive Plan.*

11. Whereas the proposed use constitutes high-quality development that offers a wide range of goods and services to the nearby community and is located within a primary corridor identified as suitable for this type of urban development, the request meets several tenets of the *La Cueva Sector Development Plan.*

12. Whereas the development of a retail convenience store that does not include alcoholic beverage sales could offer substantial advantage and benefit to the surrounding area and to the City, as required by Resolution 270-1980, sections 1-C and 1-D-3, the inclusion of beer and wine sales could also offer area land use stability and amplify those advantages and benefits.

13. The applicant is authorized to pursue a request for a request for a sector plan map amendment on the subject property.

14. There is no known public opposition to the request, and neither area residents nor the affected neighborhood associations solicited facilitation assistance from the City. Public opposition was voiced at the EPC hearing.

On October 20, 2005 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003364/05EPC – 00942, a text amendment to the La Cueva Sector Development Plan, to allow SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption on a portion of Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3, based on the following Findings:

FINDINGS:

1. This is a request for consideration and approval of a text amendment to the *La Cueva Sector Development Plan* to allow SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption on a portion of +/-1.75-acre parcel presently known as **Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3**.

2. Convenience retail stores that sell food and non-alcoholic beverages are a permissive use under the entire site's current zoning.

3. There are no retail food and beverage stores within reasonable walking distance of existing single-family residential development catercorner to the project site.

4. The applicant has not asserted a need to change the existing zoning of a portion of the subject property in response to either a perceived error in zoning or a change in area conditions, as outlined in Resolution 270-1980, sections 1.D.1 and 1.D.2, respectively.

5. Significant advantage and benefit to the surrounding community and the City will be gained as a result of a sector plan map amendment allowing the inclusion of beer and wine sales within a portion of the subject property, as required by Resolution 270-1980, section 1.D.3.

6. As the applicant's request involves the establishment of a new zoning category within the boundaries of the *La Cueva Sector Development Plan* area to allow SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption on a portion of the subject property, a text amendment to the governing sector plan is required.

7. The applicant is authorized to pursue a request for a text amendment to the *La Cueva Sector Development Plan* to allow SU-1/Mixed Use with Beer and Wine Sales for off-premise consumption on a portion of the subject property.

8. There is no known public opposition to the request, and neither area residents nor the affected neighborhood associations solicited facilitation assistance from the City. Public opposition was voiced at the EPC Hearing.

On October 20, 2005 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003364/05EPC – 00939, a site development plan for subdivision, for Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision of a +/- 1.75-acre parcel known as **Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3**, zoned SU-2/Mixed Use, to accommodate the creation of two (2) new lots from one (1) existing lot.

2. The proposed subdivision will accommodate new commercial and office uses, which are appropriate uses of the property, and subsequent review of site plans for building permit will ensure that new development is sensitive to, and compatible with the surrounding environment, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan.*

3. New development within the project site will have access to existing public infrastructure, in accordance with *Policy II.B.5.e* of the *City/County Comprehensive Plan.*

4. Existing raised medians along Louisiana Boulevard and the requirement for shared driveways within reciprocal access easements will offer adequate controls over traffic flow within the surrounding area, in accordance with *Policy II.B.5.k* of the *City/County Comprehensive Plan.*

5. The proposed subdivision is in keeping with the *La Cueva Sector Development Plan* as it lays the foundation to introduce high-quality development offering neighborhood-scale goods and services into an area identified as suitable for such purposes.

6. The applicant is authorized to pursue a request for a site development plan for subdivision purposes on the subject property.

7. There is no known public opposition to the request, and neither area residents nor the affected neighborhood associations solicited facilitation assistance from the City. Public opposition was voiced at the EPC Hearing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.

3. With respect to engineering considerations, the following conditions shall apply:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Per DPM requirements, where driveways are located on opposite sides of the street, the offset from one another will be 50' minimum or their centerlines will be within 15' of one another.
   e. Provide cross access to adjacent properties.
   f. Site plan shall comply and be designed per DPM Standards.
   g. Platting must be a concurrent DRB action.
   h. Construction of the bicycle lane along Louisiana Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

4. With respect to considerations regarding site plan layout and configuration, the following conditions shall apply:
   a. The applicant shall either relocate the trash enclosure to a less conspicuous area of the site or revise the design to include pilaster treatments similar to the principal building in conjunction with a greater emphasis upon evergreen screening.
   b. The applicant shall provide a view analysis on the final site plan that identifies views both into and out of the site and indicates view preservation, as required in guideline 11R-1 of the *La Cueva Sector Development Plan.*
   c. The Holly Avenue (north) elevation of the primary building shall be brought into compliance with guideline 4R-2 of the *La Cueva Sector Development Plan* requiring consistency along all facades facing a public street. Any modifications to the north elevation should include the placement of storefront windows.
   d. The applicant shall include some form of shading, such as a portico or canopy, along the Louisiana Boulevard (west) elevation of the primary building, in accordance with guidelines 5R-7 and 3R-4 of the *La Cueva Sector Development Plan.*
   e. The applicant shall either demonstrate on the final site plan that the proposed "comet graphic" along the edging of the gasoline island's canopy is in compliance with guideline 9R-4 of the *La Cueva Sector Development Plan*, which prohibits the use of high-intensity, metallic or fluorescent colors, and plastic, vinyl or back-lit panels, fascias or canopies, or remove the graphic from the canopy entirely.

f. The applicant shall provide a minimum fifteen-foot-wide (15') pedestrian walkway along the front of the primary building, as required in guideline 3R-4 of the *La Cueva Sector Development Plan.*
g. The applicant shall either provide a minimum 400-square-foot public area on the premises or demonstrate reciprocal use of similar amenities with adjacent development, as required in guideline 8R-3 of the *La Cueva Sector Development Plan.*
h. The applicant shall provide sign area dimensions, lighting specifications and front-facing design schematics for the proposed monument sign on the final site plan. All proposed on-site signage shall be brought into accordance with guidelines 13R-8 and 13R-9 of the *La Cueva Sector Development Plan*, and their final area dimensions, lighting specifications shall be demonstrated on the final site plan.

5. With respect to considerations regarding vehicular access, circulation and parking, the following conditions shall apply:
   a. The applicant shall provide at least one motorcycle parking space on the site.
   b. The applicant shall either relocate the primary building to a more prominent location along any of the abutting public streets, provide parking on at least two (2) sides of the primary building, or submit a written explanation for the parking and circulation layout as currently proposed that is to the satisfaction of the Planning Department prior to final signoff by the Development Review Board.

6. With respect to considerations regarding lighting and security, the following conditions shall apply:
   a. The applicant shall ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
   b. The applicant shall satisfactorily demonstrate that the proposed three-foot (3') masonry wall along the Louisiana Boulevard frontage of the project site contains significant articulation, offsetting or various design elements, in accordance with guideline 10R-3 of the *La Cueva Sector Development Plan.*

7. The applicant shall revise the landscape plan to include area measurements for each proposed landscape area within the project site prior to final sign off by the Development Review Board.

8. The project shall comply with all SWMD ordinances and requirements.

On October 20, 2005 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003364/05EPC– 00940, a site development plan for building permit, for a portion of Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for building permit on a portion of a +/-1.75-acre parcel known as **Lot 1-A-1, Block 10, Tract 2, North Albuquerque Acres U-3**, zoned SU-2/Mixed Use.

2. The proposed commercial use is appropriate for the property as it represents high-quality development offering neighborhood-scale goods and services in an area identified as suitable for such purposes, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan*

3. The proposed development will offer employment opportunities and provide day-to-day goods and services within reasonable walking distance to existing residential neighborhoods, and as the project is subject to site plan review, sufficient mitigation is assured, as expressed in *Policy II.B.5.i* of the *City/County Comprehensive Plan.*

4. Through thoughtful and ingenious site, building and wall design, the proposed development should be visually appealing and should be both sensitive to, and compatible with the surrounding environment, as expressed in *Policy II.B.5.d* of the *City/County Comprehensive Plan.*

5. The placement of conditions shall bring the project within the developmental intent of the *La Cueva Sector Development Plan,* which is to reinforce the area's identity and promote high-quality development that responds appropriately to the natural environment of the northeast mesa.

6. The applicant is authorized to pursue a request for a site development plan for building permit on the subject property.

7. There is no known public opposition to the request, and neither area residents nor the affected neighborhood associations solicited facilitation assistance from the City. Public opposition was voiced at the EPC Hearing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall schedule with the Planning Department case manager a preliminary review of the site plan to be submitted to the Development Review Board within a reasonable amount of time prior to a filing for final sign-off.

3. With respect to engineering considerations, the following conditions shall apply:
   a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Per DPM requirements, where driveways are located on opposite sides of the street, the offset from one another will be 50' minimum or their centerlines will be within 15' of one another.
   e. Provide cross access to adjacent properties.
   f. Site plan shall comply and be designed per DPM Standards.
   g. Platting must be a concurrent DRB action.
   h. Construction of the bicycle lane along Louisiana Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.

4. With respect to considerations regarding site plan layout and configuration, the following conditions shall apply:
   a. The applicant shall either relocate the trash enclosure to a less conspicuous area of the site or revise the design to include pilaster treatments similar to the principal building in conjunction with a greater emphasis upon evergreen screening.
   b. The applicant shall provide a view analysis on the final site plan that identifies views both into and out of the site and indicates view preservation, as required in guideline 11R-1 of the *La Cueva Sector Development Plan*.
   c. The Holly Avenue (north) elevation of the primary building shall be brought into compliance with guideline 4R-2 of the *La Cueva Sector Development Plan* requiring consistency along all facades facing a public street. Any modifications to the north elevation should include the placement of storefront windows.
   d. The applicant shall include some form of shading, such as a portico or canopy, along the Louisiana Boulevard (west) elevation of the primary building, in accordance with guidelines 5R-7 and 3R-4 of the *La Cueva Sector Development Plan.*
   e. The applicant shall either demonstrate on the final site plan that the proposed "comet graphic" along the edging of the gasoline island's canopy is in compliance with guideline 9R-4 of the *La Cueva Sector Development Plan*, which prohibits the use of high-intensity, metallic or fluorescent colors, and plastic, vinyl or back-lit panels, fascias or canopies, or remove the graphic from the canopy entirely.
   f. The applicant shall provide a minimum fifteen-foot-wide (15') pedestrian walkway along the front of the primary building, as required in guideline 3R-4 of the *La Cueva Sector Development Plan.*

g. The applicant shall either provide a minimum 400-square-foot public area on the premises or demonstrate reciprocal use of similar amenities with adjacent development, as required in guideline 8R-3 of the *La Cueva Sector Development Plan.*
h. The applicant shall provide sign area dimensions, lighting specifications and front-facing design schematics for the proposed monument sign on the final site plan. All proposed on-site signage shall be brought into accordance with guidelines 13R-8 and 13R-9 of the *La Cueva Sector Development Plan*, and their final area dimensions, lighting specifications shall be demonstrated on the final site plan.

5. With respect to considerations regarding vehicular access, circulation and parking, the following conditions shall apply:
   a. The applicant shall provide at least one motorcycle parking space on the site.
   b. The applicant shall either relocate the primary building to a more prominent location along any of the abutting public streets, provide parking on at least two (2) sides of the primary building, or submit a written explanation for the parking and circulation layout as currently proposed that is to the satisfaction of the Planning Department prior to final signoff by the Development Review Board.
6. With respect to considerations regarding lighting and security, the following conditions shall apply:
   a. The applicant shall ensure that any on-site lighting is shielded in order to provide downward light emission and prevent both light trespass and upward light pollution.
   b. The applicant shall satisfactorily demonstrate that the proposed three-foot (3') masonry wall along the Louisiana Boulevard frontage of the project site contains significant articulation, offsetting or various design elements, in accordance with guideline 10R-3 of the *La Cueva Sector Development Plan.*

7. The applicant shall revise the landscape plan to include area measurements for each proposed landscape area within the project site prior to final sign off by the Development Review Board.

8. The project shall comply with all SWMD ordinances and requirements.

9. The applicant shall not sell beer and wine between the hours of 12:00 a.m. and 8:00 a.m.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 4, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/DS/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuq. NM 87113
Judie Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuq. NM 87113
Steven Fuller, North Domingo Baca NA, 8523 Murrelet NE, Albuq. NM 87113
Doug Fenton, North Wyoming NA, 8324 Ruidoso Rd. NE, Albuq. NM 87109
Dawne Settecerri, North Wyoming NA, 7704 White NE, Albuq. NM 87109
Joe Yardumian, 7801 RC Gorman NE, Albuq. NM 87122
Marshall Hoover, 8201 Ville Ct. NE, Albuq. NM 87123
Robert Mueller, 8404 San Tesoro St. NE, Albuq.NM 87113
Patricia Herrera, 6923 La Lucena NE, Albuq. NM 87113
Richard Patrick Driscoll, 6812 La Merida NE, Albuq. NM 87113

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

PAID RECEIPT

APPLICANT NAME Double Cheese Corp.

AGENT Tierra West LLC

ADDRESS 8509 Jefferson

PROJECT & APP # 10033364

PROJECT NAME Tr 1-A-1, N. ABQ Acres Tr 2 Unit 3

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 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

$ 305.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

11/29/2005 9:55AM LOC: ANNX
RECEIPT# 00050513 WS# 006 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSE
Trans Amt $305.00
J24 Misc
$285.00
Thank You

CK $305.00
CHANGE $0.00

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

11/29/2005 9:55AM LOC: ANNX
RECEIPT# 00050512 WS# 006 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $305.00
J24 Misc
$20.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
____ Major Subdivision action
_X_ Minor Subdivision action
____ Vacation
____ Variance (Non-Zoning)

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

STORM DRAINAGE
____ Storm Drainage Cost Allocation Plan

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

V P L A D APPEAL / PROTEST of...
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: __DOUBLE CHEESE CORPORATION_____ PHONE: __883.5285_____
ADDRESS:__4810 HARDWARE DRIVE NE _____ FAX: __881.0506_____
CITY:___ALBUQUERQUE_____ STATE _NM_ ZIP__87109____ E-MAIL:_____
Proprietary interest in site:__OWNER/DEVELOPER_____ **List all owners:** _DOUBLE CHEESE CORPORATION_____
AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505.858.3100_____
ADDRESS:__8509 JEFFERSON NE_____ FAX: ___505.858.1118_____
CITY:___ABQ_____ STATE _NM__ ZIP_87113____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: __MINOR PRELIMINARY/FINAL PLAT APPROVAL_____

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.__TRACT 1-A-1-A, 1-A-2-A, & 1-A-3-A_____ Block:_____ Unit:_____
Subdiv. / Addn. __N. ABQ. ACRES TRACT 2, UNIT 3_____
Current Zoning:__SU-2 MIXED USE_____ Proposed zoning: ____SAME_____
Zone Atlas page(s): __C19_____ No. of **existing** lots: ___3____ No. of **proposed** lots: _____3___
Total area of site (acres): _3.8387____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____
Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____
UPC No.__101906402903330101_____ MRGCD Map No._____
LOCATION OF PROPERTY BY STREETS: On or Near: _____PASEO DEL NORTE BLVD NE_____
Between:_____LOUISIANA BLVD NE_____ and _____HOLLY AVENUE NE_____

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _PROJ# 1003364___
_____DRB-96-66 / AX-98 / 04EPC-00495 / 04EPC-00494_____
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE Sara Lavy DATE 7/25/05
(Print) __SARA LAVY, P.E._____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - 01210	P&F	5(3)	$ 355.00
☑ All fees have been collected			CMF	$ 20.00
☐ All case #s are assigned				$
N/A ☐ AGIS copy has been sent				$
☑ Case history #s are listed				$
N/A ☐ Site is within 1000ft of a landfill				$
N/A ☐ F.H.D.P. density bonus				Total
N/A ☐ F.H.D.P. fee rebate	Hearing date 08/03/2005			$ 375.00

Kim Sims 07/26/05

Project # 1003364

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 **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ 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.
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
N/A 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.

_SARA LAVY, P.E._____
Applicant name (print)

Karen Kline for Sara Lavy 7/25/05
Applicant signature / date

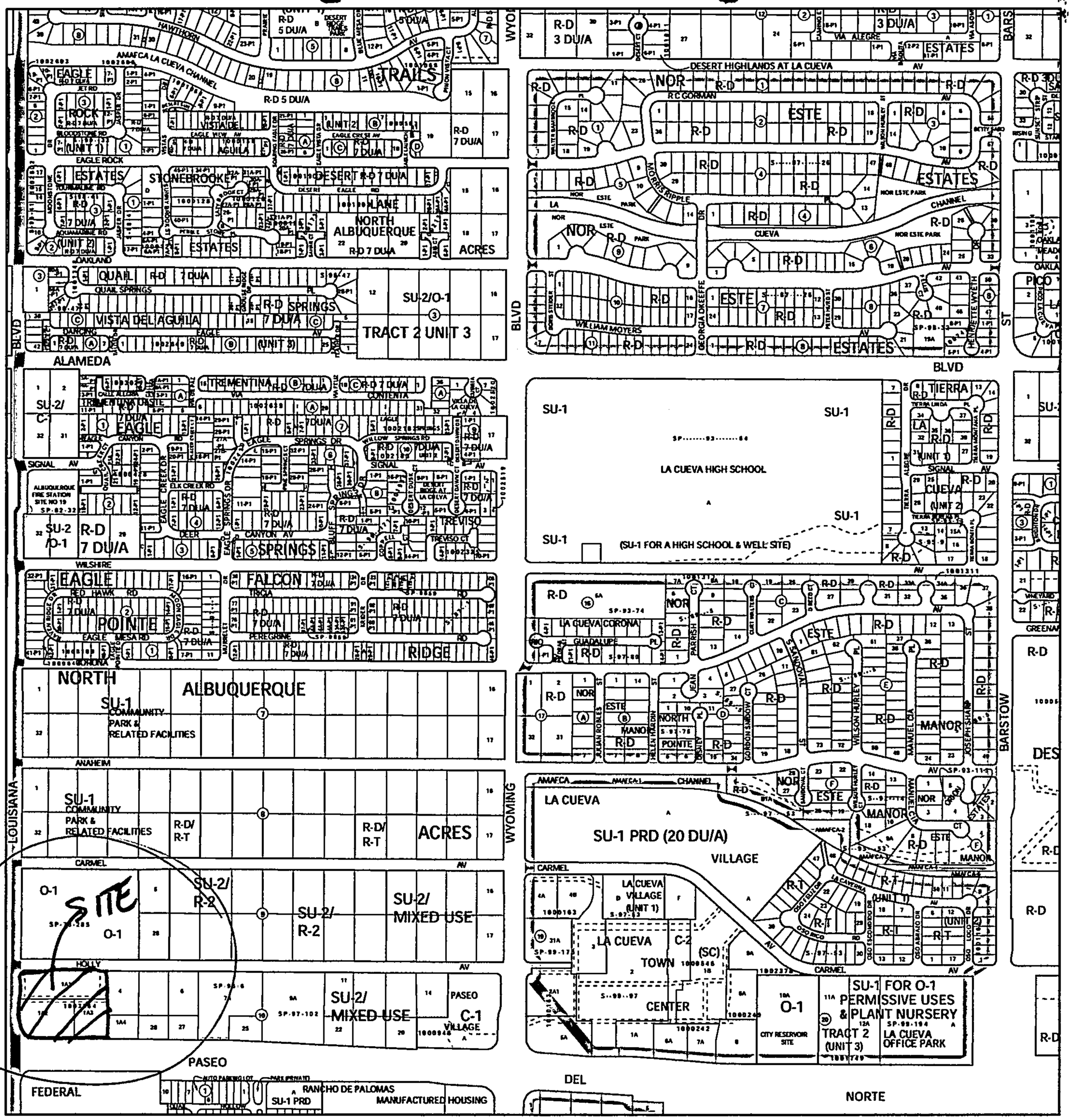
Form revised **11/04**

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

Application case numbers
05DRB - ____ - 01210
____ - ____ - ____
____ - ____ - ____

07/26/05
Planner signature / date

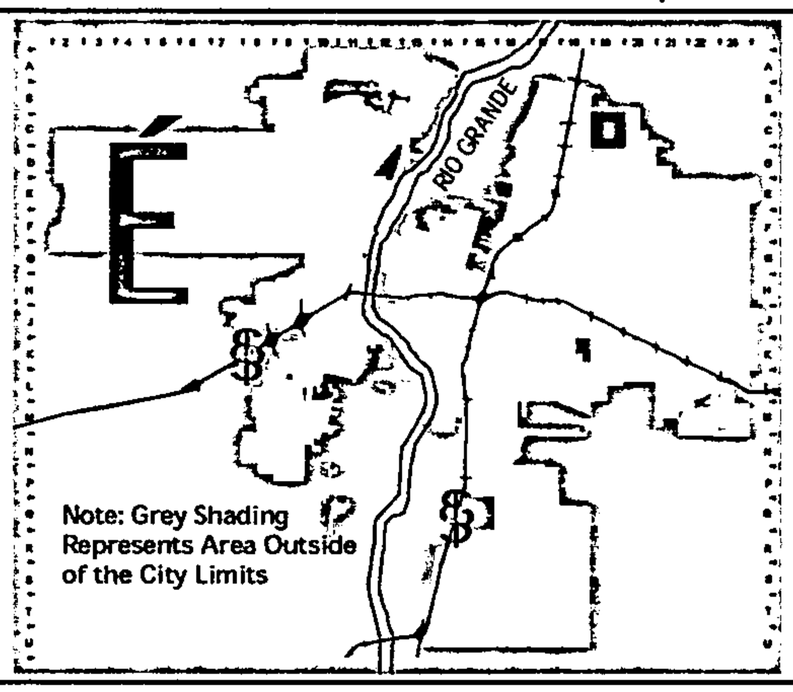
Project # 1003364



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

C-19-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 8, 2005

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

RE: Minor Preliminary/Final Plat Approval
Tract 1-A-1-A, 1-A-2-A, & 1-A-3-A North Albuquerque Acres Tract 2, Unit 3
Project #1003364, Zone Atlas Page C19

Dear Ms. Matson:

Tierra West LLC, on behalf of Double Cheese Corporation, requests approval of the Minor Preliminary/Final Plat for Tract 1-A-1-A, 1-A-2-A, & 1-A-3-A, North Albuquerque Acres Tract 2, Unit 3. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo Del Norte Boulevard NE. The DRB vacated a waterline easement, a public utility easement, and a private access and SAS easement on June 15 and 29, 2005. This plat reflects the vacated easements and the new waterline, Qwest, and private access, waterline and SAS easements.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy

Sara Lavy, P.E.

Enclosure/s

cc: Tim Hogsett

JN: 23073
SL/kk

2003:23073Prelim-Final Plat708605.doc

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

PAID RECEIPT

APPLICANT NAME Double Cheese Corp.

AGENT Tierra West LLC

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1003364 / 05DRB 01210

PROJECT NAME N. ABQ Acres

$ 20.50 **441032/3424000 Conflict Management Fee**

$ 355.50 **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

$ 375.00 **TOTAL AMOUNT DUE**

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

7/26/2005 10:16AM LOC: ANNX
RECEIPT# 00046651 WSH 007 TRANS# 0023
Account 441006 Fund 0000 TRSKAL
Activity 4983000
Trans Amt $375.00
J24 Misc $355.
00 CK $375.00
CHANGE $0.00
DUPLICATE
City Of Albuquerque
Treasury Division
Thank You

7/26/2005 10:16AM LOC: ANNX
RECEIPT# 00046651 WSH 007 TRANS# 0023
Account 441032 Fund 0000 TRSKAL
Activity 3424000
Trans Amt $20.
J24 Misc
00
DUPLICATE
City Of Albuquerque
Treasury Division
Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2109

95-677/1070

DATE 7/25/05

PAY TO THE ORDER OF City of Albuquerque $ 375.00 KK

Three Hundred & Seventy-five — 00 DOLLARS KK

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24067 - DRB - Prel/Final Plat

Donna Bohannan MP

⑈002109⑈ ⑆107006677⑆ 201813⑈

© HARLAND STYLE XKJ

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- ____ Minor Subdivision action
- _X_ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- ____ County Submittal

V
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)

P
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

D
- ____ 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: Circle K Stores Inc. PHONE: 951.270.5152

ADDRESS: 495 E. Rincon Suite 150 FAX: 951.270.5116

CITY: Corona STATE CA ZIP 92879 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: Double Cheese Corp.

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Vacation of Private Sanitary Sewer and Access 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. Tracts 1-A-1 & 1-A-3 Block:_____ Unit:_____

Subdiv. / Addn. North Albuquerque Acres Tract 2, Unit 3

Current Zoning: SU-2 Mixed Use Proposed zoning: SAME

Zone Atlas page(s): C19 No. of **existing** lots: _2___ N o. of **proposed** lots: _2_

Total area of site (acres): _2.4478___ Density if applicable: dwellings per gross acre: _ ___ dwellings per net acre: ___ ___

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101906402903330101 MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___Louisiana Boulevard NE_____

Between: _Paseo del Norte NE_ and _____Holly Avenue NE_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
04DRB-01409-- PROJ# 1003364

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

SIGNATURE Sara Lavy DATE 6/21/05

(Print) SARA LAVY, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-01054	VAC PrLE		$ 45.00
☑ All fees have been collected		CMF		$ 20.00
☐ 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				Total
☐ F.H.D.P. fee rebate	Hearing date 6/29/05			$ 65.00

Planner signature / date 6/21/05

Project # 1003364

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

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

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

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

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

SARA LAVY, P.E.
Applicant name (print)

Sara Lavy 6/21/05
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
05DRB - - 01054
- -
- -

Planner signature / date 6/21/05

Project # 1003364

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

June 21, 2005

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

RE: Vacation of Private Access and Sanitary Sewer Easement
Tract 1-A-1 & 1-A-3, Block 10, North Albuquerque Acres Tract 2, Unit 3
Zone Atlas Page C-19; DRB Project# 1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of Circle K Stores Inc., requests approval of the Vacation of a Private Access and a Private Sanitary Sewer Easement on the above referenced tracts. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo del Norte NE. The easement was granted as a 24-foot wide private access easement and within that easement a 10-foot wide private sanitary sewer easement. We are vacating these easements and will be granting a new 24' easement to include a private waterline, sanitary sewer, and access easement all to benefit Tract 1-A-4.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy

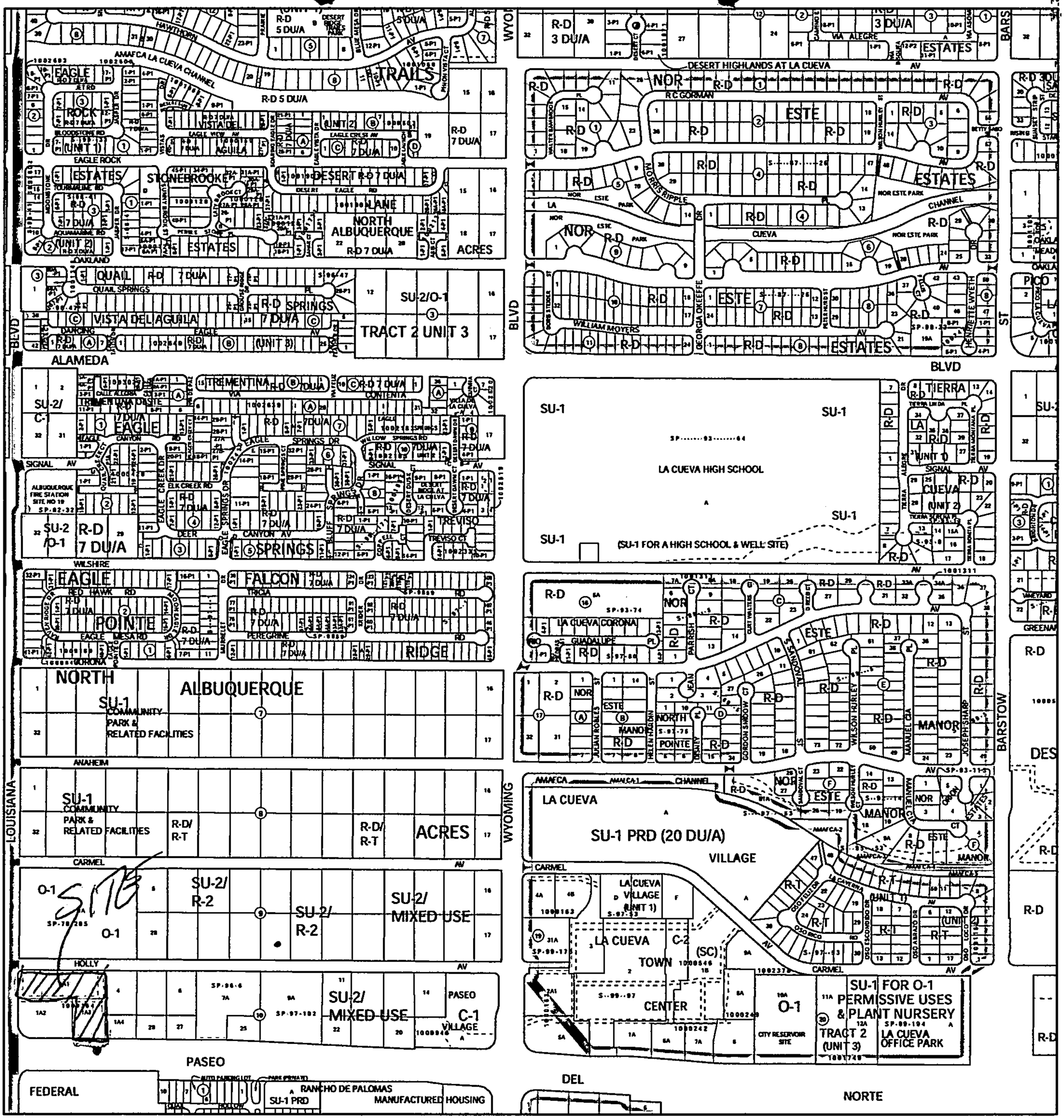
Sara Lavy, P.E.

Enclosure/s

cc: Tim Hogsett
Tom Carmichael
Kent Trauernicht

JN: 24067
SL/kk

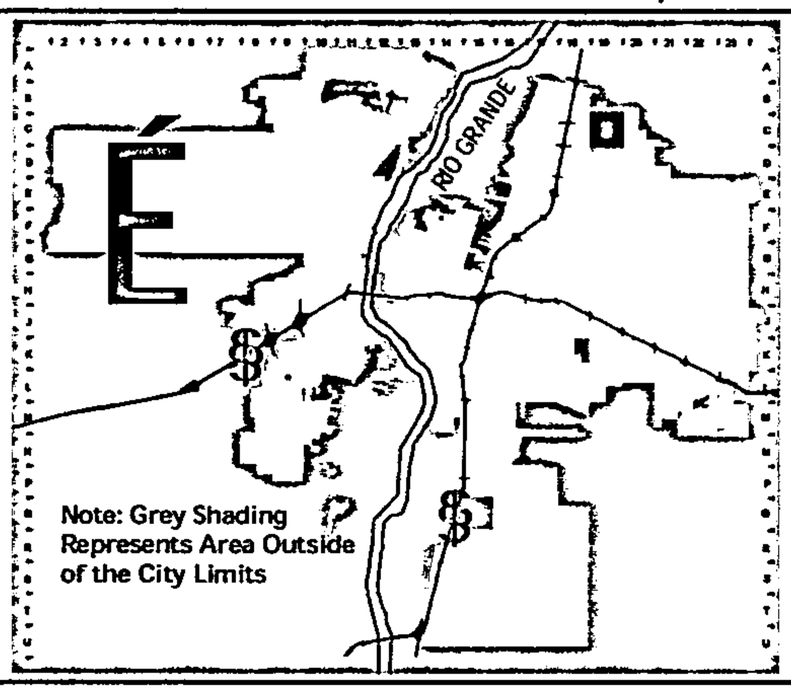
2004:24067Vacation of Easement62105.doc



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

C-19-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

June 1, 2005

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1239
Albuquerque, NM 87103

RE: Tract 1-A-1, North Albuquerque Acres Tract 2, Unit 3

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of **Circle K Stores Inc.**, on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

CIRCLE K STORES, INC.

Tom Carmichael
Print Name

Sign Name

6-01-05
Date

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

PAID RECEIPT

APPLICANT NAME Cecile K Stone

AGENT Sierra West

ADDRESS

PROJECT & APP # 1003364 / 05DRB01054

PROJECT NAME No. Albuq Acres

$ 20.00 441032/3424000 Conflict Management Fee

$ 45.00 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

$ 65.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

6/21/2005 11:16AM LOC: ANNX
RECEIPT# 00042674 WS# 006 TRANS# 0022
Account 441006 Fund 0110
Activity 4983000 TRSAS
Trans Amt $65.00
J24 Misc $45.00
CK $65.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

6/21/2005 11:16AM LOC: ANNX
RECEIPT# 00042673 WS# 006 TRANS# 0022
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $65.00
J24 Misc $20.00

Thank You

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

VACATION EXHIBIT

TO BE VACATED

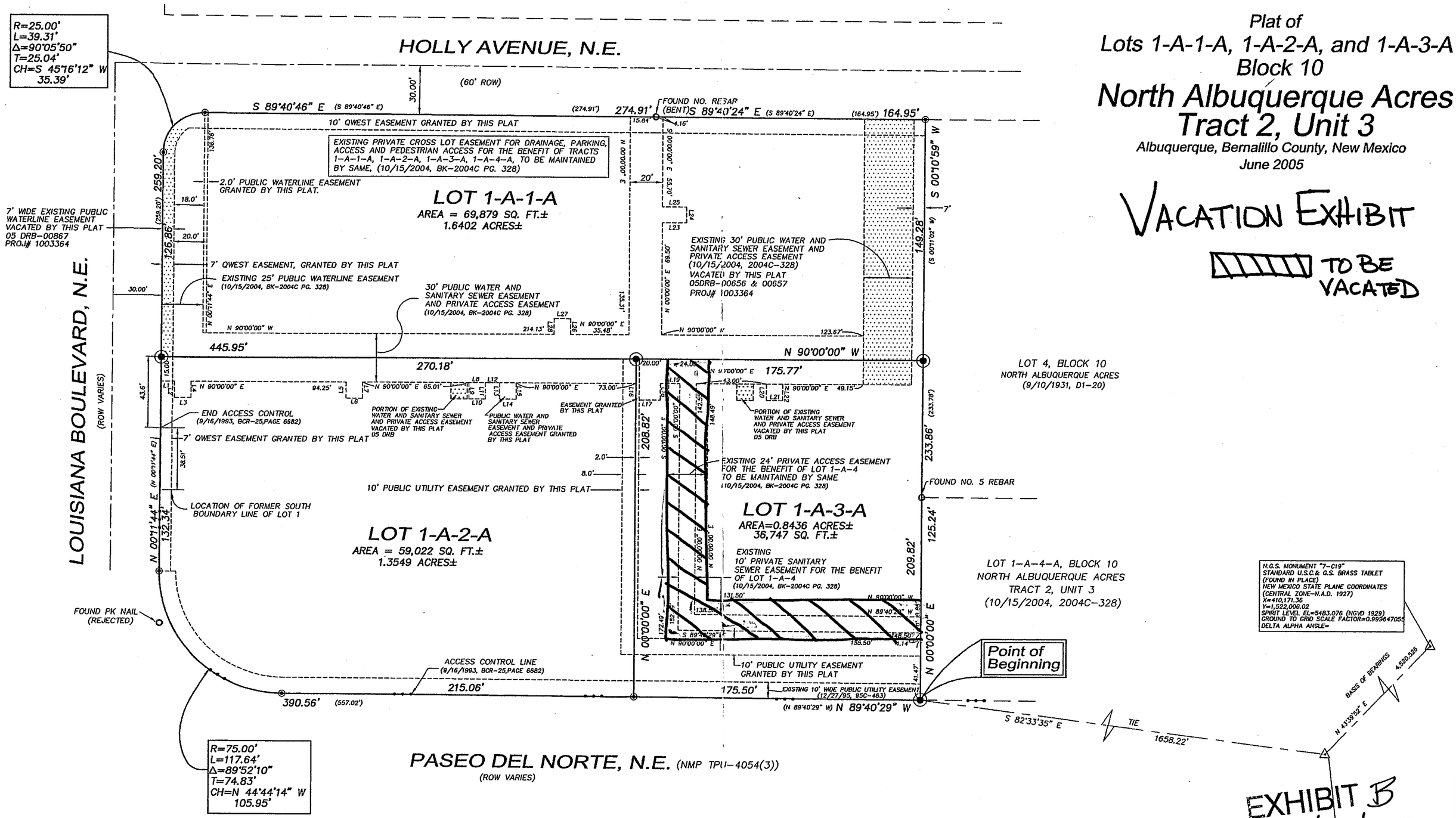


EXHIBIT B
Date 6/29/05

Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035408P

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- _____ Major Subdivision action
- _____ Minor Subdivision action
- _X_ Vacation
- _____ Variance (Non-Zoning)

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

STORM DRAINAGE — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ Annexation
- ____ County Submittal
- V ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L 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: CIRCLE K STORES INC. PHONE: 951.270.5152

ADDRESS: 495 E. RINCON STE. 150 FAX: 951.270.5116

CITY: CORONA STATE CA ZIP 92879 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners:** MINATO CO LTD.

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC WATERLINE 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. TRACTS 1-A-1 Block:_____ Unit:_____

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3

Current Zoning: SU-2 MIXED USE Proposed zoning: SAME

Zone Atlas page(s): C19 No. of **existing** lots: _1_ N o. of **proposed** lots: _1_

Total area of site (acres): _2.4478_ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101906402903330101 MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___LOUISIANA BOULEVARD NE_____

Between: _PASEO DEL NORTE NE_ and _____HOLLY AVENUE NE_____

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project #: 1003364 – 04DRB-01409 / 05DRB-00656 / 05DRB-00657

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

SIGNATURE Karen Kline for DATE 5.20.05

(Print) RONALD R. BOHANNAN, P.E. _____ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB-00867	VPE	V	$ 45.00
	AP FEE		$ 75.00
	CMF		$ 20.00
			$
			$
			Total $ 140.00

Hearing date 06/15/05

Sandy Handley 05/20/05
Planner signature / date

Project # 1003364

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

✓X 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.)
✓X 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
✓X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓X Letter briefly describing, explaining, and justifying the request
✓X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓X Sign Posting Agreement
✓X Fee (see schedule)
✓X 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.

_RONALD R. BOHANNAN, P.E._____
Applicant name (print)

Karen Kline for 5.20.05
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
05DRB - 00867
___ - ___ - ___
___ - ___ - ___

Sandy Handley 05/20/05
Planner signature / date

Project # 1003364

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 20, 2005

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

RE: Vacation of Public Waterline Easement
Tract 1-A-1, Block 10, North Albuquerque Acres Tract 2, Unit 3
Zone Atlas Page C-19; DRB Project# 1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of Circle K Stores Inc., requests approval of the Vacation of Public Waterline Easement on the above referenced tract. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo del Norte NE. The easement was originally granted at 25-feet wide because a public water line and sanitary sewer line were planned to be within the easement. The sanitary sewer line was moved to Louisiana due to conflicts with an existing storm drain line in Holly Avenue. The easement now only contains a public water line and is only required to be 20-feet wide. Qwest is asking for a 7-foot easement along the Louisiana right-of-way and so we are asking for a 7-foot vacation on the west side of the easement, adjacent to Louisiana. We will grant an additional two foot on the east side of the easement so there will still be a 20-foot public waterline easement.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sara Lavy

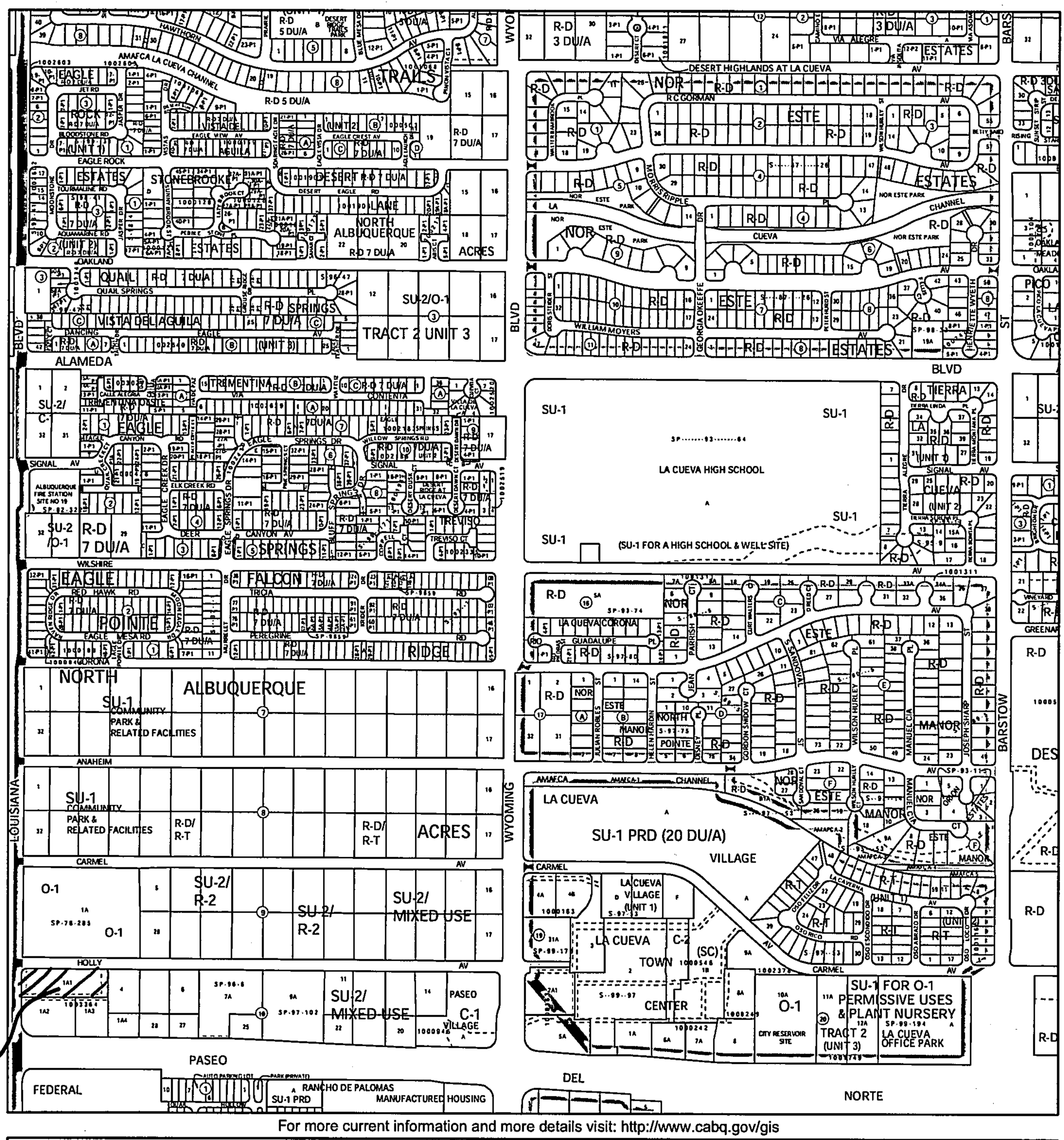
Sara Lavy, P.E.

Enclosure/s

cc: Tim Hogsett
Tom Carmichael
Kent Trauernicht
Judie Pellegrino, North Domingo Baca N.A.
Steven Fuller, North Domingo Baca N.A.
Doug Fenton, North Wyoming N.A.
Dawne Settecerri, North Wyoming N.A.

JN: 24067
RRB/kk

2004:24067Vacation of Easement51805.doc



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Zone Atlas Page:

C-19-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

7002 0860 0002 3202 2710

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

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS MAY 20 2005 Postmark Here

Sent To STEVEN FULLER
Street, Apt. No., or PO Box No. NORTH DOMINGO BACA N.A.
City, State, ZIP+4 8523 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 2703

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

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS MAY 20 2005 Postmark Here

Sent To JUDIE PELLEGRINO
Street, Apt. No., or PO Box No. NORTH DOMINGO BACA N.A.
City, State, ZIP+4 8515 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 2734

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

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS MAY 20 2005 Postmark Here

Sent To DAWNE SETTECERRI
Street, Apt. No., or PO Box No. NORTH WYOMING N.A.
City, State, ZIP+4 7704 WHITE NE
ALBUQUERQUE NM 87109

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 2727

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

OFFICIAL USE

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS MAY 20 2005 Postmark Here

Sent To DOUG FENTON
Street, Apt. No., or PO Box No. NORTH WYOMING N.A.
City, State, ZIP+4 8324 RUIDOSO ROAD NE
ALBUQUERQUE NM 87109

PS Form 3800, April 2002 See Reverse for Instructions

ALBUQUERQUE
Making History

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.

May 18, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **May 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 1A1, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, LOCATED ON LOUISIANA BOULEVARD NE BETWEEN HOLLY AVENUE NE AND PASEO DEL NORTE NE** zone map **C-19.**

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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

****

(below this line for OCNC use only)

Date of Inquiry: **05/18/05** Entered: **2:25 p.m.** ONC Rep. Initials: **SW**

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: C-19

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Steven Fuller
8523 Murrelet NE/87113 797-0050 (h)

NORTH WYOMING N.A. (NWG) "R"
***Doug Fenton**
8324 Ruidoso Rd. NE/87109 856-6113 (h) 856-1997 (w)
Dawne Settecerri
7704 White NE/87109 856-9650 (h) 341-3578 (w)

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

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

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

PAID RECEIPT

APPLICANT NAME CIRCLE K STORES INC

AGENT TIERRA WEST LLC

ADDRESS

PROJECT & APP # 1003364

PROJECT NAME CIRCLE K STORE

$ 20.00 441032/3424000 Conflict Management Fee

$ 45.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 140.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division
5/20/2005 10:01AM LOC: ANNX
RECEIPT# 00040936 WS# 006 TRANS# 0005
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $140.00
J24 Misc $75.00
CK $140.00
CHANGE $0.00
Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2036

95-677/1070

DATE 5/19/05

PAY TO THE ORDER OF City of Albuquerque $ 140.00

One Hundred & Forty and ~~City Of Albuquerque Treasury Division~~ DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24069 - DRB Vacation

⑈002036⑈ ⑆107006677⑆ 20 8 1 3⑈

City Of Albuquerque
Treasury Division
5/20/2005 10:00AM LOC: ANNX
RECEIPT# 00040934 WS# 006 TRANS# 0005
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $140.00
J24 Misc $20.00
Thank You

© HARLAND STYLE XXJ

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from 5.~~24~~31.05 To 6.~~25~~15.05.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Kline, 5/~~18~~20/05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 05/20/05, Sandy Handley
(Date) (Staff Member)

Rev. 11/8/90

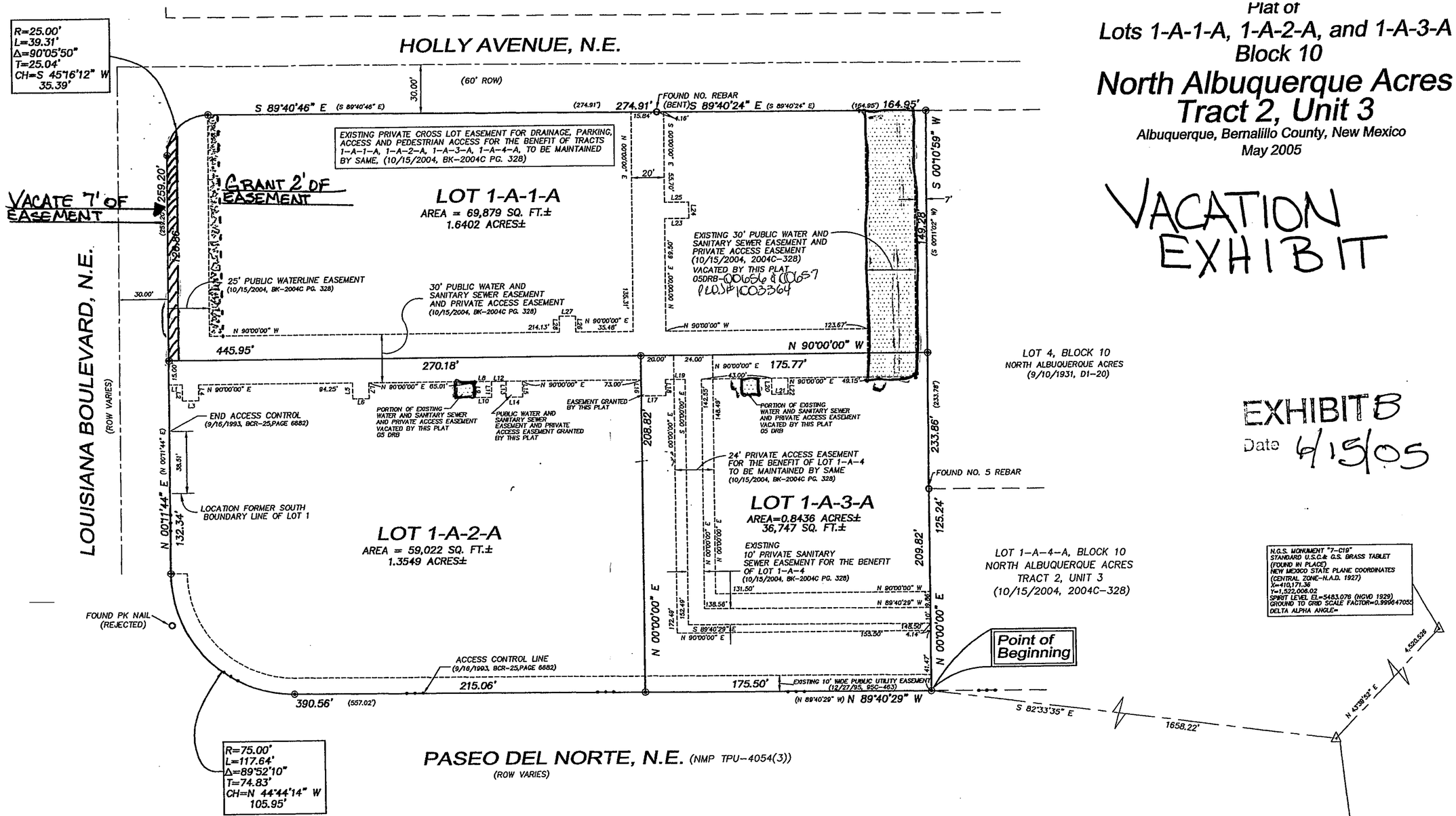
APPLICATION NUMBER: 1003364

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
May 2005

VACATION EXHIBIT

EXHIBIT B
Date 6/15/05



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊕	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

GRAPHIC SCALE

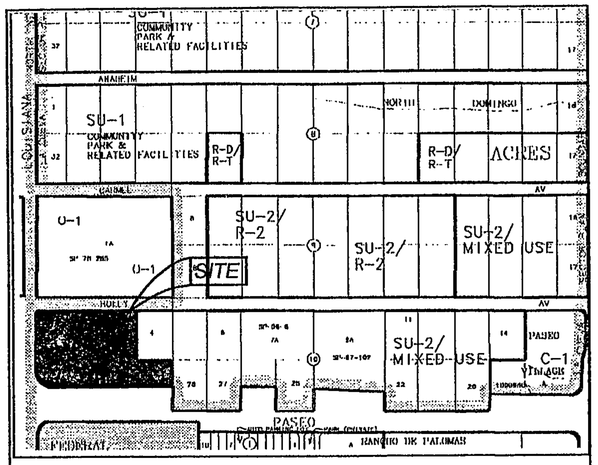
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

03540



Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.2833 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2003340073.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED).

RECORDING STAMP
Mary Herrera Bern. Co. PLAT R 12.00
2004145373
6150870
Page: 1 of 2
10/15/2004 09:45A
Bk-2004C Pg-328

Legal Description

LOT NUMBERED ONE–A (1–A), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 1–3, INCLUSIVE AND 29–32, INCLUSIVE, BLOCK 10, NORTH ALBUQUERUQE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1995, IN PLAT BOOK 95C, FOLIO 463.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LOT, SAID POINT LYING ON THE NORTH RIGHT–OF–WAY LINE OF PASEO DEL NORTE, N.E., FROM WHENCE A TIE TO THE NATIONAL GEODETIC SURVEY MONUMENT "HEAVEN" BEARS S 81°40'29" E, A DISTANCE OF 1490.35 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=407,051.31, Y=1,518,737.03, (U.S. SURVEY FOOT), A DELTA ALPHA ANGLE OF –0°10'45" AND A GROUND TO GRID FACTOR OF 0.99965263;

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°40'29" W A DISTANCE OF 557.02 FEET TO A POINT OF CURVATURE,;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 117.64 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 44°44'14" W, A DISTANCE OF 105.95 FEET, AND A DELTA ANGLE OF 89°52'10", TO A POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N 00°11'44" E A DISTANCE OF 259.20 FEET TO A POINT OF CURVATURE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 45°16'12" E, A DISTANCE OF 35.39 FEET, AND A DELTA ANGLE OF 90°05'50", TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF HOLLY AVENUE, N.E.; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993"

THENCE, THE FOLLOWING TWO CALLS LYING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'46" E, A DISTANCE OF 274.91 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR (BENT);

THENCE S 89°40'24" E, A DISTANCE OF 164.95 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT AN ANGLE POINT MARKED BY A SET REBAR WITH CAP STAMPED "PS 11993";

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°10'59" W A DISTANCE OF 233.86 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR;

THENCE S 89°39'24" E, A DISTANCE OF 167.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW CAP STAMPED "PS 10856";

THENCE S 00°38'13" W, A DISTANCE OF 125.19 FEET THE POINT OF BEGINNING, HAVING AN AREA OF 4.2833 ACRES, (186580 SQUARE FEET), MORE OR LESS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

TIM HOGSETT, PRESIDENT — DATE 9/9/04
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004 BY TIM HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — NOTARY PUBLIC — MY COMMISSION EXPIRES: AUGUST 5, 2008

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, and 1-A-4 Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Project No. 1003364
Application No. 04-DRB-01409

Utility Approvals

PNM ELECTRIC SERVICES	DATE 10-13-04
PNM GAS SERVICES	DATE 10-13-04
QWEST TELECOMMUNICATIONS	DATE 10-13-04
COMCAST	DATE 10/14-04

City Approvals

CITY SURVEYOR	DATE 9-10-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 10-6-04
UTILITY DEVELOPMENT	DATE 10/6/04
PARKS AND RECREATION DEPARTMENT	DATE 10/6/04
AMAFCA	DATE 10/6/04
CITY ENGINEER	DATE 10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR PROPERTY: 101906407303350101
CITY OWNER OF RECORD
MINATO CD. LTD
BERNALILLO COUNTY TREASURER'S OFFICE
15 Oct 04

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO — DATE 09/08/04
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035408P

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

2004145373
Mary Herrera Bern. Co. PLAT R 12.00
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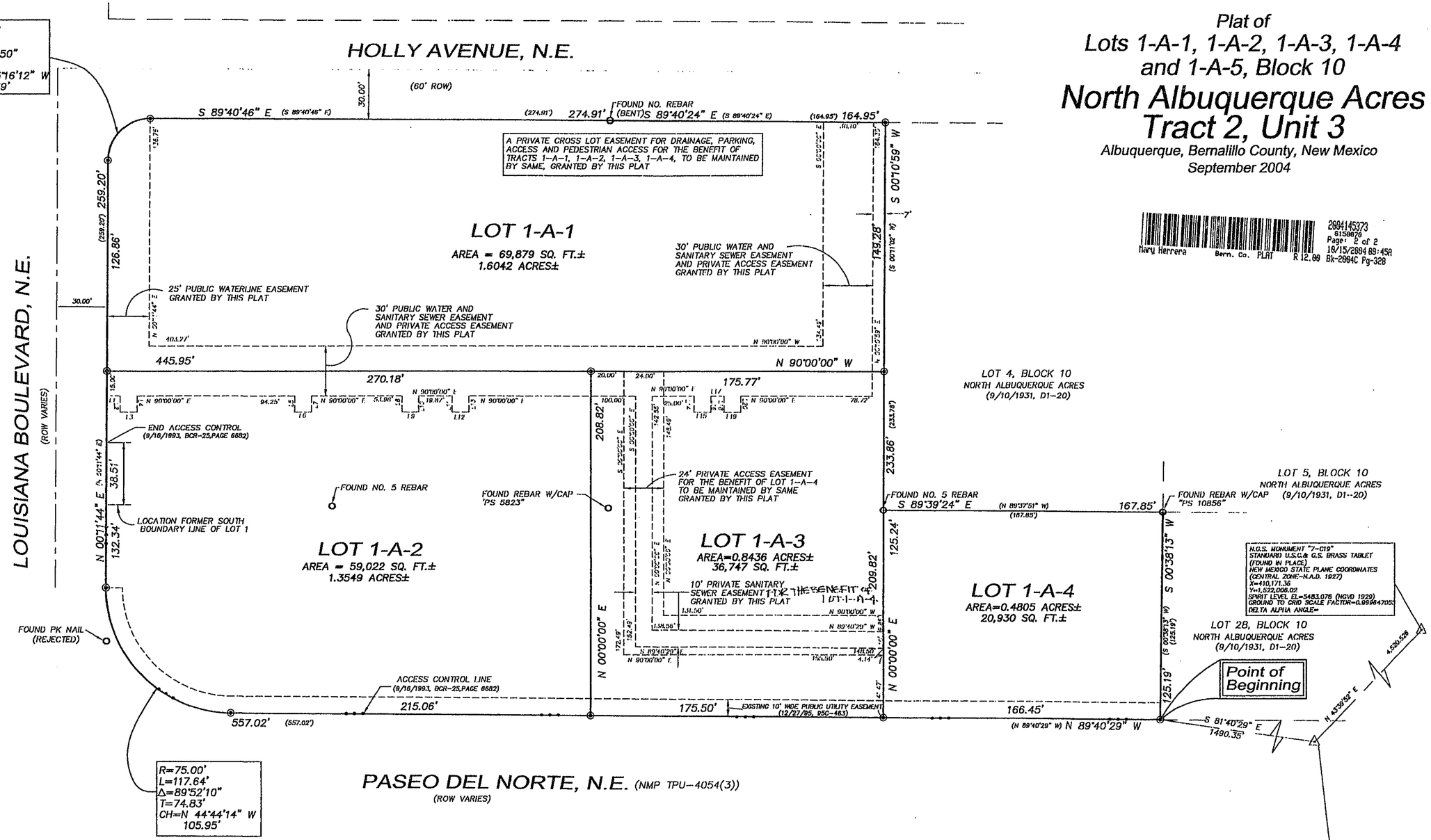
Bk-2004C Pg-328



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
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L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ____ Major Subdivision action
- ____ Minor Subdivision action
- _X_ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- ____ County Submittal
- **V** ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- **P** ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- **D** ____ 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: Circle K Stores Inc. PHONE: 951.270.5152

ADDRESS: 495 E. Rincon Suite 150 FAX: 951.270.5116

CITY: Corona STATE CA ZIP 92879 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners**: MINATO CO LTD

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: Vacation of Public Water and Sanitary Sewer Easement and Private Access

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. Tracts 1-A-1 & 1-A-3 Block:_____ Unit:_____

Subdiv. / Addn. North Albuquerque Acres Tract 2, Unit 3

Current Zoning: SU-2 Mixed Use Proposed zoning: SAME

Zone Atlas page(s): C19 No. of **existing** lots: _2_ N o. of **proposed** lots: _2_

Total area of site (acres): _2.4478_ Density if applicable: dwellings per gross acre: _ _ dwellings per net acre: _ _

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101906402903330101 MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _Louisiana Boulevard NE_

Between: _Paseo del Norte NE_ and _Holly Avenue NE_

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
04DRB-01409-- PROJ# 1003364

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

SIGNATURE Karen Kline for DATE 4.15.05

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
05DRB-00656	VPE	V	$ 90.00
05DRB-00657	VPRE		$ 45.00
	AD Fee		$ 75.00
	CMF		$ 20.00
			$
			Total $ 230.00

Hearing date 5-11-05

4-15-05
Planner signature / date

Project # 1003364

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☒ **VACATION OF PRIVATE EASEMENT**

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

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

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

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

_RONALD R. BOHANNAN, P.E._____
Applicant name (print)

Karen Kline for 4.15.05
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
05DRB-_____-00656
_____-_____-00657
_____-_____-_____

4-15-05
Planner signature / date

Project # 1003364

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 15, 2005

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

RE: Vacation of Public Water, Sanitary Sewer, and Private Access Easement
Tract 1-A-1 & 1-A-3, Block 10, North Albuquerque Acres Tract 2, Unit 3
Zone Atlas Page C-19; DRB Project# 1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of Circle K Stores Inc., requests approval of the Vacation of Public Water, Sanitary Sewer, and Private Access Easement on the above referenced tracts. The site is located on Louisiana Boulevard NE between Holly Avenue NE and Paseo del Norte NE. The vacation of the easement will not affect Tract 1-A-3. The easement will be relocated to accommodate the proposed store on the corner and to allow a future retail development on the other side of the easement.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Donna J Bohannan

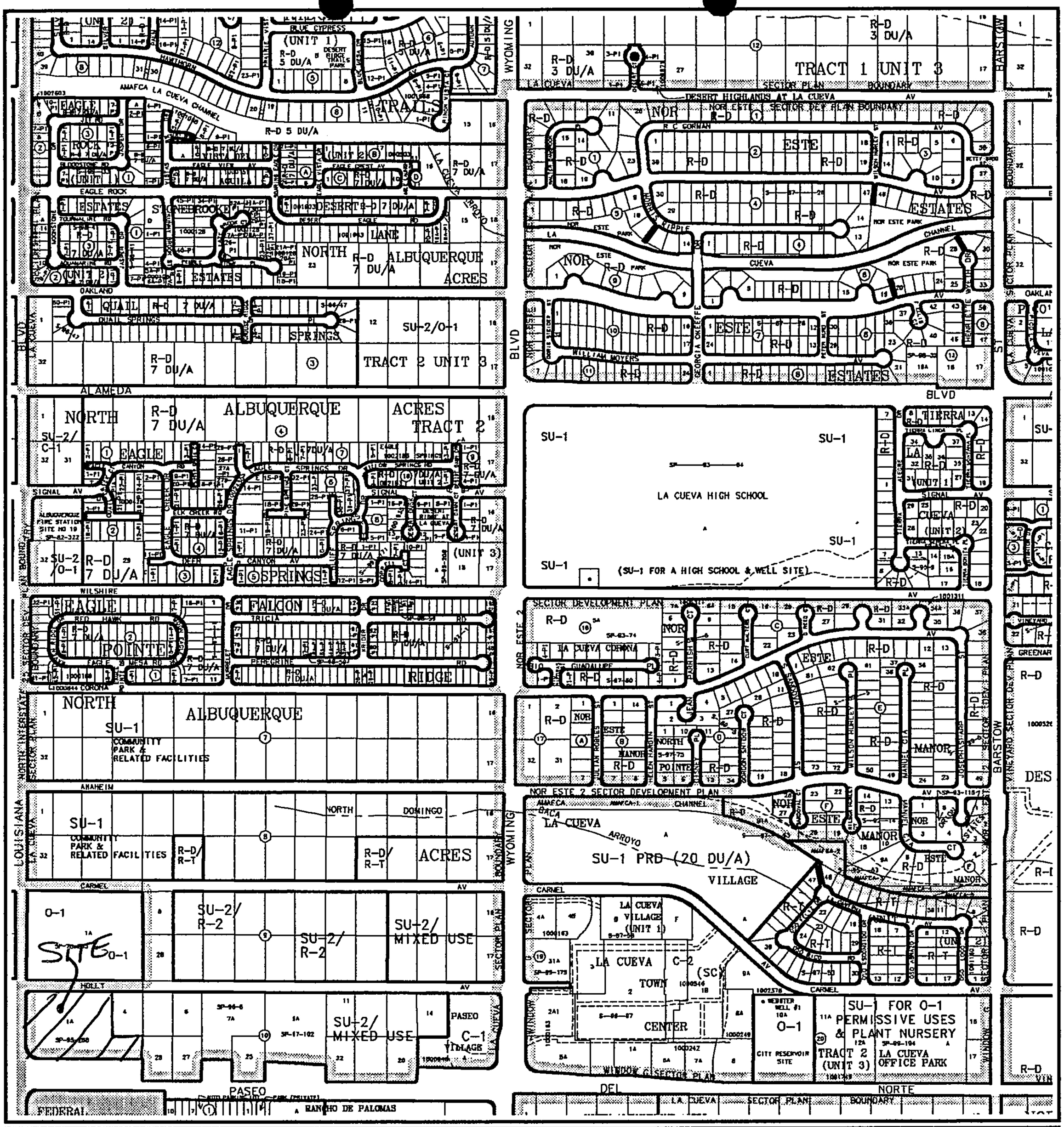
for Ronald R. Bohannan, P.E.

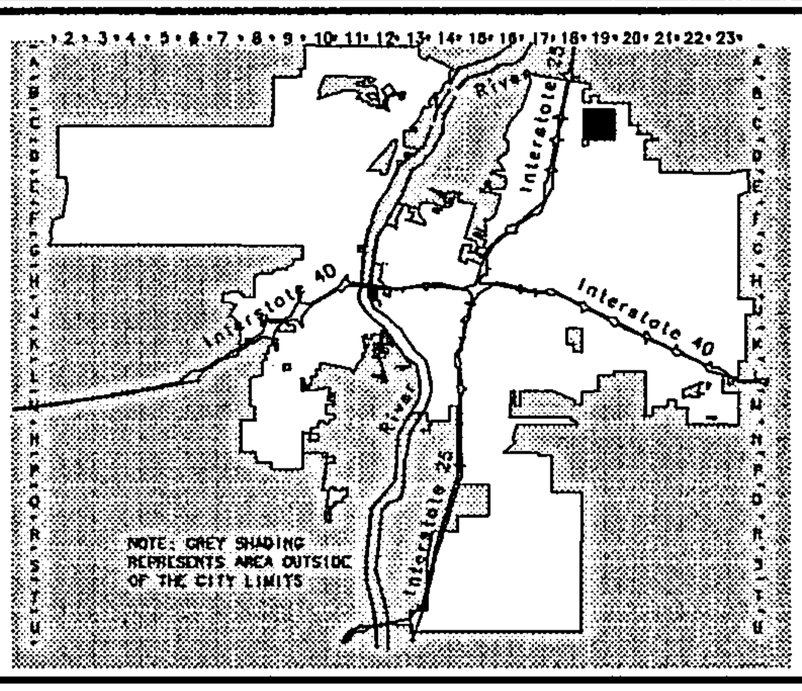
Enclosure/s

cc: Tim Hogsett
Tom Carmichael
Judie Pellegrino, North Domingo Baca N.A.
Steven Fuller, North Domingo Baca N.A.
Doug Fenton, North Wyoming N.A.
Dawne Settecerri, North Wyoming N.A.

JN: 24067
RRB/kk

2004:24067Vacation of Easement41505.doc





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

ALBUQUERQUE
Making History

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.

April 14, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkline@tierrawestllc.com

Dear Karen:

Thank you for your inquiry of **April 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 1A, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, LOCATED ON LOUISIANA BOULEVARD NE BETWEEN HOLLY AVENUE NE AND PASEO DEL NORTE NE** zone map **C-19.**

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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:

   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").

   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").

   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.

5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for OCNC use only)

Date of Inquiry: **04/14/05** Entered: **2:25 p.m.** ONC Rep. Initials: **SW**

"Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: C-19

NORTH DOMINGO BACA N.A. (NDB) "R"
***Judie Pellegrino**
8515 Murrelet NE/87113 821-8516 (h)
Steven Fuller
8523 Murrelet NE/87113 797-0050 (h)

NORTH WYOMING N.A. (NWG) "R"
***Doug Fenton**
8324 Ruidoso Rd. NE/87109 856-6113 (h) 856-1997 (w)
Dawne Settecerri
7704 White NE/87109 856-9650 (h) 341-3578 (w)

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

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

7003 3110 0000 1599 9984

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OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 USPS APR 15 2005 Postmark Here

Sent To
DAWNE SETTECERRI
Street, Apt. No., or PO Box No.
NORTH WYOMING N.A.
City, State, ZIP+4
7704 WHITE NE
ALBUQUERQUE NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9972

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OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 USPS APR 15 2005 Postmark Here

Sent To
JUDIE PELLEGRINO
Street, Apt. No., or PO Box No.
NORTH DOMINGO BACA N.A.
City, State, ZIP+4
8515 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9996

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OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 USPS APR 2005 Postmark Here

Sent To
DOUG FENTON
Street, Apt. No., or PO Box No.
NORTH WYOMING N.A.
City, State, ZIP+4
8324 RUIDOSO ROAD NE
ALBUQUERQUE NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1599 9989

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

OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE NM 87101 USPS APR 2005 Postmark Here

Sent To
STEVEN FULLER
Street, Apt. No., or PO Box No.
NORTH DOMINGO BACA N.A.
City, State, ZIP+4
8523 MURRELET NE
ALBUQUERQUE NM 87113

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 1600 0004

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

PAID RECEIPT

APPLICANT NAME Circle K Stores

AGENT Tierra West

ADDRESS

PROJECT & APP # 1003364

PROJECT NAME NAA Tr 2, unit 3

$ 20.00 441032/3424000 Conflict Management Fee

$ 135.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 230.00 TOTAL AMOUNT DUE

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

4/15/2005 11:50AM
RECEIPT# 00010814 WSH 007 TRANS# 0021
Account 441018 Fund 0110
Activity 4971000 TRELIS
Trans Amt $75.00
12 Misc $0.00
Total $75.00
Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1988

95-677/1070

DATE 4/15/05

PAY TO THE ORDER OF City of Albuquerque $ 230.00

Two Hundred & Thirty and 00/100 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24067 - DRB Submittal

99 ⑈001988⑈ ⑆107006677⑆ 201813⑈

Donna J Bohannan

©HARLAND STYLE XKJ

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

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

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or 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 **4.26.05** To **5.11.05**.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Kline, 4.15.05
(Applicant or Agent) (Date)

I issued 3 signs for this application, 4-15-05, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1003364

Complete 10-19-04 BL.

DRB CASE ACTION LOG (PREL & FINAL)

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-01409 (P&F)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003364

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 10-6-04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: ~~Cross lot drainage~~ ~~Easements~~
- ☐ 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.** OKAY
- ☒ **Copy of recorded plat for Planning.**

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 6, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRB CASE ACTION LOG (PREL & FINAL)

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-01409 (P&F)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003364

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 19-6-04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☒ CITY ENGINEER / AMAFCA: ~~STA~~ ~~Cross lot drainage~~ ~~Extension N.~~
- ☐ 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.** OKAY
- ☒ **Copy of recorded plat for Planning.**

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-01407 (SPS)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 10-6-04 9/22/04 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 1003364

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-01408 (SBP)** Project # **1003364**

Project Name: **NO. ALBUQ ACRES UNIT 3 TR2**

Agent: Tierra West LLC Phone No.: 858-3100

Project Number 1003364

Your request for (**SDP for SUB**), (**SDP for BP**) 10.604, (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/22/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ UTILITIES: _____
- ☒ CITY ENGINEER / AMAFCA: SIA
- ☐ PARKS / CIP: _____
- ☒ PLANNING (Last to sign): ~~Already initialed~~

☐ **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.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 6, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 10:50 a.m.

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

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT,** zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES,** zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04,9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

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.

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS,** zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan Subd/EPC
04DRB-01408 Minor-SiteDev Plan BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 9/22/04]* (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, MEADOWS @ ANDERSON HILLS, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3,** zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF: 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

Project # 1002718
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] *[Final Plat Indef. Deferred for SIA]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **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) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELLIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION,** zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan

A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS,** zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003696**
04DRB-01495 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **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 *[Indef. Deferred 9/29/04]* (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION,** zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

September 22, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002250**
04DRB-01314 Major-Preliminary Plat Approval
04DRB-01315 Major-Vacation of Public Easements
04DRB-01316 Minor-Sidewalk Waiver
04DRB-01317 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA RD NW and UNIVERSE BLVD NW containing approximately 7 acre(s). [REF: 04DRB00926, 04EPC01046, 04EPC01045] (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/22/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-01412 Minor- Amended SiteDev Plan Subd
04DRB-01413 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1-B, A-1-A, A-1-C AND A-2, **VENTANA TOWNHOMES @ VENTANA RANCH,** zoned SU-1 FOR R-2, SU-1 FOR CHURCH, located on UNIVERSE BLVD NW, between VENTANA RD NW and IRVING BLVD NW containing approximately 28 acre(s). [REF: 04EPC-00926, 04EPC-01046, 04EPC-01045] **[Elvira Lopez, EPC Case Planner]** (B-10) **AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK COMMENTS FROM EPC CASE PLANNER.**

2. **Project # 1002962**
04DRB-01319 Major-Bulk Land Variance
04DRB-01320 Major-Vacation of Pub Right-of-Way
04DRB-01321 Major-Vacation of Public Easements
04DRB-01322 Minor-Prelim&Final Plat Approval

WILSON & CO. agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-14 and OS-3 & OS-4, **THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 04DRB-00929, 03DRB-01528] (C-9) **BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

3. **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 **ARROWWOOD 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]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

4. **Project # 1003629**
04DRB-01288 Major-Vacation of Public Easements

ARMIJO SURVEYING GROUP LLC agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55]*[Deferred from 9/15/04]* (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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.

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan Subd/EPC
04DRB-01408 Minor-SiteDev Plan BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 9/22/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

6. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2,** zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] *[Deferred from 9/1/04] [Deferred on 9/8/04 on a no show]* (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII AND NOTES AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **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) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

8. **Project # 1002668**
04DRB-01419 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Tract(s) C, Block(s) 5, Tract(s) E & F, Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT residential zone, located on ATRISCO DR NW, between I-40 and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 02EPC-01089, 03DRB-00811] (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**

9. **Project # 1000739**
04DRB-01382 Minor-Ext of SIA for Temp Defer SDWK

SANDIA PROPERTIES LTD CO agent(s) for SANDIA PROPERTIES LTD. request(s) the above action(s) for all or a portion of Lot(s) 73, Tract(s) Y-1-B, **MESA VISTA @ VENTANA RANCH,** zoned R-LT residential zone, located on LAS VENTANAS RD NW, between BANYON AVE NW and EAGLE AVE NW. [REF: 01DRB-00529, 01DRB-01478, DRB-95-252, S-98-52, S-95-27, V-98-52, SV-95-39] (B-9) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project # 1003542**
04DRB-01391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION,** zoned SU-2, TH, located on 15th ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF: 04DRB-01081] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CERTIFICATION OF SIDEWALKS AND REAL PROPERTY SIGNATURE.**

11. **Project # 1002322**
04DRB-01396 Minor-Extension of Preliminary Plat

ANGELO GINERIS agent(s) for ACME REAL ESTATE FUND, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 23, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR IP, located on SUNSET GARDENS SW, between 90th ST SW and SUNSET GARDENS SW containing approximately 9 acre(s). [REF: 02DRB-01666, 03DRB-00420, 03DRB-00349] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003665**
04DRB-01404 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for AMANDA MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on COCHITI RD SE, between SHIRLEY ST SE and JUAN TABO SE containing approximately 2 acre(s). (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY SIGNATURES.**

13. **Project # 1003666**
04DRB-01405 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS, SCOTT WHITTINGTON, request(s) the above action(s) for all or a portion of Tract(s) B-2, **LANDS OF FREEWAY-OLD TOWN LTD,** zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 7 acre(s). [REF: SP-75-44] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14.	**Project # 1003667** 04DRB-01406 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2,** zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s). (F-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
15.	**Project # 1002511** 04DRB-01380 Minor-Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for GARRETT GROUP INC. request(s) the above action(s) for all or a portion of Tract(s) A (to be known as **SUNDANCE SUBDIVISION, UNIT 2**) zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and THE UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 04DRB-01118, 01119 & 01120, 03DRB-00858, 03DRB-01578, 03DRB-01805, 04DRB-00358 & 00359] (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
16.	**Project # 1003353** 04DRB-01415 Minor-Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) B, (to be known as **HERITAGE @ THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 10 acre(s). [REF: 03DRB-01528, 04DRB-00452, 04DRB-00453, 04DRB-00454, 04DRB-00456] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003354**
04DRB-01416 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HERITAGE @ THE TRAILS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 14 acre(s). [REF: 03DRB-01528, 04DRB-00457, 04DRB-00458, 04DRB-00459, 04DRB-00461] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2,** zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.**

20. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES,** zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

21. **Project # 1003466**
04DRB-01420 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for H & S INC., SHELDON BROMBERG request(s) the above action(s) for all or a portion of Tract(s) A & B, **EL CAMBIO PLAZA ADDITION,** zoned SU-2, C-2, located on BRIDGE BLVD SW, between 4TH ST SW and 8TH ST SW containing approximately 3 acre(s). (L-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

22. **Project # 1002002**
04DRB-00805 Minor-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO,** zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] *(Final Plat was indefinitely deferred)* (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

23. **Project # 1001409**
04DRB-01425 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SAIFI TALEBREZE request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS , UNIT 1,** zoned R-1 residential zone, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB-01160, 01DRB-01819, 02DRB-01863, 03DRB-02032] (J-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003675**
04DRB-01427 Minor-Sketch Plat or Plan

AMBROSE CHAVEZ agent(s) for HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) L-8, **ATRISCO GRANT,** zoned R-1 residential zone, located on CENTRAL AVE NW, between 57th ST NW and AVALON NW containing approximately 5 acre(s). (K-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003671**
04DRB-01422 Minor-Sketch Plat or Plan

KIRA SOWANICK agent(s) for SOUTHWEST GLASS & GLAZING request(s) the above action(s) for Tract(s) 27, **LADERA BUSINESS PARK,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and 98th ST NW containing approximately 3 acre(s). [REF: PROJECT #1001523] (H-9/H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003669**
04DRB-01418 Minor-Sketch Plat or Plan

MARVIN HARRIS request(s) the above action(s) for all or a portion of Lot(s) 17-20, Block(s) 3, **ROMERO ADDITION,** zoned SR-1, located on KINLEY ST NW, between 5th ST NW and 6th ST NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003672**
04DRB-01423 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003673**
04DRB-01424 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003674**
04DRB-01426 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25 & 26, Block(s) 3, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s).(C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for September 8, 2004. **THE DRB MINUTES FOR SEPTEMBER 8, 2004 WERE APPROVED.**

ADJOURNED: 12:30 P.M.

#5

3364

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003364

Subdivision Name: North Abq Acres Tract 2 Unit 3 - Lots 1A1, 1A2, 1A3, & 1A4

Surveyor: Larry Medrano

Company/Agent: Precision Surveys

Contact Person: Mario Lucero E-mail: _____

Phone: 856-5700 Fax: _____

☒ DXF Received Date: 9/14/2004

☒ Hard-Copy Date: 9/14/2004

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

Approved 9/14/04 Date

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

AGIS Use Only

Copied cov3364 to agiscov on 9/14/2004. Contact person notified on 9/14/2004

F-8-Z

F-7-Z

F-9-Z

RO-20

RO-20

UNPLATTED

RO-20

UNPLATTED

RO-20

RO-20

Town Of Atrisco Grant North Boundary

G-7-Z

G-9-Z

A-1

A-1

TOWN OF ATRISCO GRANT

UNPLATTED

TOWN OF ATRISCO GRANT

UNPLATTED

A-1

A-1

H-7-Z

H-9-Z

H-8-Z

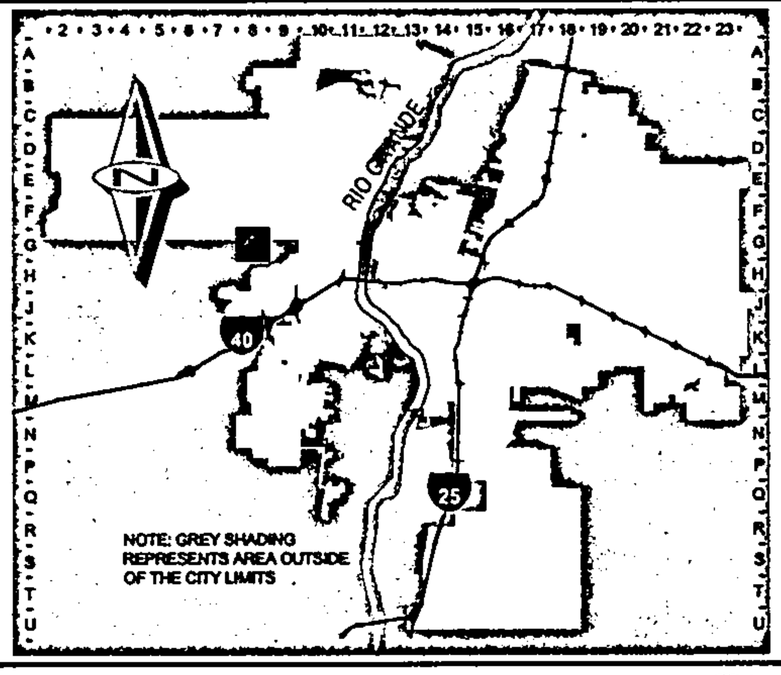
Zone Atlas Page: **G-8-Z**

Map ammended through: **Aug 05, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- Old Town Boundary
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706

THREE HUNDRED YEARS 1706 • 2006

ALBURQUERQUE

Haciendo Historia

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	2186	
CONNECTION TEL		98581118
SUBADDRESS		
CONNECTION ID		
ST. TIME	09/20 14:29	
USAGE T	00'51	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Ron Bohannon **FAX #** 858-1118

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

#1003364

COMMENTS:

Carmen's comments.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO **September 20, 2004**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1003364, Wendy's at Louisiana & Paseo del Norte NE**
Site Plan for Subdivision and Site Plan for Building Permit

On May 20, 2004, the EPC approved a Site Plan for Subdivision and a Site Plan for Building Permit for Tract 1A, Block 10, Tract 2, Unit 3, North Albuquerque Acres, zoned SU-2/Mixed Use. Both site plans were approved with conditions. The applicant proposes to subdivide the existing tract into four lots and to construct four commercial buildings on the site. The site plan for building permit is for three of the buildings. The fourth building (Just Brakes) will require approval of a site plan for building permit by the EPC.

The DRB submittal for site plan for subdivision meets the conditions approved by the EPC. However, the following site plan for building permit conditions still need to be addressed before DRB can sign off on the site plan:

Condition 6a: ~~The red metal panel over the windows and customer entrance, along the south façade, is approximately 170 sf in size and dominates this section of the façade. A canopy or some type of projection is required over the door per §14-16-3-18.D.1 of the Zoning Code. The applicant shall reduce the amount of red metal sheeting over the windows/door and/or provide some type of canopy or awning over the windows/door to break up the red metal sheeting.~~ OK CM

Condition 6b: No shade structure is indicated on Sheet C7 as stated by the applicant.
FYI, at least 25% of the patio area is required to be shaded, but this can be accomplished with shade trees. A shade structure is not absolutely required and was proposed by the applicant on the EPC submittal. The EPC did not require that a shade structure be provided.

Condition 7: For clarification, identify façade orientation on all facades on Sheet C8 (north, south, east, and west facades).

Condition 12: The applicant omitted Condition 12 from the memo submitted to you dated September 7, 2004. This condition reads, "Patio area on Lot 1-B-1 shall be developed according to the detail sketch submitted to the EPC on May 20, 2004." The applicant should address this condition.

If you have any questions regarding this case, please call me at 924-3814.

Lot #s on Plat don't match SP

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003364 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-3-04 is on file for Preliminary Plat approval.

RESOLUTION:

10-6-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 22, 2004

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Claire

Current DRC Project Number: ORIGINAL

FIGURE 12

Date Submitted: 10/6/04
Date Site Plan Approved: 10/6/04
Date Preliminary Plat Approved: 10/6/04
Date Preliminary Plat Expires: 10/6/05
DRB Project No.: ~~1002439~~ 1003364
DRB Application No.: 04-01408

INFRASTRUCTURE LIST

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

Wendy's at Louisiana/Paseo del Norte
PROPOSED NAME OF [redacted]R SITE DEVELOPMENT PLAN For Bldg Permit

Lots 1A1, 1A2, 1A3 and 1A4 Block 10, North Albuquerque Acres, Tract 2, Unit 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6' F-E	Permanent Paving Bike Lane	Louisiana Boulevard	Paseo del Norte	Holly Avenue	/	/	/
		20' F-E	Permanent Paving and Curb and Gutter on South Side completed with project #4083.90	Holly Avenue	Louisiana Boulevard	East Property Line	/	/	/
		6'	Concrete Sidewalk	Louisiana Boulevard	Paseo del Norte	Holly Avenue	/	/	/
		6'	Concrete Sidewalk (South Side)	Holly Avenue	Louisiana Boulevard	East Property Line	/	/	/
		8"	Public SAS Gravity Line	Public Easement within Private Access Road	Holly Avenue	East end of access road	/	/	/
		8"	Water PVC Line	Public Easement within Private Access Road	Holly Avenue	Loops through site to Holly Avenue	/	/	/
		24"	Private Storm Drain	Private Access Road	85' East of Louisiana	Louisiana Boulevard	/	/	/
		$22,427.90	Offsite Traffic Mitigation Northbound Right Turn Lane	San Pedro/Paseo del Norte			/	/	/
			Offsite Traffic Mitigation Westbound Left Turn Lane	San Pedro/Paseo del Norte			/	/	/

Modified 'C'

~~Modified 'C'~~

TO BE COORDINATED W/ TRAFFIC OPERATIONS

ORIGINAL

Water Infrastructure to include Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Catch Basins and RCP connections included with Storm Sewer

NOTES

1

2

3

4

5

AGENT / OWNER

Sara Lavy, PE
NAME (print)

Tierra West, LLC
FIRM

Sara Lavy
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/6/04
DRB CHAIR - date

Christina Sandoval 10/6/04
PARKS & GENERAL SERVICES - date

10-6-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Green 10/6/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 10/6/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ____ Major Subdivision action
- X Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- X ...for Subdivision Purposes
- X ...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: DOUBLE CHEESE CORPORATION PHONE: 505.883.5285

ADDRESS: 4810 HARDWARE DRIVE NE FAX: 505.881.0506

CITY: ABQ STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner/Developer **List all owners: DOUBLE CHEESE CORP.**

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: **DRB FINAL SIGN OFF OF EPC APPROVAL OF SITE PLAN FOR SUBDIVISION & SITE PLAN FOR BUILDING PERMIT ALONG WITH PRELIMINARY/FINAL PLAT APPROVAL**

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. TRACT 1A Block: 10 Unit: ____

Subdiv. / Addn. N. ABQ ACRES TR 2 UNIT 3

Current Zoning: SU-2/MIXED USE Proposed zoning: SAME

Zone Atlas page(s): C-19 No. of **existing** lots: 1 No. of **proposed** lots: 4

Total area of site (acres): 4.1825 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

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

UPC No. 101906402903330101 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA BOULEVARD NE

Between: HOLLY AVENUE NE and PASEO DEL NORTE NE

CASE HISTORY: Carmen Marrone EPC Case Planner

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB-95-478/AX-98/04EPC-00495/04EPC-00494 – DRB# 1003364

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

SIGNATURE ____ DATE 9/8/04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant X 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
04DRB - - 01407	SPS	P(3)	$ 0
04DRB - - 01408	SBP	P(3)	$ 0
04DRB - - 01409	P&F	S(3)	$ 425.00
- -	CMF		$ 20.00
- -			$
			Total $ 445.00

Hearing date 9-22-04

9-14-04
Planner signature / date

Project # 1003364

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

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

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

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

- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☒ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision) ON ORIGINAL
- ☒ 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) ON ORIGINAL
- ☒ 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

9/8/04
Applicant signature / date

Form revised September 2001

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - - 01407
04DRB - - 01408
04DRB - - 01409

9-14-04
Planner signature / date

Project # 1003364

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, **4** copies for internal routing.
X 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule) $425 + $20 = $445
X Any original and/or related file numbers are listed on the cover application
X Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

RONALD R. BOHANNAN, P.E.
Applicant name (print)

9/8/04
Applicant signature / date

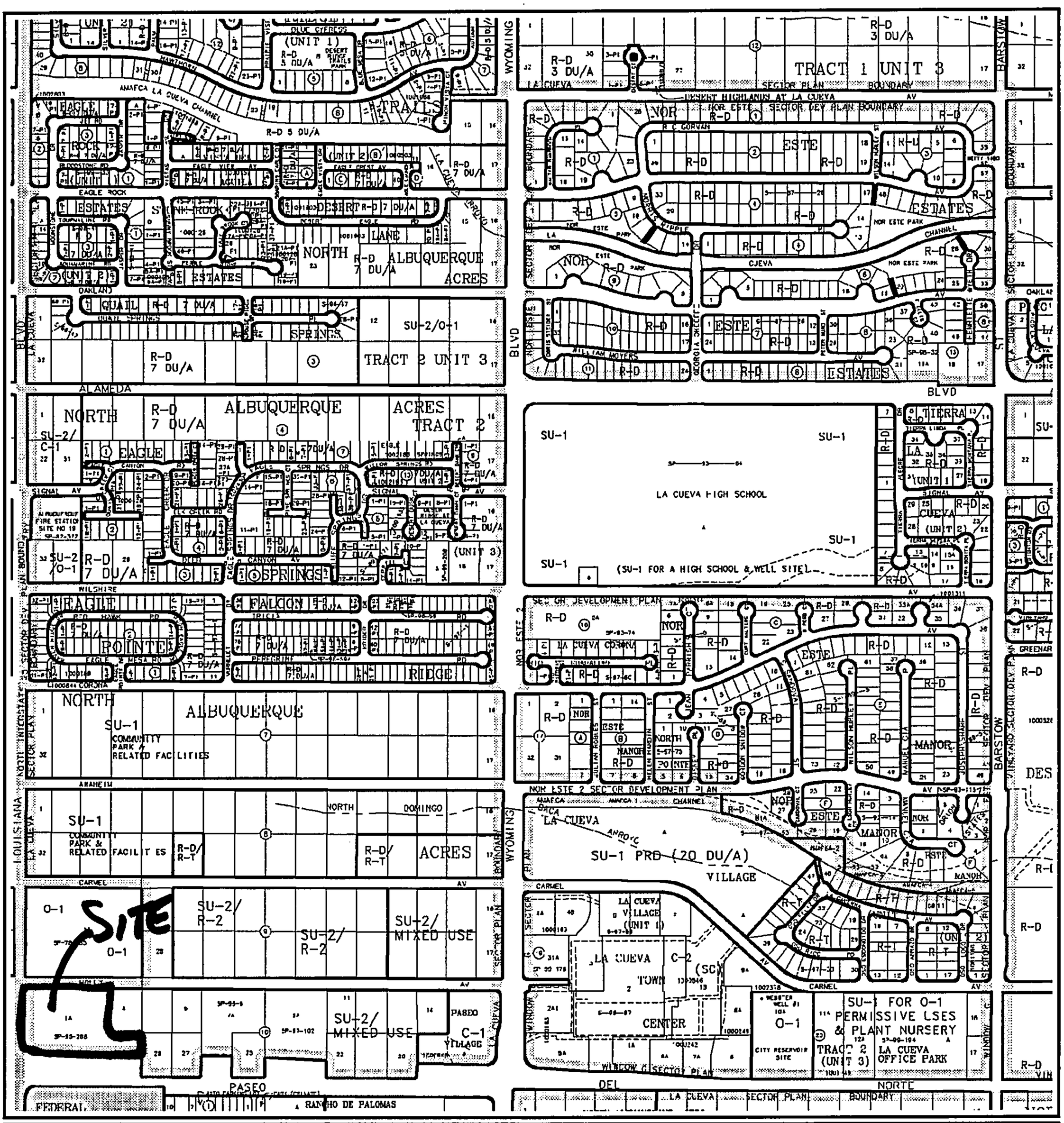
Form revised 10/03

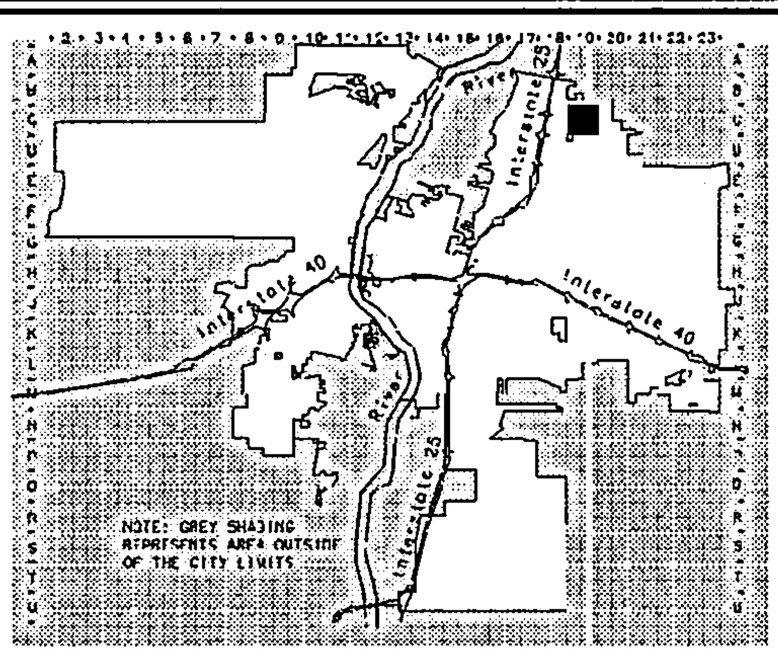
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - - 01407
04DRB - - 01408
04DRB - - 01409

9-14-04
Planner signature / date

Project # **1003364**





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

C-19-Z

Map Amended through July 31, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

September 7, 2004

Ms. Sheran Matson, Chairperson
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Wendy's at Louisiana and Paseo del Norte
Project #1003364

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner of the above referenced property, is requesting EPC final sign-off approval for Site Plan for Subdivision and Site Plan for Building Permit. We provided the following responses to the conditions listed by the Environmental Planning Commission. We are also submitting the Preliminary/Final Plat for the project for DRB approval.

Site Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plans has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
   This letter explains all modifications to the site and how all the EPC conditions were met.

2. Drive-up facility for a restaurant requires a Conditional Use approval from the Zoning Hearing Examiner (ZHE).
   We received approved from the ZHE for the drive-up facility. The letter of approval is attached to this submittal.

3. Recommended Conditions from City Engineer, Municipal Development, Public Works and NMDOT:
   a. Traffic Impact Study is required and has been submitted.
      The TIS was completed by Terry O. Brown and submitted on March 8, 2004.

   b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.

The traffic study recommends that "a proportionate share of the cost of constructing dual westbound left turn lanes" at San Pedro and Paseo del Norte be provided by this project. This project contributes approximately 20% of that movement. We are setting up a meeting with the traffic department to go over the traffic mitigation requirements for this project.

c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City standards. Those standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
Most facilities adjacent to the site in Louisiana and Holly were constructed previously. We are constructing a new 6' sidewalk along Louisiana and a new 6' bike lane in Louisiana.

d. Driveway access from Louisiana Boulevard shall be a minimum of 200 feet from Paseo del Norte and shall be limited to right turn access only. This is consistent with the adopted environmental documentation for the Paseo del Norte Corridor.
The driveway access from Louisiana is greater than 200 feet from Paseo del Norte.

e. Delete first parking space on each side of drive aisle adjacent to Westside of Wendy's Restaurant, increasing endcap/landscape area. This is to prevent vehicles from backing into main drive aisle of site. The alternate is to provide perpendicular parking adjacent to Wendy's Restaurant.
The parking has been re-oriented to perpendicular to prevent vehicles from backing into the main drive aisle (See Sheet 1).

f. Provide cross access agreement between tracts.
A cross access agreement is shown as Note 1 and is also shown on the plat.

g. Site Plan shall comply and be designed per DPM Standards.
To the best of our knowledge the site plan complies with the DPM Standards.

h. Dedication of a minimum 43 feet of right-of-way along Louisiana Boulevard, a minor arterial as designated on the Long Range Roadway System.
We discussed the right-of-way dedication with Wilfred Gallegos and sent a separate letter for his approval. There is currently approximately 114' of right-of-way currently on Louisiana and no dedication is required with this project.

i. Dedication of an additional 6 feet of right-of-way along Louisiana Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

We show a new 6' bike lane on Louisiana, which fits within the existing right-of-way including 10' between the new curb and existing property line.

j. Provision for bicycle lanes along Louisiana Boulevard adjacent to the subject property, as designated on the Long Range Bikeways System.
A new 6' bike lane is shown on the site plan and shown on the infrastructure list.

k. Platting must be a concurrent DRB action.
The plat was submitted simultaneously with the DRB final sign-off.

l. The Utility Plan as shown is not acceptable. A connection to the 24-inch water line will not be allowed.
The Utility Plan was revised per the availability letter dated June 25, 2004.

Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plans has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
This letter explains all modifications to the site and how all the EPC conditions were met.

2. Drive-up facility for a restaurant requires a Conditional Use approval from the Zoning Hearing Examiner (ZHE).
We received approved from the ZHE for the drive-up facility. The letter of approval is attached to this submittal.

3. Indicate the height of the wall along the eastern edge of the site.
The height of the wall is shown on the plan as 6 feet (See Sheet 2).

4. LANDSCAPING:
   a. Plant street trees so that they do not interfere with the overhead power lines.
   The locations of the street trees do not interfere with the overhead lines.
   b. All trees shall be planted in planters that are a minimum of 6' x 6'.
   All planters are a minimum of 6' x 6' (See Sheet 2).

5. WENDY'S: Regulation 11R-3 in the La Cueva SDP requires all HVAC equipment to be less than or equal to the top of any parapet or screen wall and that the parapet or screen wall be architecturally integrated into the general building design. The note on the elevation plan shall be replaced with Regulation 11R-3, La Cueva SDP.
This note has been added to Sheet C6.

6. JIFFY LUBE:

a. The Zoning Code and the La Cueva SDP require primary customer entrances to be clearly defined with façade variations, roof variations, canopies, porticos, recesses or projections. The south façade will be required to meet this requirements. A recessed entrance or canopy over the windows and customer entrances is preferred as well as reducing the amount of red metal sheeting above this area.
This is shown on Sheet C7.

b. A 16' x 22' shade structure is proposed on the north side of the building. This will overhang the handicap parking on the north side of the building. A better location of the shade structure would be on the west side of the building, where the patio is or on the south side of the building.
The shade structure has been relocated as shown on Sheet C7.

7. AUTOZONE:
   a. Provide a scale and bar scale.
   A scale and bar scale were added to Sheet C8.

   b. Provide dimensions of doors and windows.
   Dimensions of doors and windows were added.

   c. The Zoning Code and the La Cueva SDP require primary customer entrances to be clearly defined with façade variations, roof variations, canopies, porticos, recesses or projections. The south façade will be required to meet this requirement.
   The south façade was revised to meet the requirements.

   d. Indicate the material and color in the area above the windows on the south elevations.
   The material and color was added (See Sheet C8).

   e. The east and west elevations contain two metal doors that will be painted red and framed in black. The paint shall be low reflecting and shall not contain flakes of metal.
   This was added as a note on Sheet C8.

   f. The north elevation is basically a blank wall that is 95 feet long. Trees that reach a maximum height of 20' shall be planted in the planting strip immediately north of the building.
   Trees were added along the north elevation to break up the wall.

8. Sheet C-9 contains details of the AutoZone sign. This sheet indicates that the height of the letters will be 42". The La Cueva SDP restricts wall mounted letters to 24".
Sheet C9 was revised and 24" letters are now shown.

9. Proposed monument signs will require ZHE approval of a special exception.
ZHE approved three proposed monument signs. The approval letter is attached as part of this submittal.

10. Adjustments on enclosures needed for truck access. Call Solid Waste Management at 761-8142 for details.
The dumpster enclosures were revised.

11. Recommended Conditions from City Engineer, Municipal Development, Public Works and NMDOT:
    a. Traffic Impact Study is required and has been submitted.
    The TIS was completed by Terry O. Brown and submitted on March 8, 2004.

    b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
    The traffic study recommends that "a proportionate share of the cost of constructing dual westbound left turn lanes" at San Pedro and Paseo del Norte be provided by this project. This project contributes approximately 20% of that movement. We are setting up a meeting with the traffic department to go over the traffic mitigation requirements for this project.

    c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City standards. Those standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
    Most facilities adjacent to the site in Louisiana and Holly were constructed previously. We are constructing a new 6' sidewalk along Louisiana and a new 6' bike lane in Louisiana.

    d. Driveway access from Louisiana Boulevard shall be a minimum of 200 feet from Paseo del Norte and shall be limited to right turn access only. This is consistent with the adopted environmental documentation for the Paseo del Norte Corridor.
    The driveway access from Louisiana is greater than 200 feet from Paseo del Norte.

    e. Delete first parking space on each side of drive aisle adjacent to Westside of Wendy's Restaurant, increasing endcap/landscape area. This is to prevent vehicles from backing into main drive aisle of site. The alternate is to provide perpendicular parking adjacent to Wendy's Restaurant.
    The parking has been re-oriented to perpendicular to prevent vehicles from backing into the main drive aisle (See Sheet 1).

    f. Provide cross access agreement between tracts.
    A cross access agreement is shown as Note 1 and is also shown on the plat.

    g. Site Plan shall comply and be designed per DPM Standards.

To the best of our knowledge the site plan complies with the DPM Standards.

h. Dedication of a minimum 43 feet of right-of-way along Louisiana Boulevard, a minor arterial as designated on the Long Range Roadway System.
We discussed the right-of-way dedication with Wilfred Gallegos and sent a separate letter for his approval. There is currently approximately 114' of right-of-way currently on Louisiana and no dedication is required with this project.

i. Dedication of an additional 6 feet of right-of-way along Louisiana Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
We show a new 6' bike lane on Louisiana, which fits within the existing right-of-way including 10' between the new curb and existing property line.

j. Provision for bicycle lanes along Louisiana Boulevard adjacent to the subject property, as designated on the Long Range Bikeways System.
A new 6' bike lane is shown on the site plan and shown on the infrastructure list.

k. Platting must be a concurrent DRB action.
The plat was submitted simultaneously with the DRB final sign-off.

l. The Utility Plan as shown is not acceptable. A connection to the 24-inch water line will not be allowed.
The Utility Plan was revised per the availability letter dated June 25, 2004.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Alex Hudson
Tim Hogsett
Will Knox

JN: 230073
RB/SL/dg

230073: 230073 S. Matson DRB ltr.doc

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

Date: May 21, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003364***
04EPC-00494 EPC Site Development Plan-Subdivision
04EPC-00495 EPC Site Development Plan-Building Permit

Double Cheese Corporation
4810 Hardware Dr. NE
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of Tract 1A, Block 10, Tract 2, Unit 3, **N. Abq. Acres**, zoned SU-2/Mixed Use, located on LOUISIANA BLVD NE, between HOLLY AVE. NE and PASEO DEL NORTE NE, containing approximately 4.2 acres. (C-19) Carmen Marrone, Staff Planner

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1003364/04EPC 00494, a Site Plan for Subdivision, for Tract 1A, Block 10, Tract 2, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for Tract 1A, Block 10, North Albuquerque Acres, located at the NE corner of Louisiana and Paseo del Norte NE and containing approximately 4 acres.

2. The site is zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan* and is designated Developing Urban per the *Comprehensive Plan.* Provisions of the C-1 zone apply in areas mapped SU-2/Mixed Use.

3. The applicant is proposing to subdivide the subject tract into four lots and to construct three retail businesses on two of the lots (Lot 1-B-1 and 1-C-1). The third and fourth lots, (Lot 1-A-1, labeled Phase 2 and Lot 1-D-1) will be submitted to EPC for a Site Plan for Building Permit at a later date. The proposed uses are in compliance with the established zoning.

4. The proposed site plan for subdivision supports the land use goal for Developing Urban Areas of the *Comprehensive Plan* by providing services in an area that is currently underserved. The site is contiguous to existing urban facilities and services as recommended under Policy 5e. The proposed retail uses are distanced from residential uses which will minimize adverse effects of noise, lighting, pollution, and traffic on residential environments, as per Policy 5i. The proposed commercial development will be located on an existing commercially-zoned site, as recommended under Policy 5j, and will be designed to blend in with the surrounding development per Policy 5l.

5. The proposed site plan for subdivision also meet the goals of the *La Cueva Sector Development Plan* by proposing more intense land uses along Paseo del Norte and by complying with the design regulations of the SU-2 zone which contribute to the identity of this part of Albuquerque.

6. A Traffic Impact Study has been submitted to the City of Albuquerque for review and approval.

7. There is no known neighborhood opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Drive-up facility for a restaurant requires Conditional Use approval from the Zoning Hearing Examiner (ZHE).

3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
   a. Traffic Impact Study is required and has been submitted.
   b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

d. Driveway access from Louisiana Boulevard shall be a minimum of 200 feet from Paseo del Norte and shall be limited to right turn access only. This is consistent with the adopted environmental documentation for the Paseo del Norte Corridor.
e. Delete first parking space on each side of drive aisle adjacent to westside of Wendy's Restaurant, increasing endcap / landscape area. This is to prevent vehicles from backing into main drive aisle of site. The alternate is to provide perpendicular parking adjacent to Wendy's Restaurant.
f. Provide cross access agreement between tracts.
g. Site plan shall comply and be designed per DPM Standards.
h. Dedication of a *minimum* 43 feet of right-of-way from the centerline of Louisiana Boulevard, a minor arterial as designated on the Long Range Roadway System.
i. Dedication of an additional 6 feet of right-of-way along Louisiana Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
j. Provision for bicycle lanes along Louisiana Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
k. Platting must be a concurrent DRB action.
l. The Utility Plan as shown is not acceptable. A connection to the 24-inch water line will not be allowed.

On May 20, 2004 the Environmental Planning Commission voted to approve Project 1003364/04EPC 00495, a Site Plan for Building Permit, for Tract 1A, (Lots 1-B-1 and 1-C-1) Block 10, Tract 2, Unit 3, North Albuquerque Acres, based on the following Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for a site plan for building permit for Tract 1A (lots 1-B-1 and 1-C-1), Block 10, North Albuquerque Acres, located at the NE corner of Louisiana and Paseo del Norte NE and containing approximately 2.1 acres.

2. The site is zoned SU-2/Mixed Use per the *La Cueva Sector Development Plan* and is designated Developing Urban per the *Comprehensive Plan*. Provisions of the C-1 zone apply in areas mapped SU-2/Mixed Use.

3. The applicant is proposing to subdivide the subject tract into four lots and to construct three retail businesses on two of the lots (Lot 1-B-1 and 1-C-1). The third and fourth lot, Lot 1-A-1, is labeled Phase 2 and Lot 1-D-1 will be submitted to EPC for a Site Plan for Building Permit at a later date. The proposed uses are in compliance with the established zoning.

4. On May 6, the agent requested that Site Plan for Building Permit be removed for the 'Just Brakes' site. Just Brakes will be submitting a separate request for site plan for building permit at a later date.

5. The proposed site plan for building permit supports the land use goal for Developing Urban Areas of the *Comprehensive Plan* by providing services in an area that is currently underserved. The site is contiguous to existing urban facilities and services as recommended under Policy 5e. The proposed retail uses are distanced from residential uses which will minimize adverse effects of noise, lighting, pollution, and traffic on residential environments, as per Policy 5i. The proposed commercial development will be located on an existing commercially-zoned site, as recommended under Policy 5j, and will be designed to blend in with the surrounding development per Policy 5l.

6. The proposed site plan for building permit also meet the goals of the *La Cueva Sector Development Plan* by proposing more intense land uses along Paseo del Norte and by complying with the design regulations of the SU-2 zone which contribute to the identity of this part of Albuquerque.

7. There is no known neighborhood opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Drive-up facility for a restaurant requires Conditional Use approval from the Zoning Hearing Examiner (ZHE).

3. Indicate the height of the wall along the eastern edge of the site.

4. LANDSCAPING:
   a. Plant street trees so that they do not interfere with the overhead power lines.
   b. All trees shall be planted in planters that are a minimum of 6'x6'.

5. WENDY'S: Regulation 11R-3 in the *La Cueva SDP* requires all HVAC equipment to be less than or equal to the top of any parapet or screen wall and that the parapet or screen wall be architecturally integrated into the general building design. The note on the elevation plan shall be replaced with Regulation 11R-3, La Cueva SDP.

6. JIFFY LUBE:
   a. The Zoning Code and the La Cueva SDP require primary customer entrances to be clearly defined with façade variations, roof variations, canopies, porticos, recesses or projections. The south façade will be required to meet this requirement. A recessed entrance or canopy over the windows and customer entrance is preferred as well as reducing the amount of red metal sheeting above this area.
   b. A 16'x22' shade structure is proposed on north side of the building. This will overhang the handicap parking on the north side of the building. A better location of the shade structure would be on the west side of the building, where the patio is or on the south side of the building.

7. AUTO ZONE:
   a. Provide a scale and a bar scale.
   b. Provide dimensions of doors and windows.
   c. The Zoning Code and the La Cueva SDP require primary customer entrances to be clearly defined with façade variations, roof variations, canopies, porticos, recesses or projections. The south façade will be required to meet this requirement.
   d. Indicate the material and color in the area above the windows on the south elevation.
   e. The east and west elevations contain two metal doors that will be painted red and framed in black. The paint shall be low reflecting and shall not contain flakes of metal.
   f. The north elevation is basically a blank wall that is 95 feet long. Trees that reach a maximum height of 20' shall be planted in the planting strip immediately north of the building.

8. Sheet C-9 contains details of the AutoZone sign. This sheet indicates that the height of the letters will be 42". The La Cueva SDP restricts wall mounted letters to 24".

9. Proposed monument signs will require ZHE approval of a special exception.

10. Adjustments on enclosures needed for truck access. Call Solid Waste Management at 761-8142 for details.

11. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
   a. Traffic Impact Study is required and has been submitted.
   b. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site.
   c. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

d. Driveway access from Louisiana Boulevard shall be a minimum of 200 feet from Paseo del Norte and shall be limited to right turn access only. This is consistent with the adopted environmental documentation for the Paseo del Norte Corridor.
e. Delete first parking space on each side of drive aisle adjacent to westside of Wendy's Restaurant, increasing endcap / landscape area. This is to prevent vehicles from backing into main drive aisle of site. The alternate is to provide perpendicular parking adjacent to Wendy's Restaurant.
f. Provide cross access agreement between tracts.
g. Site plan shall comply and be designed per DPM Standards.
h. Dedication of a *minimum* 43 feet of right-of-way from the centerline of Louisiana Boulevard, a minor arterial as designated on the Long Range Roadway System.
i. Dedication of an additional 6 feet of right-of-way along Louisiana Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
j. Provision for bicycle lanes along Louisiana Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
k. Platting must be a concurrent DRB action.
l. The Utility Plan as shown is not acceptable. A connection to the 24-inch water line will not be allowed.

12. Patio area on Lot 1-B-1 shall be developed according to the detail sketch that was submitted to the EPC on May 20, 2004.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 4, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

For Richard Dineen
Planning Director

RD/CM/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuq. NM 87113
Judy Pellegrino, North Domingo Baca NA, 8515 Murrelet NE, Albuq. NM 87113
Nancy Brault, North Domingo Baca NA, 7224 Tricia NE, Albuq. NM 87113

230073
ZHE
Incoming

cc:
Rick Lewis
Tim Hogsett

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

DOUBLE CHEESE CORPORATION request(s) a special exception to Section 14. 16. 2. 16. (11). (3). (c).: a CONDITIONAL USE to allow for a drive-up service window in C-1 zone AND Section 14. 16. 2. 16. (11). (3). (c).: a VARIANCE to allow 5 free-standing signs on a parcel measuring less than 5 acres on all or a portion of Lot(s) 1 A, Block(s) 10, Tract(s) 2, North Albuquerque Acres Unit 3, zoned SU-2/M-U and located at 7000 HOLLY AVE NE (C-19)

Special Exception No:..... **04ZHE – 00623**
04ZHE – 00626
Project No:..... **1003402**
Hearing Date:..... 05-18-04
Closing of Public Record:..... 05-18-04
Date of Decision: 06-01-04

STATEMENT OF FACTS: The applicant requests a conditional use to allow for a drive-up service window in a C-1 zone and a variance to allow 5 free-standing signs on a parcel measuring less than 5 acres. The applicant, Double Cheese Corporation, was represented by Ron Bohannan of Tierra West, LLC. Mr. Bohannan testified that his client is desirous to establish a drive-up service window for a Wendy's restaurant on this property. This service window is situated over 75 feet from the nearest residential area. He stated that his client would also like to erect 5 business advertisement signs on this property for commercial exposure on Paseo Del Norte Boulevard. The Zoning Hearing Examiner advised Mr. Bohannan that 5 monument signs may be extreme for this community and a compromise of 3 signs would not be as intrusive to the surrounding property owners. Mr. Bohannan agreed to this compromise. He testified that this lot is irregular in size and shape as compared to the surrounding parcels and, therefore, contains exceptionality. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

AS TO THE (1) CONDTIONAL USE:
Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this request complies with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures. For reasons stated above, this request is approved.

DECISION: Approved.

AS TO THE (1) VARIANCE:
Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved for three (3) free-standing signs only.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Wednesday, June 16, 2004 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval, if the rights and privileges are granted, thereby have not been executed or utilized.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Double Cheese Corporation, 4010 Hardware Drive NE, 87109
Ron Bohannan c/o Tierra West, LLC, 8509 Jefferson NE, 87113

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

PAID RECEIPT

APPLICANT NAME Double Cheese Corp

AGENT Tierra West

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1003364/04DRB 01407, 01408, 01409

PROJECT NAME N. Abq. Acres, Tr 2, 43, Tr 1A, Blk 10

$ 20.00 441032/3424000 Conflict Management Fee

$ 425.00 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

$ 445.00 TOTAL AMOUNT DUE

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

1754

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

95-677/1070

DATE 9/13/04

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Divis

$ 445.00

PAY TO THE ORDER OF City of Albuquerque

9/14/2004 10:23AM

DOLLARS ANNX

Security Features Details on Back.

RECEIPT# 02/29194 USR# 005 TRANS# 0013

Four Hundred Forty Five

Account 441032 Fund 0110

Activity 4983000 TRSEJA

Activity 3424000 TRSEJA

Trans Amt $445.00

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

$445.00

$425.00

24 Misc $20.00

$445.00

Donna J Bohannan

FOR Prel. Plat. Submittal DRB # 23073

Thank You

⑈001754⑈ ⑆107006677⑆ 201813⑈

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