

#13



COMPLETED 02/28/08 Sjt DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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.: 08DRB-70081

Project # 1003554

Project Name: CENTRAL PARK PLACE

Agent: SURV-TEK INC.

Phone No.: 897-3366

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: address comment RE: R-O-W
check color

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): No zoning note (was #8)
Update Note on Rev 3 to say SA-1 SA-2

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.

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

Created On:

#13



DRB CASE ACTION LOG (PREL/FINAL)

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

DRB Application No.: 08DRB-70081

Project # 1003554

Project Name: CENTRAL PARK PLACE

Agent: SURV-TEK INC.

Phone No.: 897-3366

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: address comment RE: A-O-W
dedication

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): No zoning note (was #8)
Update Note on Pg 13 to say SA-1 SA-2

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
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 - 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.**

Created On:



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 27, 2008 9:00 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1000788**
08DRB-70056 2 YR YEAR EXTENSION
OF SUBDIVISION IMPROVEMENTS

BOHANNAN HUSTON INC agent(s) for LONGFORD AT PARADISE SKIES, LP request(s) the above/ referenced action(s) for all or a portion of **Unit(s) 8 & 9, PARADISE SKIES**, zoned SU-1/ RT, located on the south side of MCMAHON BLVD NW BETWEEN ROCKCLIFF DR NW AND MILKY WAY ST NW containing approximately 29.8 acre(s). (A-11) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED WHICH WAS GRANTED THROUGH FEBRUARY 13, 2009.**
- 2. Project# 1006200**
08DRB-70060 VACATION OF PUBLIC
EASEMENTS
08DRB-70061 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70070 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above/ referenced action(s) for CANYON MESA AVENUE SE, plus adjacent Public Utility Easements and Existing Public Drainage and Public Access Easements on Tract(s) 1 & 2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the north side of CRICK AVE SE BETWEEN UNIVERSITY BLVD SE AND WATSON DR SE containing approximately 39.4 acre(s). (Q-16) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SIA.**

3. **Project# 1006602**
08DRB-70053 VACATION OF PUBLIC EASEMENTS
08DRB-70054 VACATION OF PUBLIC RIGHTS-OF-WAY
08DRB-70028 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for ALM, LLC request(s) the above/ referenced action(s) for a portion of PALOMAS AVENUE NE, plus the DRAINAGE RIGHT-OF-WAY known as Tract B and a Temporary Ponding Easement on Tract B and Lot 20A, plus a Public Waterline Easement on Lot 20A, **HERITAGE HILLS NORTH UNIT 1** (to be known as **VENTURA PLAZA**) zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE AND VENTURA ST NE containing approximately 5.5 acre(s). (D-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR THE CONDITION THAT THE EXISTING WATERLINE BE ABANDONED, AND TO PLANNING TO RECORD.**

- 8DRB-70036 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70037 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for ALM LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, 18A-20A, Block(s) 31, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit A**, zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NW AND VENTURA NE containing approximately 5.44 acre(s). (D-20) *(Deferred from 1/30/08)*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE SITE PLANS FOR SUBDIVISION AND BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO CITY ENGINEER FOR THE SIA.**

4. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *(Deferred from 10/10/07, 11/14/08, 12/12/0 & 12/30/07)* **DEFERRED TO 3/26/08 AT THE AGENT'S REQUEST.**

5. **Project# 1006973**
08DRB-70057 VACATION OF PUBLIC
EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

6. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY
PLAT APPROVAL

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29**, zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) **DEFERRED TO 3/12/08 AT THE AGENT'S REQUEST.**

7. **Project# 1007083**
08DRB-70050 VACATION OF PUBLIC
RIGHT-OF-WAY

JACKS HIGH COUNTRY INC agent(s) for JULIA SAMORA ESTATE request(s) the above action(s) for all or a portion of the NORTH-SOUTH ALLEY Lot, between the **JM MOORE REALTY COMPANY'S ADDITION # 1, and BLOCK B, BRANSON ADDITION**, located east of 8TH ST NW BETWEEN MOUNTAIN RD NW AND SUMMER NW. (J-14) *(Deferred from 2/20/08).* **THE ABOVE ITEM WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

8. **Project# 1006925**
08DRB-70072 EPC APPROVED SDP
FOR BUILD PERMIT

CONSENSUS PLANNING INC agent(s) for Werner Gilchrist LLC request(s) the above action(s) for all or a portion of Lot(s) 3&4, Block 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2/DR, located on CORNELL DRIVE SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3 acre(s). (K-16) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO SHOW CART STORAGE.**

9. **Project# 1006989**
08DRB-70082 MINOR - SDP FOR BUILDING PERMIT
08DRB-70083 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for HELMICK REALTY request(s) the above action(s) for all or a portion of Lot 16, Block 16, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU-2/IP, located on SAN PEDRO NE BETWEEN PASEO DEL NORTE NE AND ALAMEDA NE containing approximately 0.63 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/27/08, THE PRELIMINARY PLAT. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS, AND TO PLANNING TO CHECK FOR THE PLAT AND FOR ADDITIONAL COMMENTS.**

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

10. **Project# 1002885**
08DRB-70080 EXT OF SIA FOR TEMP DEFR SDWK CONST
- HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP request(s) the above action(s) for all or a portion of Lot(s) 1-78, **OCOTILLO SUBDIVISION**, zoned R-D 4DU/A, located on HOLBROOK ST NE BETWEEN ANEHEIM AVE NE AND PASEO DEL NORTE NE containing approximately 24.15 acre(s). (C-21) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
11. **Project# 1004254**
08DRB-70079 EXT OF MAJOR PRELIMINARY PLAT
- WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS Unit 3**, zoned R-2, located on VERANDA RD NW BETWEEN RIO GRANDE BLVD NW AND GLENWOOD DR NW containing approximately 0.6061 acre(s). (G-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project# 1006939**
08DRB-70078 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit 3**, zoned M-1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.9085 acre(s). (H-16) **DEFERRED TO 3/5/08 AT THE AGENT'S REQUEST.**

13. ~~Project#-1003554~~
08DRB-70081 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for CENTRAL PARK PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 5-A, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE containing approximately 1.926 acre(s). (L-20)
THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS REGARDING RIGHT-OF-WAY DEDICATION, AND TO PLANNING.
14. **Project# 1004073**
08DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HOMES BY KIM BROOKS INC agent(s) for RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 4-7, Block(s) 7, **JUAN TABO HILLS Unit 1**, zoned RD, located on SMARTY JONES ST SE BETWEEN BALLANT FOX RD SE AND SR BARTON RD SE containing approximately .56 acre(s). (M-22) **WITH THE GRADING AND DRAINAGE PLAN DATED 2/13/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE.**
15. **Project# 1006000**
08DRB-70026 MINOR - FINAL PLAT
APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK**, zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16)
THE FINAL PLAT WAS APPROVED.
16. **Project# 1007133**
08DRB-70087 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON & CO. agent(s) for CITY OF ALBUQUERQUE ET. AL, request(s) the above action(s) for all or a portion of **VOLCANO CLIFFS Unit 2**, zoned SU-2/R-1, located on SHIPROCK PL NW BETWEEN 81ST ST NW AND KIBO PLACE NW containing approximately 3.3677 acre(s). (E-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

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

17. **Project# 1006825**
08DRB-70088 SKETCH PLAT REVIEW
AND COMMENT
- EDWARD FITZGERALD ARCHITECTS agent(s) for URBAN ASSETS LLC request(s) the above action(s) for all or a portion of Lot(s) B-1, Block(s) 3, **NEW YEAR ADDITION**, zoned C-2, located on JEFFERSON NE BETWEEN LOMAS BLVD NE AND MARBLE NE containing approximately 0.6 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1007131**
08DRB-70084 SKETCH PLAT REVIEW
AND COMMENT
- DOUG SMITH agent(s) for TERRIE HERTWECK request(s) the above action(s) for all or a portion of Lot(s) 24-28, Block 9, **HOMESTEAD GARDENSPOT ATTITION**, zoned C, located on SLATE AVE NW BETWEEN 3RD ST NW AND 2ND ST NW containing approximately 0.5866 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project# 1007132**
08DRB-70086 SKETCH PLAT REVIEW
AND COMMENT
- JEFF HENRY request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block 24, **MESA GRANDE**, zoned C-1, located on VALVERDE SE BETWEEN ZUNI SE AND CENTRAL SE containing approximately 0.3 acre(s). (K-17) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for January 30, 2008.

Other Matters: None

ADJOURNED: 10:50

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 27, 2008
DRB Comments**

ITEM # 13

PROJECT # 1003554 APPLICATION # 08-70081

RE: Lot 5-A, Central Park Place

Delete Note 8 RE: current zoning.

Revise Note on page 3 to reflect proposed lot numbers.

For future reference, please revise solar note (No. 4) to be specific to this type of request, i.e. replace the words "REQUESTED FINAL ACTION" with the words "THIS PLAT" and delete the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



#23



completed
4-16-07
JP

DRB CASE ACTION LOG

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. 07 DRB 00982 Project # 100 3554
 Project Name: Central Park
 Agent: [Signature] Phone No.:

Project Number

1003554

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/11/07 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.

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- 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.
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- Copy of recorded plat for Planning.

OK

3554

DXF Electronic Approval Form

DRB Project Case #: 1003554

Subdivision Name: CENTRAL PARK PLACE LOT 5A

Surveyor: RUSS P HUGG

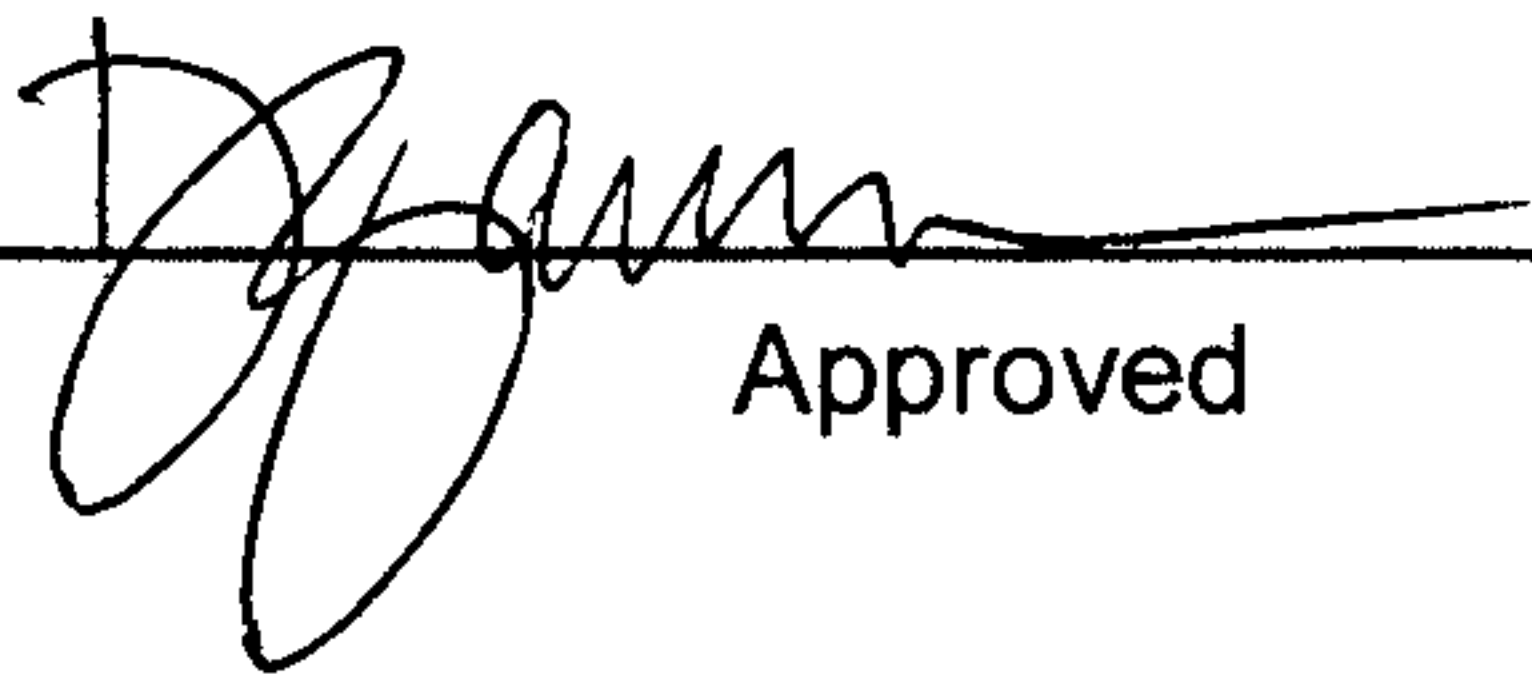
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 4/12/2007

Hard Copy Received: 4/12/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

04.13.2007
Date

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

AGIS Use Only

Copied fc 3554 to agiscov on 4/13/2007 Contact person notified on 4/13/2007

#23



DRB CASE ACTION LOG

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. _____
Project Name: Central Park
Agent: [Signature]

Project # 1003554
Phone No.: _____

Project Number

1003554

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/11/02 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:

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- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

Rusty Hugg

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Friday, April 13, 2007 7:55 AM
To: Rusty Hugg
Subject: RE: Project No. 1003554

Rusty,

Thanks, the new tie works great.

The .dxf file has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
505-924-3929
505-924-3812 fax

From: Rusty Hugg [mailto:russhugg@survtek.com]
Sent: Thursday, April 12, 2007 5:20 PM
To: Zamora, David M.
Subject: RE: Project No. 1003554

David

I changed the tie to the NW corner to "5-K20" I think we may have tied the reference mark at "Susan". It's about 67' feet in that direction. Anyway let me know if this works better and I will modify prior to recording the plat

Thanks

Surv-Tek, Inc.

Rusty Hugg
9384 Valley View Drive, Albuquerque, NM 87114
Phone (505) 897-3366 Fax (505) 897-3377
russhugg@survtek.com

From: Zamora, David M. [mailto:dmzamora@cabq.gov]
Sent: Thursday, April 12, 2007 11:55 AM
To: Rusty Hugg
Subject: Project No. 1003554

Rusty,

4/13/2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 11, 2007

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:50 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1005185**
07DRB-00262 Major-Preliminary Plat Approval
ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07*] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2. **Project # 1002743**
07DRB-00336 Major-Preliminary Plat
Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**

3. **Project # 1004387**
07DRB-00334 Major-Vacation of Pub
Right-of-Way
07DRB-00335 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] [*Deferred from 04/11/07*] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

4. **Project # 1005133**
07DRB-00260 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07 & 04/11/07](B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

07DRB-00352 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). [Deferred from 3/28/07 & 04/11/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07 & 04/11/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

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 # 1005473**
07DRB-00411 Minor-SiteDev Plan
BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK**, zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4TH ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] [**Maggie Gould, EPC Case Planner**] [*Indef deferred from 11/29/06*] (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1, Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/28/07*] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] [*Indef deferred from 3/14/07*] [*Deferred from 3/28/07, 4/4/07 & 04/11/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. **Project # 1005360**
07DRB-00372 Minor-SiteDev Plan
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] [*Deferred from 4/4/07*] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

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

12. **Project # 1005365**
07DRB-00403 Minor-Prelim&Final Plat
Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA**, zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1001133**
07DRB-00404 Minor-Ext of SIA for Temp
Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1005233**
07DRB-00418 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1005478**
07DRB-00421 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE**, zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1005255**
07DRB-00420 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 04/11/07]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. **Project # 1005398**
07DRB-00422 Minor-Prelim&Final Plat
Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION**, zoned SR-1 located on 11TH ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

18. **Project # 1005470**
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2ND ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. **Project # 1003359**
07DRB-00408 Minor-Sketch Plat or Plan
- FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
20. **Project # 1005474**
07DRB-00413 Minor-Sketch Plat or Plan
- CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION**, zoned S-R (R-1) located on 11TH ST NW between 10TH ST NW and 12TH ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
21. **Project # 1005477**
07DRB-00419 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

Project # 1003554
07DRB-00482 Minor-Prelim&Final
Approval

Plat SURV-TEK INC agent(s) for VISTA ORIENTE LLC,
request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL
PARK PLACE**, zoned C-2, located on CENTRAL AVE SE
between CONCHAS ST SE and EUBANK BLVD SE
containing approximately 2 acre(s). (L-20) **THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.

#19



COMPLETED 07/28/05 stt
DRB CASE ACTION LOG (PREL & FINAL PLAT)
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-01052 (P&F)
Project Name: CENTRAL PARK PL PHASE 2
Agent: Tierra West LLC

Project # 1003554
Phone No.: 858-3100

Project Number

1003554

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/29/05 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): To record plat - vacates R/W

WA

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

X



#19
 COMPLETED 06/29/05 stt
 DRB CASE ACTION LOG (██████████ FINAL PLAT)

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-00530 **EP**
 Project Name: CENTRAL PARK PLACE PHS 1
 Agent: Tierra West LLC

Project # 1003554
 Phone No.: 858-3100 **KAREN 220**

Your request for (SDP for SUB), (SDP for BPA), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6-29-05 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): Record plat
- _____
- _____
- _____

Project Number 1003554

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.

#19



DRB CASE ACTION LOG (PREL & FINAL PLAT)

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-01052 (P&F)**

Project # **1003554**

Project Name: **CENTRAL PARK PL PHASE 2**

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 6/29/05 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): To record plat - vacates R/W

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

Project Number 1003554



**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
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

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:04DRB00532,00533,04DRB00535,03EPC01087,1088] [Deferred from 6/29/05] (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

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, **MENAU 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.**

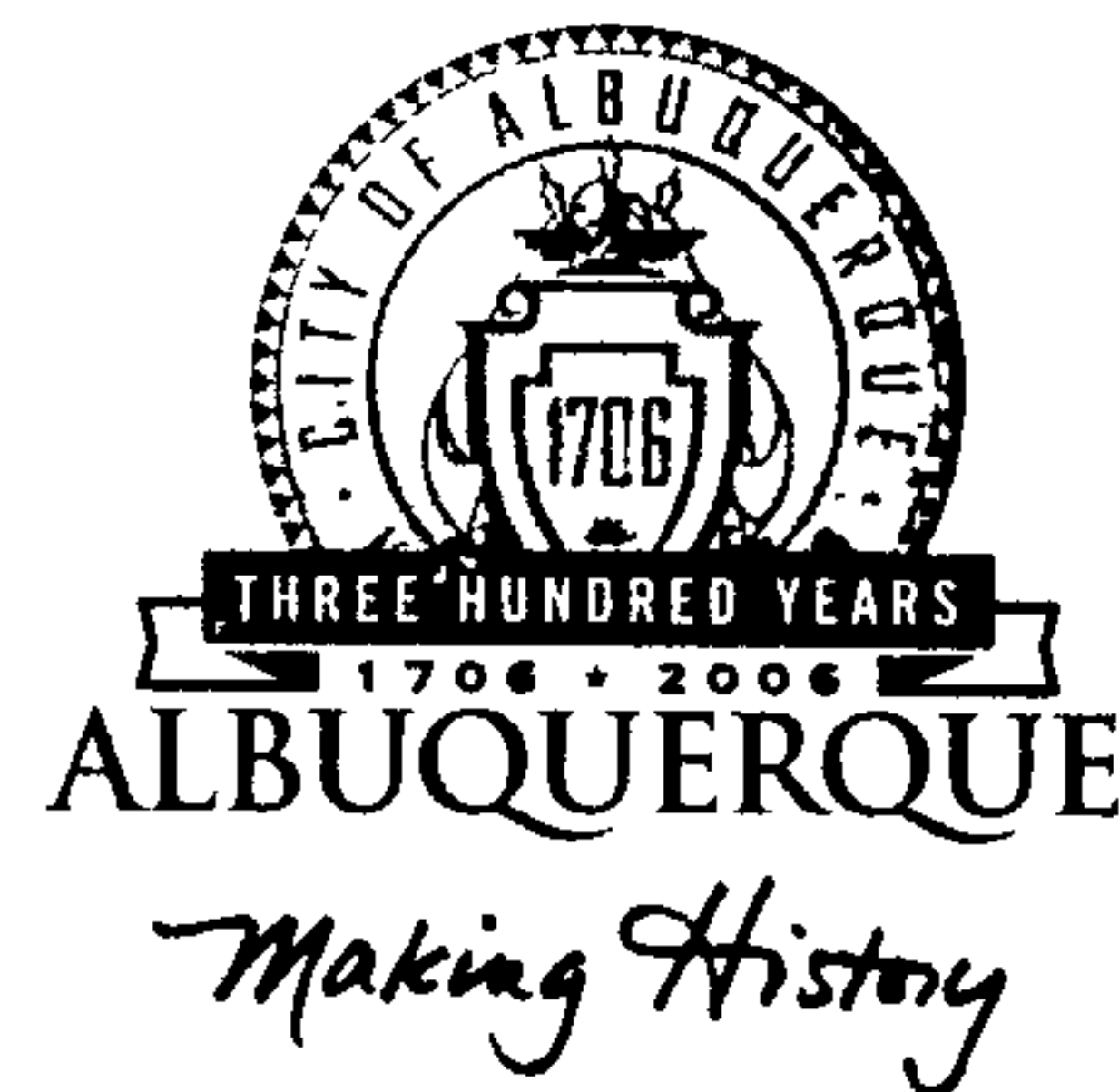
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 19

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments**

Item # 19

Project # 1003364 Application # 05-01052

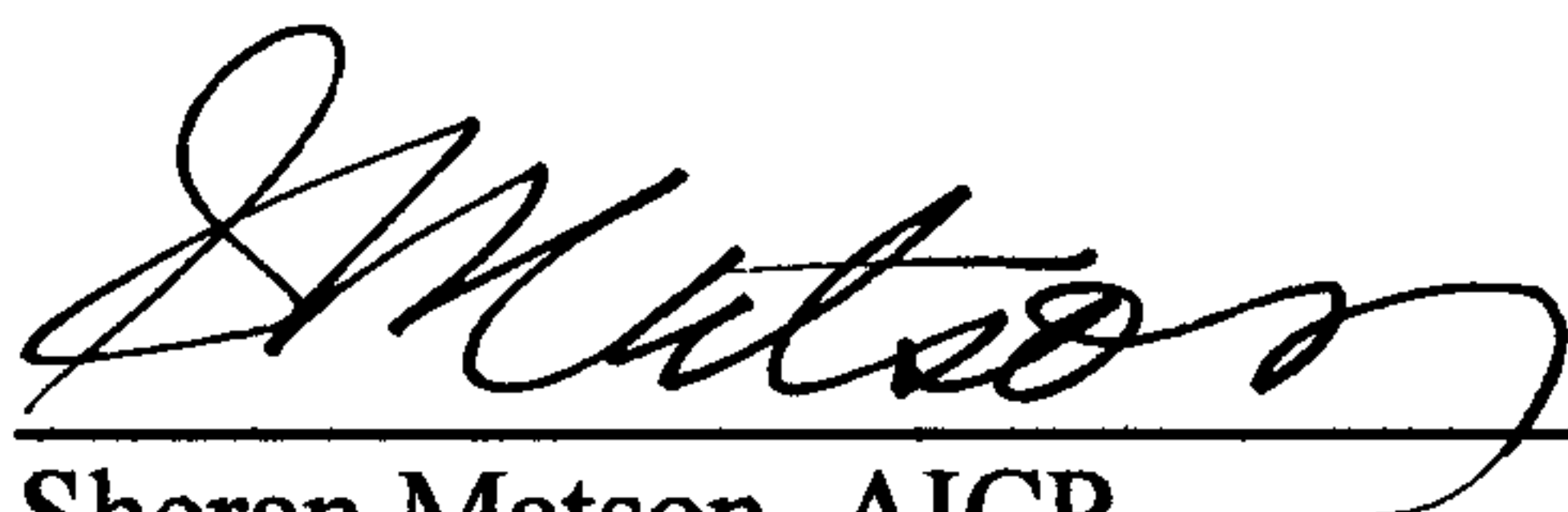
**RE: Lots 1-10, Block 7 and lots 1-10 & 4, Block 8, Skyline Heights tbka
Central Park Place, Phase 2/minor plat**

AGIS dxf is approved.

No objection to the proposed replat.

Has Real Property signed the plat?

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



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



#27

DRB CASE ACTION LOG ([REDACTED] FINAL PLAT)

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-00530 **EP**
Project Name: CENTRAL PARK PLACE PHS 1
Agent: Tierra West LLC

Project # 1003554
Phone No.: 858-3100

Project Number

1003554

Your request for (SDP for SUB), (SDP for BPL), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6-22-05 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): Record plat

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.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 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: 12:55 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 # 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] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of
Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **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) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way
- PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements
- MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7. **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) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **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] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC 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 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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 # 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) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. Project # 1003859
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [**Juanita Garcia, EPC Case Planner**] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING 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, 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] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. ~~Project # 1003554~~
05DRB-00530 Minor- 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) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

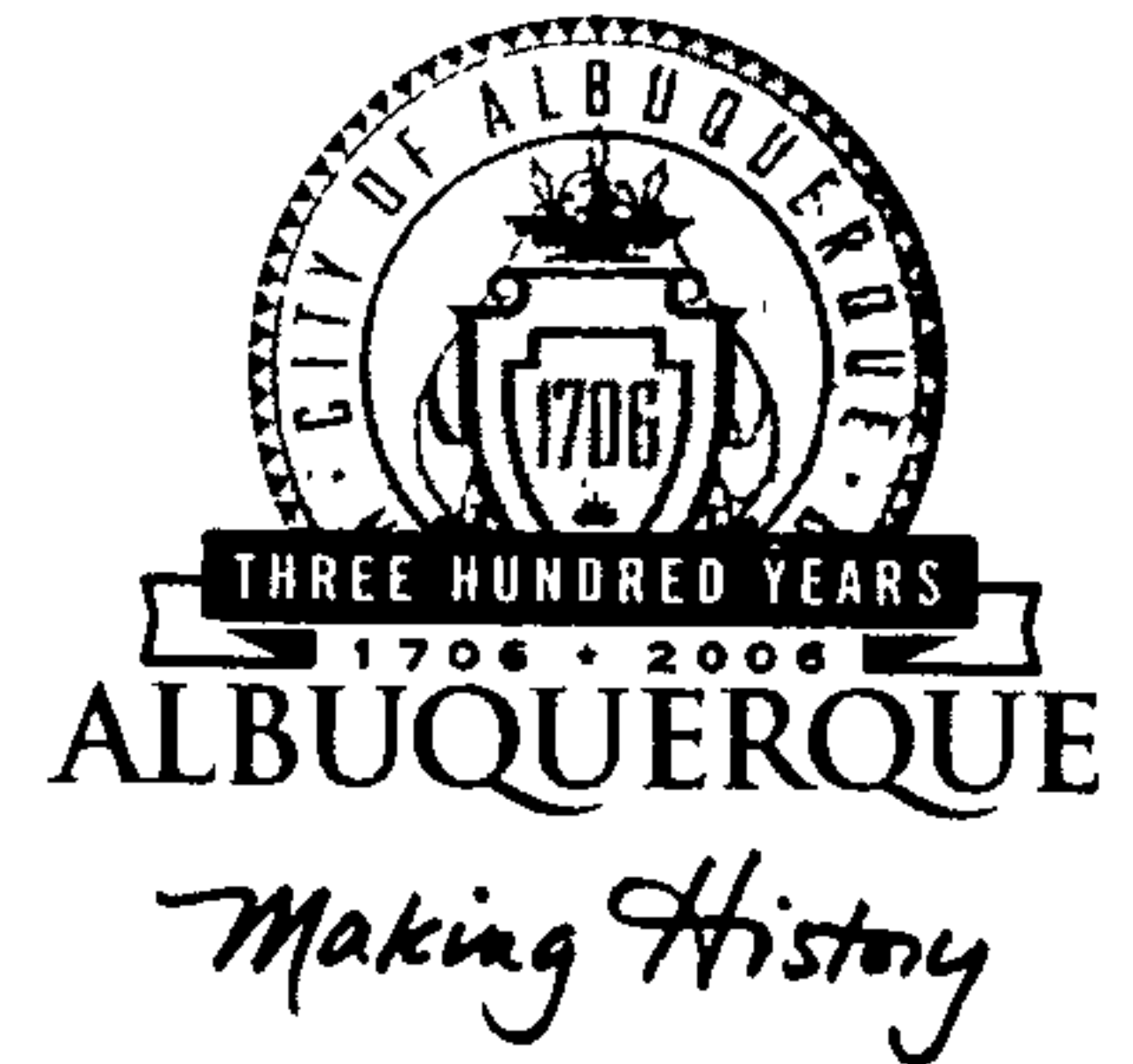
29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s). (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan
- MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan
- GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTROYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 27

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

ITEM # 27

PROJECT # 1003554

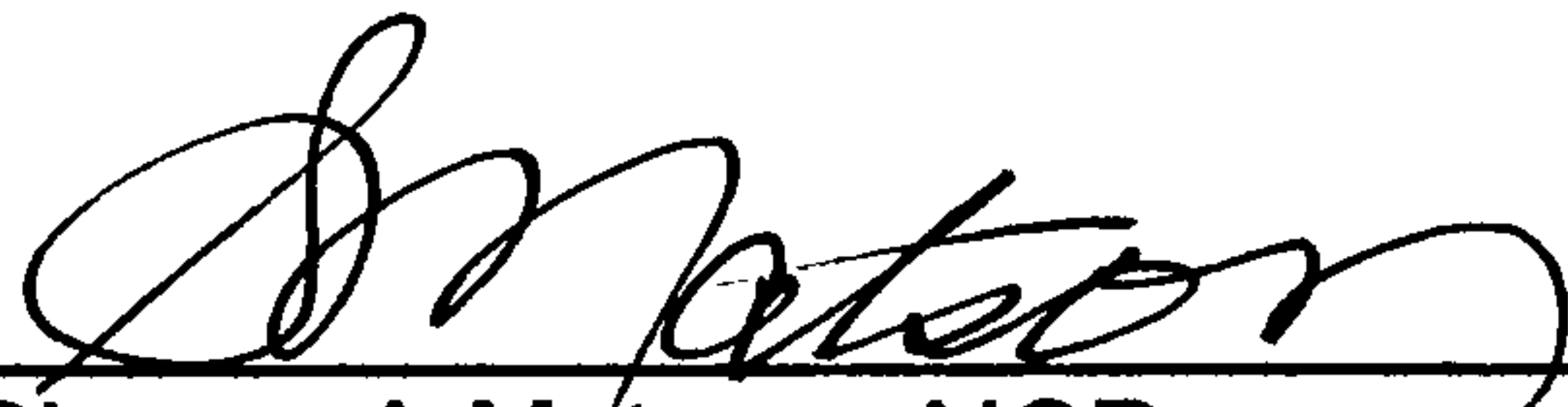
APPLICATION # 05-00530

RE: CENTRAL Park Place, Phase 1

Are there any differences between the preliminary plat & the final plat?

SIA is recorded. No objection to the final plat.

However, Planning will take delegation until the plat is ready for recording as Planning is required to file the plat per the Subdivision Ordinance.



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

#27

3554

DXF Electronic Approval Form

DRB Project Case #: 1003554

Subdivision Name: CENTRAL PARK PLACE LOTS 4A, 5 & 6

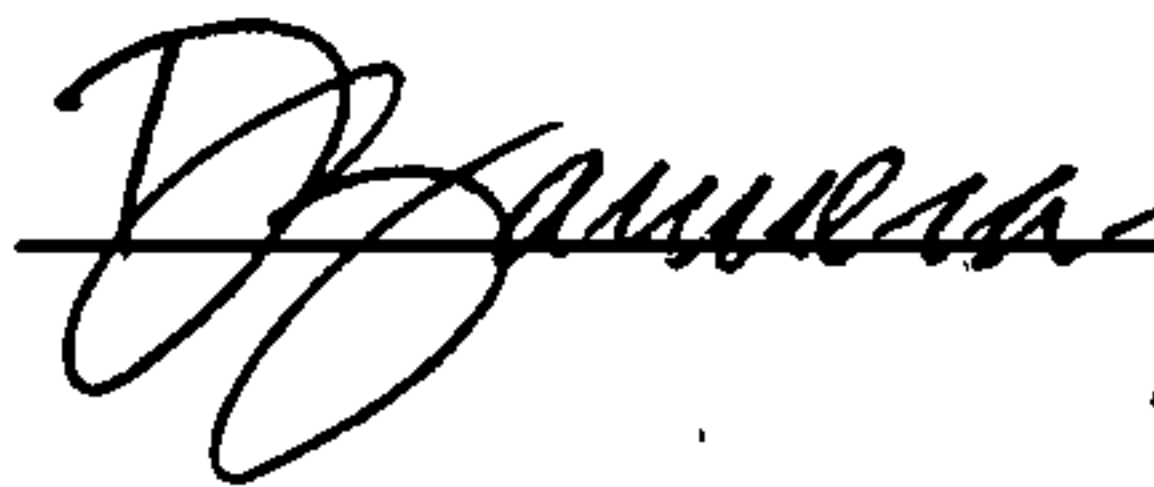
Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 6/14/2005 Hard Copy Received: 6/14/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

06-15-2005
Date

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

AGIS Use Only

Copied fc **3554** to agiscov on **6/15/2005** Contact person notified on **6/15/2005**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 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: 11:55 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

- Project # 1000788**
05DRB-00508 Major-One Year SIA
WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**
6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**
7. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK
- 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 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, BEAR CANYON VILLAGE, UNIT 2, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as VISTA VIEJA SUBDIVISION, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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 # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] **[Stephanie Shumsky, EPC Case Planner] (L-16) SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003231**
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471**
05DRB-00595 Minor-Final Plat
Approval

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23, AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat Approval
05DRB-00614 Minor-Subd Design (DPM) Variance
- CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat Approval
05DRB-00615 Minor-Vacation of Private Easements
- TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA 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, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. ~~Project # 1003554~~
05DRB-00530 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) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] *(Deferred from 6/16/04)[Final Plat Indef Deferred 6/23/04 for SIA]* (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

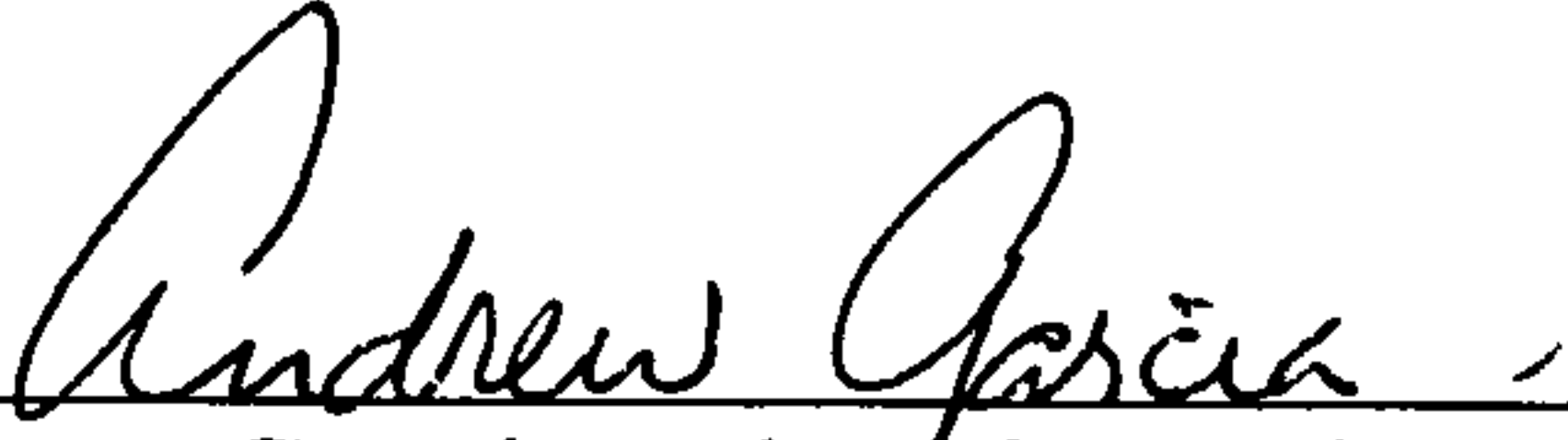
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments**

ITEM # 27

PROJECT # 1003554 APPLICATION # 05-00530/minor plat

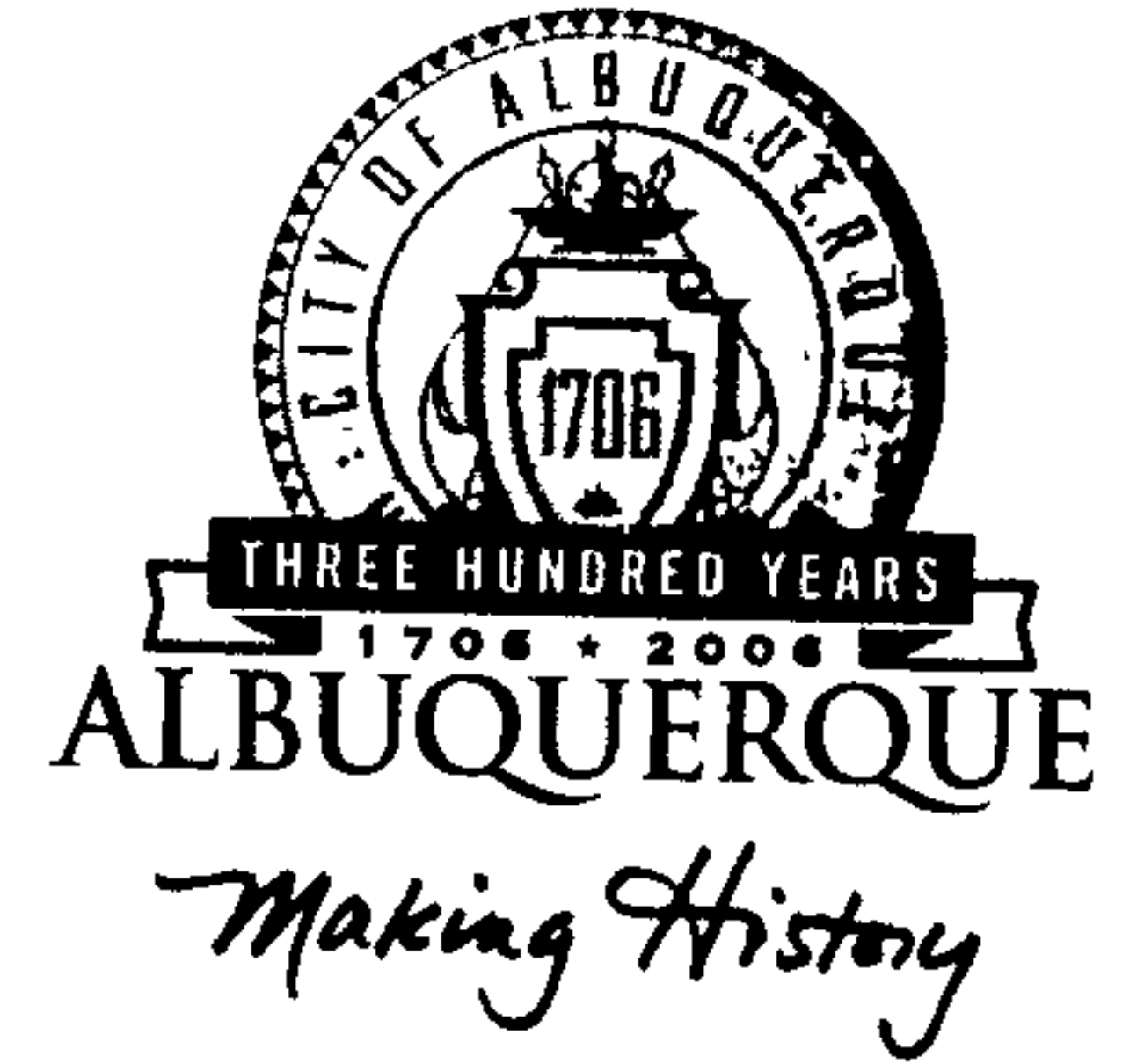
Re: Central Park Place, Phase 1/ prelm plat

There are no objections to this request.



Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 27

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x)

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

signed I.L.

*F.P
indot*

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 6, 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: 11:30 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

- Project # 1001085**
05DRB-00402 Major-Two Year SIA
ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s). [REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**
05DRB-00406 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan BldPermit
- BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
4. **Project # 1003384**
05DRB-00380 Major-Vacation of Public Easements
- TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [Deferred from 4/6/05] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

6. **Project # 1004010**
05DRB-00404 Major-Vacation of Public Easements
- MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
7. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524
Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
8. **Project # 1002636**
05DRB-00373 Major-Vacation of Public Easements
05DRB-00372 Minor-Prelim&Final Plat Approval
05DRB-00374 Minor-Vacation of Private Easements
- SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [*Deferred from 3/30/05*] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**
- Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [*Deferred from 3/16/05 & 3/30/05*] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

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.

9. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as **GUARDIAN SELF STORAGE**) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/6/05]* (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10. **Project # 1004074**
05DRB-00524 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION**, zoned R-2, located on 10TH ST NW, between BELLROSE AVE NW and 11TH STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11. **Project # 1003865**
05DRB-00521 Minor-Prelim&Final Plat
Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000560**
05DRB-00527 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). [Deferred from 4/6/05] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
13. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA 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, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [Deferred from 4/6/05] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
14. **Project # ~~1003554~~**
05DRB-00530 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) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS**, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**
15. **Project # 1003971**
05DRB-00506 Minor- Prelim&Final Plat
Approval
- WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4TH STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

17. **Project # 1003668**
04DRB-01414 Minor- 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). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04] [The final plat was indefinitely deferred for the SIA]* (C-20) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE HE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124] [Deferred from 3/30/05] (G-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 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

20. **Project # 1004076**
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, **THOMAS ADDITION**, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003828**
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, **MRGCD MAP #34**, zoned R-1, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002457**
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA 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**) zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Approval of the Development Review Board Minutes for March 23, 2005. THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 6, 2005
DRB Comments**

ITEM # 14

PROJECT # 10003554

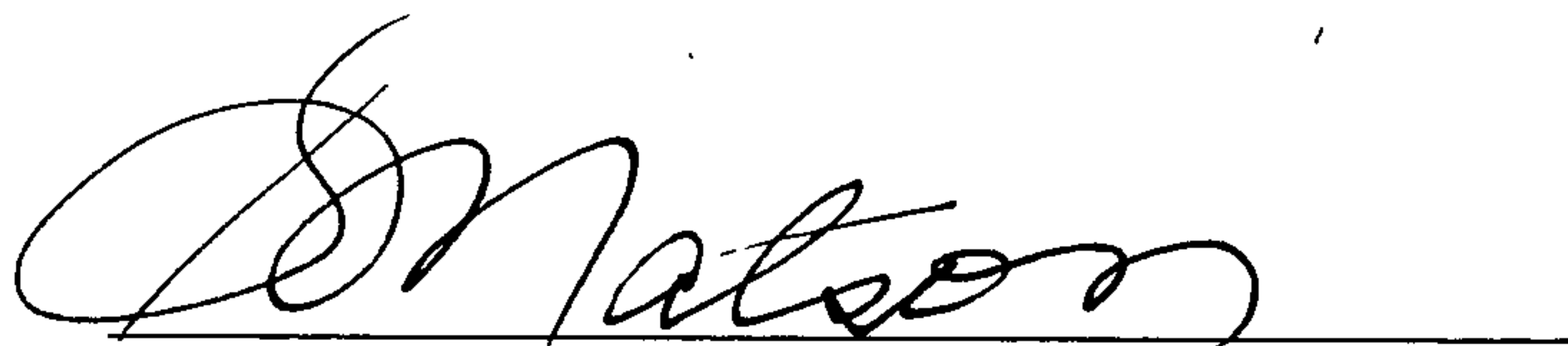
APPLICATION # 05-00530/minor plat

There are no objections to this request.

AGIS dxf file is approved.

However, the remaining vacations approved by DRB on 8/1/04 not shown on this re-plat will expire on 8/1/05 unless also re-platted.

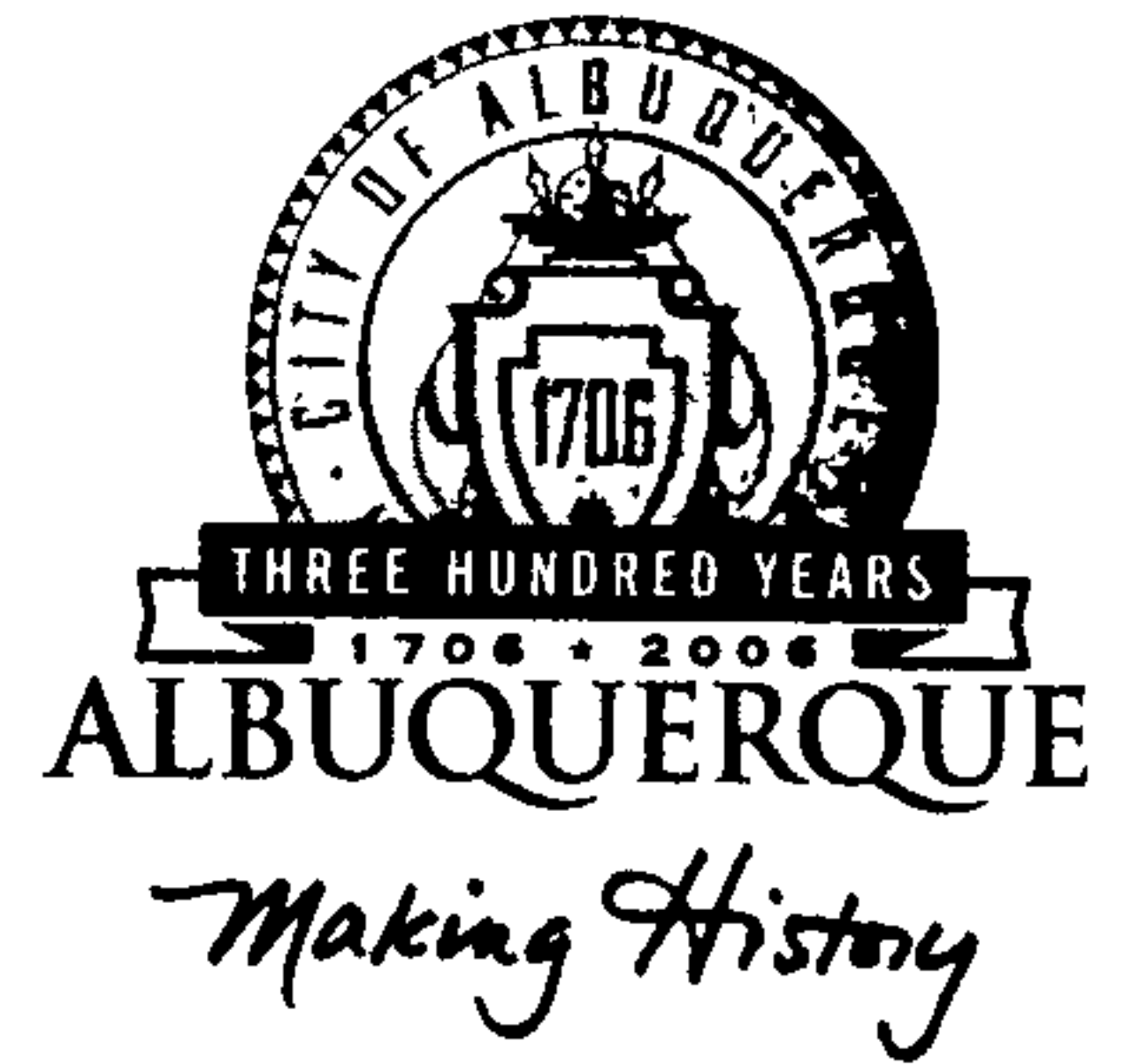
Applicant may file plat. Please be sure Planning receives one recorded copy to close the file.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x)

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

4-20-05

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

3554

DXF Electronic Approval Form

DRB Project Case #: 1003554

Subdivision Name: CENTRAL PARK PLACE LOTS 1,2,3 &4

Surveyor: RUSS P HUGG

Contact Person: KAREN KLINE

Contact Information: 858-3100

DXF Received: 3/29/2005

Hard Copy Received: 3/29/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

03-29-2005
Date

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

AGIS Use Only

Copied cov **3554** to agiscov on **3/29/2005** Contact person notified on **3/29/2005**

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

Need cross-lot drainage easement.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

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

DATE: February 27, 2008

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/15/2008 Issued By: PLNSDH

#

Permit Number: 2008 070 081

Category Code 910

Application Number: 08DRB-70081, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CENTRAL AVE SE BETWEEN CONCHAS ST SE AND EUBANK BLVD SE

Project Number: 1003554

Applicant

Central Park Partners Llc

4407 Lomas Ne
Albuquerque NM 87110
259-0991

Agent / Contact

Surv-Tek Inc
Russ Hugg
9384 Valley View Dr Nw
Albuquerque NM 87114

russhugg@survtek.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

2/15/2008 4:08PM LOC# ANN
WSH 006 TRAN# 0032
RECEIPT# 00087969-00087969
PERMIT# 2008070081 TRSCCS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
\$305.00
CK \$0.00
CHANGE

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

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

Russ Hugg
Applicant name (print)
2.15.08
Applicant signature / date



Form revised October 2007

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

Application case numbers
DRB - 70081

Sandy & Harold Lee 02/15/08
Planner signature / date
Project # 9003554

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

February 15, 2008

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. Jack Cloud, Chair

RE: Preliminary/Final Plat of Lot 5-A, Central Park Place, City of
Albuquerque, Bernalillo County, New Mexico.
City Zone Atlas Page L-20-Z.

Dear Mr. Cloud:

The owner(s) of the above captioned property, Central Park Partners, LLC are hereby filing application with the City of Albuquerque Development Review Board for Preliminary and Final Plat approval on the above referenced Lots.

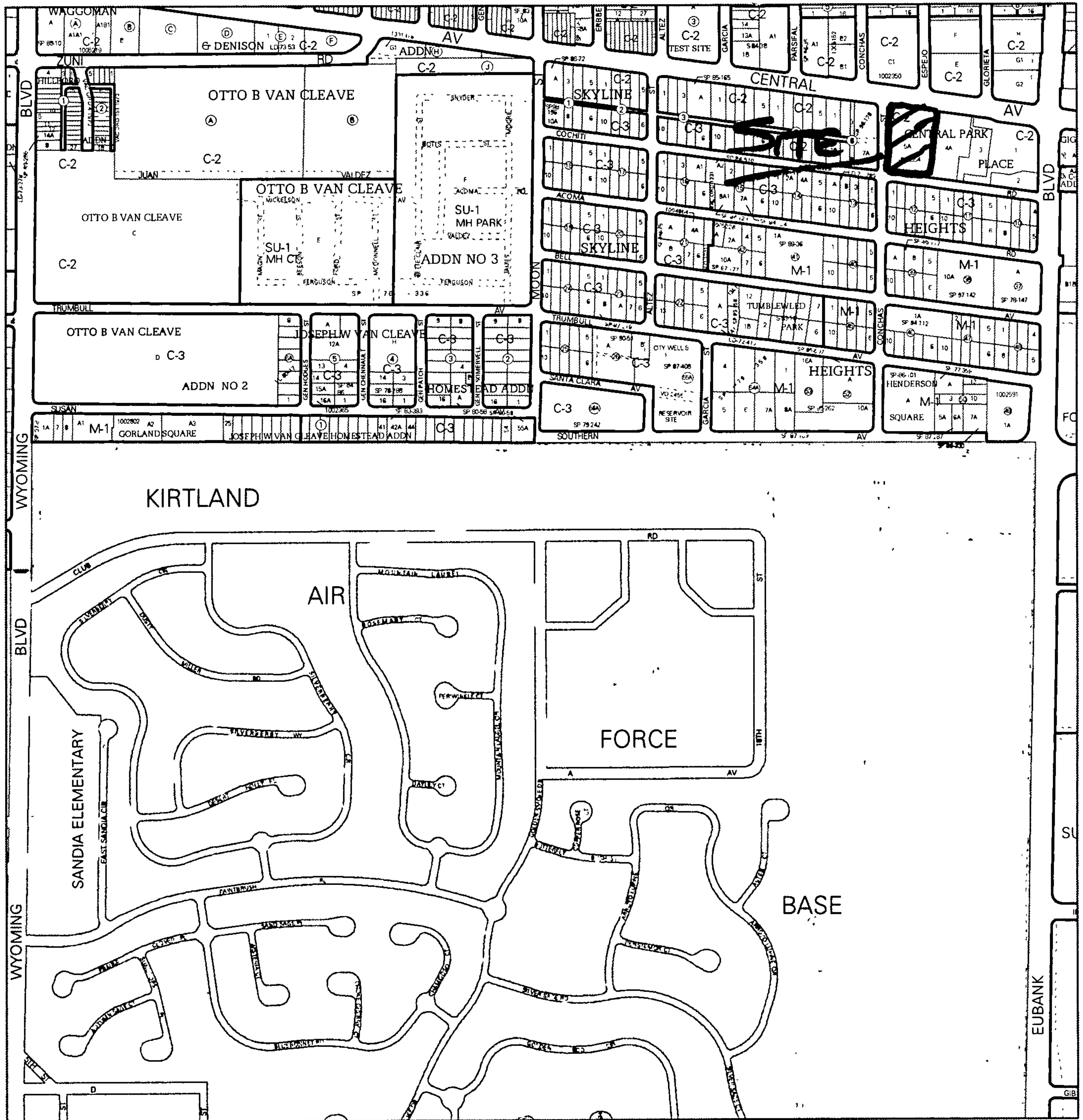
This plat will divide existing Lot 5-A into Two (2) Lots.

If you should have any questions regarding this request, please contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.



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

Map amended through: 1/4/2008

Zone Atlas Page:
L-20-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

February 14, 2008

Mr. Russ Hugg
Surv-Tek, Inc.
9324 Valley View Drive N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Central Park Partners, LLC, for the purpose of replatting Lot 5-A, Central Park Place, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

By: 

Jeffrey Jasionowski, Managing member

Central Park Partners, LLC
4407 Lomas NE
Albuquerque, New Mexico 87110



	Supplemental form		Supplemental form
SUBDIVISION	S	ZONING AND PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ... for Subdivision Purposes	P	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ... for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST OF ...	A
		<input type="checkbox"/> 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: VISTA ORIENTE, LLC PHONE: 259-0991
 ADDRESS: 4407 LOMAS NE FAX: _____
 CITY: ALB STATE NM ZIP 87110 E-MAIL: _____
 Proprietary Interest in Site: OWNER List all owners: JAMES GIFFORD
 AGENT (if any): Surv-Tek, Inc PHONE: 897-3366
 ADDRESS: 9384 Valley View Drive NW FAX: 897-3377
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Hugg@survtek.com

DESCRIPTION OF REQUEST:

MINOR PRELIMINARY AND FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 5 AND 6 Block: --- Unit: ---
 Subdv. / Addn. CENTRAL PARK PLACE
 Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas pages(s) L-20 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 1.9260 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city Limits? Yes. No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
 UPC No. 102005647249511602 102005645449711601 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SE
 Between: CONCHAS STREET SE and EUBANK BLVD SE

CASE HISTORY:

List any current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):
1003554

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

SIGNATURE [Signature] DATE 4.9.07
 (Print) RUSS HUGG Applicant Agent

FOR OFFICIAL USE ONLY
3/04

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 00482</u>	<u>PIF</u>	<u>5(3)</u>	<u>\$ 215.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CWF</u>		<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4/18/07 4.11.07</u>			<u>\$ 235.⁰⁰</u>

Andrew Garcia 4/10/07
 Planner signature / date

Project # 1003554

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
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ **Signed** Pre-Annexation Agreement if Annexation required.
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

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.

Russ Hugg
Applicant name (print)
[Signature]
Applicant signature / date
4-9-07

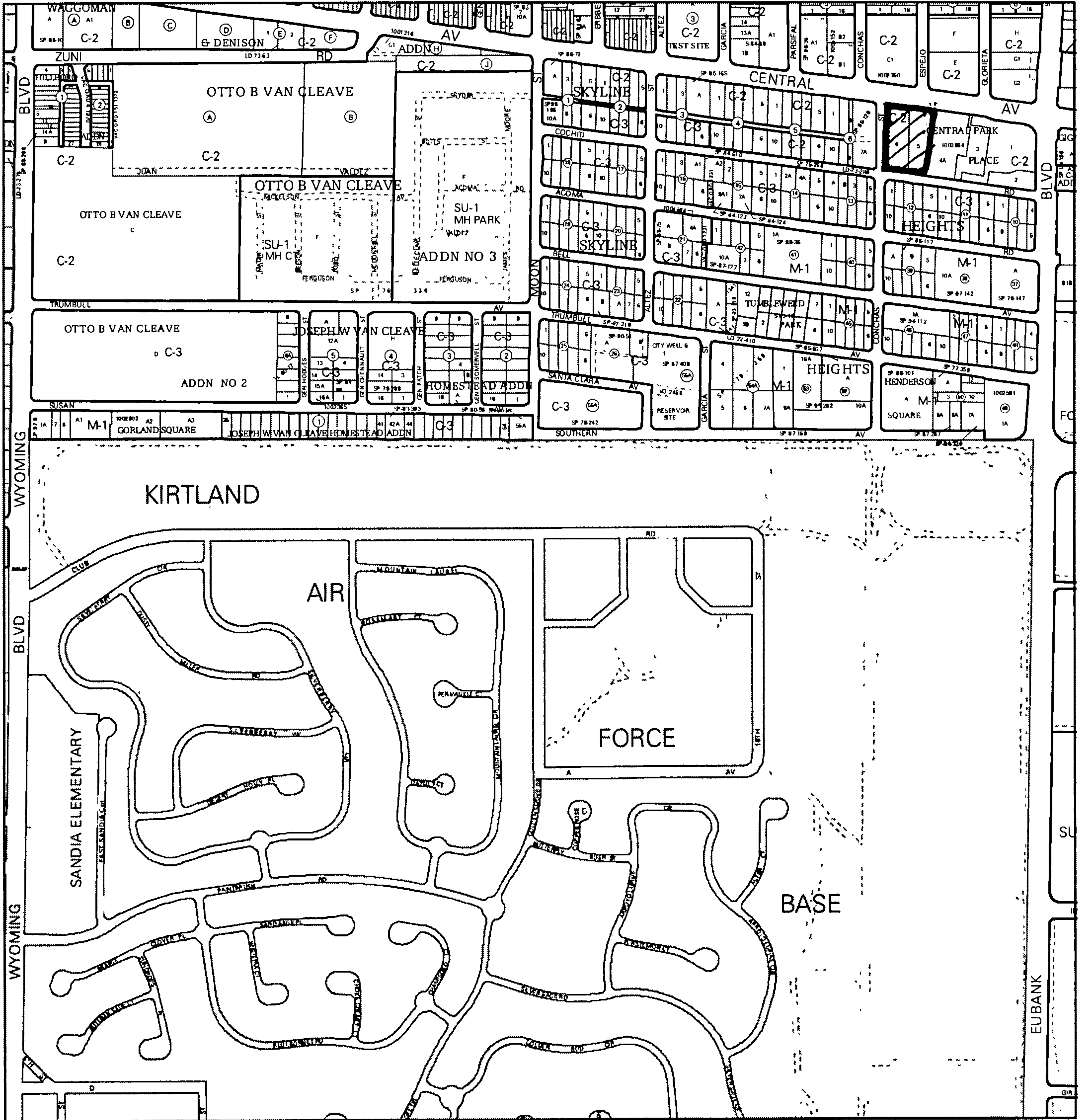


Form revised 11/04

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

Application case numbers
07DRB - 00482

Andrew Garcia 4/10/07
Planner signature / date
Project # 1003554



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

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-20-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

SURV TEK, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

April 9, 2007

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Preliminary/Final Plat of Lots 5 and 6, Central Park Place,
City of Albuquerque, Bernalillo County, New Mexico. City Zone
Atlas Page L-20-Z.

Dear Ms. Matson:

The owner(s) of the above captioned property, Vista Oriente, LLC
and Jim Gifford, are hereby filing application with the City of
Albuquerque Development Review Board for Preliminary and Final Plat
approval on the above referenced Lots.

This plat will combine existing Lots 5 and 6 into One (1) Lot.

If you should have any questions regarding this request, please
contact me at your convenience.

Sincerely,



Russ P. Hugg, PS
Surv-Tek, Inc.

April 6, 2007

Mr. Russ Hugg
Surv-Tek, Inc.
9324 Valley View Drive N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Vista Oriente, LLC, for the purpose of replatting Lots 5 and 6, Central Park Place, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Lot 5

Vista Oriente, LLC

a New Mexico limited liability company

By:


Jeffery Jesionowski, Managing member

MANAGER

Vista Oriente, LLC

4407 Lomas NE

Albuquerque, New Mexico 87110

April 6, 2007

Mr. Russ Hugg
Surv-Tek, Inc.
9324 Valley View Drive N.W.
Albuquerque, New Mexico 87114

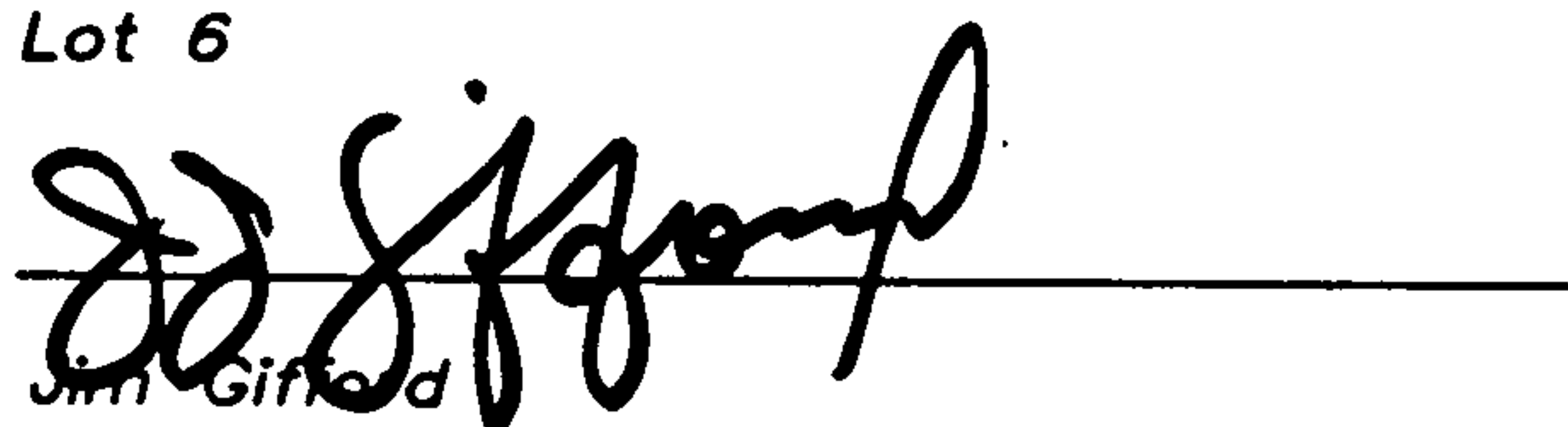
Dear Russ:

By this letter, I hereby authorize you to act as agent on my behalf, for the purpose of replatting Lots 5 and 6, Central Park Place, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

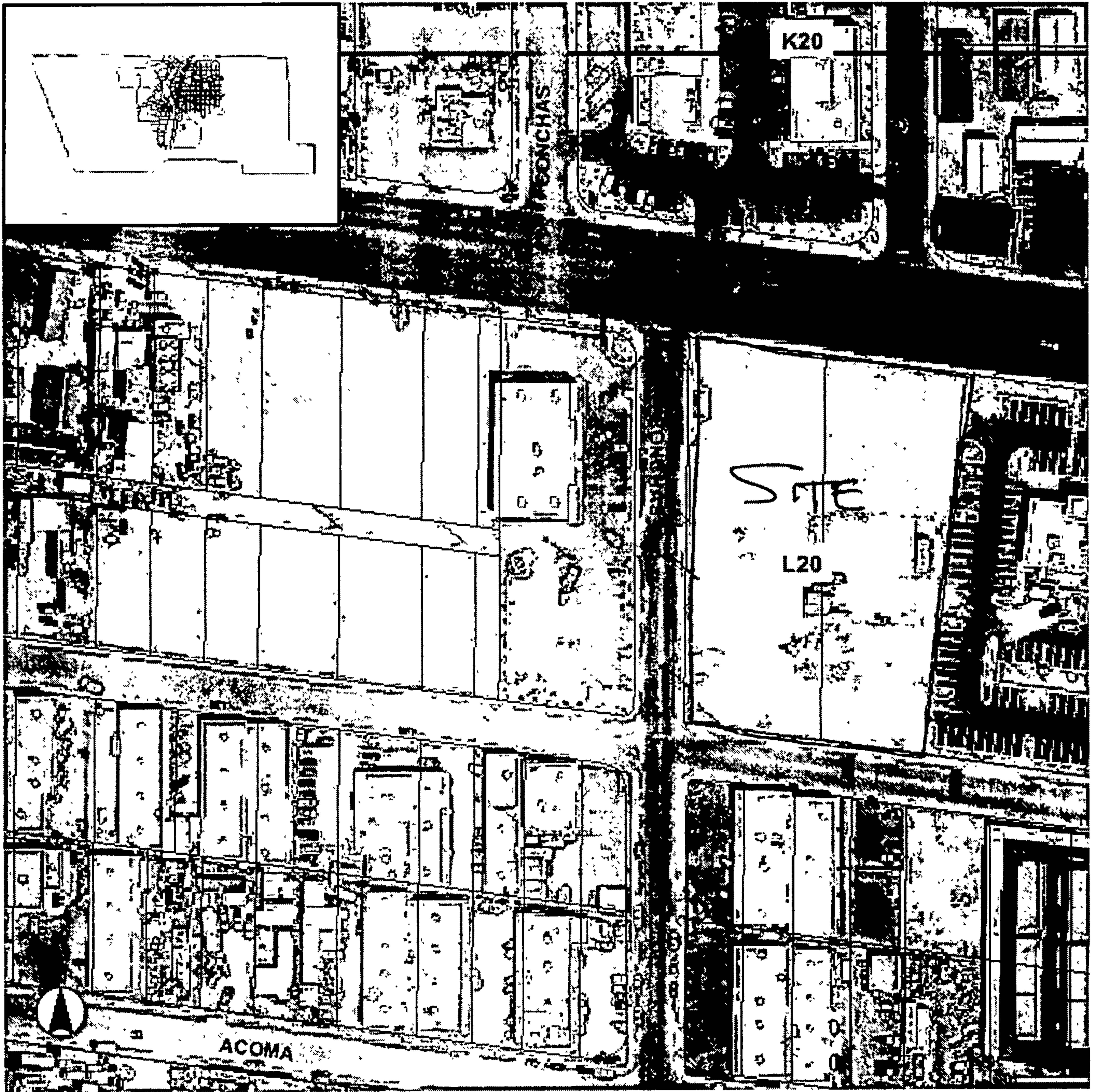
Lot 6

A handwritten signature in black ink, appearing to read "Jim Gifford", is written over a horizontal line.

Jim Gifford

a married man dealing in his sole and separate estate.

3308 Vista Del Sur NW
Albuquerque, New Mexico 87120



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

PAID RECEIPT

APPLICANT NAME Vista Oriente LLC
AGENT Surv-Tek-Fnc.
ADDRESS 9384 Valley View Dr NW.
PROJECT & APP # 1003554 / 07-00482
PROJECT NAME Central Park Place

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 235.00 TOTAL AMOUNT DUE

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

4/10/2007 8:35AM
RECEIPT# 00073877 USH 005 TRANS# 0007
ACCOUNT 441032 FUND 0110
ACTIVITY 3424000
TRANS AMT \$235.00
J24 Misc \$215.00
VI \$235.00
CHANCE \$0.00
Thank You

CITY OF ALBUQUERQUE
TREASURY DIVISION

City of Albuquerque
Treasury Division

4/10/2007 8:38AM LDP# 4000
RECEIPT# 00073876 USH 005 TRANS# 0007
Account 441032 Fund 0110
Activity 3424000 TRSL 15
Trans Amt \$235.00
J24 Misc \$215.00

Thank You

Counterreceipt.doc 6/21/04

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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: AMC DEVELOPMENT INC. PHONE: 255.0249
 ADDRESS: 4407 LOMAS BLVD NE FAX: 831.6689
 CITY: ABQ STATE NM ZIP 87110 E-MAIL:
 Proprietary interest in site: OWNER/DEVELOPER **List all owners:** E K SUELLEN & JAMES J GIFFORD
 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: *PRELIMINARY* FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 1-10 BLK 7; LOTS 1-10, BLK 8 along with Lot 4, Central Park Place Block: _____ Unit: _____
 Subdiv. / Addn. SKYLINE HEIGHTS (*dba CENTRAL PARK PLACE PHASE 2*)

Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas page(s): L20 No. of **existing** lots: 12 No. of **proposed** lots: 3
 Total area of site (acres): 3.3702 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102005645549611601, ETC..... MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SE
 Between: CONCHAS STREET SE and EUBANK BOULEVARD SE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
 ZA-88-406/V-137/Z-415/BA-2023-BA-21112/04DRB-01099/04DRB-01100/05DRB-00530-- PROJ# 1003554

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

SIGNATURE Vince Carrica DATE 6-21-05
 (Print) Vince Carrica, P.E. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u> <u>01052</u>	<u>P&F</u>	_____	\$ <u>355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>6/29/05</u>	_____	_____	\$ <u>355.00</u>

Clare Ferron 6/21/05
 Planner signature / date

Project # 1003554

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
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Vince Carrica, P.E. 

Applicant name (print)

6-21-05

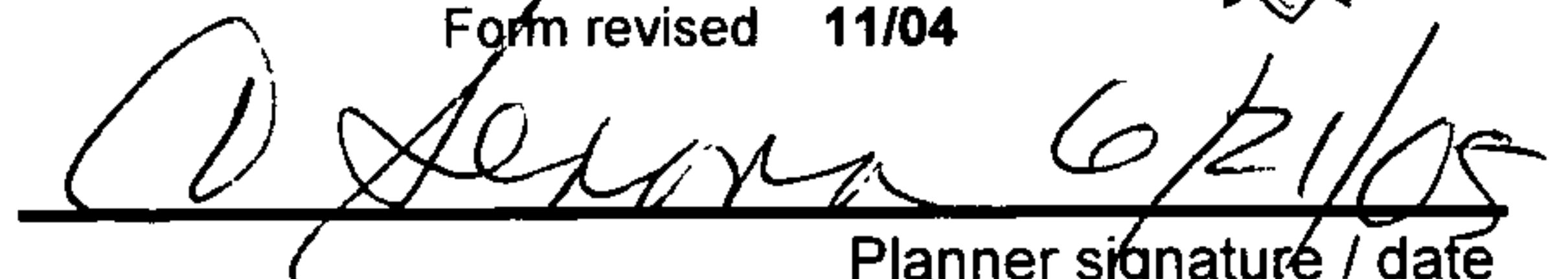
Applicant signature / date

Form revised 11/04



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

Application case numbers	
OSDRB -	- 01052
-	-
-	-



Planner signature / date

Project # 1003554

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

June 20, 2005

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

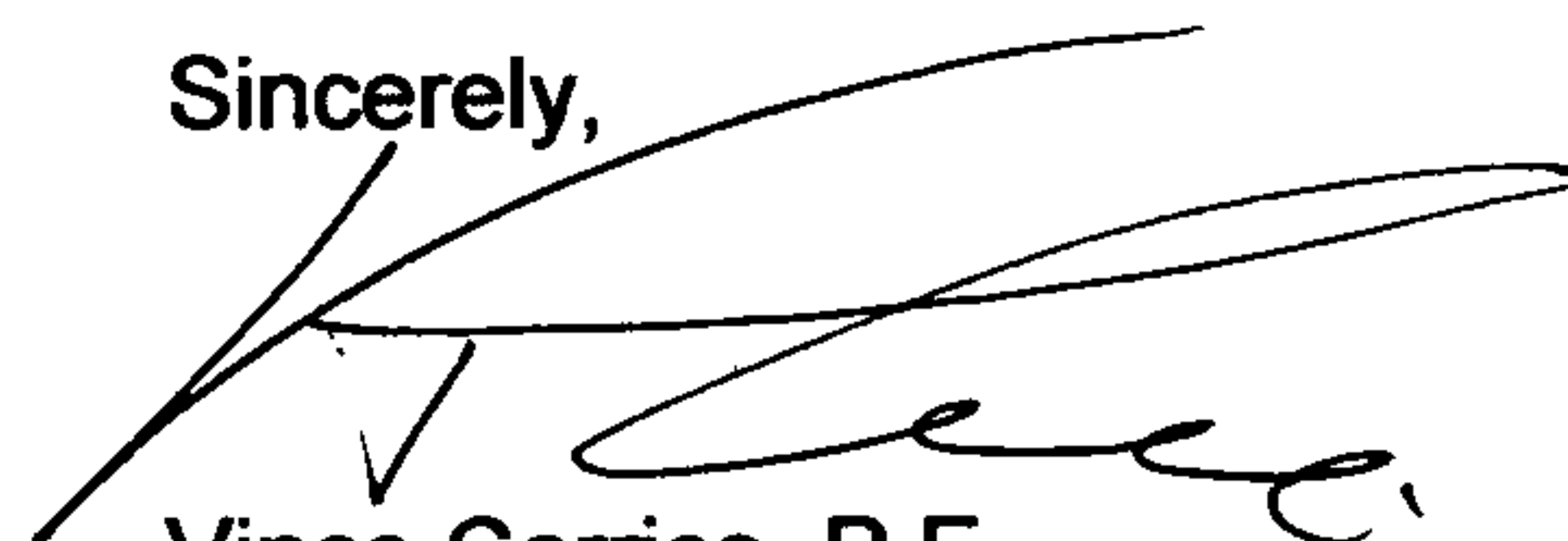
**RE: Minor Preliminary/Final Plat Approval
Lots 1-10, Block 7 and Lots 1-10, Block 8 – Skyline Heights along with Lot 4,
Central Park Place (to be known as Lots 4-A, 5 & 6, Central Park Place)
Zone Atlas Page L-20; DRB #1003554**

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Inc. requests Approval of the Minor Preliminary/Final Plat for the above-referenced property. The site is located along Central Avenue SE between Conchas Street SE and Eubank Boulevard SE. In August 2004, the DRB approved the vacation of the Public Right-of-Way and Public Easements. This plat will show the vacated easement and right-of-way on Phase Two of the project along with replatting the property to consolidate the existing twelve lots into three lots. On June 2005, DRB approved the final plat for Phase One, Lots 1-4, Central Park Place.

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

Sincerely,



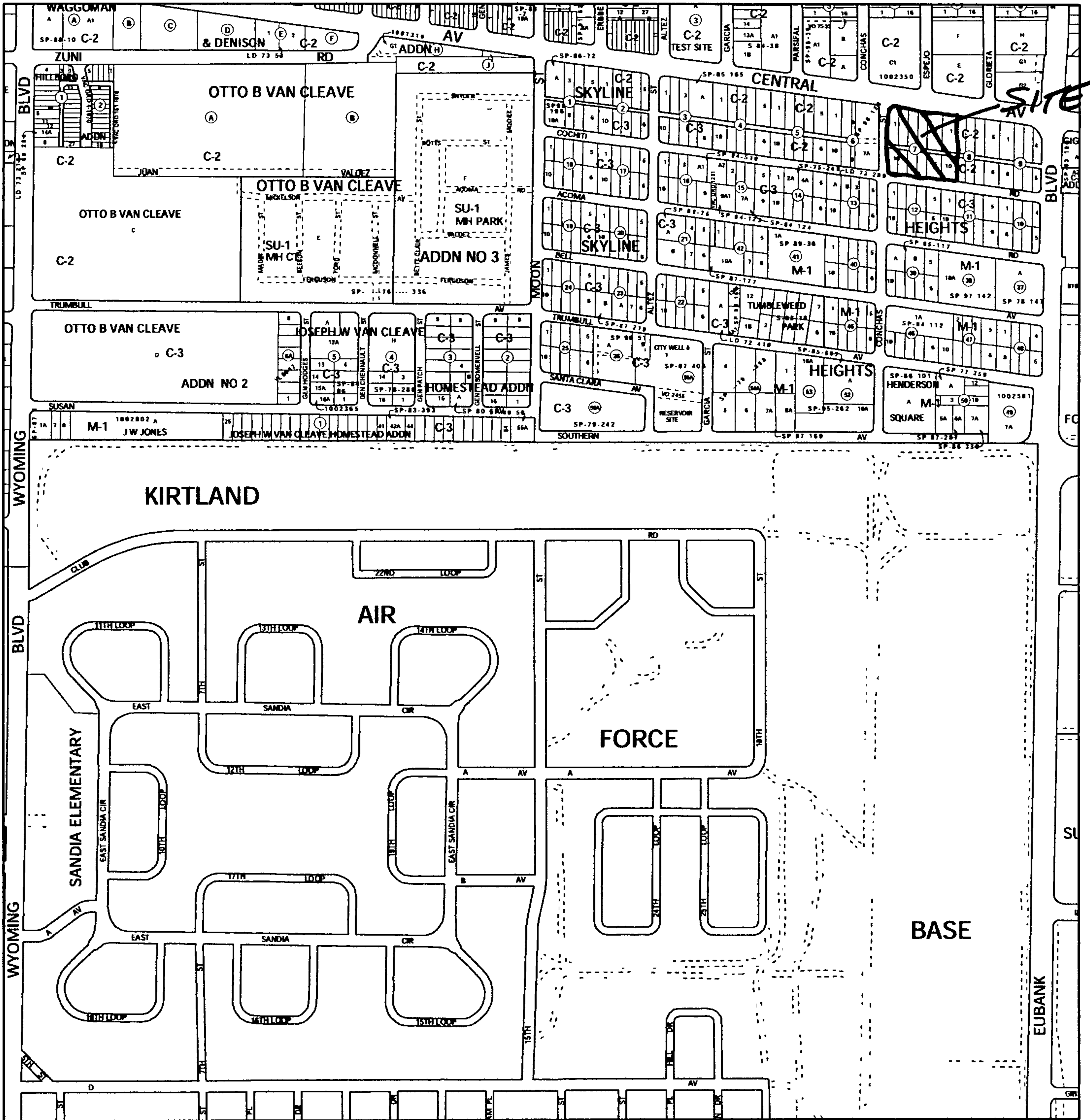
Vince Carrica, P.E.

Enclosure/s

cc: Jeff Jesionowski

JN: 24018.0002

VC/kk



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

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
L-20-Z

Selected Symbols

0 750 1,500 Feet

21
C...
T...
858-3100

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and VISTA ORIENTE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] A NEW MEXICO LIMITED LIABILITY COMPANY, whose address is 4407 LOMAS BLVD. NE, ALBUQUERQUE NM 87110 and whose telephone number is 255-0249, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lots 1-8 of Block 9, Lots 2-9 of Block 8 Skyline Heights, recorded on July 19, 1945 in the records of the Bernalillo County Clerk at Book C1, Folio 198 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] VISTA ORIENTE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 1-4 Central Park Place describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 18th day of May, 2006 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 762281.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain



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

PAID RECEIPT

APPLICANT NAME AMC Development
AGENT Jessie West
ADDRESS _____
PROJECT & APP # 1003554 / OS PRB 01052
PROJECT NAME Central Park Plaza Phase 2

\$ _____ 441032/3424000 Conflict Management Fee
\$ 355.00 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

\$ 355.00 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 11:18AM LUC: ANNE
RECEIPT# 00042676 WS# 006 TRANSH 0024
Account 441006 Fund 0110
Activity 4983000 TRSBR
Trans Amt \$355.00
J24 Misc \$355.00
CK \$355.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME AMC Development
AGENT Tierra West LLC.
ADDRESS 8509 Jefferson NE.
PROJECT & APP # 1003554 / 05 PRB 01011
PROJECT NAME Skyline Heights

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

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		2066	
		95-677/1070	
DATE <u>6/14/2005</u> City of Albuquerque		Treasury Division	
PAY TO THE ORDER OF <u>City of Albuquerque</u>			
<u>Twenty and</u>		6/14/2005 11:41 AM \$ <u>20.00</u> LOC: ANNX	
		RECEIPT# <u>00041600</u> WSH 008 TRANS# <u>0023</u>	
		Account <u>441032</u> DOLLARS <u>1110</u>	
		Activity <u>3424000</u> TRSCCS	
		Trans Amt \$20.00	
		J24 Misc \$20.00	
		CK \$20.00	
		CHANGE \$0.00 MP	
FOR <u>24018 - Final Plat Submittal</u>		<u>Donna Bohannon</u> Thank You	
⑈002066⑈ ⑆107006677⑆		201813⑈	

RETURN RECORDED DOCUMENT TO:

Walgreen Co.
104 Wilmot Road, MS #1420
Deerfield, Illinois 60015
Attn: Michael Redstone

This Instrument Prepared by:
Michael G. Redstone (Store No. 9773)
104 Wilmot Road
Deerfield, Illinois 60015

Pray #
1003554

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS,
CONDITIONS AND RESTRICTIONS

THIS RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS,
CONDITIONS AND RESTRICTIONS (the "Agreement") is made and entered into this
day of ~~June~~ ^{July}, 2005, by and between Vista Oriente, LTD. CO., a New Mexico
limited liability company (the "Parcel A Owner"), and Vista Oriente, LTD.CO., a New
Mexico limited liability company (the "Parcel B Owner"), and Jim Gifford, a married man,
dealing in his sole and separate property (the "Parcel C Owner").

RECITALS

- A. The Parcel A Owner is the owner of that certain real property situated in the City of Albuquerque, County of Bernalillo, State of New Mexico, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Parcel A").
- B. The Parcel B Owner is the owner of that certain real property situated in the City of Albuquerque, County of Bernalillo, State of New Mexico, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Parcel B").
- C. The Parcel C Owner is the owner of that certain real property situated in the City of Albuquerque, County of Bernalillo, State of New Mexico, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Parcel C").
- D. The Parcel B Owner intends to develop Parcel B for use by Walgreen (hereinafter defined).
- E. The Parcel A Owner and the Parcel C Owner intend to simultaneously or thereafter develop or allow or cause the development of Parcels A and C as a retail/commercial site.
- F. The parties hereto desire to impose certain easements upon the Parcels, and to establish certain covenants, conditions and restrictions with respect to said Parcels, for the mutual and reciprocal benefit and complement of Parcels A, B, and C and the present and future owners and occupants thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, the Parcel A Owner, the Parcel B Owner, and the Parcel C Owner hereby covenant and agree that the Parcels and all present and future owners and occupants of the Parcels shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Agreement, so that said Parcels shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:



AGREEMENTS

1. Definitions. For purposes hereof:

(a) The term "Owner" or "Owners" shall mean the Parcel A Owner (as to Parcel A) and the Parcel B Owner (as to Parcel B) and the Parcel C Owner (as to Parcel C), and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

(b) The term "Parcel" or "Parcels" shall mean each separately identified parcel of real property (including each individually identified lot) now constituting a part of the real property subjected to this Agreement as described on Exhibit "A", that is, Parcel A, Parcel B, and Parcel C, and any future subdivisions thereof.

(c) The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s).

(d) The term "Common Area" shall mean those portions of Parcel A, Parcel B, and Parcel C that are outside of exterior walls of buildings or other structures from time to time located on the Parcels, and which are either unimproved, or are improved as (without limitation) parking areas, landscaped areas, driveways, roadways, walkways, light standards, curbing, paving, entrances, exits and other similar exterior site improvements.

(e) The term "Walgreen" or "Walgreens" shall mean Walgreen Co., a(n) Illinois corporation (or any of its affiliates, subsidiaries, successors or assigns). Walgreen shall be deemed a third party beneficiary to this Agreement.

(f) The term "Walgreen Lease" or "Walgreens Lease" shall mean that Lease of Parcel B from Owner of Parcel B as landlord to Walgreen as tenant, and any amendments, extensions or replacements thereof.

(g) The term "Site Plan" shall mean that site plan of the Parcels attached hereto as Exhibit "B" and by reference made a part hereof. Except as may be otherwise provided in this Agreement, the Site Plan is for identification purposes only.

(h) The term "Driveway" shall mean that driveway and related driveway improvements, paving, curbing, entrances and exits, in the location on the Parcels as shown on the Site Plan.

2. Easements.

2.1 Grant of Reciprocal Easements. Subject to any express conditions, limitations or reservations contained herein, the Owners of Parcels A, B, and C hereby declare that the Parcels, and all Owners and Permittees of the Parcels, shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the Parcels and all present and future Owner's and Permittees of the Parcels:

(a) An easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways as presently or hereafter constructed and constituting a part of the Common Area of Parcel B and



the Common Area of Parcels A and C including, without limitation, the Driveway, so as to provide for the passage of motor vehicles and pedestrians between all portions of the Common Area of such Parcels intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such Parcels;

(b) **RECIPROCAL PARKING EASEMENT.** An easement for the benefit of all Owners and Permittees for the parking of vehicles in the parking areas designated as part of the Common Areas of the Parcels, including those spaces labeled "Non-Exclusive Parking Spaces" on Parcel B and designated employee parking as determined by the Owners of Parcels A, B, and C, as such parking areas are indicated on the Site Plan (the "Parking Easement"). The Parking Easement, however, shall not apply to (1) such designated or short-term parking spaces, as required by restaurant or retail uses, and (2) any of the parking spaces on Parcel B, except the Parcel B Non-Exclusive Parking Spaces (it being the intent of the Owners of Parcels A, B, and C that all of the parking spaces on Parcel B, except for the Parcel B Non-Exclusive Parking Spaces, shall be for the exclusive use of Walgreens during the continuance of the Walgreen Lease and thereafter by the owner of Parcel B, and its Permittees). The Parking Easement may be modified or removed from time to time by the Owner of the Parcel upon which the parking areas are located, provided that the parking areas of Parcel A shall not be modified or removed without the consent of Walgreen during the continuance of the Walgreen Lease or if Walgreen shall become an Owner of Parcel B and provided that the Parcel B Non-Exclusive Parking Spaces shall not be modified or removed without the consent of the Owner of Parcel A. The Parking Easement is for customer parking in connection only with the businesses operated from time to time at the Parcels. In no event shall the Parking Easement be used for delivery or truck parking, undesignated employee parking, overnight parking, storage or other similar parking purposes that shall constitute an unreasonably prolonged use of the Parking Easement.

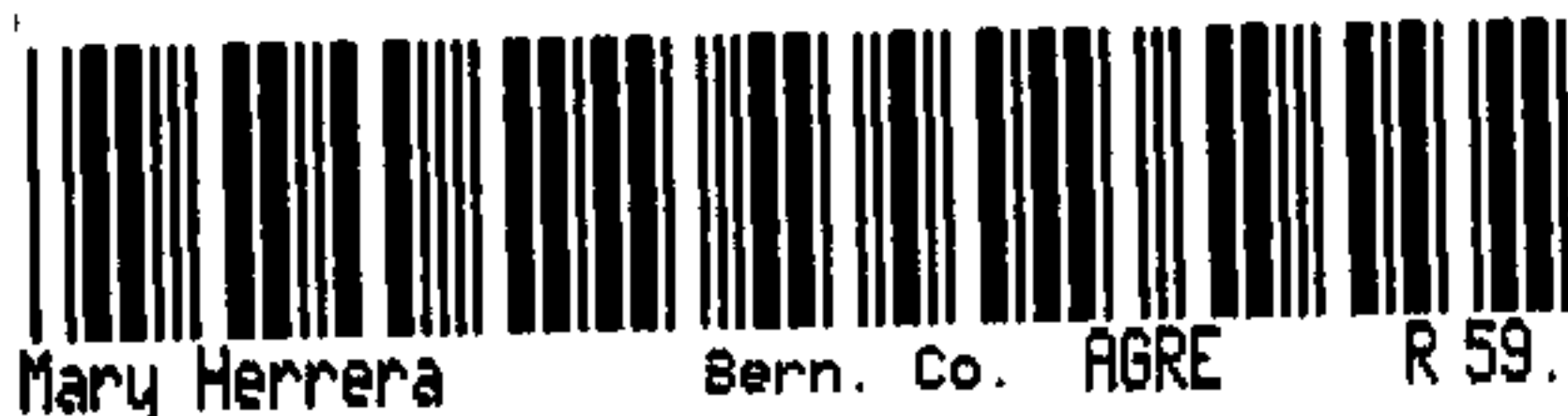
(c) **WATER RETENTION OR DRAINAGE EASEMENTS.** An easement upon, under, over, above and across the Common Areas of the Parcels for the discharge, drainage, use, detention and retention of storm water runoff in the manner and in the location indicated on the Site Plan, and to install, maintain, repair and replace storm water collection, retention, detention and distribution lines, conduits, pipes and other apparatus under and across those portions of the Common Areas indicated on the Site Plan. The storm water detention areas, if any, indicated on the Site Plan, and all lines, conduits, pipes and other apparatus for water drainage, and all storage systems necessary in connection therewith, shall be hereinafter called the "Water Detention and Drainage Facilities". The easement granted herein shall include the right of reasonable ingress and egress with respect to the Water Detention and Drainage Facilities as may be required to maintain and operate the same. The Water Detention and Drainage Facilities required for Parcel B shall initially be constructed by the Owner of Parcel B in accordance with the Site Plan and pursuant to Plans approved by Walgreen under the Walgreen Lease, as a part of the initial development of the Walgreens improvements on Parcel B under the Walgreen Lease. Once constructed by the Parcel B Owner, (i) the Water Detention and Drainage Facilities shall not be modified, altered, relocated or otherwise changed, without the prior written consent of all Owners and Walgreen (during the continuance of the Walgreen Lease); and, (ii) each Owner shall operate and maintain, or cause to be operated and maintained, in good order, condition and repair, the Water Detention and Drainage Facilities located upon its Parcel and make any and all repairs and replacements that may from time to time be required with respect thereto.



(d) **UTILITY EASEMENTS.** An easement under and across those parts of the Common Areas that are not within any permissible building areas shown on the Site Plan, for the installation, maintenance, repair and replacement of water mains, storm drains, sewers, water sprinkler system lines, telephone or electrical conduits or systems, cable, gas mains and other utility facilities necessary for the orderly development and operation of the Common Areas and each building from time to time located within the Parcels; provided that (i) the rights granted pursuant to such easements shall at all times, be exercised in such a manner as not to interfere materially with the normal operation of a Parcel and the businesses conducted therein, except in cases of emergency, in which event the parties will use commercially reasonable efforts to not materially interfere with the normal operation of a Parcel and the businesses conducted therein in light of the nature of the emergency, (ii) the exact location of any utilities shall be subject to the approval of the Owner(s) of the burdened Parcel(s) (and, as to Parcel B during the continuance of the Walgreen Lease, Walgreen), and (iii) except in an emergency, the right of any Owner to enter upon the Parcel of another Owner for the exercise of any right pursuant to such easements shall be conditioned upon providing reasonable prior advance written notice to the other Owner (and, as to any entry upon Parcel B during the continuance of the Walgreen Lease, Walgreen) as to the time and manner of entry. All such systems, structures, mains, sewers, conduits, lines and other public utilities shall be installed and maintained below the ground level or surface of the Parcel (except for such parts thereof that cannot and are not intended to be placed below the surface, such as transformers and control panels or power lines, which shall be placed in such location as approved by the Owner of the affected Parcel and Walgreen (as to Parcel B). Once the initial construction of the Parcels shall have been completed by the Owners of such Parcels, thereafter no additional utility easements affecting any of the Parcels shall be installed without the consent of the Owner of the affected Parcel(s) or without Walgreen's consent (during the continuance of the Walgreen Lease) should Parcel B be affected by the additional utility easement being sought.

SIGN EASEMENTS. An easement upon Parcel B in the area shown along Eubank Avenue on the Site Plan, and legally described on the attached Exhibit "A-1," for the construction, reconstruction, replacement, operation, maintenance and repair of a multi-tenant monument sign structure of the size and shape as is acceptable to Walgreen and the Owner of Parcel A (and after the expiration or termination of the Walgreen Lease, as is acceptable to the Owners of Parcels A and B) (such sign herein referred to as the "Multi-tenant Sign"). The easement granted herein shall be over, under, upon and across that portion of Parcel B as identified on the Site Plan and the area legally described on the attached Exhibit "A-1," and shall further include the right of reasonable access over, under, upon and across Parcel B to install, replace, maintain, repair and operate the Multi-tenant Sign and a utility line, pursuant to the terms and conditions set forth in paragraph (d) above, in order to provide the Multi-tenant Sign and all panels thereon with power to illuminate the same.

Once the Multi-tenant Sign is constructed, if there are three or more tenant panels on the Multi-tenant Sign, the Parcel A Owner shall thereafter maintain, operate, illuminate and repair the Multi-Tenant Sign and utility line, subject to reimbursement on a prorata basis of the reasonable costs by Walgreens (during the continuance of the Walgreen Lease and thereafter by the owner of Parcel B and its Permittees), and the Parcel C Owner and its respective Permittees. If, however, there are two or fewer tenant panels on the Multi-tenant Sign, then after the Multi-tenant Sign is constructed, Walgreens (during the continuance of the Walgreen Lease and thereafter by the owner of Parcel B, and its Permittees) shall maintain, operate, illuminate and repair such Multi-tenant Sign and utility line, subject to reimbursement



on a prorata basis of the reasonable costs by the Owners of Parcels A and C or their respective Permittees.

The Multi-tenant Sign shall be for the use of the occupants of Parcels A, B, and C. No signs, structures, landscaping or improvements shall be placed or maintained on Parcel A or Parcel B that shall obstruct or materially impair the visibility of the Multi-tenant Sign from adjacent streets and roads (as determined by Owners of Parcels A and B).

Nothing contained in this Section 2.1(e) shall be deemed to create any easement rights with regard to the sign shown on the Site Plan as the "Walgreens Exclusive Pylon Sign", which sign shall be for the exclusive use of Walgreen during the term of the Walgreen Lease, and thereafter for the exclusive use of the Owner of Parcel B.

2.2 Indemnification. Each Owner having rights with respect to an easement granted hereunder ("Indemnitor") shall indemnify and hold the Owner whose Parcel is subject to the easement (including Walgreen, in the case of the Owner of Parcel B) ("Indemnitee") harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of such Indemnitor, its contractors, employees, agents, or others acting on behalf of such Indemnitor.

2.3 Intentionally Deleted.

2.4 Reasonable Use of Easements.

(a) The easements herein above granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any other Owner or its Permittees at any time conducted on its Parcel, including, without limitation, public access to and from said business, and the receipt or delivery of merchandise in connection therewith.

(b) Once the Water Detention and Drainage Facilities are installed pursuant to the easements granted in paragraph 2.1(c) hereof, and/or utility lines, systems and equipment are installed pursuant to the easements granted in paragraph 2.1(d) hereof, no permanent building, structures, trees or other improvements inconsistent with the use and enjoyment of such easements (excluding improvements typically found in common areas of shopping centers) shall be placed over or permitted to encroach upon such water detention, drainage and utility installations. The Owner of the Parcel served by such installations shall not unreasonably withhold its consent to the reasonable relocation of such installations requested by the Owner of a Parcel where such installations are located, at such requesting Owner's sole cost and expense, so long as water detention and drainage services or utility services, as applicable, to the other Owner's Parcel are not unreasonably interrupted and the remaining provisions of this paragraph 2.4 are complied with. No such relocation affecting Parcel B or the water detention and drainage services or utility service(s) thereto shall be performed without the consent of Walgreen (during the continuance of the Walgreen Lease).

(c) Once commenced, any construction undertaken in reliance upon an easement granted herein shall be diligently prosecuted to completion, so as to minimize any interference with the business of any other Owner and its Permittees. Except in cases of emergency, the right of any Owner to enter upon a Parcel of another Owner for the exercise of any right



pursuant to the easements set forth, or to prosecute work on such Owner's own Parcel if the same interferes with utility or drainage easements or easements of ingress, egress or access to or in favor of another Owner's Parcel, shall be undertaken only in such a manner so as to minimize any interference with the business of the other Owner and its Permittees. In such case, no affirmative monetary obligation shall be imposed upon the other Owner (and/or, during the continuance of the Walgreen Lease, Walgreen), and the Owner undertaking such work shall with due diligence repair at its sole cost and expense any and all damage caused by such work and restore the affected portion of the Parcel upon which such work is performed to a condition which is equal to or better than the condition which existed prior to the commencement of such work. In addition, the Owner undertaking such work shall pay all costs and expenses associated therewith and shall indemnify and hold harmless the other Owner(s) and its Permittees from all damages, losses, liens or claims attributable to the performance of such work. Notwithstanding the foregoing or anything contained in this Agreement to the contrary, after the completed construction of Parcels A, B, and C, the Owner of Parcels A and C and their Permittees shall in no event undertake any work described in this paragraph (except normal minor repairs in the ordinary course which do not interfere with the business of the Owner of Parcel B and its Permittees) which is not of an emergency nature during the months of November or December unless the Owner of Parcel B (and Walgreen, during the continuance of the Walgreen Lease) shall consent thereto.

3. Maintenance.

3.1 General. Until such time as improvements are constructed on a Parcel, the Owner thereof shall maintain the same in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust, dirt, litter or debris.

3.2 Buildings and Appurtenances Thereto. Each Owner covenants to keep and maintain, at its sole cost and expense, the building(s) located from time to time on its respective Parcel in good order, condition and repair. Once constructed, in the event of any damage to or destruction of a building on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence either (a) repair, restore and rebuild such building to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Agreement), or (b) demolish and remove all portions of such damaged or destroyed building then remaining, including the debris resulting therefrom, and otherwise clean and restore the area affected by such casualty to a level, graded condition. Nothing contained in subparagraph 3.2(b) shall be deemed to allow an Owner to avoid a more stringent obligation for repair, restoration and rebuilding contained in a lease or other written agreement between an Owner and such Owner's Permittee. All buildings on Parcels A, B, and C shall be one story in height, and shall not exceed the maximum building height of twenty-six (26) feet from grade level on Parcels A, B, and C, except that such buildings may have architectural features of up to thirty-six (36) feet from grade level on Parcels A, B, and C. All other buildings constructed on Parcels A and C shall be set back at least as far from Central Avenue as the building on Parcel B is set back, as shown on the Site Plan. Each Parcel shall comply with applicable governmental parking ratio requirements without taking into account the parking provided on the other Owner's Parcel, such that each Parcel shall be self sufficient for vehicular parking.

3.3 Common Area. Each Owner of a Parcel covenants at all times during the term hereof to operate and maintain or cause to be operated and maintained at its expense all Common Area located on its Parcel in good order, condition and repair. Following the construction of improvements thereon, maintenance of Common Area shall include, without limitation, maintaining and repairing all



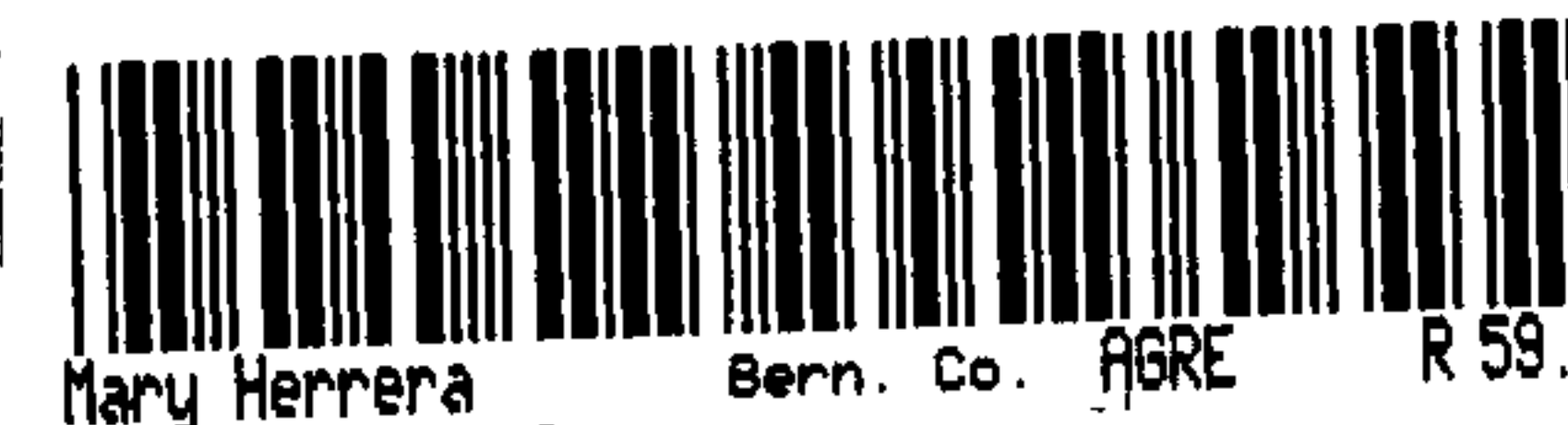
sidewalks and the surface of the parking and roadway areas (notwithstanding the foregoing, the Owner or occupant of Parcel A (Lot 2 of Central Park Place) shall be responsible, at its sole expense, for the maintenance of the entire driveway entrance(s) on Cochiti Road and the Owner or occupant of Parcel A (Lot 4 of Central Park Place) shall be solely responsible, for the maintenance of the entire driveway entrance(s) on Central Avenue as designated on the attached Site Plan (subject to reimbursement from the Owner or occupant of Parcel A (Lot 3 of Central Park Place) of one-half of all costs incurred in such maintenance), and the Owner or occupant of Parcel B (Lot 1 of Central Park Place) shall be responsible, at its sole expense, for the maintenance of the entire driveway entrance(s) on Eubank Boulevard as designated on the Site Plan, and the Owner or occupant of Parcel C shall be responsible, at its sole expense, for the maintenance of the entire driveway entrance(s) on Conchas Street as designated on the Site Plan, removing all papers, debris and other refuse from and periodically sweeping all parking and road areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining appropriate lighting fixtures for the parking areas and roadways, maintaining marking, directional signs, lines and striping as needed, maintaining landscaping, maintaining signage in good condition and repair, and performing any and all such other duties as are necessary to maintain such Common Area in a clean, safe and orderly condition. Except as otherwise expressly provided in this Agreement, once constructed, in the event of any damage to or destruction of all or a portion of the Common Area on any Parcel, the Owner of such Parcel shall, at its sole cost and expense, with due diligence repair, restore and rebuild such Common Area to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Agreement). Each Owner reserves the right to alter, modify, reconfigure, relocate and/or remove the Common Areas or building areas on its Parcel, subject to the following conditions: (i) as to Parcel B, during the continuance of the Walgreen Lease, the express written consent of Walgreen shall be required; (ii) the reciprocal easements between the Parcels pursuant to paragraph 2.1(a) shall not be closed or materially impaired; (iii) the Driveway shown on the Site Plan and ingress and egress thereto, and to and from the Parcels and adjacent streets and roads, shall not be so altered, modified, relocated, blocked and/or removed without the express written consent of all Owners and Walgreen (during the continuance of the Walgreen Lease); (iv) the same shall not violate any of the provisions and easements granted in paragraph 2; and (v) the requirements of paragraph 3.2 of this Agreement shall be complied with.

3.4 Intentionally deleted.

3.5 Utilities. Each Owner shall at all times during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the Parcel of such Owner and from time to time existing on the Parcel of another Owner pursuant to an easement described herein.

4. Construction of Improvements. Every building (including its appurtenant Common Area improvements), now or in the future constructed on Parcel A, shall be constructed, operated and maintained so that the same is in compliance with all applicable governmental requirements. The Driveway shall be constructed and completed by the Owner of Parcel B at the same time as such Owner develops Parcel B for Walgreen under the Walgreen Lease (in accordance with plans approved by Walgreen under the Walgreen Lease).

Any contractor or sub-contractor hired by any of the Owners or their tenants or Walgreens (during the continuance of the Walgreen Lease) to perform work on any of the Parcels shall be licensed in the State of New Mexico, insured, and shall perform its work in a diligent, professional, good and workmanlike manner. All such work shall be performed in accordance with all applicable legal

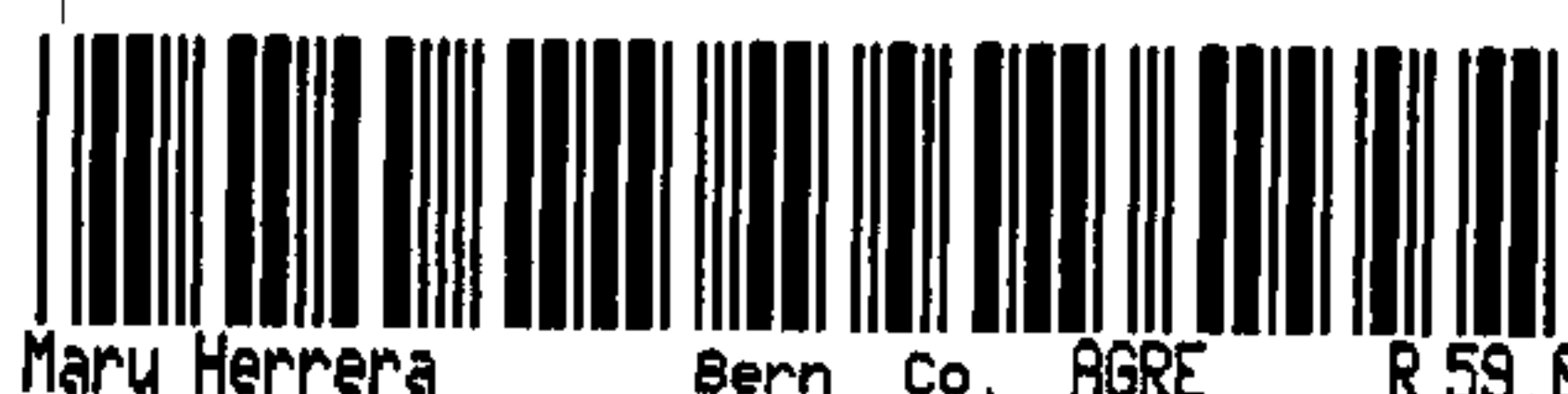


requirements and good engineering standards, all other requirements of this Agreement.

Mechanic's Liens. If because of any act or omission (or alleged act or omission) of a party or any tenant or occupant of such party's Parcel or their respective employees, agents, contractors, or subcontractors ("Non-Paying Party"), any mechanic's liens or other lien, charge or order for the payment of money, or other encumbrance shall be filed against the Parcel of another party ("Affected Parcel"), then the Non-Paying Party shall, at its own cost and expense, cause the same to be discharged of record or insured over to the reasonable satisfaction of the party of the Affected Parcel within thirty (30) days after written notice thereof by the party of the Affected Parcel, unless the Non-Paying Party has obtained bonds securing the Non-Paying Party's obligation to satisfy such liens from a bonding company reasonably satisfactory to the party of the Affected Parcel. In any event, the Non-Paying Party shall defend, protect, indemnify and hold harmless the party of the Affected Parcel from and against all claims, including any action or proceedings brought thereon, and all costs, losses, expenses and liabilities (including reasonable attorneys' fees and costs of suit) arising from or as a result of such mechanic's lien or other lien, charge or order for the payment of money or other encumbrance as provided above. If the Non-Paying Party fails to comply with the foregoing provisions, then the party of the Affected Parcel shall have the option of discharging or bonding any such lien, charge, order or encumbrance, and the Non-Paying Party agrees to reimburse the party of the Affected Parcel for all costs, expenses (including, without limitation, reasonable attorneys' fees and court costs) and other sums of money expended in connection therewith, together with interest on the amounts expended from the date of the expenditure until the date of payment at an annual rate of interest ("Interest Rate") equal to the prime rate charged from time to time by Bank One (its successors or assigns), plus two percent (2%) (but in no event to exceed the maximum interest rate permitted under applicable law).

5. Restrictions.

5.1 General. Each Parcel shall be used for lawful purposes in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes, and regulations, and no use or operation shall be made, conducted or permitted on or with respect to all or any portion of a Parcel which is illegal. In addition to the foregoing, throughout the term of this Agreement, it is expressly agreed that neither all nor any portion of Parcels A, B, or C shall be used, directly or indirectly, for purposes of a cocktail lounge, bar (unless incidental to a restaurant), any other establishment that sells alcoholic beverages for off-premises consumption, disco, bowling alley, pool hall, billiard parlor, skating rink, roller rink, amusement arcade, a theater of any kind, children's play or party facility, adult book store, adult theatre, adult amusement facility, any facility selling or displaying pornographic materials or having such displays, second hand store selling used merchandise, odd lot, closeout or liquidation store, auction house, flea market, educational or training facility, (including, without limitation, a beauty school, barber college, school or other facility catering primarily to students or trainees rather than customers), gymnasium, sport or health club or spa (except spa type services, such as manicures, pedicures, and facials provided by a nail or beauty salon), blood bank, massage parlor, funeral home, sleeping quarters or lodging, the outdoor housing or raising of animals, the sale, leasing or outside storage of automobiles (except that the leasing or sale of high-end or classic cars will be permitted so long as any such vehicles are stored inside of a building), boats or other vehicles, any industrial use (including, without limitation, any manufacturing, smelting, rendering, brewing, refining, chemical manufacturing or processing, or other manufacturing uses), any mining or mineral exploration or development except by non-surface means, a car wash, a carnival, amusement park or circus, an assembly hall, off track betting establishment, bingo hall, any use involving the use, storage, disposal or handling on Parcels A, B or C of hazardous materials or underground storage



tanks, any use which may require water and sewer services in excess of the capacities allocated to the Leased Premises by any governmental authority, a church, temple, synagogue, mosque, or the like, any facility for the sale of paraphernalia for use with illicit drugs, any office use (except service retail such as Household Finance, H&R Block, or State Farm Insurance and except as incidental to a retail use), or any use which creates a nuisance.

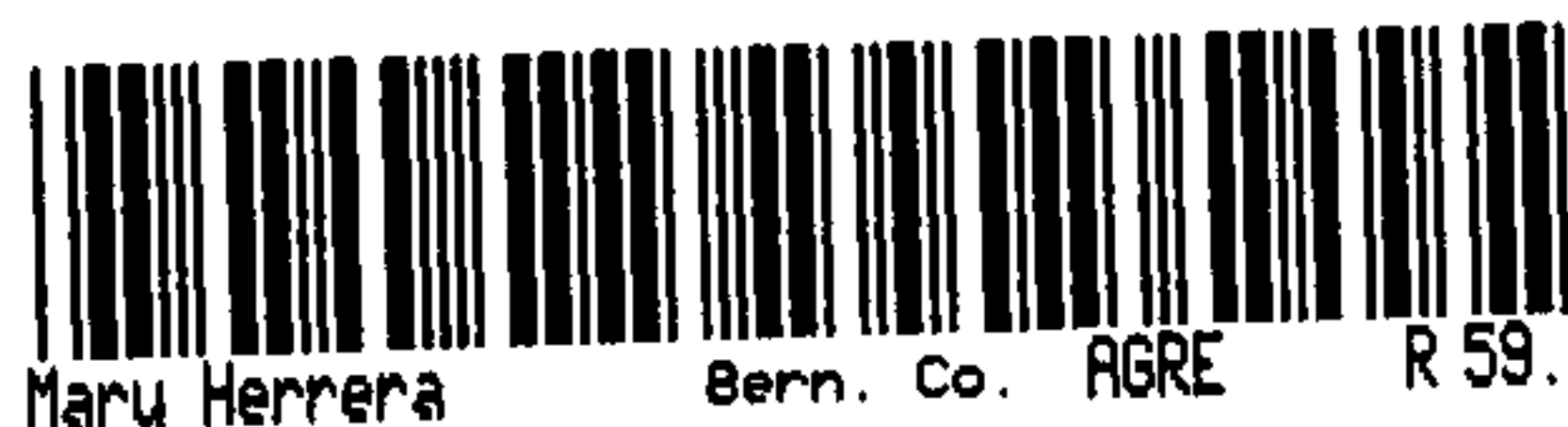
5.2 Additional Parcel A and Parcel C Restrictions. Throughout the term of this Agreement, and for so long as the following Walgreens exclusive uses are in effect pursuant to the Walgreens Lease, or for so long as Walgreens is an owner of Parcel B, it is expressly agreed that neither all nor any portion of Parcels A or C shall be used, directly or indirectly, for any one or more of the following purposes: (i) the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind; (ii) the operation of a medical diagnostic lab and/or the provision of treatment services; (iii) the sale of so-called health and/or beauty aids and/or drug sundries (except the sale of such products incidental to a beauty salon in an area not to exceed one hundred (100) square feet); (iv) the operation of a business in which alcoholic beverages shall be sold for consumption off the premises; (v) the operation of a business in which photofinishing services (including, without limitation, digital photographic processing or printing, or the sale of any other imaging services, processes or goods) and/or photographic film are offered for sale provided that this clause (v) shall not prohibit the sale of photocopy services at a mail store such as UPS or Fed Ex Kinkos; (vi) the operation of a business in which greeting cards and/or gift wrap are offered for sale; and/or (vii) the operation of a business in which food items for off premises consumption are offered for sale (except that this restriction shall not apply to a carryout or drive-thru restaurant, delicatessen, butcher, fruit or vegetable store).

5.3 Drive-Throughs. No facility on Parcels A or B or C for vehicular drive-up or drive-through, in which the stopping or standing of motor vehicles in line at a location for dropoff and/or pickup is intended, (as, for example, at a restaurant, car wash or bank), shall be assigned, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto the other Parcel and/or the Driveway, or otherwise materially interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across Parcels A or B and/or the Driveway. The Parcel A Owner and the Parcel C Owner hereby expressly approve the construction of the drive-through serving the building for Walgreens to be initially constructed on Parcel B, as shown on the Site Plan, and Walgreens hereby expressly approves the construction of the drive-throughs serving the buildings to be initially constructed, as shown on the Site Plan.

5.4 Exclusive Rights. The Parcel A Owner and the Parcel C Owner reserve the power to grant Exclusive Rights, as defined below, from time to time that are binding on all existing or future Occupants of Parcels A, B and C provided that (1) any such Exclusive Rights shall not apply to Parcel B during the Term of the Walgreens Lease or during such time as Walgreens owns the land described in Exhibit B, and (2) are not in violation of the Agreement.

For purposes of this Section, the term "**Exclusive Right**" shall mean an agreement by Declarant to prohibit all Occupants, other than the Occupant to which the Exclusive Right is granted, from selling or providing specified products or services on Parcels A, B and C. Actual notice of any Exclusive Right may be given by Declarant or by the grantee of the Exclusive Right.

6. Insurance. Throughout the term of this Agreement, each Owner shall procure and maintain general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising



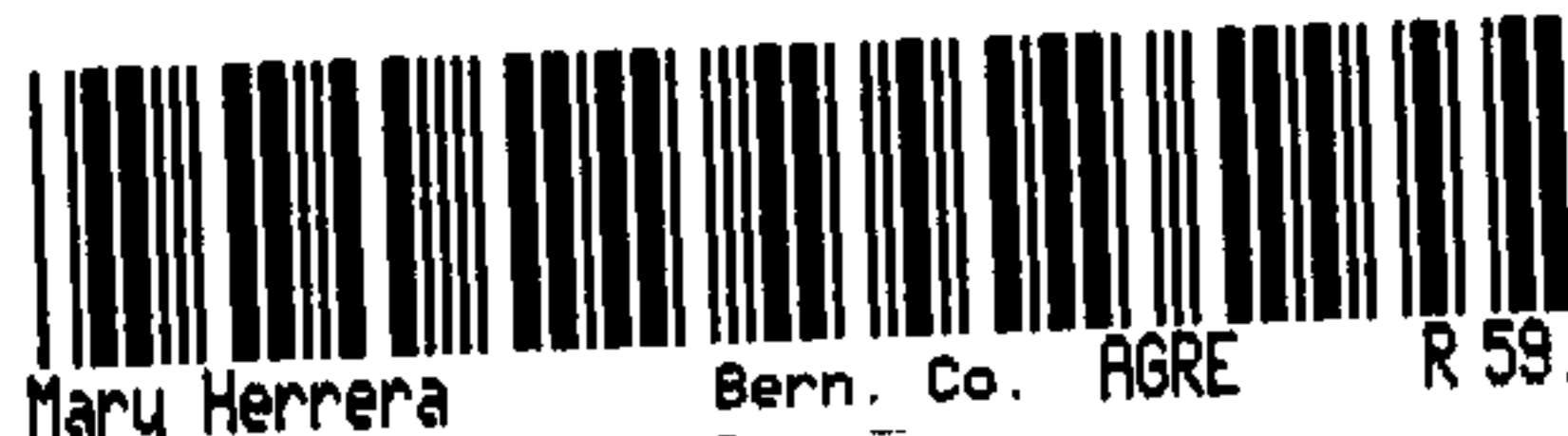
under the indemnity contained in paragraph 2.2 above), death, or property damage occurring upon such Owner's Parcel, with single limit coverage of not less than an aggregate of Two Million Dollars (\$2,000,000.00) including umbrella coverage, if any, and naming each other Owner and Walgreen during the continuance of the Walgreen Lease (provided the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof) as additional insureds. Walgreen (whether as tenant under the Walgreen Lease or in the event Walgreen becomes an Owner of a Parcel) may elect to self insure and/or carry insurance required hereunder under master or blanket policies of insurance.

7. Taxes and Assessments. Each Owner shall pay all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Parcel.
8. Intentionally deleted.
9. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of Parcels A, B, or C. No easements, except (i) those expressly set forth in paragraph 2, and/or (ii) an easement over Parcel A so as to enable the construction of the Driveway and other improvements required for the initial development for Walgreens by the Owner of Parcel B, shall be implied by this Agreement; in that regard, and without limiting the foregoing, no easements for parking, signage, drainage or utilities are granted except as set forth herein .
10. Remedies and Enforcement.

10.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) and Walgreen shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. Walgreen shall have the right, but not the obligation, to enforce this Agreement on behalf of the Owner of Parcel B, and/or to cure a breach or default hereunder by the Owner of Parcel B, which enforcement or cure shall be accepted by the other Owner(s) as if effected by the Owner of Parcel B.

10.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner or Permittee to cure a breach of this Agreement within thirty (30) days following written notice thereof by an Owner, Permittee, or Walgreen (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner or Permittee commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), Walgreen or any Owner or Permittee shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate charged from time to time by Bank of America (its successors or assigns), plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, or (ii) blockage or material impairment of the easement rights, an Owner, Permittee, or Walgreen may immediately cure the same and be reimbursed by the other Owner or Permittee upon demand for the reasonable cost thereof together with interest at the prime rate, plus two percent (2%), as above described.

10.3 Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner (or to Walgreen in connection with the exercise of its rights set forth in



paragraphs 9.1 and/or 9.2 above) in enforcing any payment in any suit or proceeding under this Agreement shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the Parcel of the defaulting Owner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the County Recorder of Bernalillo County, New Mexico; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the County Recorder of Bernalillo County, New Mexico prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien and Assessment Lien.

10.4 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

10.5 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

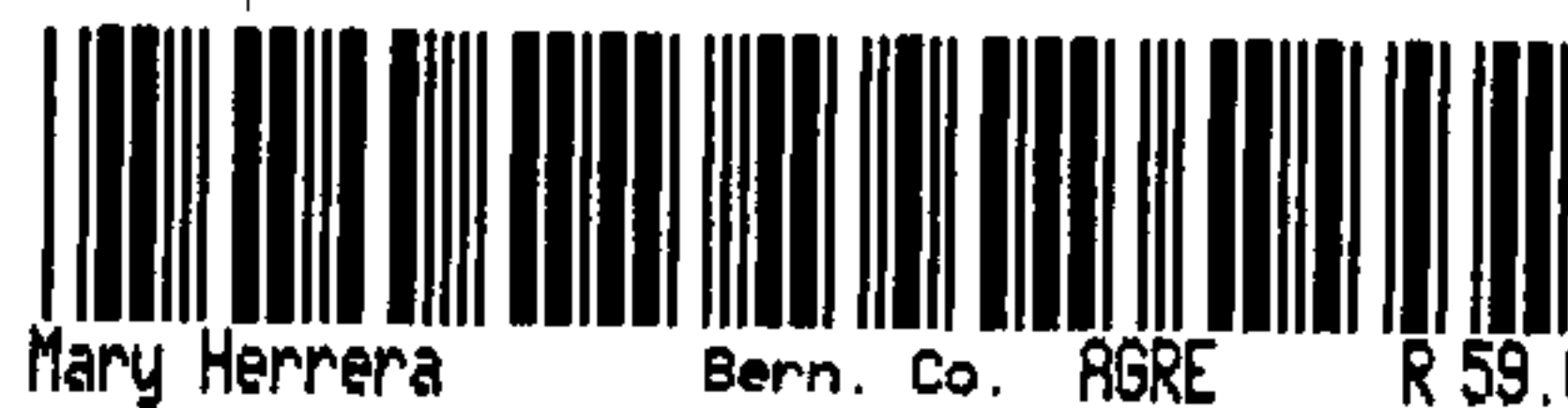
10.6 Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of paragraphs 2 and/or 5 of this Agreement, each Owner agrees that such violation or threat thereof shall cause the nondefaulting Owner and/or its Permittees to suffer irreparable harm and such nondefaulting Owner and its Permittees shall have no adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of paragraphs 2 and/or 5 of this Agreement, the nondefaulting Owner and Walgreen, in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of paragraphs 2 and/or 5 of this Agreement.

11. Rights of Ground Lessees and Institutional Mortgagees. Non-defaulting Owners or occupants shall endeavor to send a copy of any notice of default sent by a Non-Defaulting Owner concurrently to the Defaulting Owner's Institutional Mortgagee and Ground Lessee, provided the Non-Defaulting Owner has been furnished in writing with the names and addresses thereof. Each Owner agrees that any Ground Lessee or Institutional Mortgagee of a Defaulting Owner shall have the same rights as the Defaulting Owner (but no obligation) to cure or cause to be cured any default by the Defaulting Owner.

12. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Bernalillo County Recorder and shall be perpetual, unless this Agreement is modified, amended, canceled or terminated by the written consent of all then record Owners of Parcels A, B and C in accordance with paragraph 11.2 hereof.

13. Miscellaneous.

13.1 Attorneys' Fees. In the event a party (including Walgreen) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to



recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

13.2 Amendment.

(a) The Owners of the Parcels agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of Parcel A and Parcel B, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the County Recorder of Bernalillo County, New Mexico.

(b) Notwithstanding subparagraph 13.2(a) above to the contrary, no termination of this Agreement, and no modification or amendment of this Agreement shall be made nor shall the same be effective unless the same has been expressly consented to in writing by Walgreen (during the continuance of the Walgreen Lease).

(c) Also notwithstanding subparagraph 13.2.(a) above to the contrary, a modification or amendment of this Agreement, which does not burden all of the Parcels, shall not require the consent of all record Owners, but only the consent of the record owners of those Parcels that are affected by the modification or amendment.

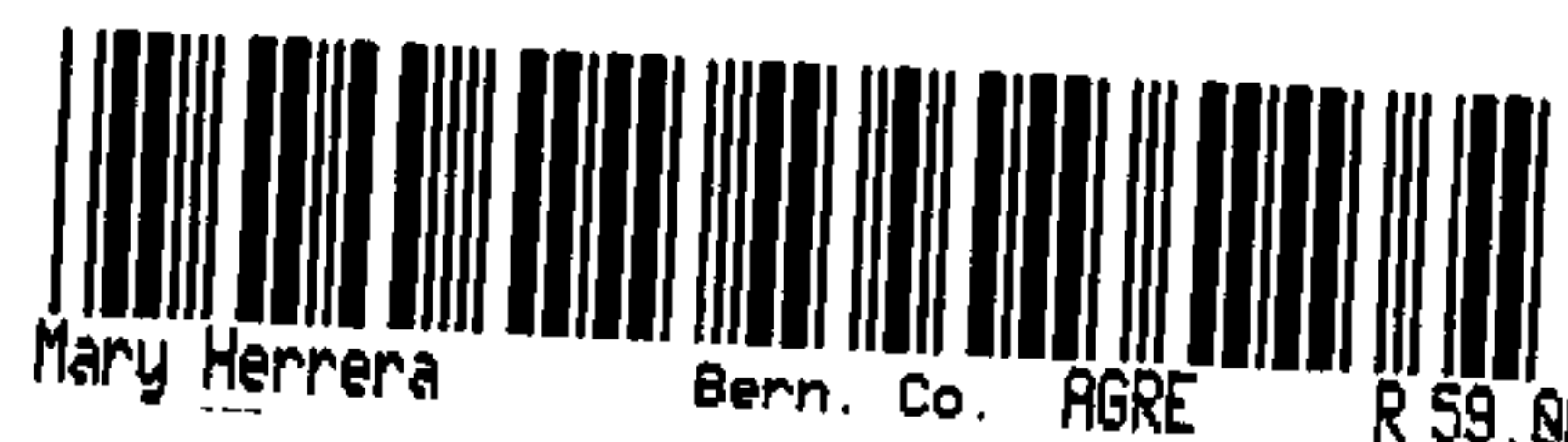
13.3 Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld, conditioned, or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner or Walgreen under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing. During the continuance of the Walgreen Lease, any consent by the Owner of Parcel B, to be effective, shall also require the consent of Walgreen.

13.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

13.5 No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

13.6 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

13.7 Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe,



comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

13.8 Separability. Each provision of this Agreement and the application thereof to Parcel A and Parcel B are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of both Parcels by the same person or entity shall not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

13.9 Time of Essence. Time is of the essence of this Agreement.

13.10 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

13.11 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party and Walgreen may change from time to time their respective address for notice hereunder by like notice to the other party and Walgreen. Notice given by any Owner hereunder to be effective shall also simultaneously be delivered to Walgreen (during the continuance of the Walgreen Lease). The notice addresses of Parcel A Owner, Parcel B Owner, Parcel C Owner, and Walgreen are as follows:

Walgreen:
Walgreens
Attention: Law Department
104 Wilmot Rd.
Deerfield, IL, 60015
Attn: Real Estate Law
Department, MS #1420
Re: Store #9773

Owner of Parcels A & B:
Vista Oriente LTD. CO.
c/o John Sedberry
4700 Montgomery Blvd., NE
Albuquerque, NM 87109

Owner of Parcel C:
Jim Gifford
3308 Vista del Sur, NW
Albuquerque, NM 87120

13.12 Governing Law. The laws of the State in which the Parcels are located shall govern the interpretation, validity, performance, and enforcement of this Agreement. The parties hereby agree that Venue shall be fixed in Bernalillo County, New Mexico.

13.13 Estoppel Certificates. Each Owner, within twenty (20) days of its receipt of a written request from the other Owner(s) or Walgreen, shall from time to time provide the requesting Owner or Walgreen, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any



party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

13.14 Bankruptcy. In the event of any bankruptcy affecting any Owner or occupant of any Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.



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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[Parcel A and B Owner]
Vista Oriente, LTD. CO.
By: Merion Circle, LLC, its managing member
By: John Sedberry, its managing member

[Parcel C Owner]
By: Jim Gifford, a married man
dealing in his sole and separate
property

Attest:

Attest:

Witnesses:

Valerie Newman
Lisa K

Witnesses:

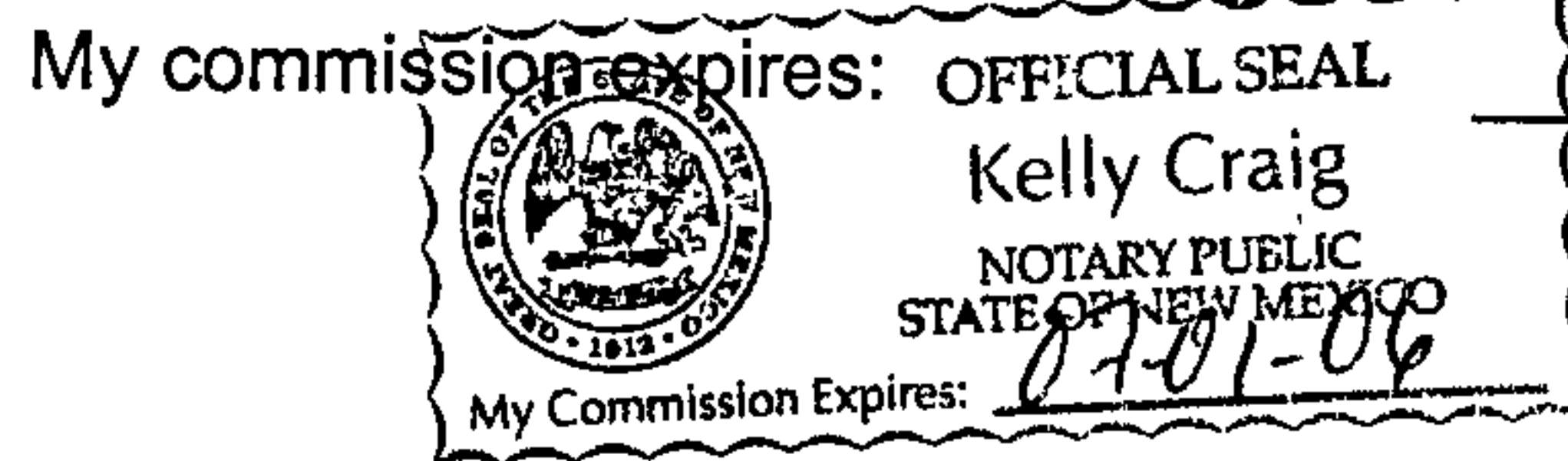
Valerie Newman
Lisa K



STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

I, a Notary Public, do hereby certify that John Sedberry, personally known to me to be the managing member of Merion Circle, LLC, a New Mexico limited liability company, the managing member of VISTA ORIENTE LTD. CO., a New Mexico limited liability company, and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as such managing member of Merion Circle, LLC, the managing member of said limited liability company, and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the purposes therein set forth.

Given under my hand and notarial seal this 6th day of July, 2005.



Kelly Craig
Notary Public

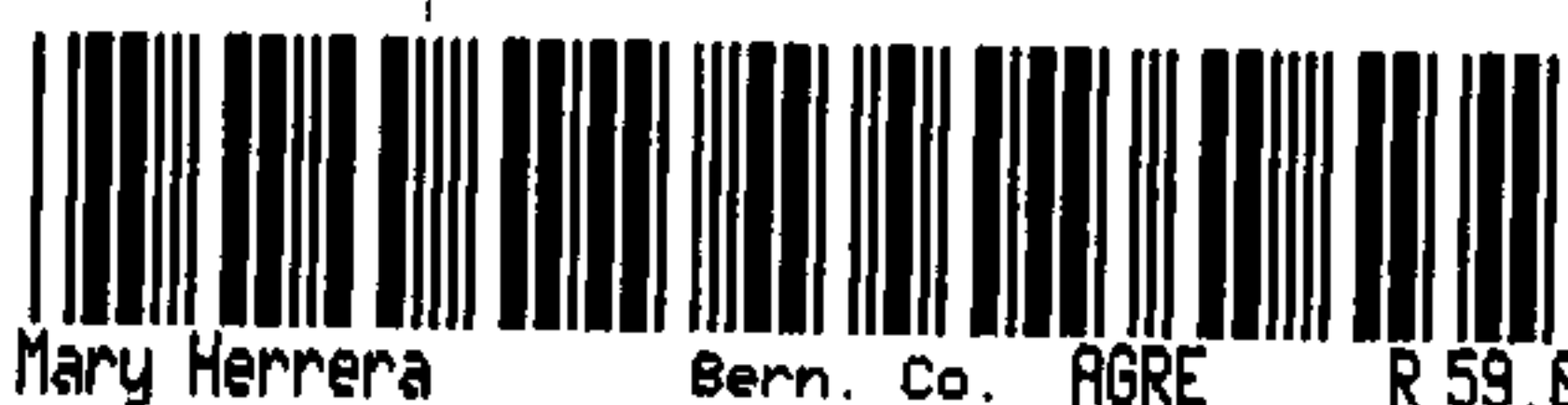
STATE OF NEW MEXICO)
) SS

This instrument was acknowledged before me on July 27, 2005 (date) by Jim Gifford (name of person(s)).

Suzanne G. Lubak
Notary Public

Printed Name: SUZANNE G. LUBAK

My commission expires:
1/30/07



- Exhibit "A" - Legal Descriptions of Parcels A, B, and C.
- Exhibit "A-1" - Legal Description if there is a sign easement area.
- Exhibit "B" - Site Plan. Identify Parcels A, B, and C, the Driveways, and drainage or utility easement areas (if required).

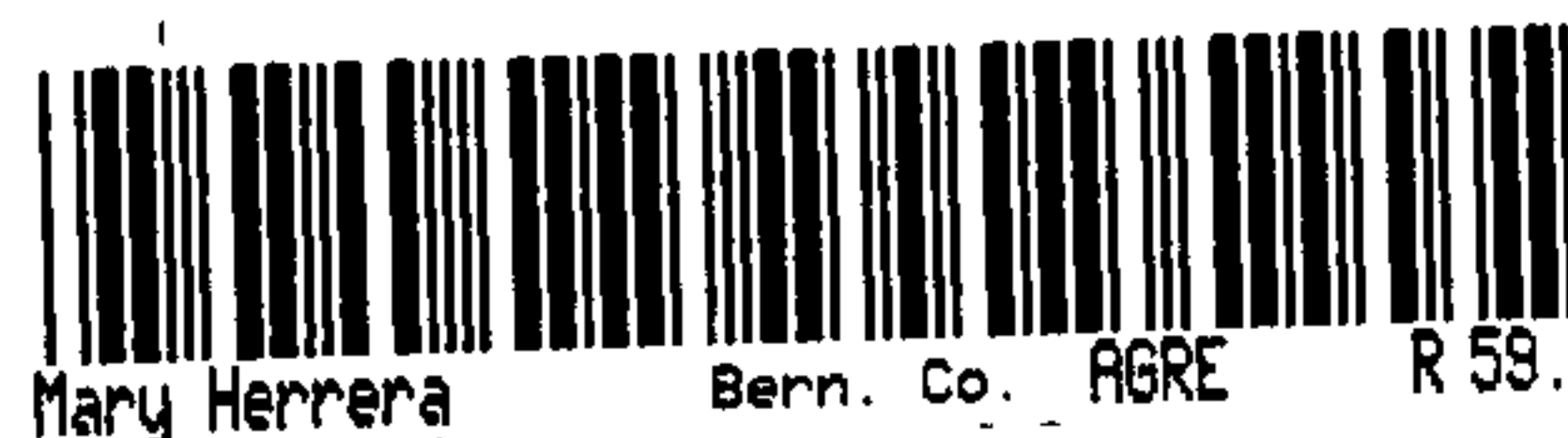


Exhibit "A"

Legal Descriptions of Land Subject to the Agreement

Parcel A: Lots 2, 3, and 4, Central Park Place, (Being a Replat of Lots 1 thru 8 in Block 9; Lots 2 thru 9 in Block 8; Vacated South Portion of Glorieta Street and Vacated 16' Alleys within Said Blocks 8 and 9, Skyline Heights), City of Albuquerque, Bernalillo County, New Mexico, filed June 29, 2005, in Book 2005C, Page 230, records of Bernalillo County, New Mexico; and,

Lots 1 and 10 in Block 8, the vacated South Espejo Street, Lots 4,5,6, and 7 of Block 7, the East ½ of Lots 3 and 8 of Block 7, the vacated 16' Alleys within said Blocks 7 and 8, Skyline Heights, City of Albuquerque, Bernalillo County, New Mexico, filed July 19, 1945, in Volume C1, Folio 198 of the records of Bernalillo County, New Mexico.

Parcel B: Lot 1, Central Park Place, (Being a Replat of Lots 1 thru 8 in Block 9; Lots 2 thru 9 in Block 8; Vacated South Portion of Glorieta Street and Vacated 16' Alleys within Said Blocks 8 and 9, Skyline Heights), City of Albuquerque, Bernalillo County, New Mexico, filed June 29, 2005, in Book 2005C Page 230, records of Bernalillo County, New Mexico.

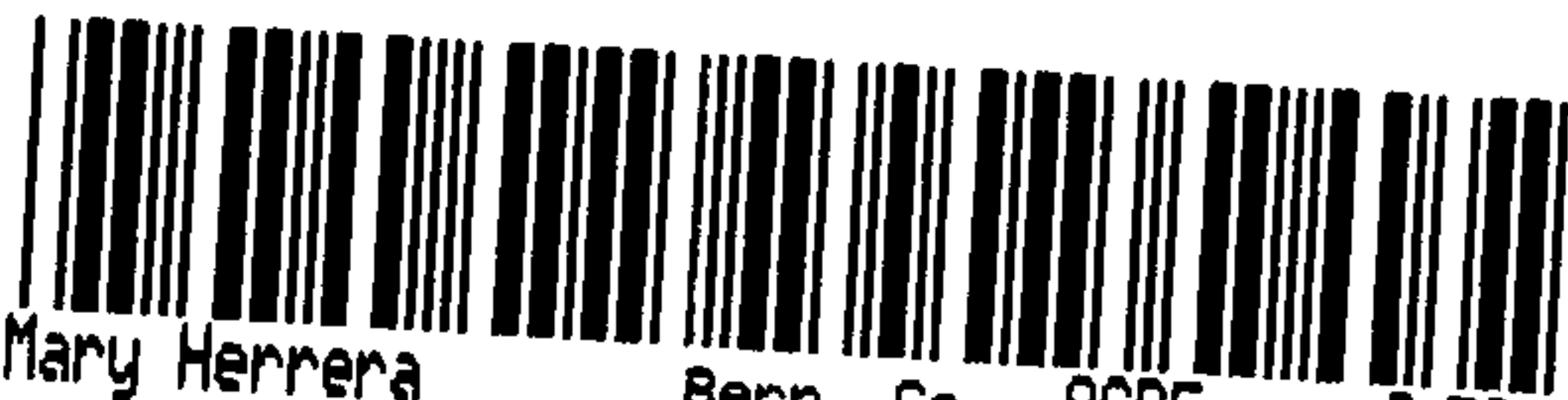
Parcel C: Lots 1, 2, 9, and 10 of Block 7, the West ½ of Lots 3 and 8 of Block 7, the vacated 16' Alleys within said Block 7, Skyline Heights, City of Albuquerque, Bernalillo County, New Mexico, filed July 19, 1945, in Volume C1, Folio 198 of the records of Bernalillo County, New Mexico.

LEGAL DESCRIPTION

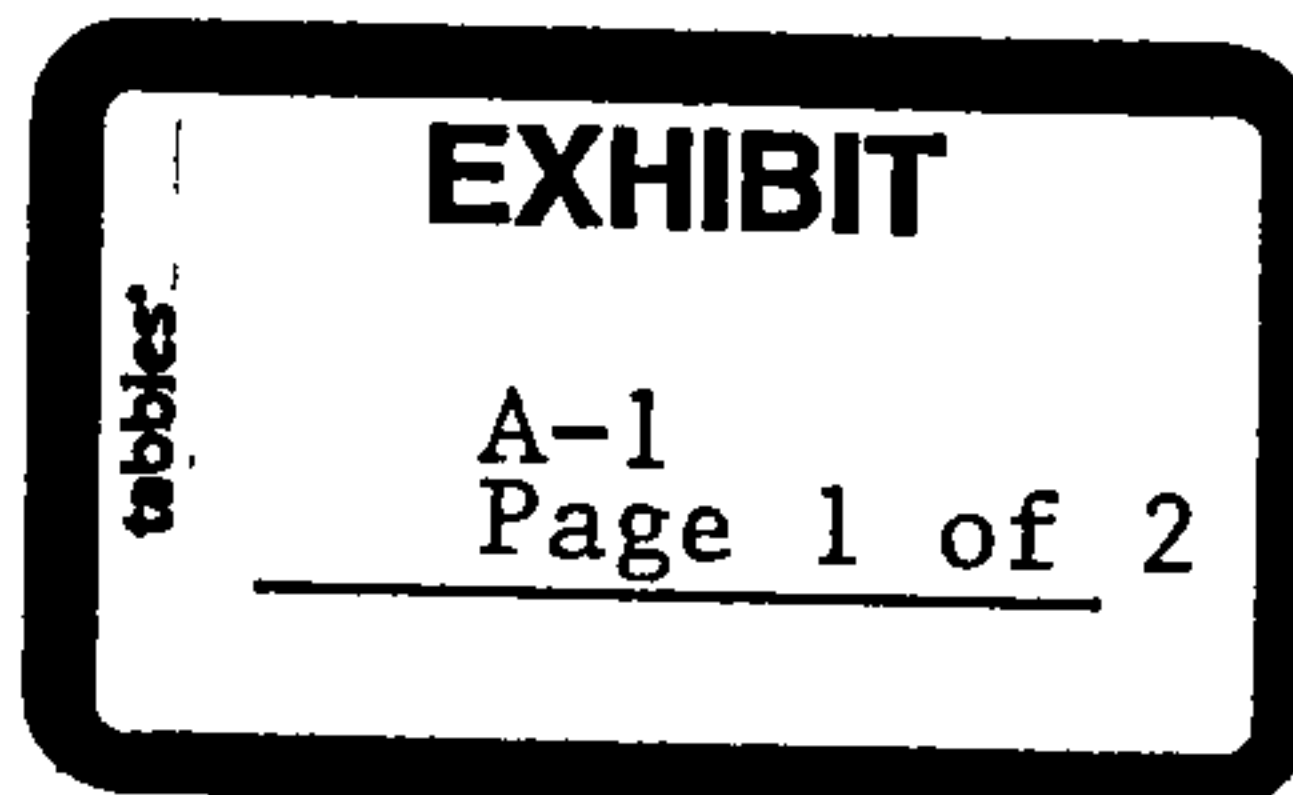
An Easement within Lot Numbered One (1), Central Park Place as the same is shown and designated on the plat entitled "LOTS 1, 2, 3 AND 4, CENTRAL PARK PLACE (BEING A REPLAT OF LOTS 1 THRU 8 IN BLOCK 9; LOTS 2 THRU 9 IN BLOCK 8; VACATED SOUTH PORTION OF GLORIETA STREET AND VACATED 16' ALLEYS WITHIN SAID BLOCKS 8 AND 9, SKYLINE HEIGHTS) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2005 in Plat Book 2005C, page 230, more particulary described as follows:

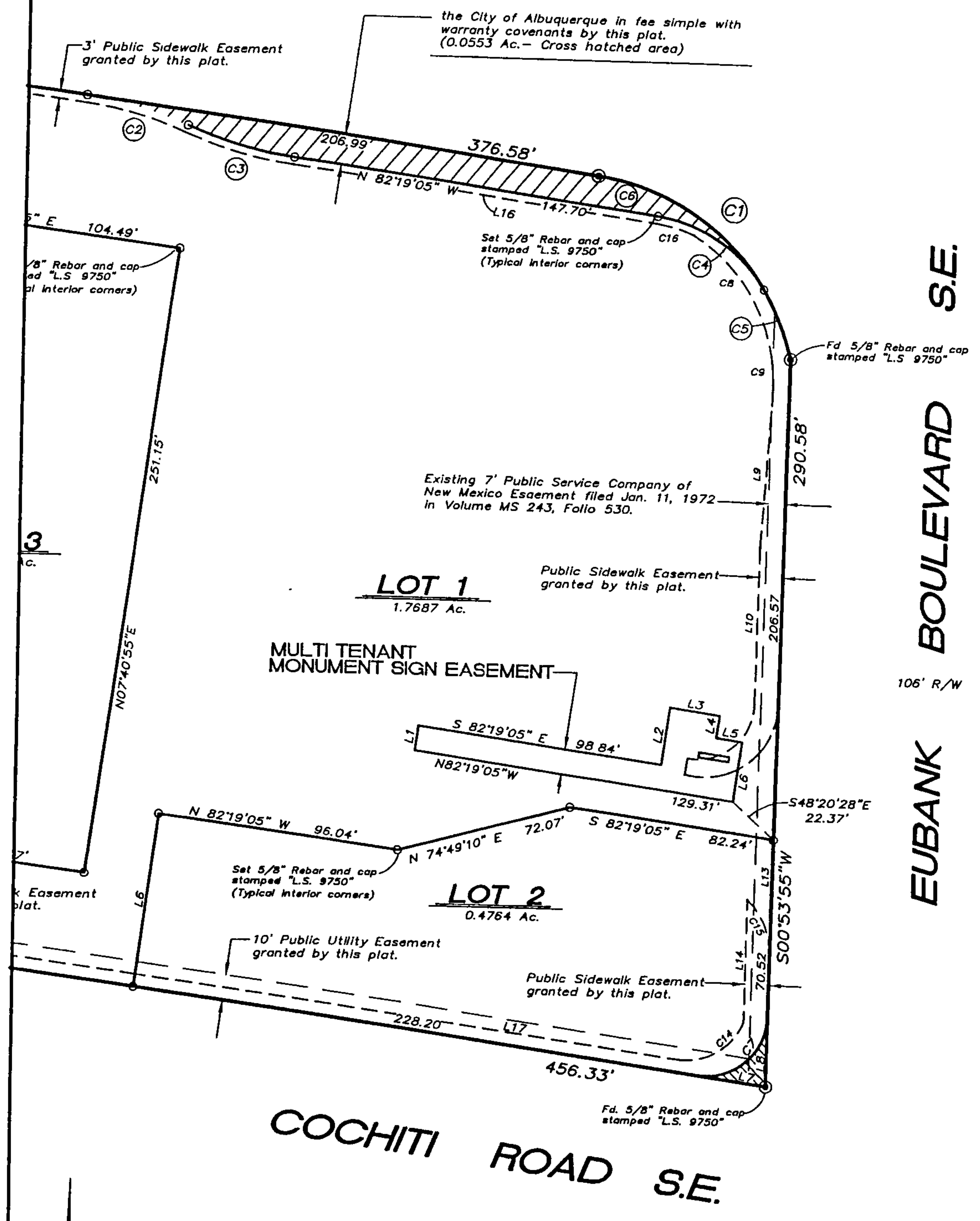
Beginning at the Southeast corner of the easement herein described whence the Southeast corner of said Lot One (1) bears S 48°20'28" E, 22.37 feet distant; Thence running as an easement:

N 82° 19' 05" W , 129.31 feet to the Southwest corner of the easement herein described; Thence,
N 07° 40' 55" E , 10.00 feet to a point; Thence,
S 82° 19' 05" E , 98.84 feet to a point; Thence,
N 07° 40' 55" E , 23.17 feet to a point; Thence,
S 82° 19' 05" E , 20.00 feet to a point; Thence,
S 07° 40' 55" W , 9.00 feet to a point; Thence,
S 82° 19' 05" E , 10.47 feet to the Northeast corner of the easement herein described; Thence,
S 07° 40' 55" W , 24.17 feet to the Southeast corner and point of beginning of the easement herein described.



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Scale 1" = 50'

EXHIBIT
A-1
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LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N07°40'55"E
L2	23.17'	N07°40'55"E
L3	20.00'	S82°19'05"E
L4	9.00'	S07°40'55"W
L5	10.47'	S82°19'05"E
L6	24.17'	S07°40'55"W


SURV  TEK, INC.

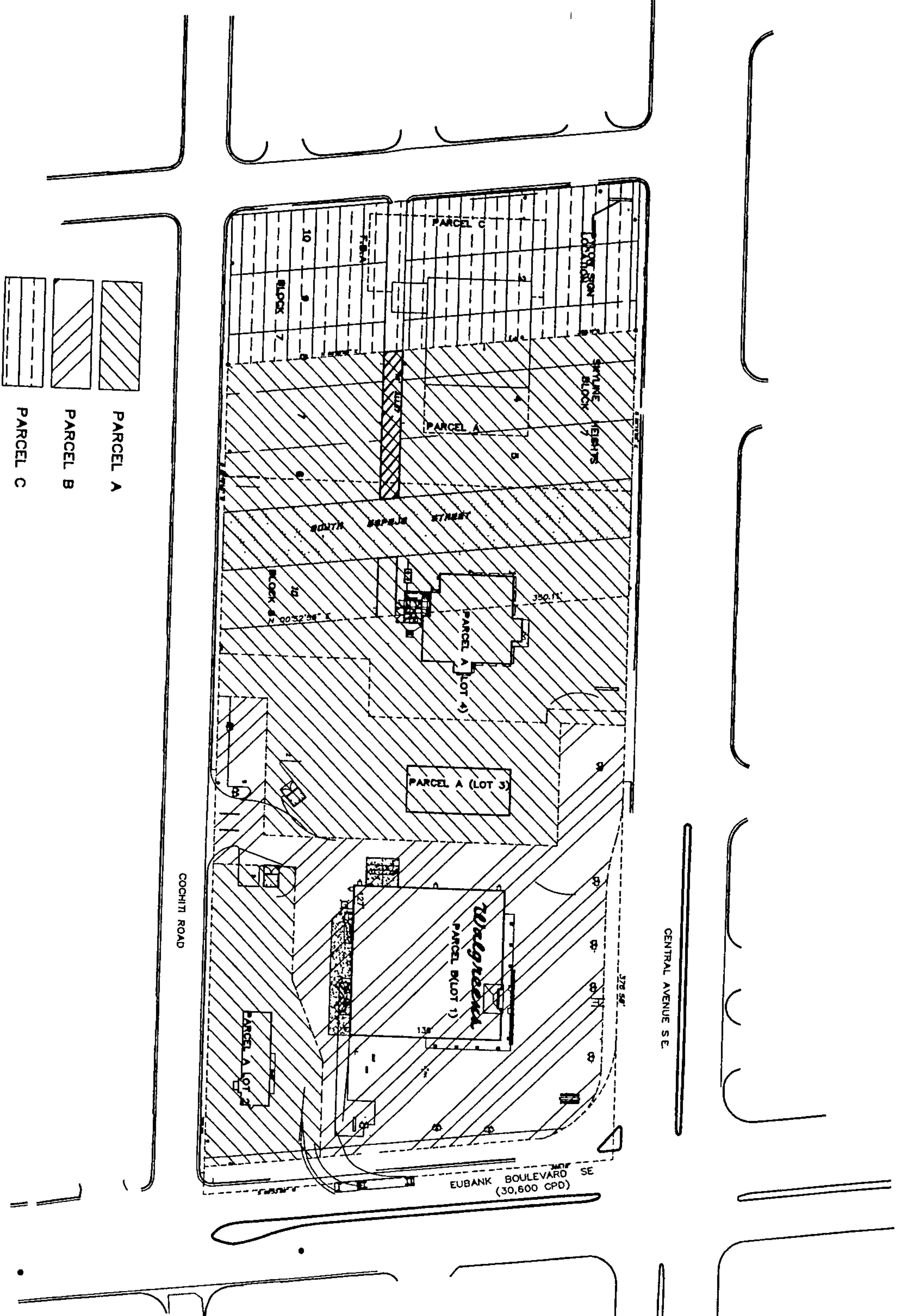
Consulting Surveyors
6843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3388
Fax: 505-897-3377

Exhibit "B"

Site Plan


Mary Herrera Bern. Co. AGRE R 59.00 2005108516
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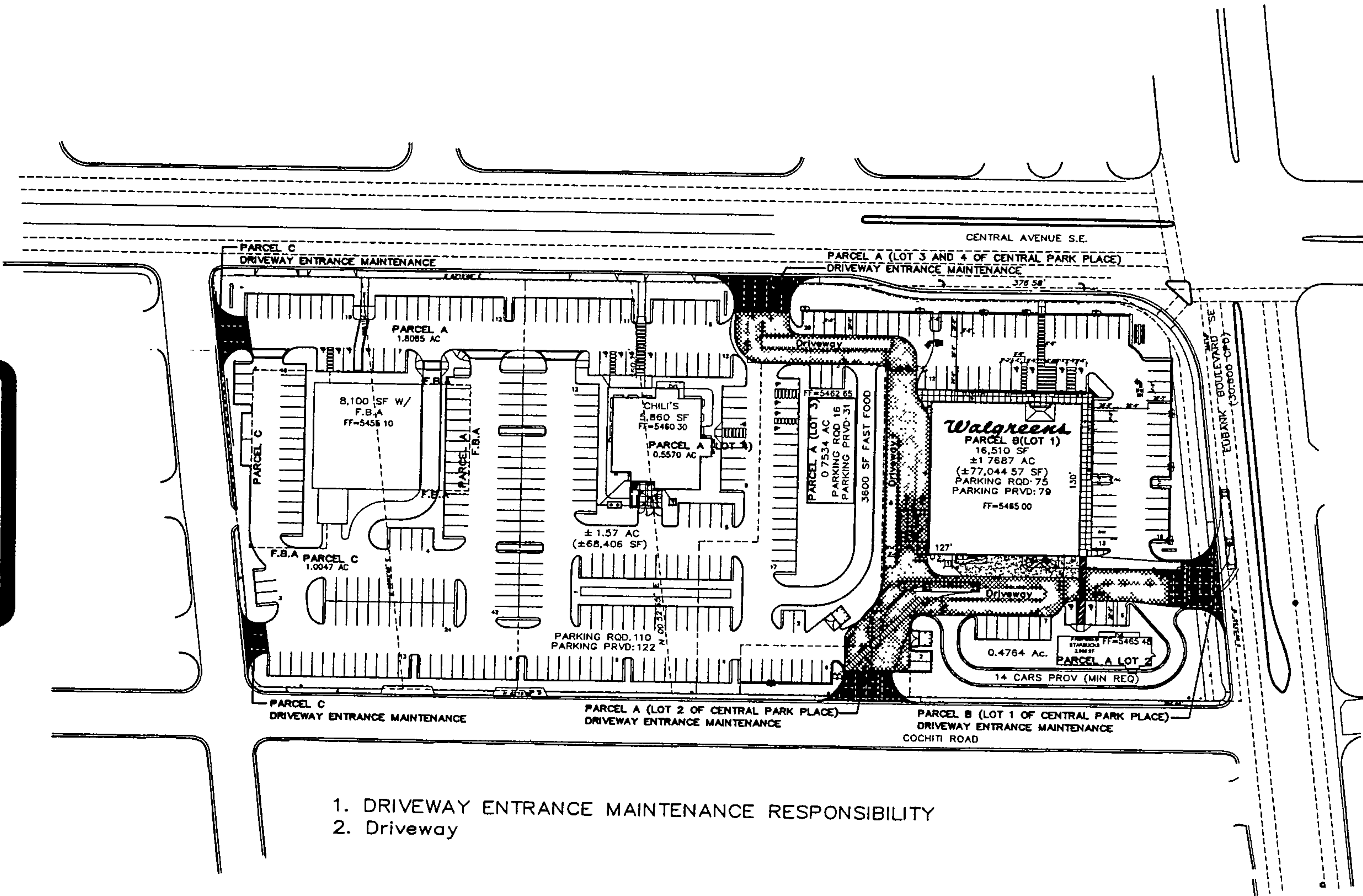


PARCEL DESIGNATION

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 Mary Herrera
 Bern. Co. ARRE R 59.00



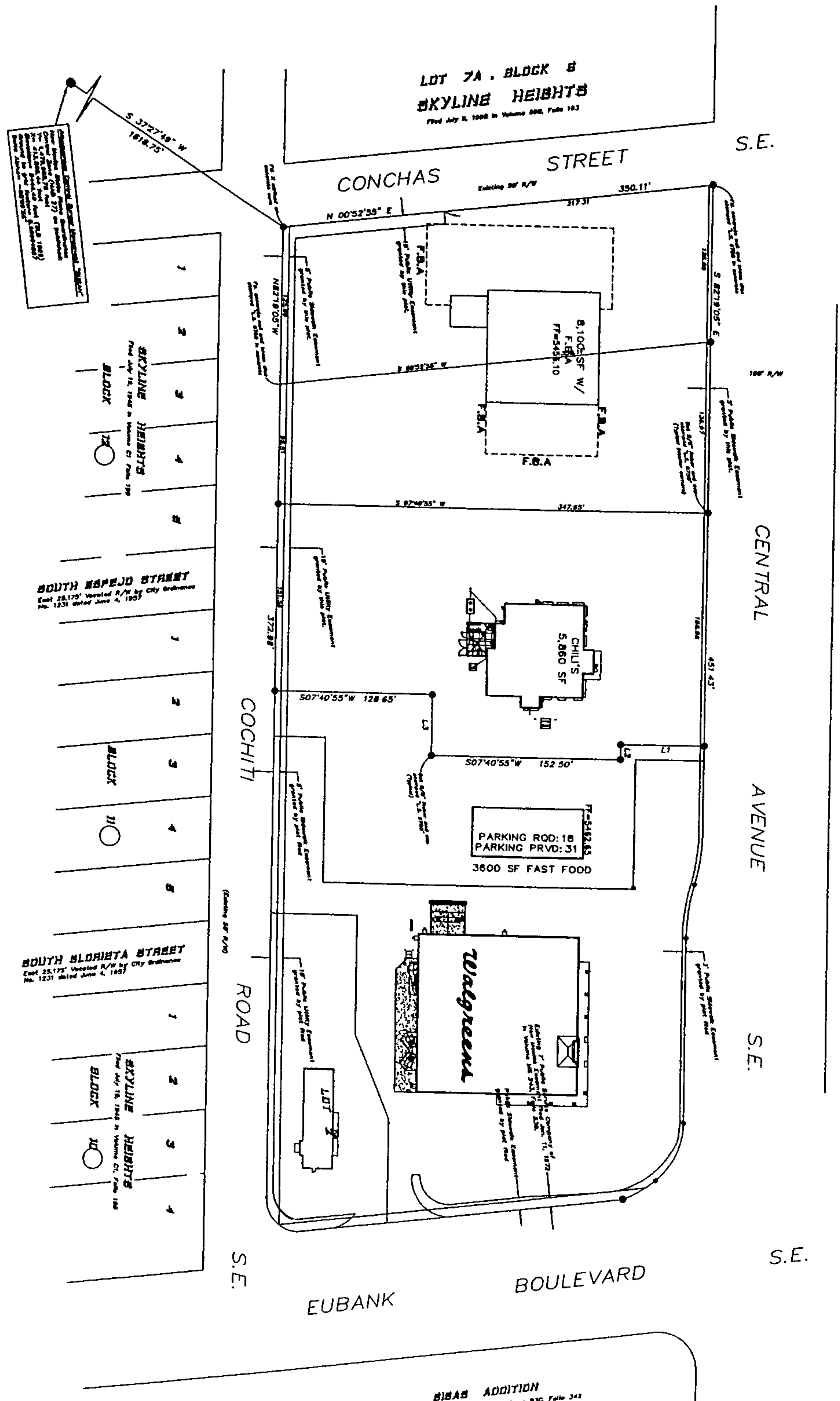
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 B
EXHIBIT



1. DRIVEWAY ENTRANCE MAINTENANCE RESPONSIBILITY
2. Driveway

Mary Herrera
 Bern. Co. HGRE
 R 59.00
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EXHIBIT



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 Bern. Co. AGRE
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EASEMENT DECLARATION



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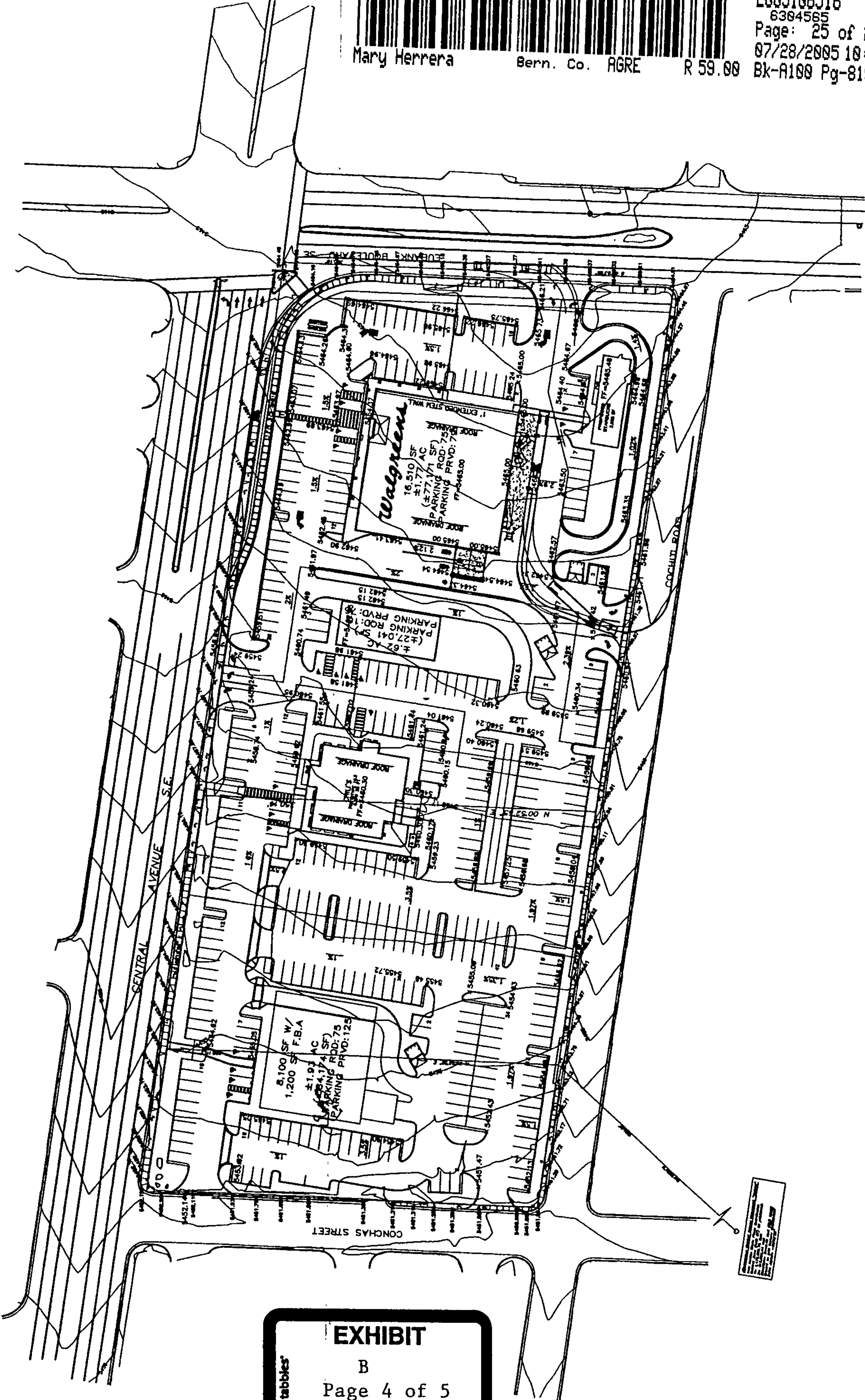
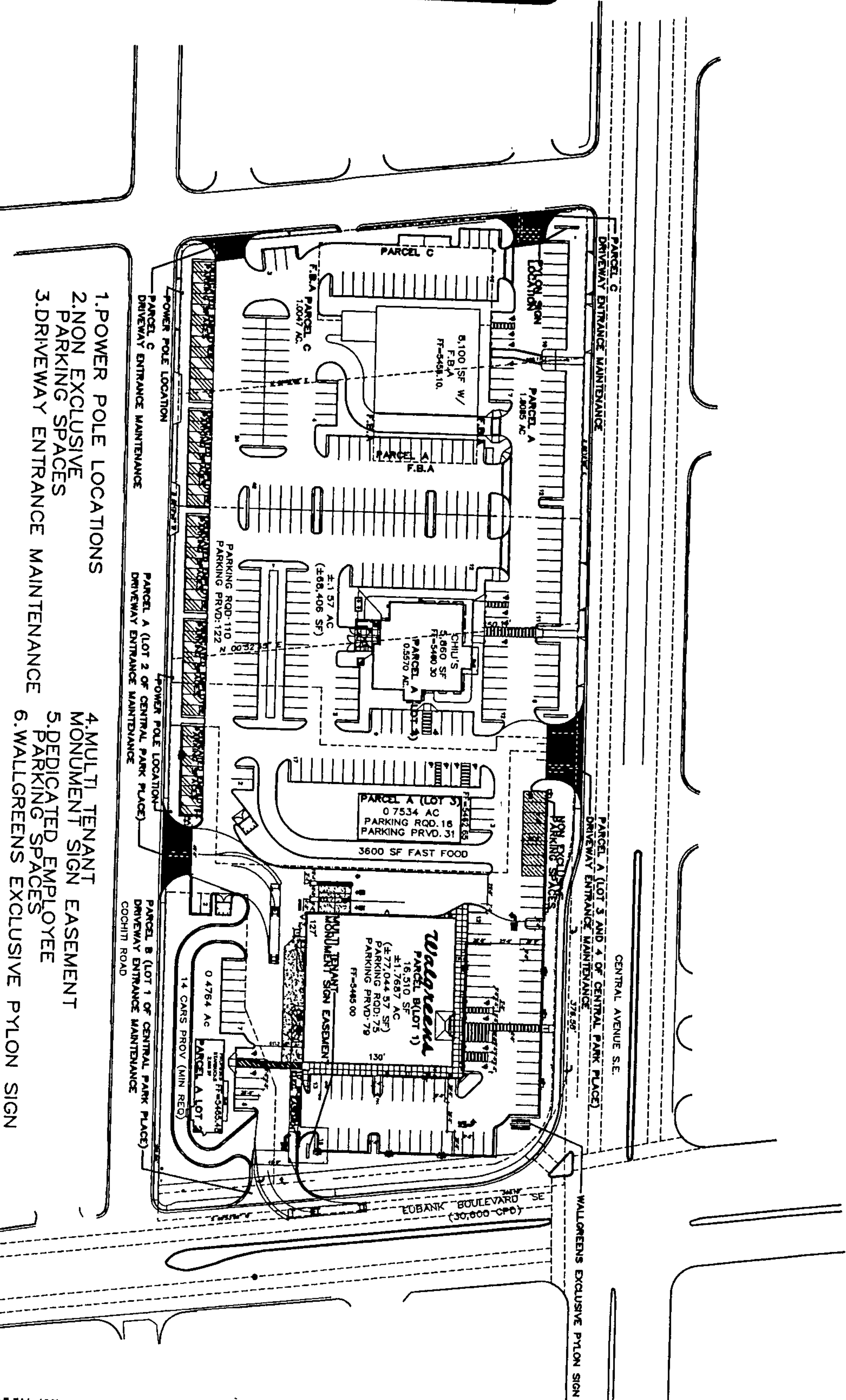


EXHIBIT
B
Page 4 of 5

tabbles



- 1. POWER POLE LOCATIONS
- 2. NON EXCLUSIVE PARKING SPACES
- 3. DRIVEWAY ENTRANCE MAINTENANCE
- 4. MULTI TENANT MONUMENT SIGN EASEMENT
- 5. DEDICATED EMPLOYEE PARKING SPACES
- 6. WALLGREENS EXCLUSIVE PYLON SIGN

21
Eaton/Kelley
Turner
858-3100

PROJ

1003554

No. Of Lots 4

Nearest Major Streets Central & Eubank

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and VISTA ORIENTE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]: A NEW MEXICO LIMITED LIABILITY COMPANY, whose address is 4407 LOMAS BLVD. NE, ALBUQUERQUE NM 87110 and whose telephone number is 255-0249, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lots 1-8 of Block 9, Lots 2-9 of Block 8 Skyline Heights, recorded on July 19, 1945 in the records of the Bernalillo County Clerk at Book C1, Folio 198 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] VISTA ORIENTE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 1-4 Central Park Place describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 18th day of May, 2006 ("Construction Completion Deadline"), at no cost to the City. The improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 762281.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain



Current DRC
Project Number: _____

27

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 03.29.05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 4/20/05
Date Preliminary Plat Expires: 4/20/06
DRB Project No.: 1003554
DRB Application No.: 05-00530

Central Park Place Phase 1
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1 thru 8 in Block 9; Lots 2 thru 9 in Block 8
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
		12'	150' Deceleration Lane	Central Avenue	Central Avenue	East Property Line	/	/	/
		8"	SAS Relocation <i>for Abandonment</i>	Eubank Boulevard	Vacated SAS Easement	Cochiti Street <i>LD</i>	/	/	/
			Fire Hydrant Relocation	Central Avenue	<i>Central</i>	<i>Eubank Rd</i>	/	/	/
							/	/	/
							/	/	/
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ORIGINAL

AGENT / OWNER

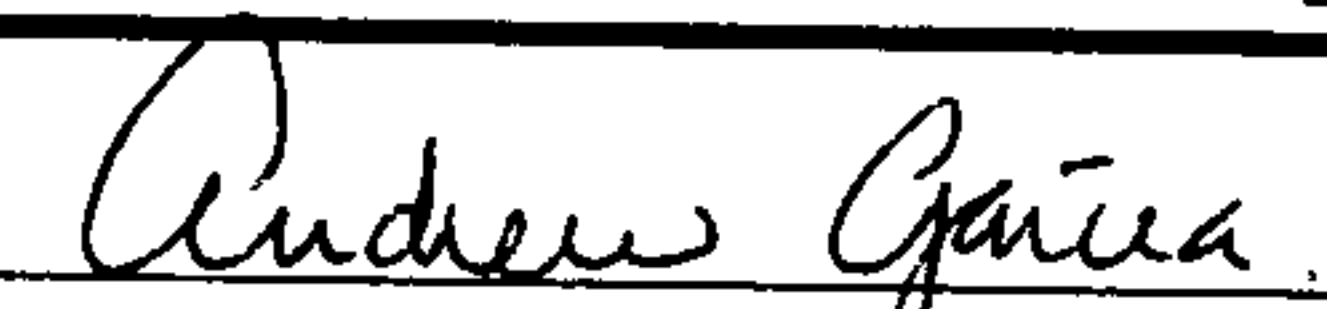
Ronald R. Bohannon, P.E.
NAME (print)

Tierra West LLC
FIRM


SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 4-20-05
DRB CHAIR - date

 4-20-05
TRANSPORTATION DEVELOPMENT - date

 4/20/05
UTILITY DEVELOPMENT - date

 4/20/05
CITY ENGINEER - date

 4/20/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#2

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

PAID RECEIPT

APPLICANT NAME AMC Dev.

AGENT Tierra West

ADDRESS _____

PROJECT & APP # 1003554

PROJECT NAME Skyline Heights

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions Deferral fee

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

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

TIERRA WEST LLC

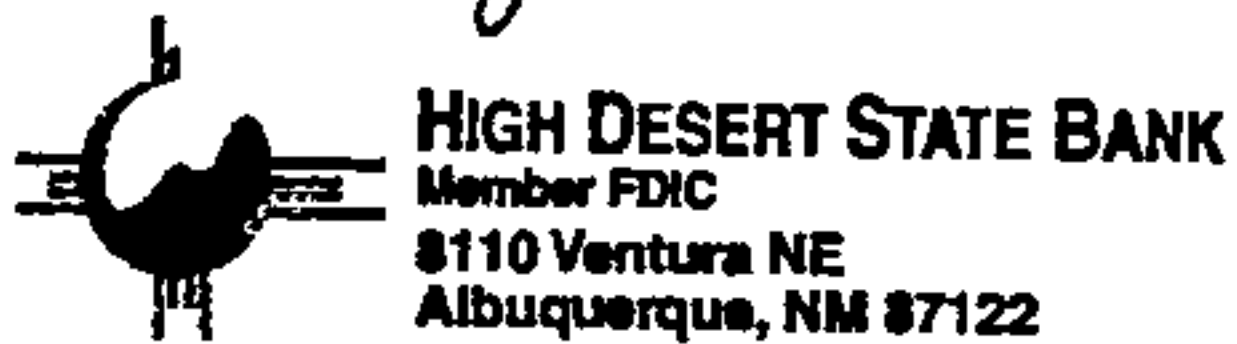
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1998

95-677/1070

PAY TO THE ORDER OF City of Albuquerque
Fifty

DATE 4/19/05
DUPLICATE
City Of Albuquerque
Treasury Division \$ 50.00



4/19/2005 3:05PM DOLLARS ANNX
 RECEIPT# 00040840 WSH 007 TRANSH 0048
 Account 441006 Fund 0000
 Activity 4983000 TRSLJS
 Trans Amt \$50.00
 J24 Misc \$50.00
 CK CHANGE \$50.00
 \$0.00

FOR 24018 - DRB Deferral

⑈001998⑈ ⑆107006677⑆

2005 APR 19

Thank You

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 03.29.05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003554

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Central Park Place Phase 1

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1 thru 8 in Block 9; Lots 2 thru 9 in Block 8

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
<input type="text"/>	<input type="text"/>	12'	150' Deceleration Lane	Central Avenue	Central Avenue	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Relocation	Eubank Boulevard	Vacated SAS Easement	Cochiti Street	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon, P.E.

NAME (print)

Tierra West LLC

FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: AMC DEVELOPMENT INC. PHONE: 338.2285
 ADDRESS: 1015 TIJERAS NW STE 200 FAX: 338.0200
 CITY: ABQ STATE NM ZIP 87102 E-MAIL:
 Proprietary interest in site: OWNER/DEVELOPER List all owners: E K SUELLEN & JAMES J GIFFORD
 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: MINOR PRELIMINARY/FINAL PLAT

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

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

Lot or Tract No. LOTS 1-8, BLK 9; LOTS 2-9, BLK 8 Block: _____ Unit: _____
 Subdiv. / Addn. SKYLINE HEIGHTS

Current Zoning: C-2 Proposed zoning: SAME
 Zone Atlas page(s): L20 No. of existing lots: 12 No. of proposed lots: 4
 Total area of site (acres): 3.6148 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No _____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102005645549611601, ETC..... MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SE
 Between: CONCHAS STREET SE and EUBANK BOULEVARD SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
 ZA-88-406/V-137/Z-415/BA-2023-BA-21112/04DRB-01099/04DRB-01100-- PROJ# 1003554

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

SIGNATURE _____ DATE 3/29/05
 (Print) RONALD R. BOHANNAN, P.E. _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	05DRB 00530	P & F	5(3)	\$ 425.00
<input checked="" type="checkbox"/> All fees have been collected		CM#		\$ 20.00
<input type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date 4-6-05			Total \$ 445.00
	3-29-05			

Project # 1003554

Planner signature / date

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

Permit

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.

RONALD R. BOHANNAN, P.E.

Applicant name (print)

3/29/05

Applicant signature / date




Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
<i>05DRB - -00530</i>
- -
- -

Beth... *3-29-05*
Planner signature / date

Project # 1003554

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

March 29, 2005

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

**RE: Minor Preliminary/Final Plat Approval
Lots 1-8, Block 9 and Lots 2-9, Block 8 – Skyline Heights
Zone Atlas Page L-20; DRB #1003554**

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Inc. requests Approval of the Minor Preliminary/Final Plat for the above-referenced property. The site is located along Central Avenue SE between Conchas Street SE and Eubank Boulevard SE. In August 2004, the DRB approved the vacation of the Public Right-of-Way and Public Easements. This plat will show the vacated easement and right-of-way on Phase One of the project along with replatting the lot lines from twelve lots into four lots.

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

Sincerely,

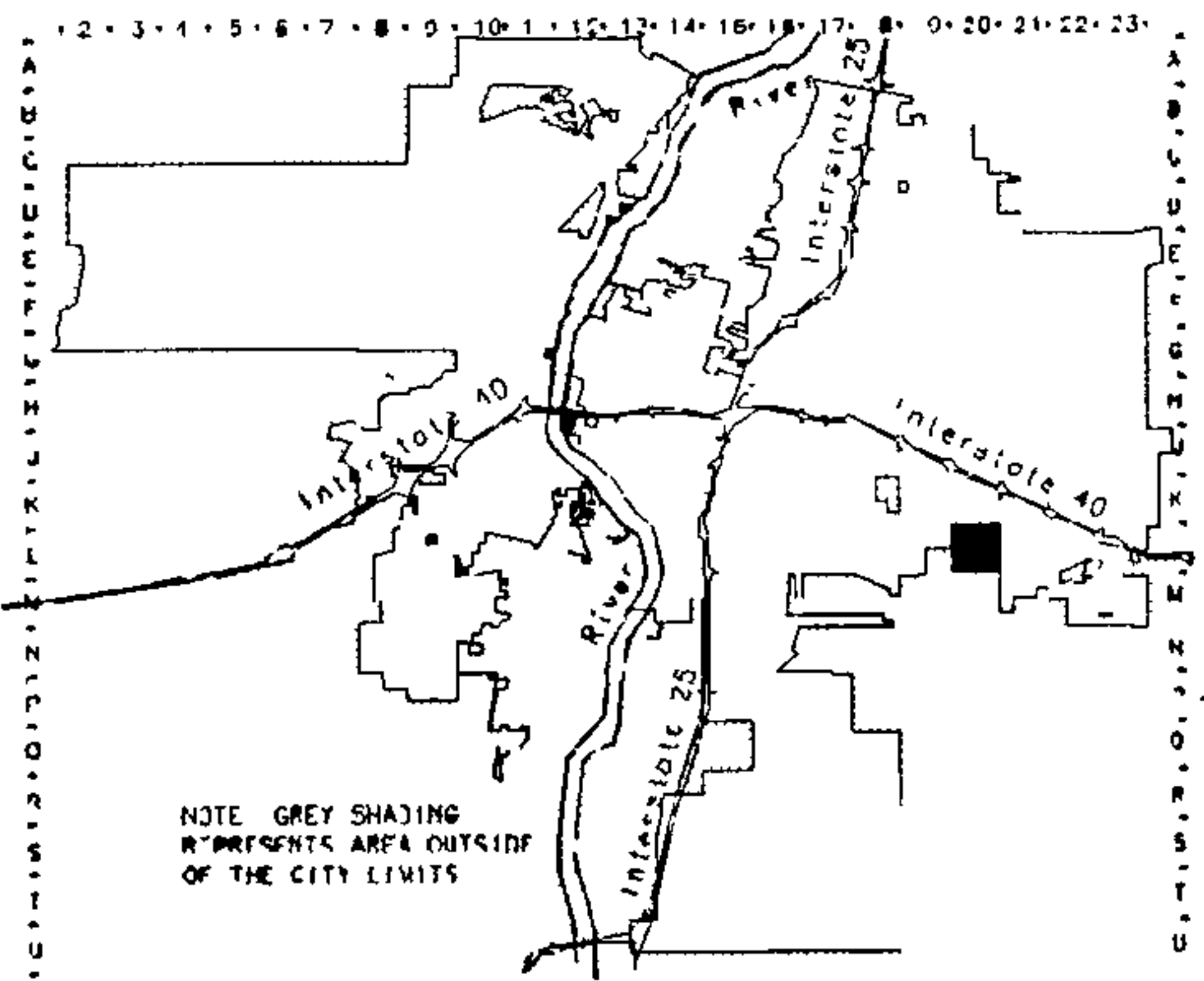
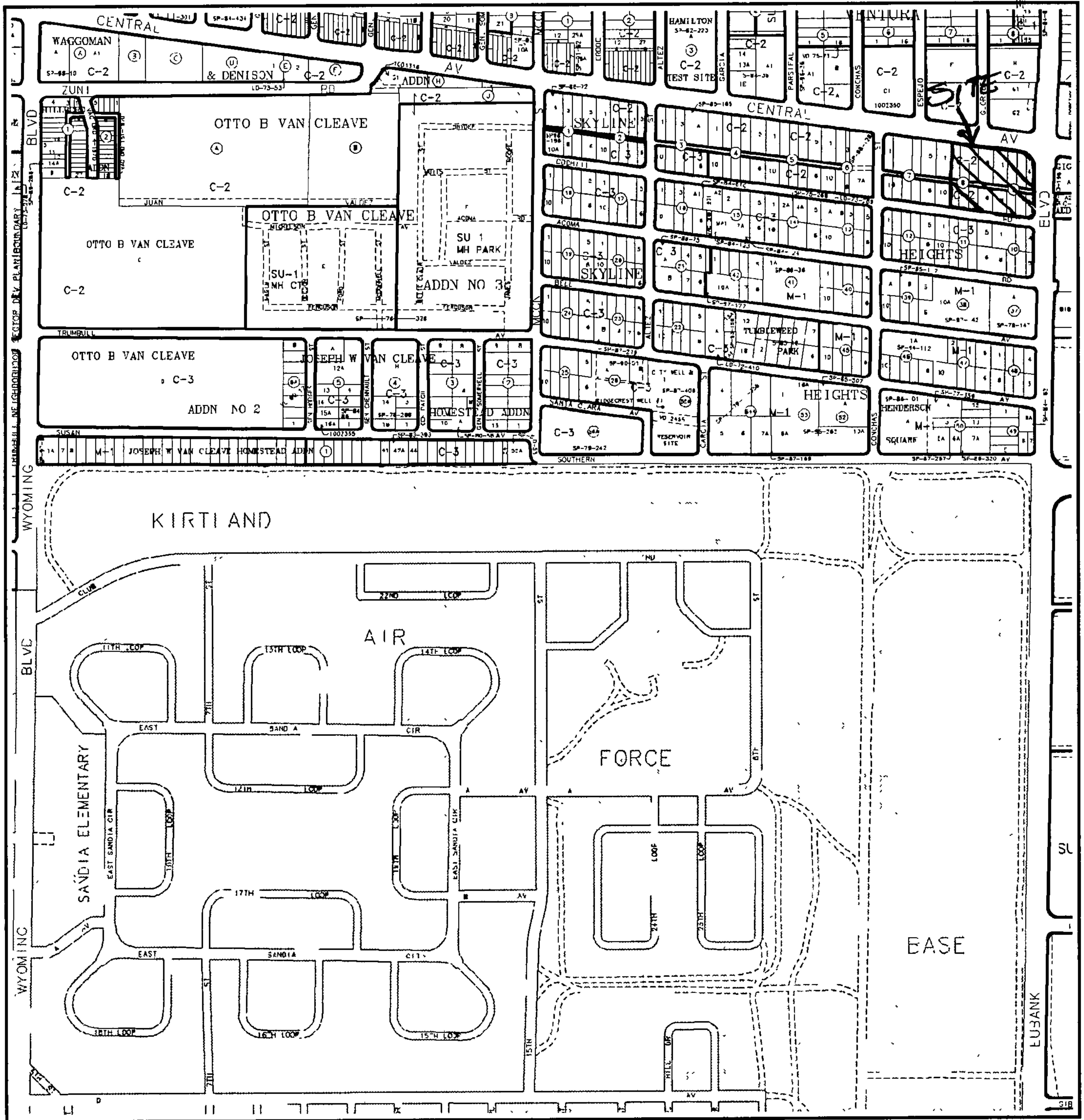


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Jeff Jesionowski

JN: 24018.0002
RRB/kk



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

L-20-Z

Map Amended through August 01, 2003

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

PAID RECEIPT

APPLICANT NAME Amc Development
 AGENT Tienna West
 ADDRESS _____
 PROJECT & APP # 1003554/05 DRB 00530
 PROJECT NAME _____

DUPLICATE
 City of Albuquerque
 Treasury Division
 3/29/2005 12:15PM LOC: ANNX
 RECEIPT# 00039442 WSH 007 TRANS# 0018
 Account 441006 Fund 0110 TRSCCS
 Activity 4983000
 Trans Amt \$445.00
 J24 Misc \$445.00
 CK \$0.00
 CHANGE
 Thank You

\$ 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.

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 (505) 858-3100		1969 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>3/29/05</u>
<u>Four Hundred & Forty Five and</u>		\$ <u>445.00</u>
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		DOLLARS
FOR: <u>44018-0002 #58 DRB Plat Approval</u>		RECEIPT# 00039441 WSH 007 TRANS# 0018 Account 441032 Fund 0110 TRSCCS Activity 3424000 201813
⑈001969⑈ ⑈107006677⑈		\$20.00 Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

5. Project # 1003554
04DRB-01099 Major-Vacation of Pub Right-of-Way
04DRB-01100 Major-Vacation of Public Easements

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 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20)

At the August 11, 2004, 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 OF FINAL PLAT:

1. Final disposition shall be through the City Real Estate Office.
2. 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.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.
4. The existing sanitary sewer line will be relocated and/or abandoned as required by the City.

If you wish to appeal this decision, you must do so by August 26, 2004 in the manner described below.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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:AMC Development Inc., 1015 Tijeras NW, Suite 200, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003554 AGENDA#: 5 DATE: 8.11.04

1. Name: Ron Bohannon Address: Jessa West Zip: _____

2. Name: Jeff Jankowski Address: Am C Corp Zip: Deer

3. Name: Sarah Begeto Address: Jessa Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

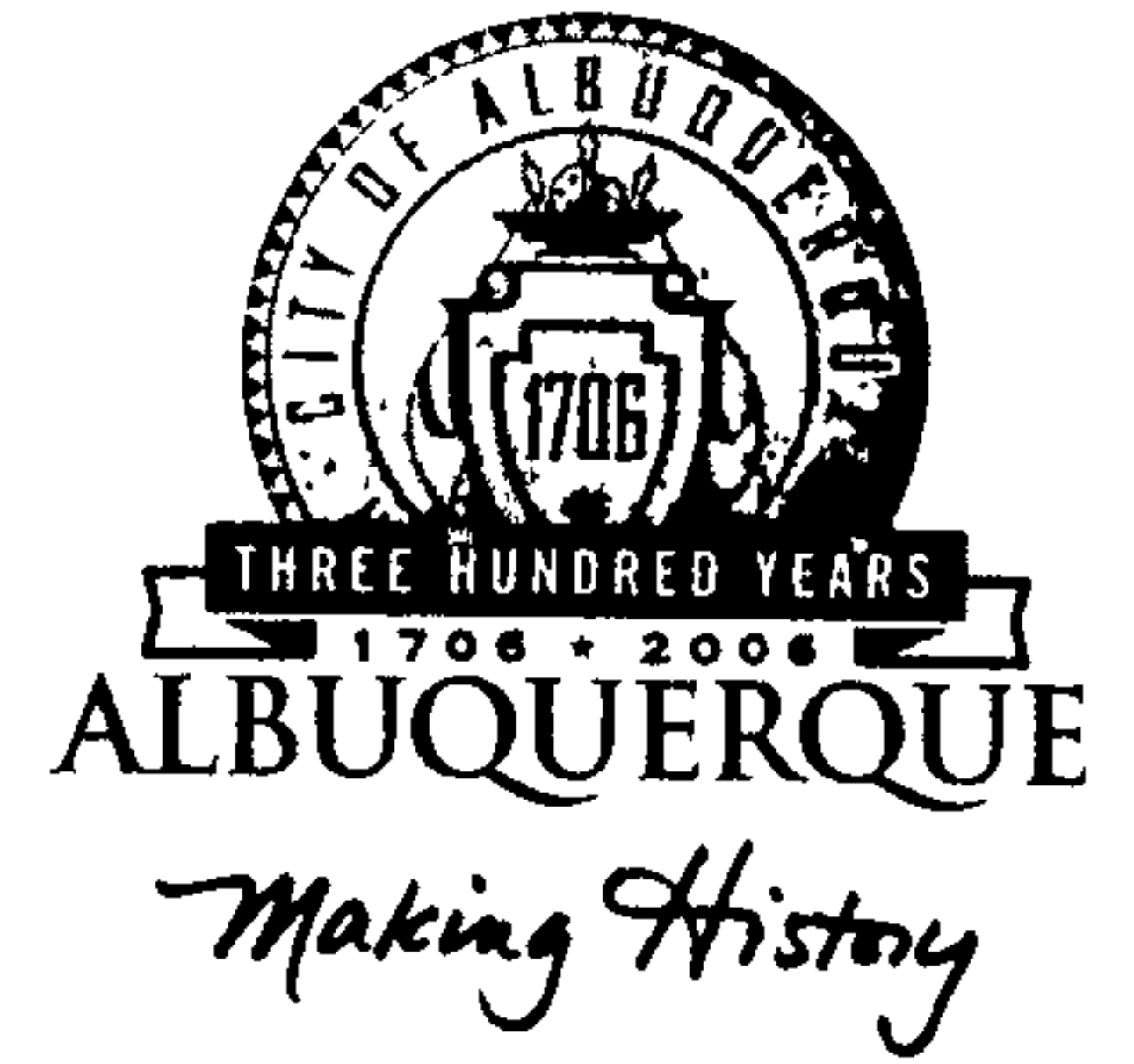
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003554

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: August 11, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 11, 2004

Project # 1003554

04DRB-01099 Major-Vacation of Pub Right-of-Way

04DRB-01100 Major-Vacation of Public Easements

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 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to either request.

Zoning Enforcement No comments received.

Neighborhood Coordination

Letters sent to South Los Altos (R) Neighborhood Association and Towne Park Home Owner's Assn.

APS No comments received.

Police Department No adverse comments.

Fire Department No adverse comments.

PNM Electric & Gas

The vacations of Espejo St. & Georgia St. are OK. There is an UG street light circuit and an UG electric line along Central that may need a platted easement. There is a N-S 3 phase OH electric line along Conchas Street that may need a platted easement. There is an OH 115kv transmission line along Eubank that may need a platted easement, contact Blake Forbes of PNM engineering at 241-2973 to get his approval prior to final plat sign off. The E-W 3 phase OH electric in the alley will have to be relocated at the developer's expense.

PNM Electric & Gas

The developer needs to contact an engineer at the PNM Electric Service Center at 241-3425 to arrange the approval to make payment for the removal of the existing electric line before final plat sign off.

Comcast No comments received

QWEST No comments received

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

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

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

Transportation Development

No objection to vacation actions. Replat will have to consider dedication and infrastructure of radii and street widths for Central and Eubank. Suggest a separate meeting to discuss requirements before preliminary plat is submitted.

Parks & Recreation Defer to affected agencies.

Utilities Development

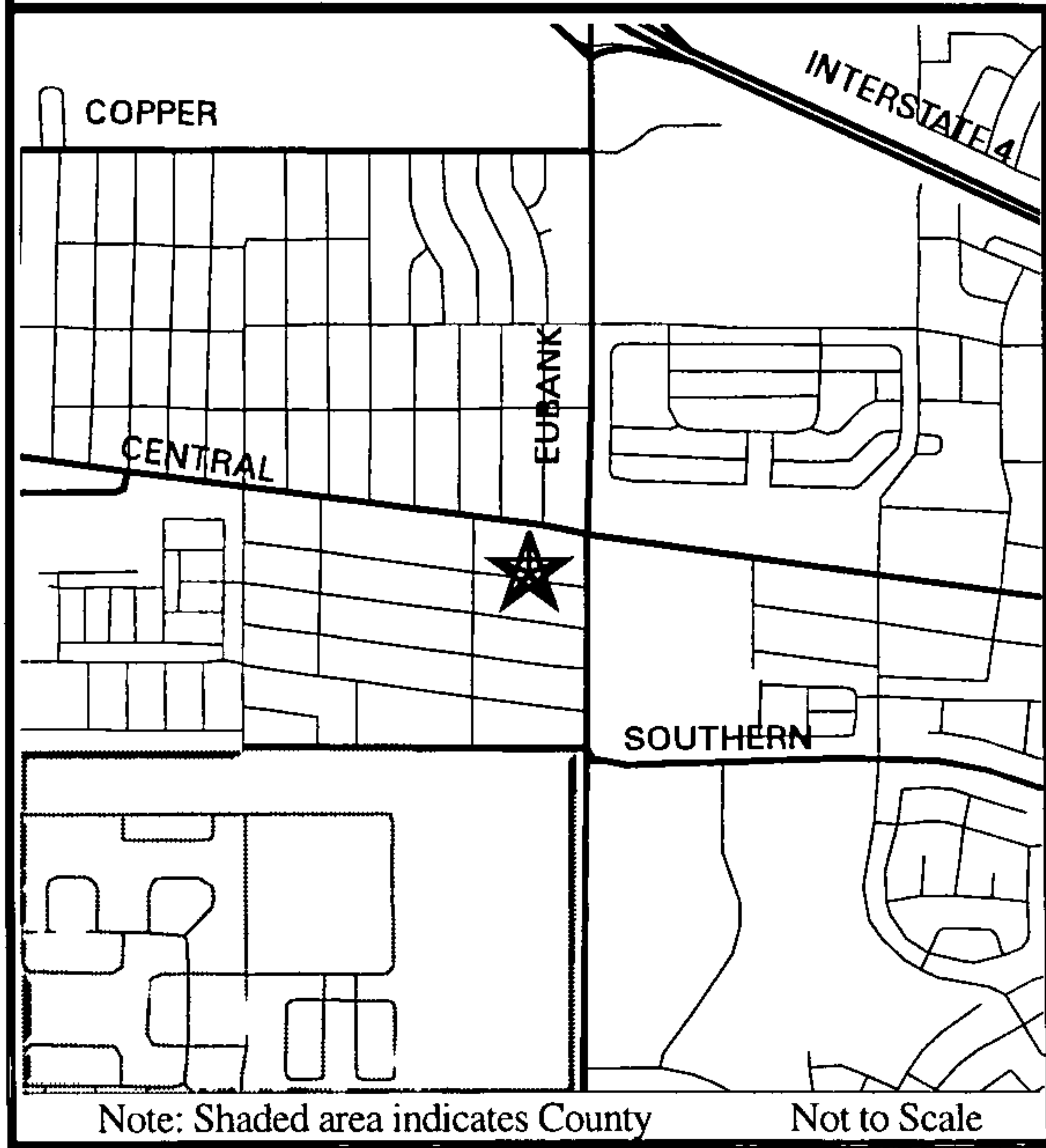
No objection to Vacation requests with the condition that the existing sanitary sewer line will be relocated and/or abandoned as required by the City. Completion of this will be a requirement for Final Plat approval.

Planning Department Defer to Transportation.

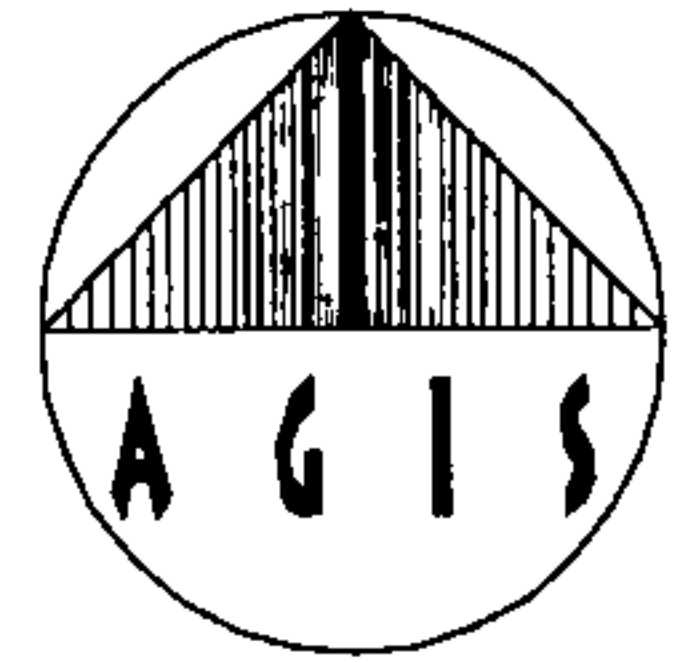
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:AMC Development Inc., 1015 Tijeras NW, Suite #200, 87102

Tierra West LLC, 8509 Jefferson St NE, 87113



ZONING MAP



Scale 1" = 525'

PROJECT NO.
1003554

HEARING DATE
8-11-04

MAP NO.
L-20

ADDITIONAL CASE NUMBER(S)
04DRB-01099
04DRB-01100

Note: Shaded area indicates County

Not to Scale



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

PAGE 2

Project # 1003554

04DRB-01099 Major-Vacation of Pub
Right-of-Way

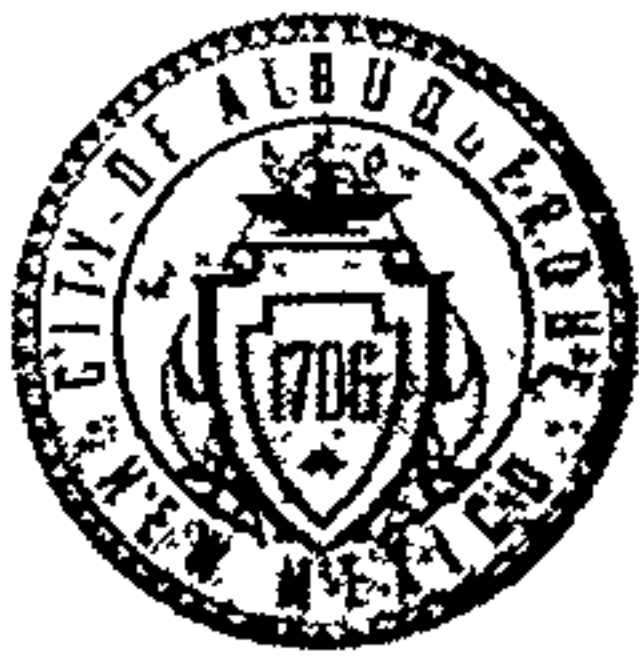
04DRB-01100 Major-Vacation of Public
Easements

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 Block(s) 8 and Lot(s)
1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2
community commercial zone, located on CENTRAL
AVE SE, between EUBANK BLVD SE and CONCHAS
ST SE containing approximately 7 acre(s). [REF: ZA-
88-406] (L-20)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 26, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, August 11, 2004, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001562

04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, **FOUR HILLS VILLAGE, 5TH INSTALLMENT** (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE,* between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22)

Project # 1000296

04DRB-01109 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11)

Project # 1002511

04DRB-01118 Major-Preliminary Plat Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9)

Project # 1003542

04DRB-01081 Major-Vacation of Pub Right-of-Way

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 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s).[REF:V-80-17](J-13)

SEE PAGE 2 . . .

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

Meeting Date: AUGUST 11, 2004
Zone Atlas Page: L-20-Z
Notification Radius: 100 Ft.

Project# 1003554
App# 04DRB-01099
App# 04DRB-01100

Cross Reference and Location:

Applicant: AMC DEVELOPMENT, INC.
Address: 1015 TIJERAS NW, STE# 200
ALBUQUERQUE NM 87102

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: JULY 23, 2004

Signature: KYLE TSETHLIKAI *KT*

RECORDS WITH JELS

PAGE 1

102005745300340604	LEGAL: LT C -1 B LK 6 PLAT FOR LOT C-1 BLOCK 6 BUENA VENTUR PROPERTY ADDR: 00000 CENTRAL OWNER NAME: D & L PROPERTIES LLC OWNER ADDR: 02400 CENTRAL	LAND USE: SE ALBUQUERQUE NM	87106
102005648654211801	LEGAL: LOTS E & F EXCEPT NORTHERLY 20 FEET TO CITY BLK 7 PROPERTY ADDR: 00000 N/A OWNER NAME: BUSHMAN JOHN M TRUSTEE OWNER ADDR: 00000	LAND USE: ODESSA TX	79760
102105601253220502	LEGAL: POR NW N W NW T10N R4E SEC28 CONT 0.48 AC PROPERTY ADDR: 00000 EUBANK OWNER NAME: CULP JEAN A TRUSTEE OWNER ADDR: 01717 UTAH	LAND USE: ST NE ALBUQUERQUE NM	87110
102005652050711901	LEGAL: LOT G2 B LK 8 BUENA VENTURA PLAT OF LTS G1 & G2 BLK PROPERTY ADDR: 00000 CENTRAL OWNER NAME: DRM CAPITAL LP OWNER ADDR: 00000	LAND USE: SAN ANTONIO TX	78269
102105601251820501L1	LEGAL: TRAC T IN NW1/4 NW1/4 NW1/4 IN T10N R4E SEC 28 PROPERTY ADDR: 00000 CENTRAL OWNER NAME: STATE OF NEW MEXICO OWNER ADDR: 00000	LAND USE: SANTA FE NM	87504
102005643949911517	LEGAL: LT 7 A PL AT OF LT 7A BLK 6 SKYLINE HEIGHTS PROPERTY ADDR: 00000 CENTRAL OWNER NAME: FFCA ACQUISITION CORPORATION OWNER ADDR: 17207 NORTH PERIMETER	LAND USE: DR SCOTTSDALE AZ	85255
102005645549611601	LEGAL: LTS 1 2 9 & 10 & W1/2 OF LTS 3 & 8 IN BLK 7 OF SKY PROPERTY ADDR: 00000 CENTRAL OWNER NAME: GIFFORD JAMES J OWNER ADDR: 03308 VISTA DEL SUR	LAND USE: NW ALBUQUERQUE NM	87120
102005646949611602	LEGAL: SKYL INE HTS E 1.2 OF BLK 7 X W 25.175VC ST PROPERTY ADDR: 00000 CENTRAL OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005648250111620	LEGAL: 001 008S KYLINE HTS SUBD&POR OF ST ADJ ON W PROPERTY ADDR: 00000 CENTRAL OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005648949911619	LEGAL: 002 008S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005649349911618	LEGAL: 003 008S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560

RECORDS WITH LABELS

PAGE 2

102005649949811617	LEGAL: 004 008S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005650449811616	LEGAL: 005 008S KYLINE HTS SUB PORT OF ST ADJ ON E PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005651249811615	LEGAL: 001 009S KYLINE HTS X E25.175 VAC ST PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005651949711614	LEGAL: 002 009S KYLINE HTS SUBD PROPERTY ADDR: 00000 CENTRAL OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005652349711613	LEGAL: LOT 3 EX C PT CITY BLK 9 SKYLINE HTS PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005652649311612	LEGAL: LOT 4 EXCEPT PORTION TO CITY BLK 9 SKYLINE HEIGHTS PROPERTY ADDR: 00000 CENTRAL OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102105601648520250	LEGAL: TR A -1 D F TRS A-1 AND A-2 GIGAS ADDN (REPLAT OF TR PROPERTY ADDR: 00000 CENTRAL OWNER NAME: GIANT INDUSTRIES INC OWNER ADDR: 00000	LAND USE: SCOTTSDALE AZ	85267
102105605143120240	LEGAL: TRAC T B1 -A PLAT FOR VIDEO ADD'N TRACTS B1-A & B1-B PROPERTY ADDR: 00000 EUBANK OWNER NAME: HD DEVELOPMENT OF MARYLAND INC OWNER ADDR: 02455 PACES FERRY	LAND USE: RD ATLANTA GA	30339
102005648248311603	LEGAL: 010 008S KYLINE HTS SUB PORT OF ST ADJ ON W PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005648948211604	LEGAL: 009 008S KYLINE HTS SUB PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005649348211605	LEGAL: 008 008S KYLINE HTS SUB PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560

RECORDS WITH LABELS

PAGE 3

102005649848211606	LEGAL: 007 008S KYLINE HTS SUB PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005650348011607	LEGAL: 006 008S KYLINE HTS SUB PORT ADJ ON EAST PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005651247911608	LEGAL: 008 009S KYLINE HTS X A PORT OF GLORIETA ST SE PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005651947911609	LEGAL: 007 009S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005652347811610	LEGAL: 006 009S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102005652947811611	LEGAL: 005 009S KYLINE HTS SUBD PROPERTY ADDR: 00000 N/A OWNER NAME: EK SUELLEN OWNER ADDR: 05135 IPSWICH	LAND USE: CT NEWARK CA	94560
102105601547020251	LEGAL: TR A -2 0 F TRS A-1 AND A-2 GIGAS ADDN (REPLAT OF TR PROPERTY ADDR: 00000 EUBANK OWNER NAME: LOPES ANTHONY S & VALERIE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87154
102005643347111223	LEGAL: 003 013S KYLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: TAYLOR JAMES P SR ETUX OWNER ADDR: 10028 COCHITI	LAND USE: SE ALBUQUERQUE NM	87123
102005643947111222	LEGAL: 004 013S KYLINE HTS ADDN PROPERTY ADDR: 00000 CONCHAS OWNER NAME: CHOC PAUL LESLIE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87192
102005644347011221	LEGAL: 005 013S KYLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: CHOC PAUL LESLIE OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87192
102005645346811328	LEGAL: 001 012S YLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: KEHL RICHARD L ETUX OWNER ADDR: 08716 NEW HAMPTON	LAND USE: RD NE ALBUQUERQUE NM	87111

RECORDS WITH LABELS

PAGE 4

102005645946811327	LEGAL: 002 012S YLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: KEHL RICHARD L ETUX OWNER ADDR: 08716 NEW HAMPTON	LAND USE: RD NE ALBUQUERQUE NM	87111
102005646346711326	LEGAL: 003 012S YLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: KEHL RICHARD L & ENEDINA OWNER ADDR: 08716 NEW HAMPTON	LAND USE: RD NE ALBUQUERQUE NM	87111
102005646946711325	LEGAL: 004 012S YLINE HTS ADDN PROPERTY ADDR: 00000 COCHITI OWNER NAME: KEHL RICHARD L AND ENEDINA OWNER ADDR: 08716 NEW HAMPTON	LAND USE: RD NE ALBUQUERQUE NM	87111
102005647546611324	LEGAL: 005 012S KYLINE HTS ADDN L5&W 25.175 VAC ST PROPERTY ADDR: 00000 COCHITI OWNER NAME: GABALDON MANUEL E & VIOLA S OWNER ADDR: 00000	LAND USE: VEGUITA NM	87062
102005650546011315	LEGAL: LTS 1 TH RU 8 BLK 10 & LTS 1 THRU 10 BLK 11 SKYLINE PROPERTY ADDR: 00000 EUBANK OWNER NAME: SUSAN PARTNERSHIP LP OWNER ADDR: 00000	LAND USE: SCOTTSDALE AZ	85261

"Attachment A"

Karen Kline, Tierra West, LLC

Zone Map: L-20

SOUTH LOS ALTOS N.A. (R)

***Ana Beall**

424 General Chenault NE/87123 275-7955 (h) 294-8570 (w)

Elizabeth Chavez

404 General Chennault NE/87123 294-6291 (h) 507-3282 (cell)

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

TOWNE PARK H.O.A.

Patty Diltz

425 Towne Park Dr. NE/87123 291-8379 (w)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

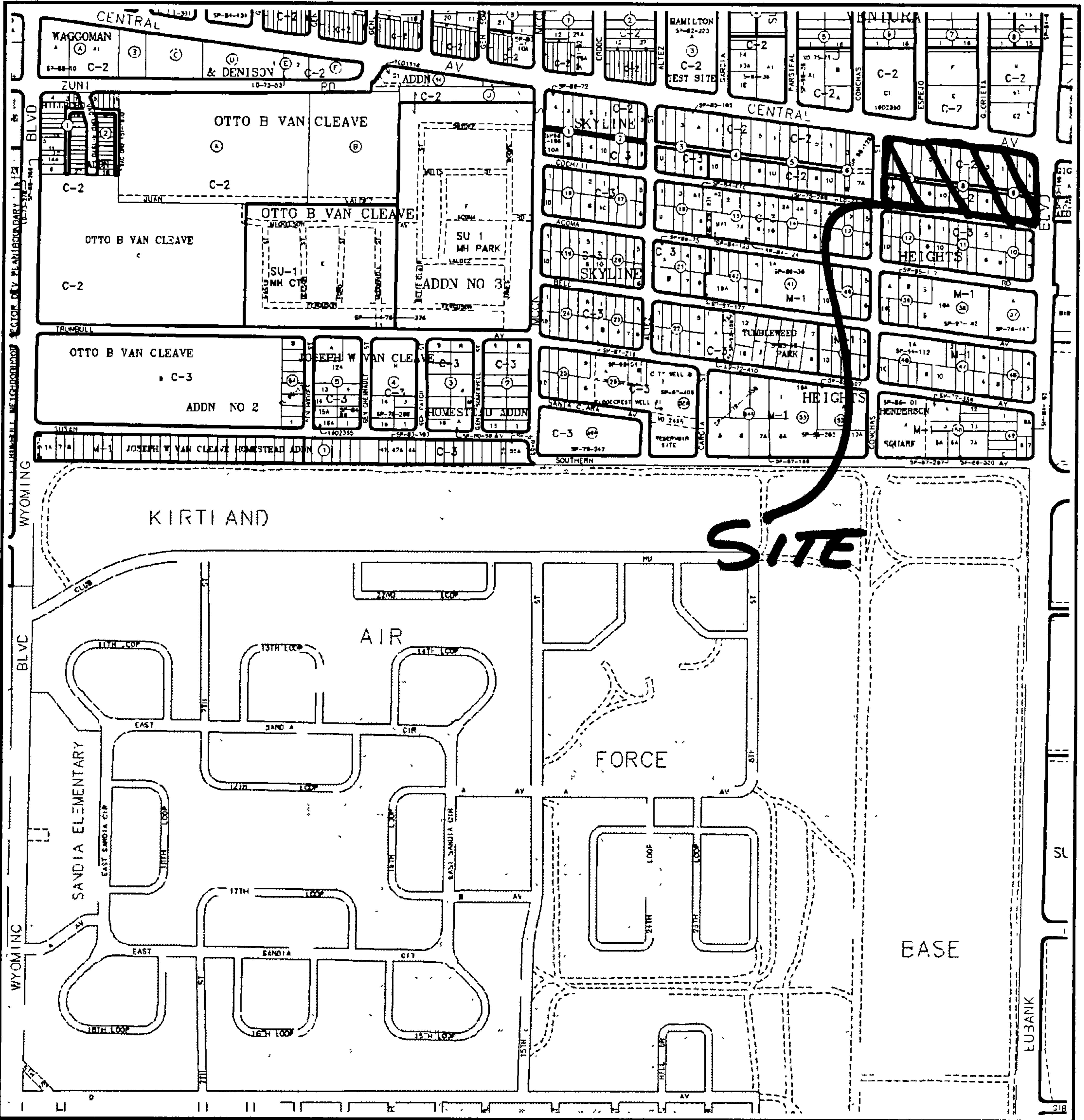
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because 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:

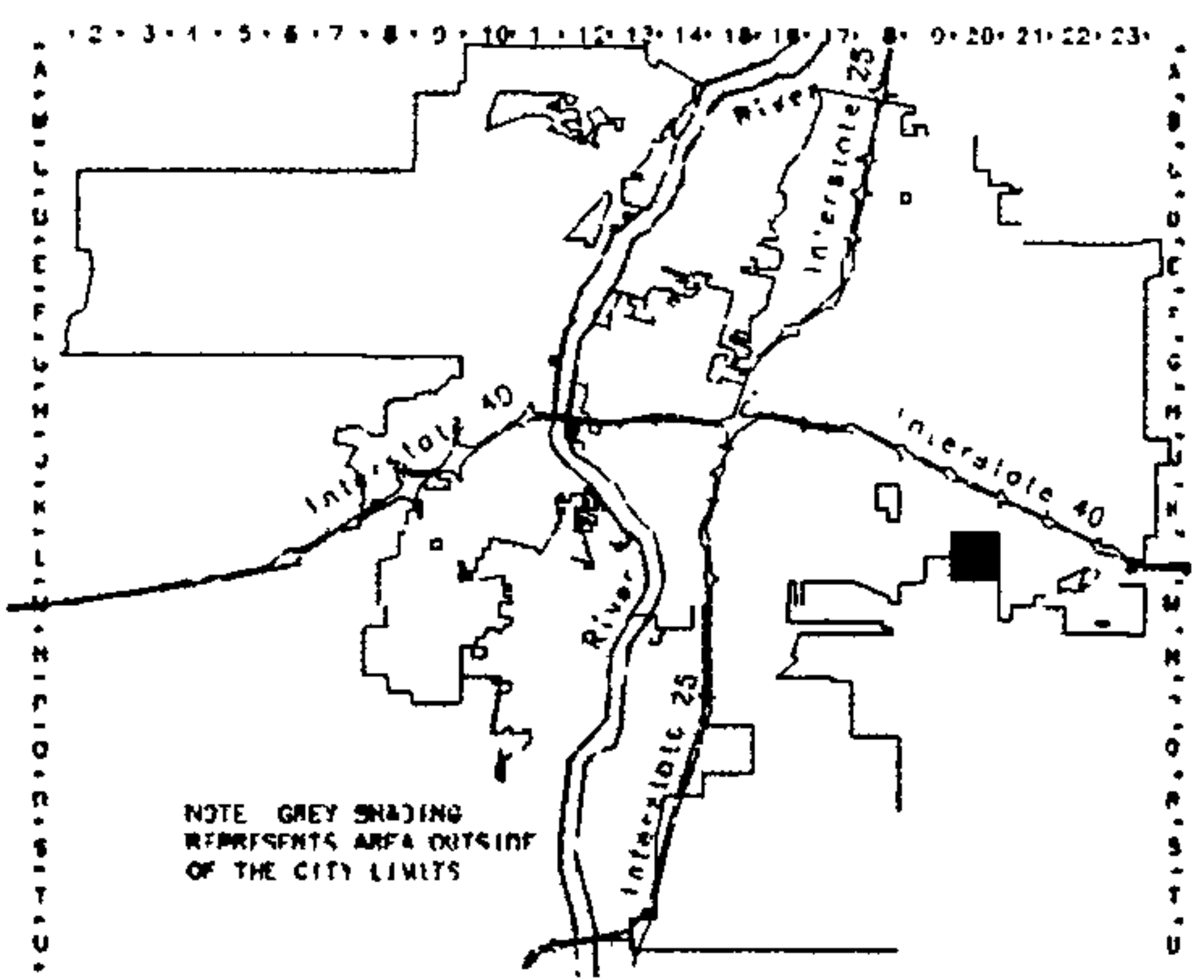
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the 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: 06/25/04 Time Entered: 1:05 p.m. ONC Rep. Initials: SW

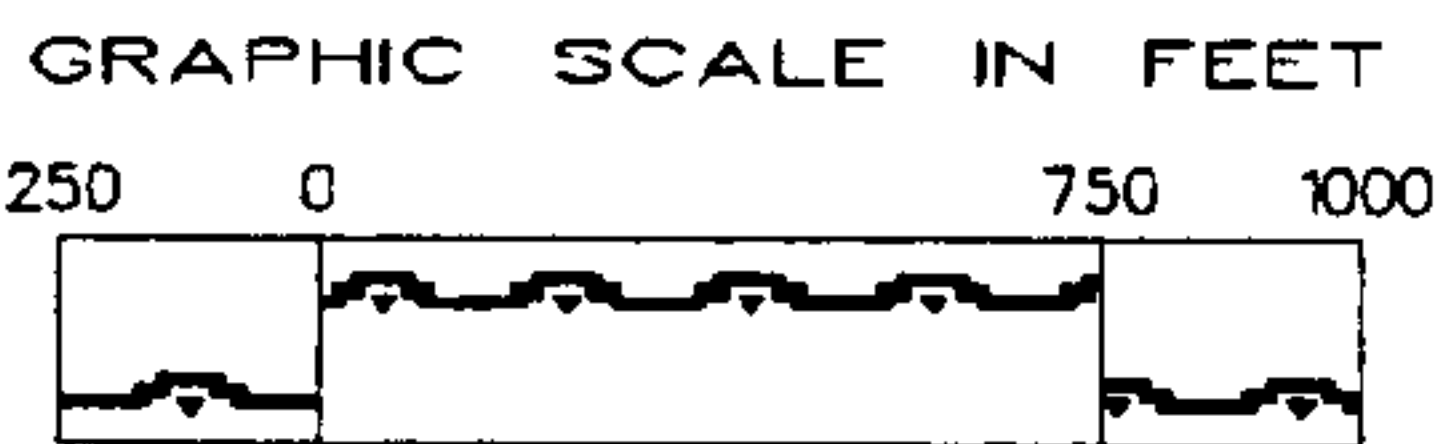


SITE



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

L-20-Z

Map Amended through August 01, 2003

July 8, 2004

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1293
Albuquerque, NM 87103

Re: SKYLINE HEIGHTS SUBDIVISION
LOTS 1-10, BLK 7; LOTS 1-10, BLK 8; LOTS 1-8, BLK 9

To Whom It May Concern:

As the OWNER/DEVELOPER, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Jim Gifford on matters pertaining to any and all of the submittals to the City of Albuquerque of LOTS 1-10, BLK 7; LOTS 1-10, BLK 8; LOTS 1-8, BLK 9 project.

James Gifford, Owner
(Print Name & Title)


(Sign Name & Title)

7-8-04
(Date)



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

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

APPLICANT INFORMATION:

NAME: AMC DEVELOPMENT INC. PHONE: 338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: _____ 338.0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: DEVELOPER List all owners: EK SUELLEN & JAMES J GIFFORD

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 RIGHT-OF-WAYS AND PUBLIC UTILITY 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. LOTS 1-10, BLK 7; LOTS 1-10, BLK 8; & LOTS 1-8, BLK 9 Block: _____ Unit: _____

Subdiv. / Addn. SKYLINE HEIGHTS

Current Zoning: C-2 Proposed zoning: C-2

Zone Atlas page(s): L-20 No. of existing lots: 28 No. of proposed lots: 6

Total area of site (acres): 6.6728 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. 102005645549611601, ETC.... (SEE ATTACHED) MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVENUE SE

Between: EUBANK BOULEVARD SE and CONCHAS STREET SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): ZA-88-406/V-137/Z-415/BA-2023/BA-2112

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

SIGNATURE [Signature] DATE 02/13/04

(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

<input type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input type="checkbox"/> All fees have been collected <input type="checkbox"/> All case #s are assigned <input type="checkbox"/> AGIS copy has been sent <input type="checkbox"/> Case history #s are listed <input type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P./fee rebate	<p>Application case numbers</p> <p><u>04DRB - 01099</u> Action <u>VRW</u> S.F. <u>V</u> Fees <u>\$ 600.00</u></p> <p><u>04DRB - 01100</u> <u>VPE</u> <u>V</u> <u>\$ 90.00</u></p> <p>_____ <u>ADFee</u> _____ <u>\$ 75.00</u></p> <p>_____ <u>CMF</u> _____ <u>\$ 20.00</u></p> <p>_____ _____ _____ <u>\$</u></p> <p>Hearing date <u>8-11-04</u></p>	<p>Total</p> <p><u>\$ 785.00</u></p>
---	---	--------------------------------------

[Signature] 7-14-04
Planner signature / date

Project # 1003554

FORM V: SUBDIVISION VA. ... NCES & VACATIONS

BULK LAND VARIANCE (Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- 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 B. Bohannon, P.E.
Applicant name (print)
[Signature]
Applicant signature / date

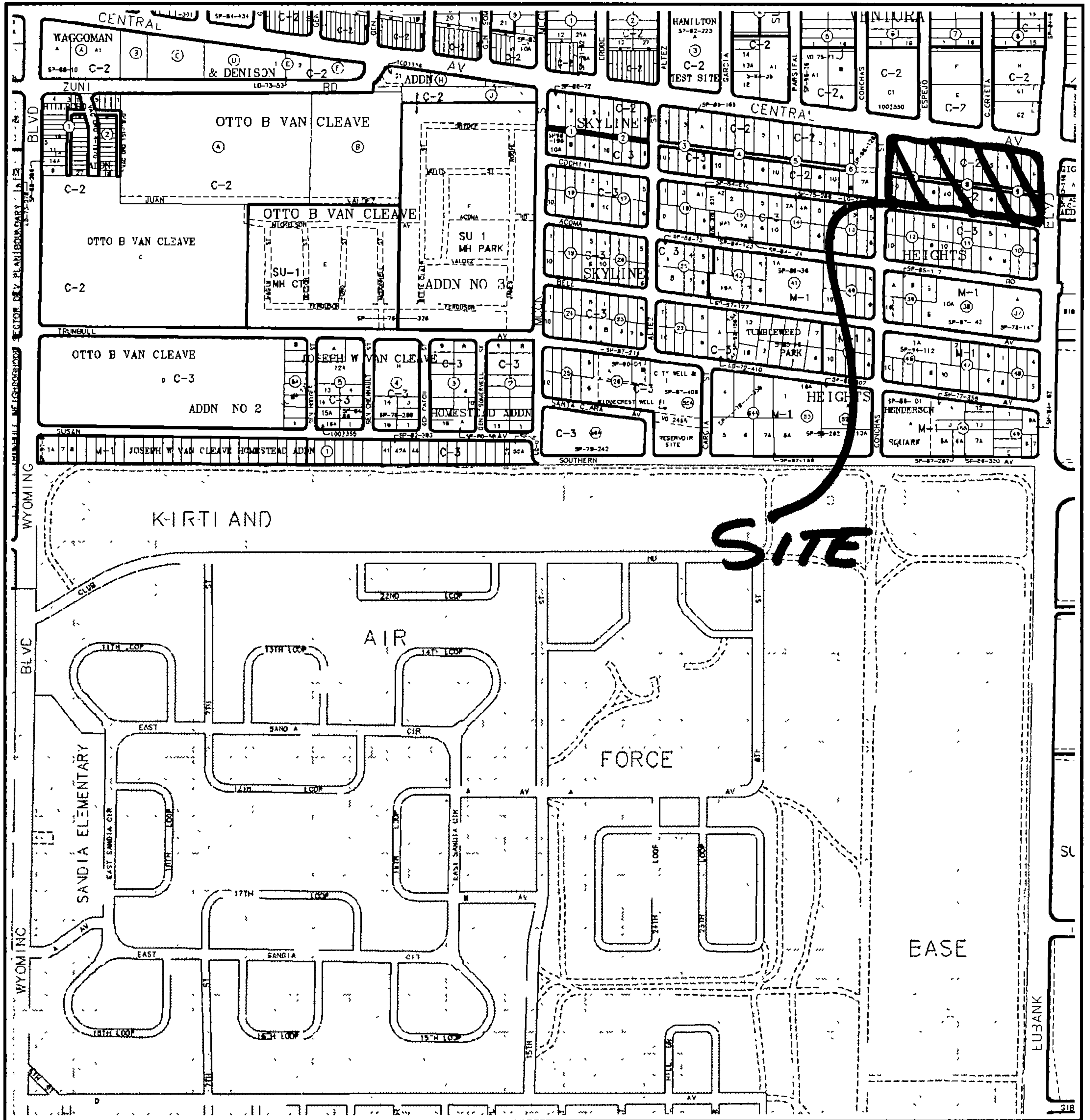


Form revised April 2003

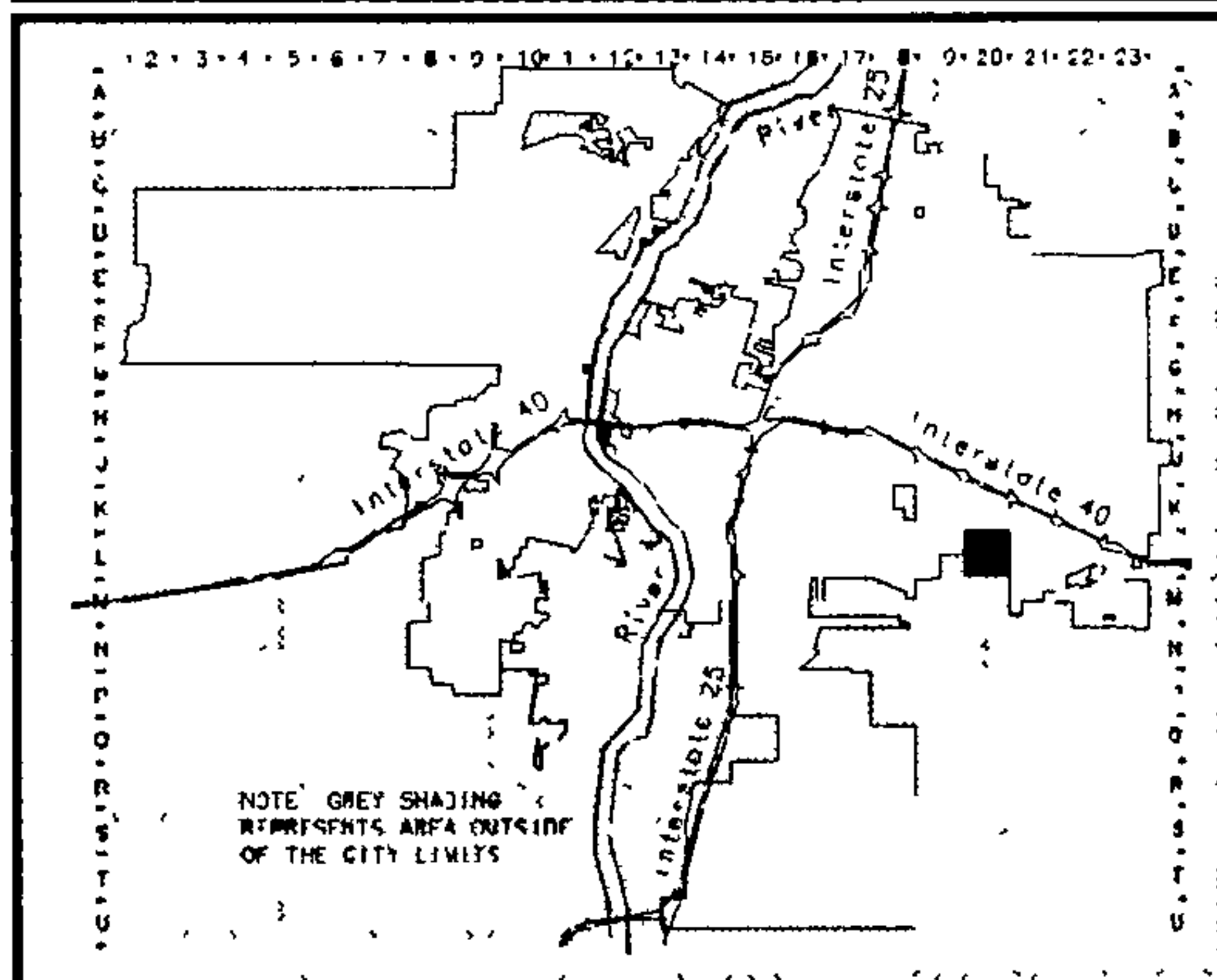
- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers
04DRB - 01099
04DRB - 01100
 - -

[Signature] 7-14-04
Planner signature / date
Project # 1003554



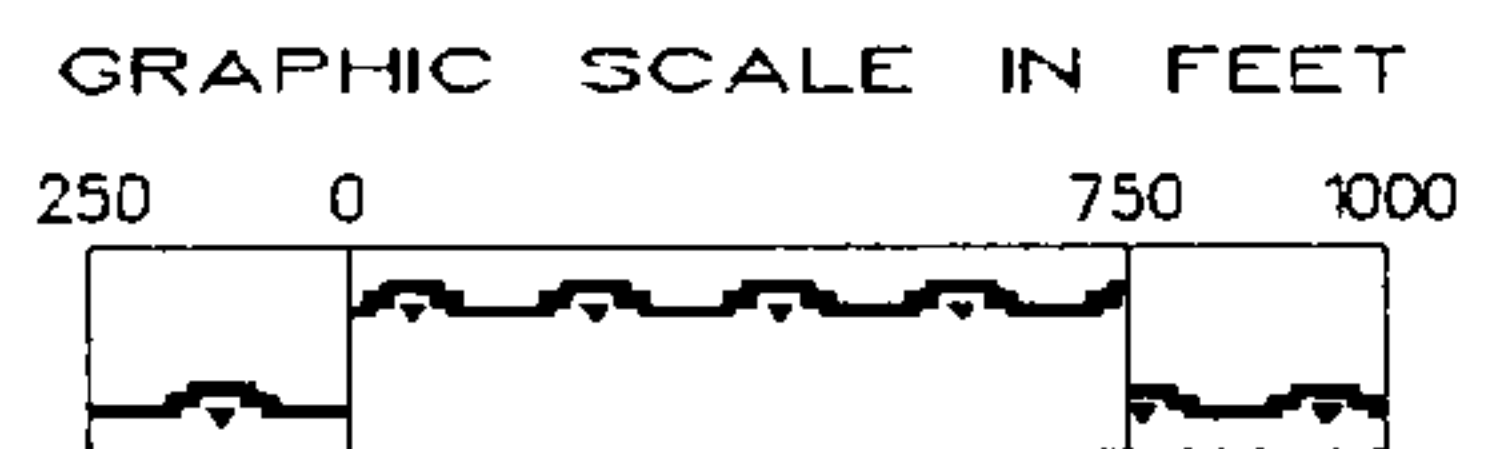
SITE



CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

L-20-Z

Map Amended through August 01, 2003

July 8, 2004


City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1293
Albuquerque, NM 87103

Re: SKYLINE HEIGHTS SUBDIVISION
LOTS 1-10, BLK 7; LOTS 1-10, BLK 8; LOTS 1-8, BLK 9

To Whom It May Concern:

As the OWNER/DEVELOPER, I hereby grant Ronald R. Bohannan and Tierra West, LLC to act as agent on behalf of Jim Gifford on matters pertaining to any and all of the submittals to the City of Albuquerque of LOTS 1-10, BLK 7; LOTS 1-10, BLK 8; LOTS 1-8, BLK 9 project.

James Gifford, Owner
(Print Name & Title)


(Sign Name & Title)

7-8-04
(Date)

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

July 13, 2004

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

**RE: Vacation of Public Right-of-Ways and Public Utility Easements within
Lots 1-10, BLK 7; Lots 1-10, BLK 8; & Lots 1-8, BLK 9
Zone Atlas Page L-20**

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Inc. and Jim Gifford, requests approval to vacate the public right-of-ways and public utility easements located on the referenced lots. The purpose of this vacation is to allow for commercial development over the existing easements. All existing utilities within the street or alley ROW being vacated will be removed or relocated. These utility relocations will be performed within the City of Albuquerque work order process. Any proposed new utility easements will be granted with the replat of this property.

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

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Jeff Jesionowski
James Gifford
Ana Beall, South Los Altos, N.A.
Elizabeth Chavez, South Los Altos, N.A.
Patty Diltz, Towne Park H.O.A.

JN: 240018
RRB/sa/kk



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

June 25, 2004

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 **June 25, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-10, BLOCK 7 AND LOTS 1-10, BLOCK 8 AND LOTS 1-8, BLOCK 9 - SKYLINE HEIGHTS BETWEEN EUBANK BLVD. SE AND CONCHAS ST. SE ON CENTRAL AVENUE SE, zone map L-20.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

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

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: **06/25/04** Time Entered: **1:05 p.m.** ONC Rep. Initials: **SW**

"Attachment A"

Karen Kline, Tierra West, LLC

Zone Map: L-20

SOUTH LOS ALTOS N.A. (R)

***Ana Beall**

424 General Chenault NE/87123 275-7955 (h) 294-8570 (w)

Elizabeth Chavez

404 General Chennault NE/87123 294-6291 (h) 507-3282 (cell)

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

TOWNE PARK H.O.A.

Patty Diltz

425 Towne Park Dr. NE/87123 291-8379 (w)

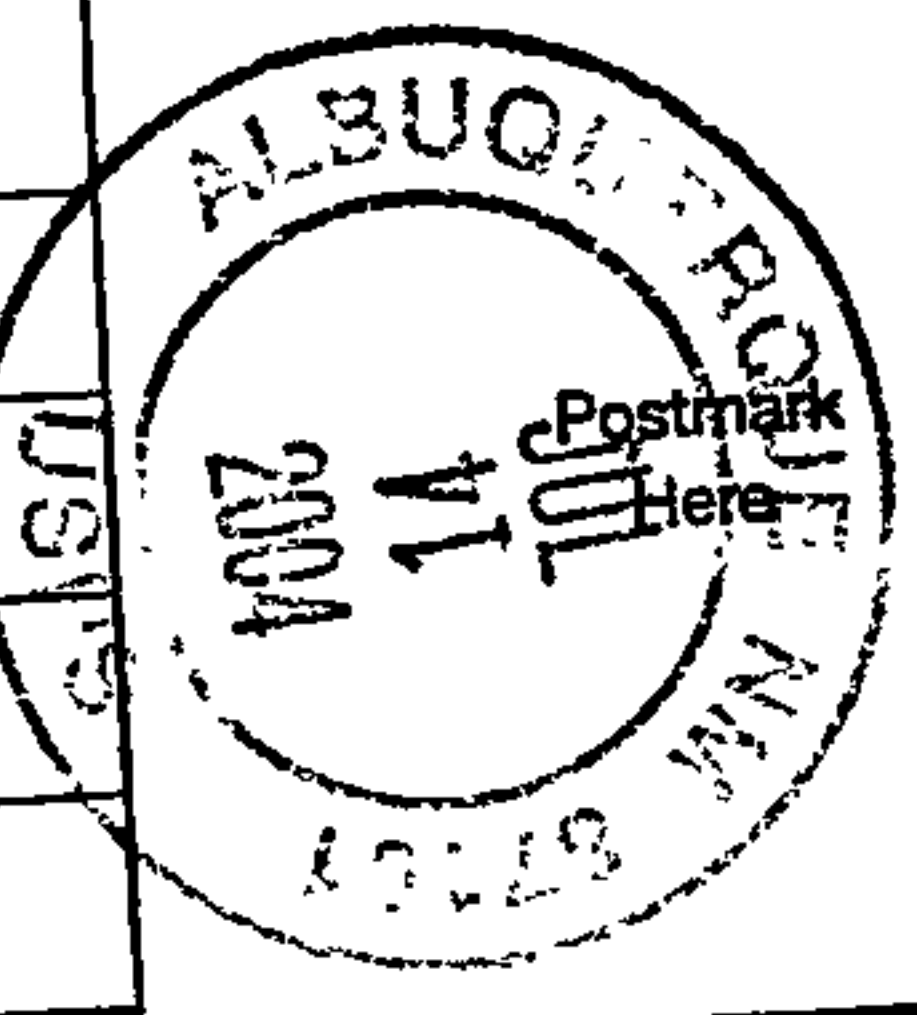
LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.

7002 0860 0002 3202 1898

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

OFFICIAL USE

Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



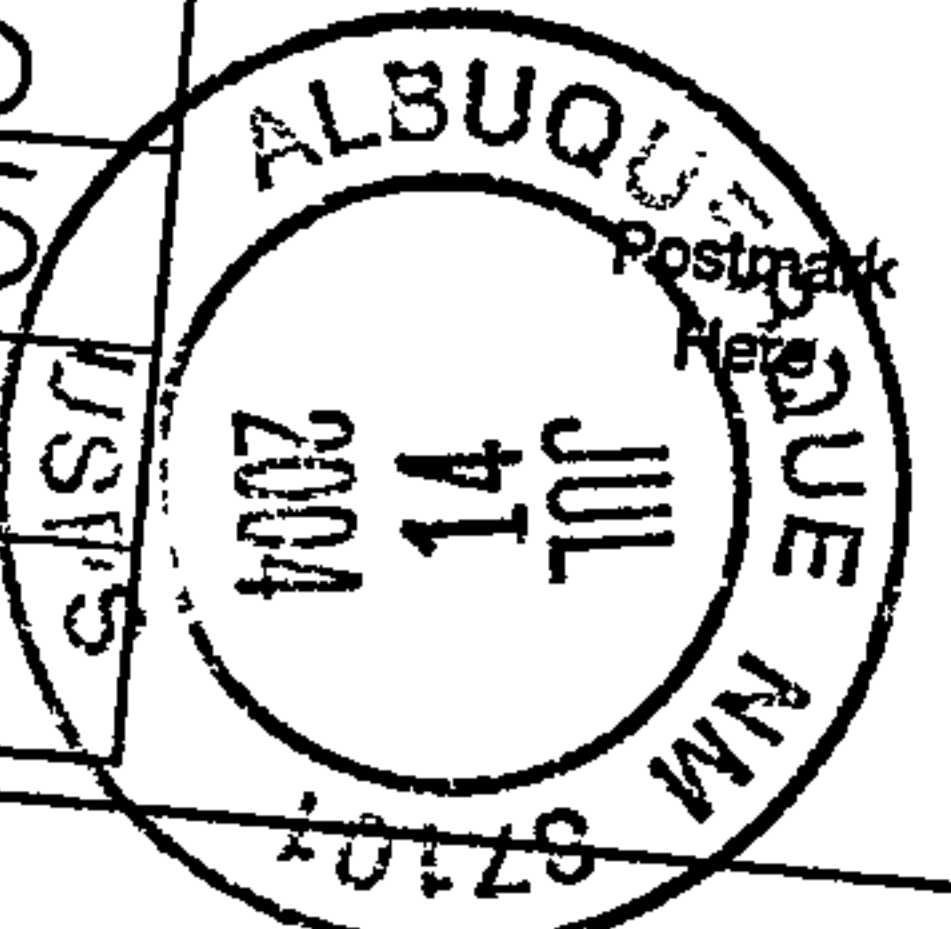
Sent To ELIZABETH CHAVEZ
 Street, Apt. No.; or PO Box No. 404 GENERAL CHENAVANT NE
 City, State, ZIP+4 ABQ NM 87123
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1898

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

OFFICIAL USE

Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



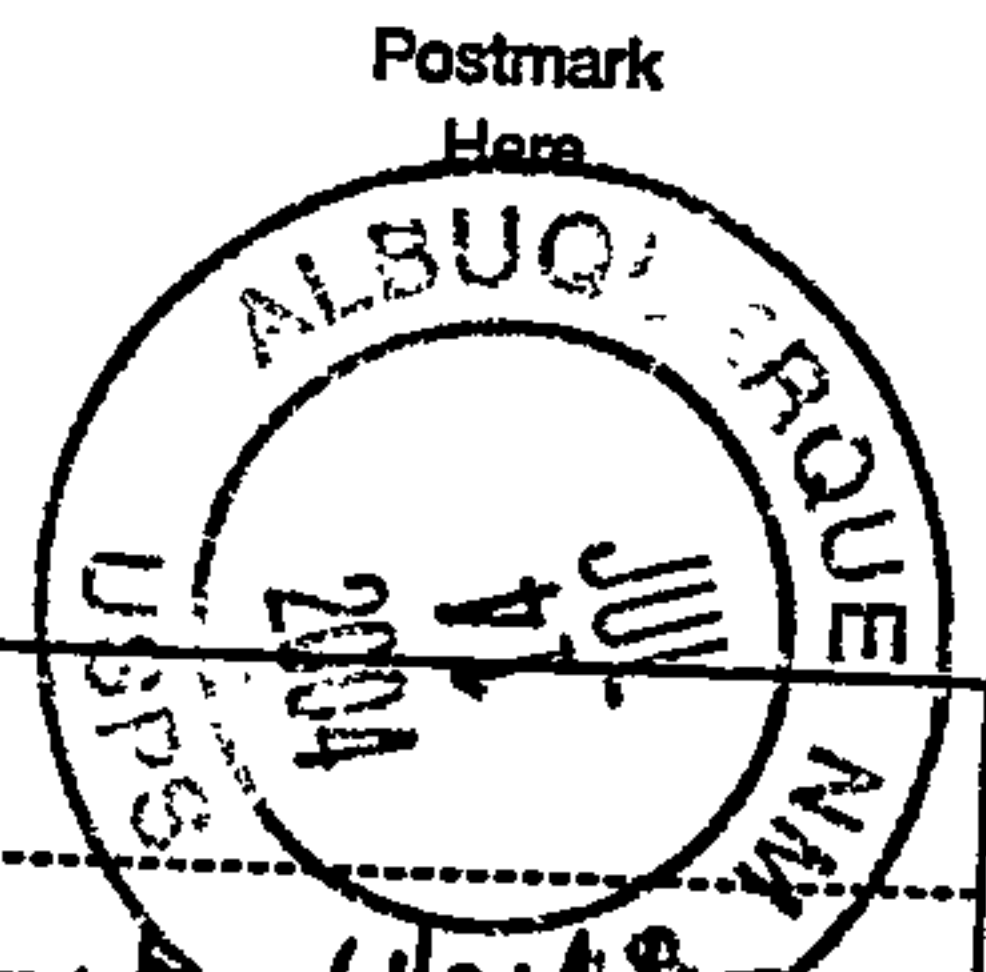
Sent To PATTY DILTZ
 Street, Apt. No.; or PO Box No. 425 TOWNE PARK DR NE
 City, State, ZIP+4 ABQ NM 87123
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0002 3202 1676

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

OFFICIAL USE

Postage	\$.83
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.88



Sent To ANA BELL
 Street, Apt. No.; or PO Box No. 424 GENERAL CHENAVANT NE
 City, State, ZIP+4 ABQ NM 87123
 PS Form 3800, April 2002 See Reverse for Instructions

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

PAID RECEIPT

City of Albuquerque
 Treasury Division
 10:28AM
 RECEIPT# 00025968 WSH 006 TRANSH 0013
 Account 441018 Fund 0110 TRSEJA
 Activity 4971000 \$785.00
 Trans. Amt \$75.00
 J24 Misc \$785.00
 CK \$0.00
 CHANGE

APPLICANT NAME AMC Development
AGENT Tierra West
ADDRESS 8509 Jefferson NE 87113
PROJECT & APP # 1003554/04DRB01099/04DRB01100
PROJECT NAME Skyline Heights

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 690.00 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
 \$ 785.00 TOTAL AMOUNT DUE

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

1006

VISTA ORIENTE LTD., CO.
 PH. 505-855-7650
 4700 MONTGOMERY BLVD. NE, STE. 200
 ALBUQUERQUE, NM 87109

DATE 07.13.04 95-660/1070

PAY TO THE ORDER OF City of Albuquerque \$ 785.00

Seven hundred eighty five dollars & no/100 DOLLARS

BANK OF ALBUQUERQUE
 Albuquerque, New Mexico
 www.bankofalbuquerque.com

FOR Application

⑈001006⑈ ⑆107006606⑆ 7827830728⑈

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 7.27.04 To 8.11.04.

5. REMOVAL

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

I have read this sheet and discussed it with the 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, 7.14.04
(Applicant or Agent) (Date)

I issued 4 signs for this application, 7-14-04, [Signature]
(Date) (Staff Member)

1003554

COMMISSION ORDINANCE NO. 1231
AN ORDINANCE VACATING THE
STREET RIGHT-OF-WAY OF CER-
TAIN PORTIONS OF ERBEE
STREET, SE, ALTEZ STREET, SE,
GARCIA STREET, SE, PARSIFAL
STREET, SE, EK STREET, SE, ES-
PEJO STREET, SE, GLORIETTA
STREET, SE, EXCEPTING THERE-
FROM THE RIGHT OF WAY OF
INTERSECTING STREETS AND
ALLEYS:

*

AS SHOWN ON PLATS OF THE
SKYLINE HEIGHTS ADDITION,
RECORDED IN THE OFFICE OF
THE COUNTY CLERK, COUNTY
OF BERNALILLO, STATE OF NEW
MEXICO ON JULY 19, 1945, NOV-
EMBER 18, 1946, AND DECEMBER
1, 1948; and DECLARING AN EM-
ERGENCY.

BE IT ORDAINED by the City Com-
mission of the City of Albuquerque,
New Mexico, that:

SECTION 1. The City Commission of
the City of Albuquerque, New Mexico
finds and determines that:

The right of way of Erbee Street, SE.,
from the southerly right of way line of
Central Avenue to the Northerly right
of way line of Santa Clara Street., SE.,
excepting therefrom the right of way of
intersecting streets and alleys;

The street right of way of Altez
Street, SE, from the southerly right of
way line of Trumbell Avenue, SE., to
the northerly right of way line of San-
ta Clara Street, SE., excepting there-
from the right of way of intersecting
streets and alleys;

The street right of way of Garcia,
Street, SE., from the southerly right o
way line of Central Avenue to the
Northerly right of way line of Trum-
bell Avenue, SE; excepting therefrom
the right of way of intersecting street;
and alleys;

The street right of way of Parsifa
Street SE from the southerly righ

AFFIDAVIT OF PUBLICATION

State of New Mexico }
County of Bernalillo } SS.

W. V. GROTTENTHALER being duly sworn declares and sa
Publisher of EL INDEPENDIENTE & THE NEW MEXICO
a newspaper published in and having a general circulation in
querque, County of Bernalillo and State of New Mexico and c
that purpose within the meaning of Chapter 167 of the New
Laws of 1937; that the publication, a copy of which is her
published in said newspaper in the regular Edition and enti
number of the paper during the period and time of publicat
notice was published in the newspaper proper and not in a s

for Consecutive weeks the first publication being c

of 19..2.. and the subse

on

bell Avenue, SE; excepting therefrom
the right of way of intersecting streets
and alleys;

The street right of way of Parsifal
Street, SE., from the southerly right
of way line of Central Avenue to the
northerly right of way line of Acoma

been.....

W. V. Grotenthaler

AFFIDAVIT OF PUBLICATION

State of New Mexico /
County of Bernalillo / SS.

COMMISSION ORDINANCE NO. 1231 AN ORDINANCE VACATING THE STREET RIGHT-OF-WAY OF CERTAIN PORTIONS OF ERBEE STREET, SE, ALTEZ STREET, SE, GARCIA STREET, SE, PARSIFAL STREET, SE, EK STREET, SE, ESPEJO STREET, SE, GLORIETTA STREET, SE, EXCEPTING THEREFROM THE RIGHT OF WAY OF INTERSECTING STREETS AND ALLEYS:

BE IT ORDAINED by the City Commission of the City of Albuquerque, New Mexico, that:

SECTION I. The City Commission of the City of Albuquerque, New Mexico finds and determines that:

The right of way of Erbee Street, SE., from the southerly right of way line of Central Avenue to the Northerly right of way line of Santa Clara Street, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Altez Street, SE., from the southerly right of way line of Trumbell Avenue, SE., to the northerly right of way line of Santa Clara Street, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Garcia Street, SE., from the southerly right of way line of Central Avenue to the Northerly right of way line of Trumbell Avenue, SE; excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Parsifal Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Ek Street, SE., from the southerly right of way line of Central Avenue to the Northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Est Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Glorietta Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

As shown on the plats of the Skyline Heights Addition as recorded in the office of the County Clerk, County of Bernalillo, State of New Mexico, on July 19, 1945, November 18, 1946 and December 1, 1948; are unnecessary for public use and burdensome upon the city for Maintenance purposes.

SECTION II. The City hereby reserves all easements for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future, including an easement of 5' (five feet) in width east and west of the existing water line in Parsifal Street SE between Central Avenue SE and Cochiti Road SE.

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

SECTION IV. Immediately upon the effective date of this ordinance, the proper officials of the City of Albuquerque, New Mexico be, and they are hereby authorized to make, execute, and deliver a Quitclaim Deed to the proper portion of said tract of land so vacated to such adjoining property owners as request a deed.

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

PASSED, ADOPTED, SIGNED AND APPROVED THIS 4th DAY OF JUNE, 1957.

MAURICE SANCHEZ Chairman of City Commission (Seal) and Ex-Officio Mayor of City of Albuquerque, New Mexico

ATTEST: IDA V. MALONE City Clerk

W. V. GROTTENTHALER being duly sworn declares and says that he is Publisher of EL INDEPENDIENTE & THE NEW MEXICO INDEPENDENT a newspaper published in and having a general circulation in the City of Albuquerque, County of Bernalillo and State of New Mexico and duly qualified that purpose within the meaning of Chapter 167 of the New Mexico Session Laws of 1937; that the publication, a copy of which is hereto attached, published in said newspaper in the regular Edition and entire issue of every number of the paper during the period and time of publication, and that notice was published in the newspaper proper and not in a supplement.

for ... Consecutive weeks the first publication being on the ... of ... 19... and the subsequent publication on ... 19...

the right of way of intersecting streets and alleys;

The street right of way of Parsifal Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Ek Street, SE., from the southerly right of way line of Central Avenue to the Northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Est Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

The street right of way of Glorietta Street, SE., from the southerly right of way line of Central Avenue to the northerly right of way line of Acoma Road, SE., excepting therefrom the right of way of intersecting streets and alleys;

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PASSED, ADOPTED, SIGNED AND APPROVED THIS 4th DAY OF JUNE, 1957.

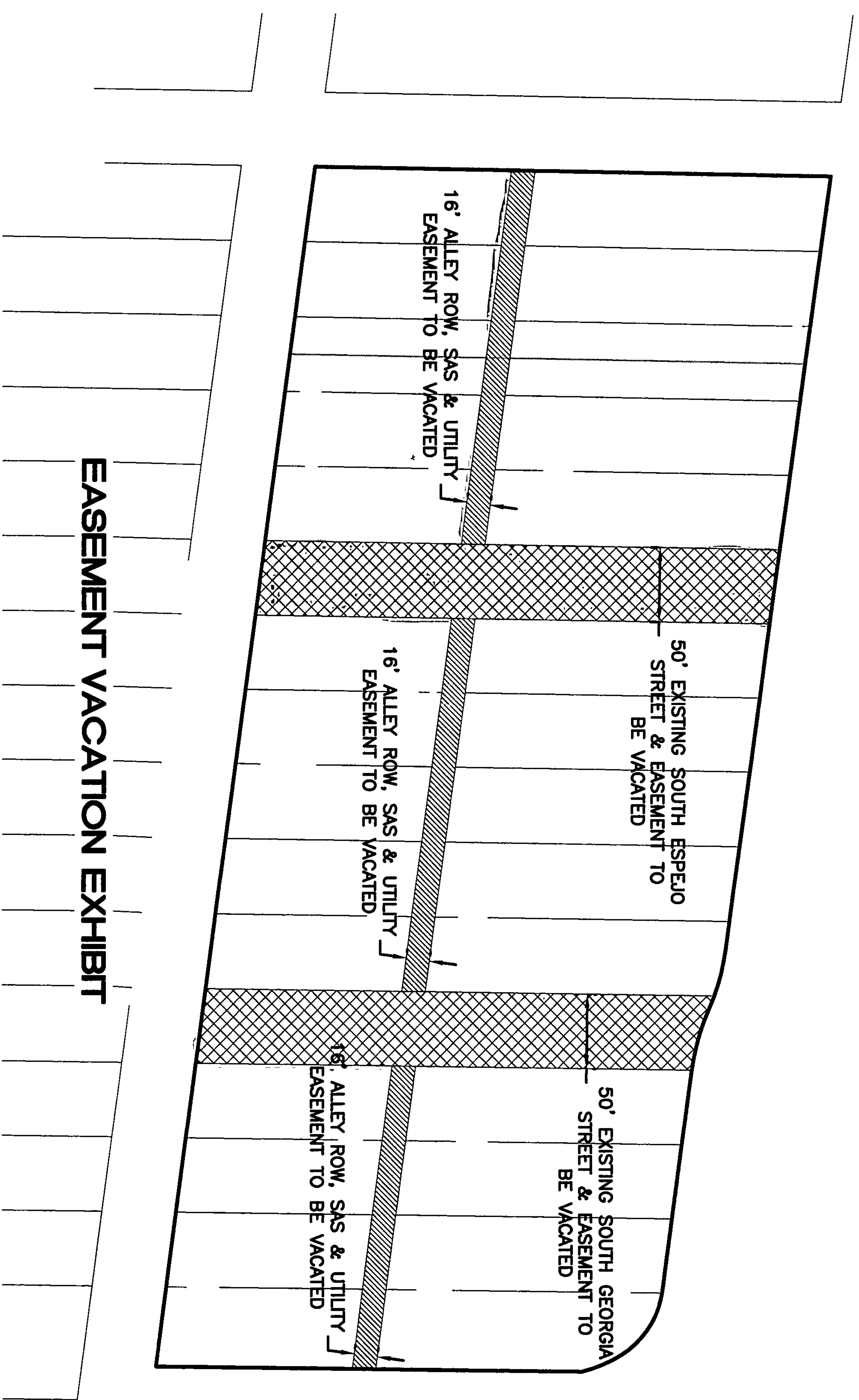
MAURICE SANCHEZ Chairman of City Commission (Seal) and Ex-Officio Mayor of City of Albuquerque, New Mexico

ATTEST: IDA V. MALONE City Clerk

El Independiente & The New Mexico Independent June 7, 1957.

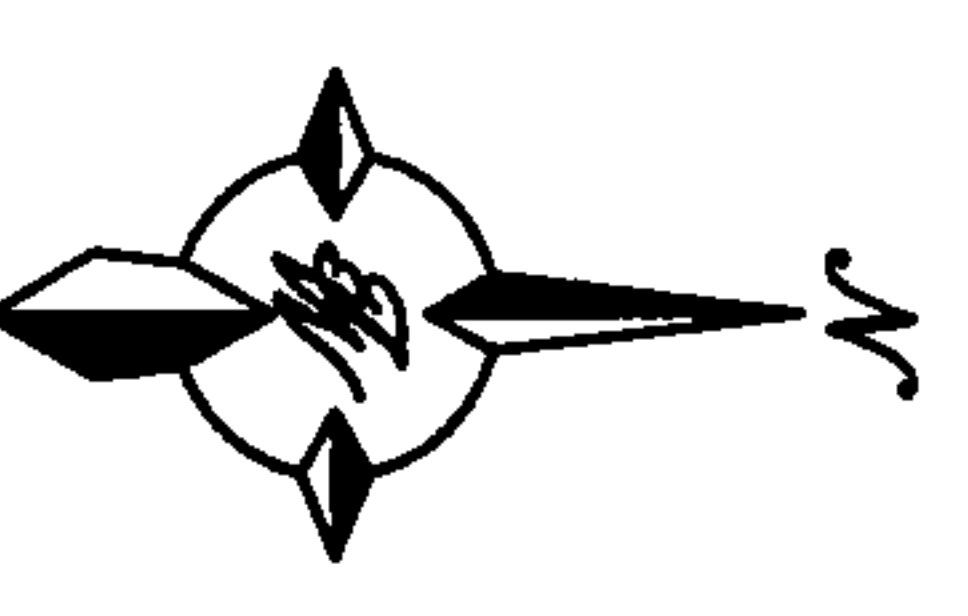
Signature of W. V. Grotenthaler, Notary Public

My Commission expires September 17, 1957



EASEMENT VACATION EXHIBIT

EXHIBIT B
 Date 8/11/04



ENGINEER'S SCALE	ROWLAND R. BOHANNAN
OWNER'S SCALE	
PROJECT DESCRIPTION	EASEMENT VACATION EXHIBIT
DATE	07-08-04
BY	WC-SR-4-F-4444
SHEET #	-
JOB #	240016
TIERRA WEST, LLC 8508 JEFFERSON AVE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	