

See above

#10



COMPLETED 10/11/07 SH
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.:07DRB-70285 Project # 1003597
Project Name: **ALBAN HILLS**
Agent: ABQ ENGINEERING INC Phone No.:255-7802

Your request was approved on 10/10/07 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): *record*
Salas collector language

- 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.**



11/10/07
11/10/07
11/10/07
11/10/07

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 10, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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 ANGELA GOMEZ, 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
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1004071**
07DRB-70245 BULK LAND VARIANCE
07DRB-70246 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract(s) C, **ANCIENT MESA**, zoned SU-1, SU-2 FOR SCHOOL AND SU-1, SU-2 FOR OPEN SPACE, located on RAINBOW RD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). [REF: 05DRB-00511, 00512 AND 00513, 07DRB-00367] (C-9) **THE BULK LAND VARIANCE WAS APPROVED FOR TRACT C-2 ONLY. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/10/07, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT: (1) REALIGNMENT OF RAINBOW TO CONFORM TO VHSDP; (2) EXECUTION OF DEVELOPMENT AGREEMENT WITH THE ABCWUA.**

2. **Project# 1004540**
07DRB-70256 VACATION OF PUBLIC
EASEMENT
07DRB-70257 VACATION OF PUBLIC
RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO/LONGFORD HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2 Unit 14, Lot(s) 4, 5 & 6, Block(s) 2, Lot(s) 1, Block(s) 5, Unit 25, **VOLCANO CLIFFS & Tract(s) D, VISTA VIEJA, Unit 2**, zoned SU-2, SU-1 FOR PARK, located on ATRISCO DR NW BETWEEN UNSER BLVD NW AND SCENIC RD NW containing approximately 23.7 acre(s). (D-9 & D-10) **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. CONDITION OF FINAL PLAT: PROVIDE RIGHT OF WAY PER VHSDP.**

3. **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 AT THE AGENT'S REQUEST TO 11/14/07.**

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

4. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/24/07.**
5. **Project# 1004873**
07DRB-70283 EPC APPROVED SDP
FOR BUILD PERMIT

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM, LLC request(s) the above action(s) for all or a portion of Tract(s) 23 & 24, **INNOVATION PARK**, zoned PC, located on STRYKER RD SE AND UNIVERSITY BLVD NORTHBOUND AND UNIVERSITY BLVD SOUTHBOUND containing 4.5 acre(s) (R-16, R-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
6. **Project# 1000771**
07DRB-70281 EPC APPROVED SDP
FOR BUILD PERMIT

DEKKER PERICH SABATINI agent(s) for H R RENTAL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE SUBDIVISION to be known as Eagle Vista Apartments**, zoned SU-1 FOR R-2, C-2 AND IP, located on EAGLE RANCH RD NW AND IRVING BLVD NW containing approximately 6.76 acre(s). (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
7. **Project# 1005410**
07DRB-70292 MINOR - SDP FOR
BUILDING PERMIT

MECHENBIER CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE BETWEEN JEFFERSON NE AND WASHINGTON NE containing approximately 2 acre(s). (C-
DEFERRED AT THE AGENT'S REQUEST TOMMR 10/24/07.

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

8. **Project# 1002565**
07DRB-70293 EXT OF SIA FOR TEMP
DEFR SDWK CONST
07DRB-70294 SIDEWALK WAIVER
- RONALD BROWN agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of **VILLA DE LA CAPILLA SUBDIVISION**, zoned SU-1/ PRD, located on GRIEGOS RD NW BETWEEN RIO GRANDE BLVD NW AND SAN ISIDRO NW (F-13) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
9. **Project# 1002315**
07DRB-70284 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS SUBDIVISION AT HIGH DESERT Unit(s) 2**, zoned SU-2 HD-R-R, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, FOR AGIS DFX AND TO INDICATE APPLICATION NUMBER ON THE PLAT.**
10. ~~Project# 1003597~~
07DRB-70285 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ABQ ENGINEERING INC agent(s) for RON NELSON request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1-D-1-A & 1-E-1-A, **ALBAN HILLS**, zoned SU-1 FOR C-2, located on COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). (D-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND TO RECORD.**
11. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) **L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project# 1004414**
07DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PHILLIP SHEETS request(s) the above action(s) for all or a portion of Lot(s) 1, **GIBSON TRACT A**, zoned R-2, located on SAN CLEMENTE AVE NW BETWEEN 4TH ST NW AND SAN LORENZO NW containing approximately 0.1784 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS NOTE.**

13. **Project# 1006855**
07DRB-70291 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for DEBORAH LARNTZ request(s) the above action(s) for all or a portion of Lot(s) E 140' OF LOT 1 & E 140' OF THE N 30' OF LOT 2, Block(s) 17, **MONKBRIDGE ADDITION**, zoned C-3, located on VERANDA RD NW 4TH ST NW AND CANDELARIA NW containing approximately 0.2571 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR 20 FOOT RADIUS.**

14. **Project# 1006733**
07DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70290 SIDEWALK WAIVER

SURVEYS SOUTHWEST LTD agent(s) for STEPHAN TAYS request(s) the above action(s) for all or a portion of Tract(s) 242, **OLD TOWN GARDENS ADDITION**, zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND CONSUELO LANE NW containing approximately 0.72 acre(s). (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION. SIDEWALK WAIVER WAS DENIED.**

15. **Project# 1005539**
07DRB-70279 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 5, **VOLCANO CLIFFS SUBDIVISION, Unit(s) 26, (to be known as Tierra Buena Estates)**, zoned SU-2 SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.62 acre(s). (C-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**

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

16. **Project# 1006845**
07DRB-70280 SKETCH PLAT REVIEW
AND COMMENT
- RICHARD LOVATO, NMOC agent(s) for CARLOS MATA request(s) the above action(s) for all or a portion of Tract(s) 3, **GARDEN ACRES ADDITION**, zoned R-1, located on GRIEGOS RD NW BETWEEN GUADALUPE TRAIL NW AND GRANDE DR NW containing approximately 0.75 acre(s). [REF: DRB99-272] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project# 1006853**
07DRB-70287 SKETCH PLAT REVIEW
AND COMMENT
- WAYJOHN SURVEYING INC agent(s) for DON DEAN request(s) the above action(s) for all or a portion of Lot(s) 5-8, Block(s) 54, **RAYNOLD'S ADDITION**, zoned SU-2 FOR R-1, located on IRON AVE SW BETWEEN 12TH ST SW AND 11TH ST SW containing approximately 0.3265 acre(s). (K-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. **Project# 1006854**
07DRB-70289 SKETCH PLAT REVIEW
AND COMMENT
- BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-4, OS-1& 2, **THE TRAILS Unit(s) 4**, zoned SU-1 FOR OPEN SPACE & SU-2 - SRLL, SRSL, TC, UC & UR, containing approximately 35.11 acre(s). (C-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

Approval of the Development Review Board Minutes for September 15, 2007 were approved.

ADJOURNED: 11:30

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**DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet**

DRB-1003597 Item No. 10 Zone Atlas D-12

DATE ON AGENDA 10-10-07

INFRASTRUCTURE REQUIRED () YES (X) NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
1	Public improvements need to be contained within right-of-way.

If you have any questions or comments please call Richard Dourte at 924-3999. Meeting notes: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

1111
1111
1111
1111

ITEM # 10

PROJECT # 1003597

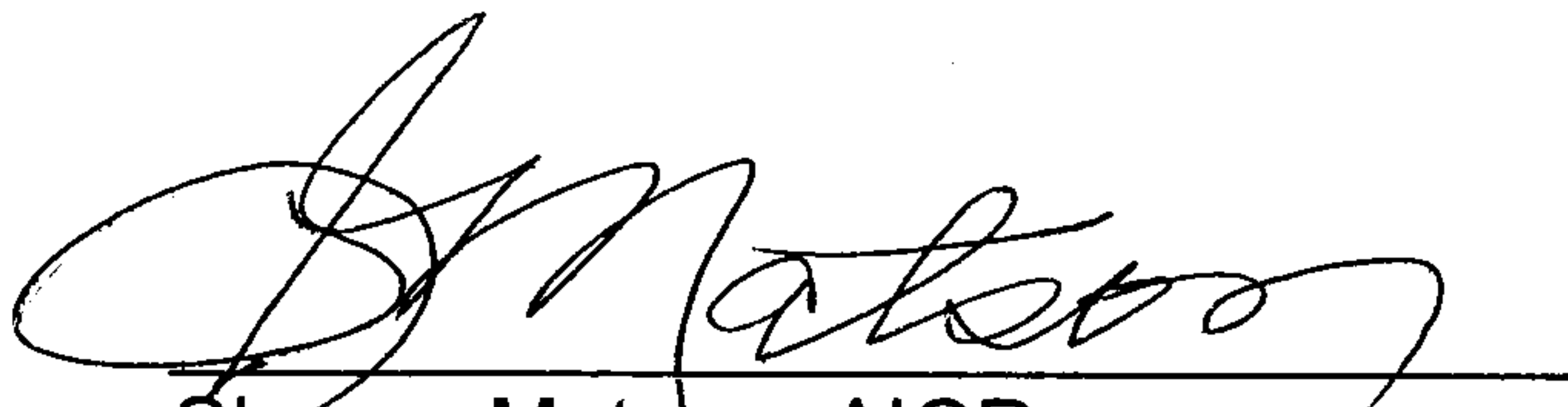
APPLICATION # 07-70285

RE: Block 15, Tracts 1-D-1-A, 1-E-1-A, Alban Hills/minor plat

No objection to the minor platting action. It matches the previously approved site plan for subdivision.

The required ban on solar collectors' prohibition is missing from the plat.

Planning will take delegation to record the plat and for the required solar collector language.



Sheran Matson, AICP

DRB Chair

924-3880 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: 1003597

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

505-924-3986

DATE: OCTOBER 10, 2007

(D-12/D006)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments

ITEM # 10

PROJECT # 1003597

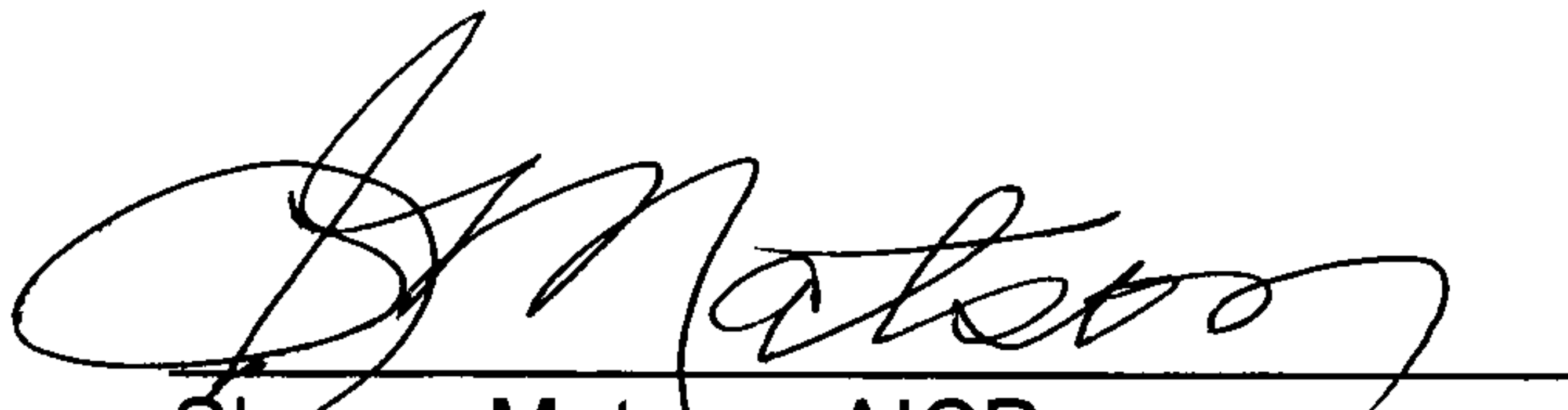
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Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



11/11/07

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 26, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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- A. Call to Order 9:00 A.M. Adjourned: 10:05 A.M.
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- C. New or Old Business

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CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1001939**
07DRB-70233 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for JD HOME BUILDER CORP. request(s) the above action(s) for all or a portion of Lot(s) 5, **CIELO OESTE SUBDIVISION**, zoned R-D, located on CASA FLORIDA PL NW BETWEEN CASA VISTOSA CT NW AND CASA LINDA CT NW containing approximately 0.1007 acre(s). (H-9) **THE VACATION WAS APPROVED WITH THE FOLLOWING CONDITION: PRIOR TO REPLAT APPROVAL, THE EXISTING SANITARY SEWER LINE MUST BE ABANDONED AND RELOCATED TO THE SATISFACTON OF THE WATER AUTHORITY. 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.**

2. **Project# 1006798**
07DRB-70234 BULK LAND VARIANCE
07DRB-70235 MINOR - TEMP DEFR
SWDK CONST
07DRB-70236 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) 3, Tract(s) S-1, S-2A-2 & S-1A, **ATRISCO BUSINESS PARK, UNIT 2** (to be known as **MERIDIAN BUSINESS PARK II**) zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND AIRPORT RD NW containing approximately 95.9287 acre(s). (J-9, J-10 & K-10) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WITHDRAWAL OF THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION, AN EXHIBIT SHOWING THE INTERSECTION OF LOS VOLCANES AND GALLATIN PLACE AT FULL BUILD OUT AND TO THE CITY ENGINEER FOR OFFSITE EASEMENT, 15 DAY APPEAL PERIOD AND TO RECORD.**
3. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&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(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [*Deferred from 06/27/07, 07/25/07, 07/22/07 & 08/22/07*] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/28/07.**
4. **Project#-1003597**
07DRB-70201 VACATION OF PUBLIC
EASEMENT
- ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] [*Deferred from 9/12/07*] (D-12) **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.**

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

5. **Project# 1000523**
07DRB-70253 MINOR - SDP FOR
BUILDING PERMIT
- TATE FISHBURN ARCHITECT agent(s) for CDO ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Lot(s) D, Block(s) 19, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-1/C-1, located on HOLLY AVE NE BETWEEN VENTURA NE AND HOLBROOK NE containing approximately 1.04 acre(s). (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT, EVALUATION OF EAST ENTRANCE AND TO PLANNING FOR COLOR RENDERINGS, GRAVEL CALLED OUT AT 3-INCH DEPTH WITH COLOR AND 3 COPIES.**
6. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT
- CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). [Deferred from 9/12/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/03/07.**

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

7. **Project# 1000678**
07DRB-70258 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TIERRA WEST LLC agent(s) for HIGH DESERT STATE BANK request(s) the above action(s) for all or a portion of Block(s) 19, Tract(s) E, **NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as HIGH DESERT STATE BANK)** zoned SU-1 FOR C-1, located on VENTURA NE BETWEEN HOLLY AVE NE AND PASEO DEL NORTE NE containing approximately 1.0655 acre(s). (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK CONSTRUCTION, 13-FOOT OF DISTANCE FROM FACE OF CURB ALONG VENTURA AND TO PLANNING FOR ADMINISTRATIVE AMENDMENT APPROVAL AND TO RECORD.**
8. **Project# 1000965**
07DRB-70260 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON, INC. agent(s) for ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 23-A, **VALLE PARAISO AT ANDALUCIA AT LA LUZ**, zoned SU-1 / PRD, located on VALLE BONITA LANE NW BETWEEN VALLE SANTO TRAIL NW AND CAMINO VALLE TRAIL NW containing approximately 0.5306 acre(s). (F-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

9. **Project# 1006543**
07DRB-70259 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for STEPHEN A. SMITH request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, Unit(s) 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**
10. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK
- SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW BETWEEN UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 9/5/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/17/07.**
11. **Project # 1004679**
07DRB-00071 Final Plat Approval
- RIO GRANDE ENGINEERING request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] [Deferred from 1/31/07, 2/7/07, 2/14/07 & 2/21/07] (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
12. **Project# 1005443**
07DRB-70262 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for RIVERA INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS**, zoned SU-2/DR, located on VASSAR DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE containing approximately 0.3258 acre(s). (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 10/03/07.**
13. Approval of the Development Review Board Minutes for August 1, 2007. **THE DRB MINUTES FOR AUGUST 1, 2007 WERE APPROVED BY THE BOARD.**

Other Matters:

ADJOURNED: 10:05 A.M.



11/11/07
11/11/07
11/11/07
11/11/07

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

SEPTEMBER 26, 2007

4. Project# 1003597
07DRB-70201 VACATION OF PUBLIC EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] [*Deferred from 9/12/07*] (D-12)

At the September 26, 2007, Development Review Board meeting, 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.

(A)(1) The 20-foot public sanitary sewer easment and water meter easement within Tract 1-E-1 vacation requests were filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the 20-foot public sanitary sewer easment and water meter easement within Tract 1-E-1.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

- ✓ 1. Final disposition shall be through the City Real Estate Office.
3. 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.



11/11/07

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by October 11, 2007, in the manner described below.

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

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Ron Nelson, 6605 Uptown Blvd NE, Ste 340, 87110
ABQ Engineering Inc, 6739 Academy Rd NE, Ste 130, 87109
Marilyn Maldonado, Planning Department, 4th floor, Plaza del Sol Bldg.
File

1111
1111
1111
1111

3597

DXF Electronic Approval Form

DRB Project Case #: 1003597

Subdivision Name: ALBAN HILLS UNIT 1 BLOCK 15 TRACTS 1D1A & 1E1A

Surveyor: DAVID R VIGIL

Contact Person: FRANCIS PHILLIPS

Contact Information: 877-5469

DXF Received: 9/26/2007

Hard Copy Received: 9/26/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

9-26-2007
Date

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

AGIS Use Only

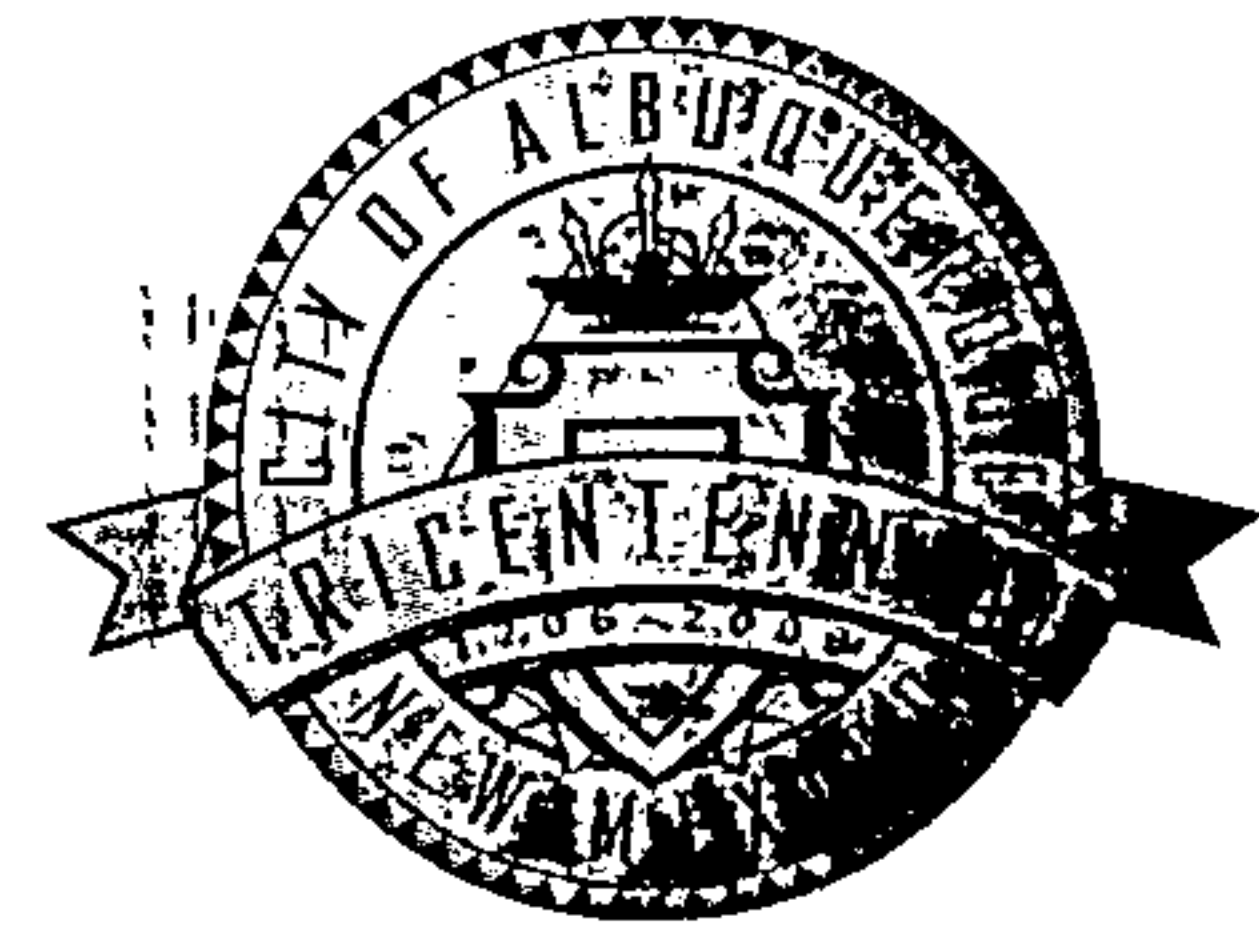
Copied fc 3597 to agiscov on 9/26/2007 Contact person notified on 9/26/2007

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003597 AGENDA# 4 DATE: 09/26/07

1. Name: MARTIN (AGENT) Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. 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: 1003597

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 26, 2007
505-924-3986

0



121
121
121

**DEVELOPMENT REVIEW BOARD
ACTON SHEET**

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

September 12, 2007
MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned: 10:11 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

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

- 1. **Project# 1002473**
07DRB-70202 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-20) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1000845**
07DRB-70203 MAJOR - AMENDED SDP
SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE PLAN.**

3. **Project# 1003597***
07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

4. **Project# 1006739**
07DRB-70187 VACATION OF PUBLIC
RIGHT-OF-WAY

JACK'S HIGH COUNTRY INC. agent(s) for MANUEL AND MARTHA P. BARRAZA request(s) the above action(s) for all or a portion of the AMOLE DEL NORTE DIVERSION FACILITY, located on SAGE RD SW BETWEEN RAEL ST SW AND AMOLE DEL NORTE DIVERSION CHANNEL containing approximately 0.32 acre(s). [Deferred from 09/05/07] (L-10) **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.**

5. **Project# 1002715**
07DRB-70184 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70185 BULK LAND VARIANCE
07DRB-70186 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for PARADISE AT UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3 & 4, replat of Tract H, LANDS OF HORIZON CORPORATION (to be known as **PARADISE AT UNSER**), zoned SU-1 FOR C-1 USES/ SU-1 PRD-FAR 0.5, located on UNSER BLVD NW BETWEEN PARADISE BLVD NW AND LYONS BLVD NW containing approximately 29.8336 acre(s). [Deferred from 09/05/07] (B-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. THE BULKLAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

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

6. **Project# 1006801**
07DRB-70240 MINOR - SDP FOR
BUILDING PERMIT
CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT COMPANY, LTD request(s) the above action(s) for all or a portion of Tract(s) C, **BRUNACINI AT ATRISCO BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW BETWEEN UNSER BLVD NW AND COORS BLVD NW containing approximately 22.5074 acre(s). (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

7. **Project# 1005513**
07DRB-70241 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70242 EPC APPROVED SDP
FOR SUBDIVISION
FRANK AND EVELYN BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW**, zoned SU-1/R-LT USES, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND CANDELARIA NW containing approximately 0.3788 acre(s). [Anna Di Mambro, EPC Planner] (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION
INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, **LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION**, Tract(s) A1A, **LAGUNA SUBDIVISION** (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s). [Deferred from 09/05/07] [Carmen Morrone, EPC Planner] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1003359**
07DRB-70226 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
07DRB-70227 MINOR - SDP FOR
BUILDING PERMIT
RIO GRANDE SURVEYING agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8-10 & 23-25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6.01 acre(s). [Deferred from 09/05/07] (C-18) **INDEFINITELY DEFERRED DUE TO A NO SHOW.**

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

10. **Project# 1006697**
07DRB-70231 VACATION OF PRIVATE EASEMENT
07DRB-70232 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURV-TEK INC agent(s) for G & K SERVICES INC request(s) the above action(s) for all or a portion of Tract(s) D-1A1, **LOOP INDUSTRIAL DISTRICT, UNIT 1**, zoned SU-2/M-1, located on WILSHIRE AVE NE BETWEEN JEFFERSON ST NE AND SAN MATEO BLVD NE containing approximately 4.911 acre(s). (C-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**
11. **Project# 1002428**
07DRB-70238 VACATION OF PRIVATE EASEMENT
07DRB-70239 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SANDIA LAND SURVEYING, LLC agent(s) for GABRIEL A. PORTILLO request(s) the above action(s) for all or a portion of Lot(s) 39-A-1, 40-C-1 & 40-E-1, **ALVARADO GARDENS, UNIT 2**, zoned RA-2/W7, located on CAMPBELL RD NW BETWEEN GLENWOOD NW AND RIO GRANDE BLVD NW containing approximately 1.48 acre(s). (G-12) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FOR THE SOLAR COLLECTOR LANGUAGE AND AMAFCA'S SIGNATURE ON THE PLAT AND TO RECORD.**

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

12. **Project# 1004891**
07DRB-70237 SKETCH PLAT REVIEW
AND COMMENT
- ANTHONY C. GARCIA request(s) the above action(s) for all or a portion of Lot(s) 2, **RANCHO GUADALUPE**, zoned RA-2, located on RANCHO GUADALUPE TR NW BETWEEN DOUGLAS MACARTHUR NW AND GUADALUPE TR NW containing approximately 0.465 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project# 1006804**
07DRB-70243 SKETCH PLAT REVIEW
AND COMMENT
- DANIEL PIZARRO request(s) the above action(s) for all or a portion of Parcel(s) B, Tract(s) 118E, **LOS PABLITOS ADDITION**, zoned R-1, located on GUADALUPE TRAIL NW BETWEEN GREIGOS NW AND MONTANO NW (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. Other Matters: None.

ADJOURNED: 10:11 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003597

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-26-07

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

DATE: SEPTEMBER 12, 2007

505-924-3986

0

DEF @ R

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003597 AGENDA# 3 DATE: 09/12/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



September 11, 2007

Ms. Sheran Matson
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

RE: 1003597 – Tracts 1-D-1-A and 1-E-1-A Alban Hills 07 DRB-70201

Dear Ms. Matson

We are in receipt of the transportation department comments and with this letter are hereby requesting a two (2) week deferral in order to address and resolve the comments with transportation.

Sincerely,

Martin J. Garcia, PE
Civil Engineer
ABQ Engineering
25057

Please deliver to
Shera Matson Betko
9:00 am this is
item #3 on the
AGENDA - MARTIN



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 12, 2007

Project# 1003597
07DRB-70201 VACATION OF PUBLIC EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12)

AMAFCA Where is reference to Note 4 on the plat? AMAFCA notes that Tract 1-A-1 was re-platted as Tract 1-A-1-A by document number 2007117731.

COG No comments received.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter(s) sent to Taylor Ranch NA (R), Coors Trail NA (R)
Courtesy Notify Only – Alban Hills NA

APS **Alban Hills Unit 1**, Tracts 1-D-1-A and 1-E-1-A, Block 15, is located on Coors Blvd NW between La Orilla NW and Brian Meadows PI NW. The request for a vacation of public easements will have no adverse impacts on the APS district at this time.

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas No comments received.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

Transportation will object to the vacation of the existing reciprocal parking, ingress/egress, and pedestrian easement. Defer to the other requests to the affected agencies.

Parks & Recreation

Defer to Hydrology and Utilities.

ABCWUA

No objection to vacation request.

Planning Department

No objection.

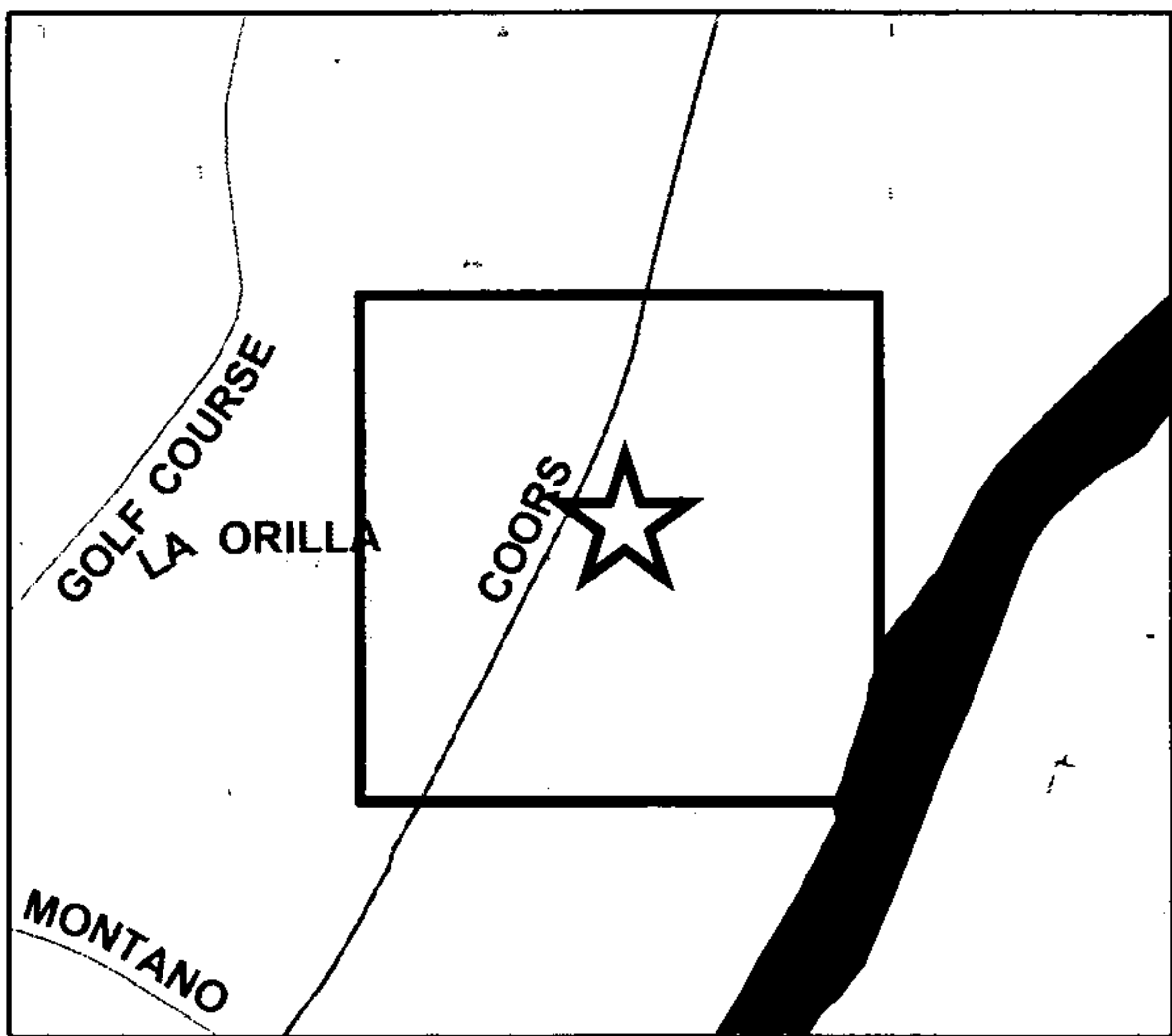
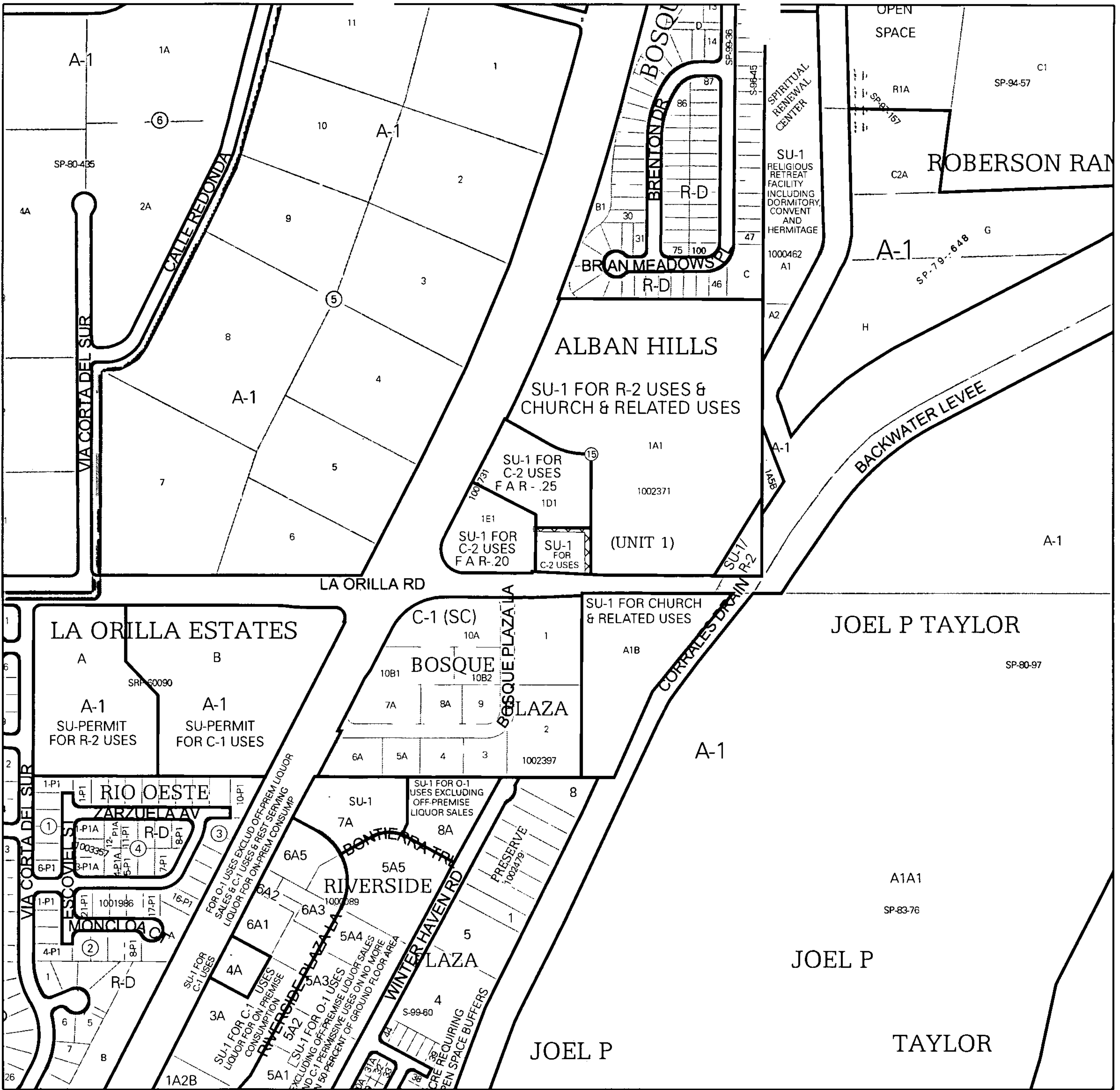
Impact Fee Administrator

No comment on proposed vacation of public easements. However, impact fees will be assessed at the time a permit is issued for a new building according to the square footage, use of the building and the impervious acreage. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and under the letter "I" the first item in this list will be Impact Fees. The areas for which these will be assessed are the NW Mesa for Drainage, NW Mesa for Roads and the Westside for Public Safety.

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

Cc: Ron Nelson, 6605 Uptown Blvd NE, Ste 340, 87110

ABQ Engineering Inc, 6739 Academy Rd NE, Ste 130, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003597

Hearing Date:

9/12/2007

Zone Map Page:

D-12

Additional Case Numbers:

07DRB-70202



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, September 12, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000845
07DRB-70203 MAJOR - AMENDED SDP
BP/SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10)

Project# 1003597
07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12)

Project# 1002473
07DRB-70202 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 27, 2007.

:P
:P
:P
:P

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

Meeting Date: September 12, 2007
Zone Atlas Page: D-12
Notification Radius: 100 Ft.

**Project# 1003597
App#07DRB-70201**

**Cross Reference and Location: NE CORNER COORS LA AND LA ORILLA
BETWEEN LA ORILLA AND BRIAN MEADOWS PL NW**

Applicant: RON NELSON
6605 UPTOWN BLVD NE STE 340
ALBUQUERQUE, NM 87110

Agent: ABQ ENGINEERING, INC
6739 ACADEMY RD NE STE 130
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: AUGUST 24, 2007
Signature: ERIN TREMLIN



Supplemental form S Supplemental form Z

SUBDIVISION

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

ZONING

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

SITE DEVELOPMENT PLAN

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

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: Ron Nelson - Coors 8-Track / SAUDIA Andra Fagan Credit Union PHONE: 893-9662

ADDRESS: 6605 Uptown Blvd. NE Suite 340 FAX: _____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: None

AGENT (if any): ABA Engineering, Inc PHONE: 255-7802

ADDRESS: 6739 Academy Rd NE Suite 130 FAX: 255-7902

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: mjgarcia@abaeng.com

DESCRIPTION OF REQUEST: VACATE EXISTING PUBLIC SANITARY SEWER SERVICES AND CROSS LOT DRAINAGE EASEMENTS.

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. Tracts 1-D-1-A + 1-E-1-A Block: 15 Unit: 1

Subdiv. / Adn. ALBA HILLS SUBDIVISION

Current Zoning: SU-1 for C-2 Proposed zoning: SU-1 for C-2

Zone Atlas page(s): D-12 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 4.95 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 (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. 1012-063-423-026-463-08 / 1012-063-444-040-463-10 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors / La Orilla NORTHEAST CORNER

Between: La Orilla NW. and Brian Meadows PI NW.

CASE HISTORY:

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

DRB-100237

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

SIGNATURE: [Signature] DATE: 8/17/07

(Print) MARTIN J. GARCIA _____

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 70201</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 135.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	<u>\$ 75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ 20.⁰⁰</u>
<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 <u>September 12, 2007</u>				Total <u>\$ 230.⁰⁰</u>

[Signature] 8-17-07
Planner signature / date

Project # 100237

1003597

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

Raymond J. Garcia
 Applicant name (print)
[Signature] 8/17/07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRB - _____ - 70201
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 8-17-07
 Planner signature / date
 Project # 1002371

1003597

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST A TE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101206 242552 510208	REALTY INCOME CORP	220 WEST CREST ST	ESC ONDI DO	C A	920 25	V	A1 A	LT 10-A LOTS 10-A & 10- B BOSQUE PLAZA BEING A REPLAT OF L OT 10 BOSQUE PLAZA CONT 1.4600 AC
2	101206 338907 940111	GONZALES ROBERT J SR & BLANCHE M TRUSTEES GONZALES FAMILY TRUST	PO BOX 661 64	ALB UQU ERQ UE	N M	871 93	R	X1 A	* 004 005ALBAN HILLS SUBD REPL OF UN IT I
3	101206 337304 840108	SANCHEZ ALFRED D & LIN DA J	2214 DOR A AVE NW	ALB UQU ERQ UE	N M	871 04 150 7	V	X1 A	* 005 005ALBAN HILLS REPLAT OF UNIT N O
4	101206 248050 510222	CHURCH OF CHRIST RIVE RSIDE A NEW MEXICO NO N PROFIT CORPORATION	3100 LA O RILLA NW	ALB UQU ERQ UE	N M	871 20	C	X1 A	TR A-1- B SUMMARY PLAT SHOWING TRS A-1- A & A-1- B OF THE PLAT OF LDS OF JOEL P TAYL OR SITUATE WITHIN SEC 25 T11N R2E C ONT 4.4800 AC
5	101206 244248 910207	BOSQUE PLAZA OWNERS ASSOCIATION	5445 EDIT H NE SUIT E F	ALB UQU ERQ UE	N M	871 07	V	A1 A	TR A BOSQUE PLAZA BEING A REPLAT O F LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9 LAND S OF MARTIN L. TAYLOR CONT 1.2178 A C
6	101206 246151 910206	LA ORILLA GROUP LLC	6509 DAW N VIEW DR NE	ALB UQU ERQ UE	N M	871 11	V	A1 A	LT 1 BOSQUE PLAZA BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6A, 7A, 8 AND 9 LANDS OF MARTIN L. TAYLOR CONT 1.7192 AC
7	101206 343601 840308	SANDIA AREA FEDERAL C REDIT UNION ATTN: RICH ARD ROGERS	PO BOX 180 44	ALB UQU ERQ UE	N M	871 85 004 4	V	A1 A	TR 1-E-1 BLK 15 PLAT OF TRACTS 1-D- 1 & 1-E- 1 BLOCK 15 ALBAN HILLS UNIT 1 CONT 1. 8888 AC
8	101206 345603 340309	COORS EIGHT PACK ATTN : MR RON NELSON	6605 UPTO WN BLVD N E SUITE 34 0	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 1-D-1 BLK 15 PLAT OF TRACTS 1-D- 1 & 1-E- 1 BLOCK 15 ALBAN HILLS UNIT 1 CONT 3. 0652 AC
9	101206 349705 840311	HOFFMANTOWN WEST CH URCH INC	2600 AME RICAN RD S E SUITE 35 0	RIO RAN CHO	N M	871 24	V	A1 A	TR 1-A-1 BULK LAND PLAT OF TRACTS 1- A-1 & 1-B- 1 ALBAN HILLS UNIT 1 CONT 16.2619 AC

Or Current Resident
BOSQUE PLAZA OWNERS
ASSOCIATION
5445 EDITH NE SUITE F
ALBUQUERQUE, NM 87107

Or Current Resident
GONZALES ROBERT J SR &
BLANCHE M TRUSTEES GONZALES
FAMILY TRUST
PO BOX 66164
ALBUQUERQUE, NM 87193

Or Current Resident
REALTY INCOME CORP
220 WEST CREST ST
ESCONDIDO, CA 92025

Project# 1003597
RON NELSON
6605 UPTOWN BLVD NE STE 340
ALBUQUERQUE, NM 87110

Project# 1003597
RENE HORVATH
Taylor Ranch N.A.
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHURCH OF CHRIST RIVERSIDE A
NEW MEXICO NON PROFIT
CORPORATION
3100 LA ORILLA NW
ALBUQUERQUE, NM 87120

Or Current Resident
HOFFMANTOWN WEST CHURCH INC
2600 AMERICAN RD SE SUITE 350
RIO RANCHO, NM 87124

Or Current Resident
SANCHEZ ALFRED D & LINDA J
2214 DORA AVE NW
ALBUQUERQUE, NM 87104 1507

Project# 1003597
ABQ ENGINEERING, INC
6739 ACADEMY RD NE STE 130
ALBUQUERQUE, NM 87109

Project# 1003597
JANET LAROS
Coors Trail N.A.
2924 RIVER WILLOW TRAIL
ALBUQUERQUE, NM 87120

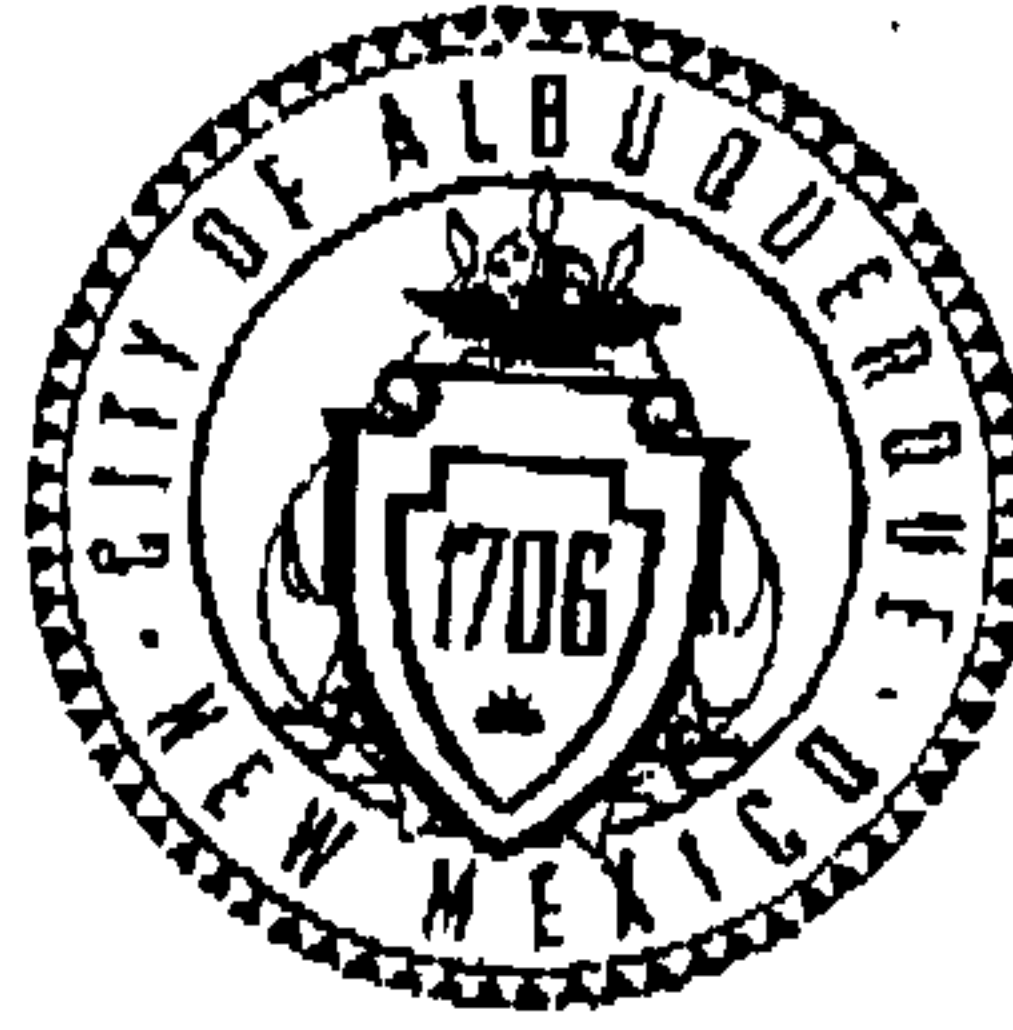
Or Current Resident
COORS EIGHT PACK ATTN: MR RON
NELSON
6605 UPTOWN BLVD NE SUITE 340
ALBUQUERQUE, NM 87110

Or Current Resident
LA ORILLA GROUP LLC
6509 DAWN VIEW DR NE
ALBUQUERQUE, NM 87111

Or Current Resident
SANDIA AREA FEDERAL CREDIT
UNION ATTN: RICHARD ROGERS
PO BOX 18044
ALBUQUERQUE, NM 87185 0044

Project# 1003597
JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

Project# 1003597
JIM TIMMONS
Coors Trail N.A.
2715 PUEBLO GRANDE NW
ALBUQUERQUE, NM 87120



City of Albuquerque

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

Date: 14 August 2007

TO CONTACT NAME: MARTIN GARCIA
 COMPANY/AGENCY: ABA Engineering
 ADDRESS/ZIP: 6739 Academy N.E. suite 130 / 87109
 PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 14 Aug 07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1-D-1 and 1-E-1 Block 15 ALBAN Hills
Unit 1 Located on Northeast corner of Coors LA ORVA
zone map page(s) D-12-2

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

- Taylor Ranch N.A.
 Neighborhood Association
 *Contacts: Dolene Woffley
 ① 6804 Stag Horn Dr, N.W. / 87120
890-9414
 ② Bene Horvath
5515 Palomino Dr, NW / 87120
898-2114

- Coors Trail, N.A.
 Neighborhood Association
 *Contacts: Janet Laros
 ① 2924 River Willow trail / 87120
890-0657
 ② Jim Timmons
2715 Pueblo Grande, N.W. / 87120
890-8471

See reverse side for additional Neighborhood Association Information: YES NO

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

Sincerely,

Stephan Wappler
OFFICE OF NEIGHBORHOOD COORDINATION

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

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.


.....
(below this line for ONC use only)

Date of Inquiry: 8/14/07

Time Entered: 10:15

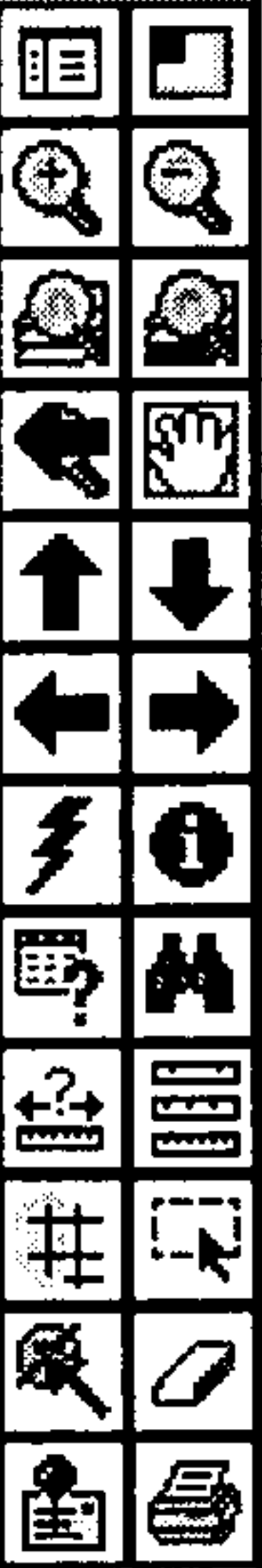
ONC Rep. Initials: 

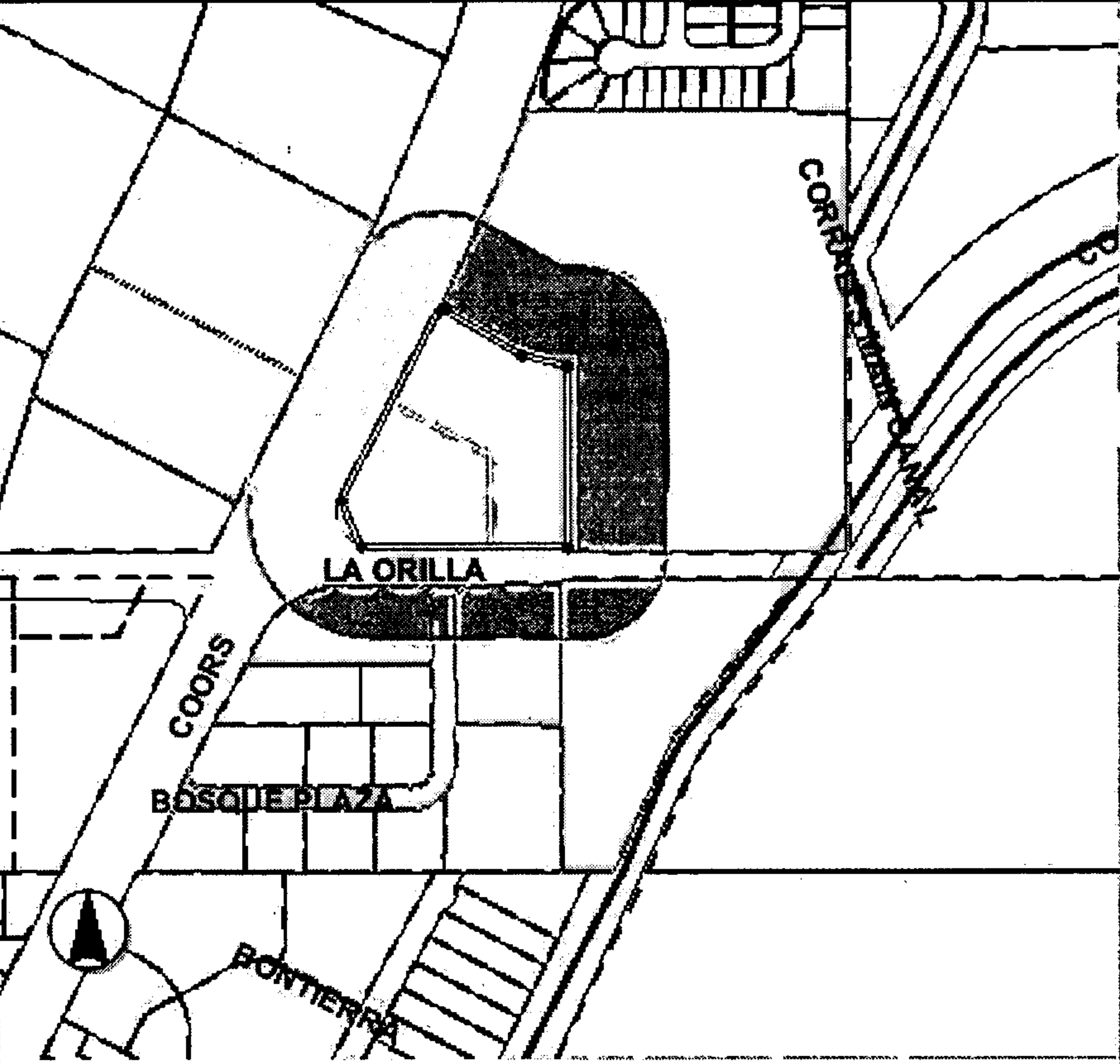
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CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
 - MUNICIPAL LIMITS
 - ZONE GRID
 - NEIGHBORHOODS
 - METRO DEV AREA
 - DASZ
 - DESIGN OVERLAY
 - POLICE BEATS
 - COUNCIL
 - PARKS
 - PETROGLYPH MNT
 - BOSQUE SECTORS
 - OPENSOURCE
 - COMP PLAN
 - AREA PLANS
 - SECTOR PLANS
 - SENATE DISTRICT
 - REP. DISTRICTS
 - PLANNING AREAS
 - HISTORIC ZONES
 - CORRIDORS
 - ZIPCODES
 - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

OWNERSHIP

Rec	UPC CODE	OWNER
1	101206242552510208	REALTY INCOME CORP
2	101206338907940111	GONZALES ROBERT J SR & BLANCHE M TRUSTEES GONZ
2	101206327204840108	SANQUEZ ALEJED.O. & LINDA L

Pan

[SEARCH CONTACT](#)

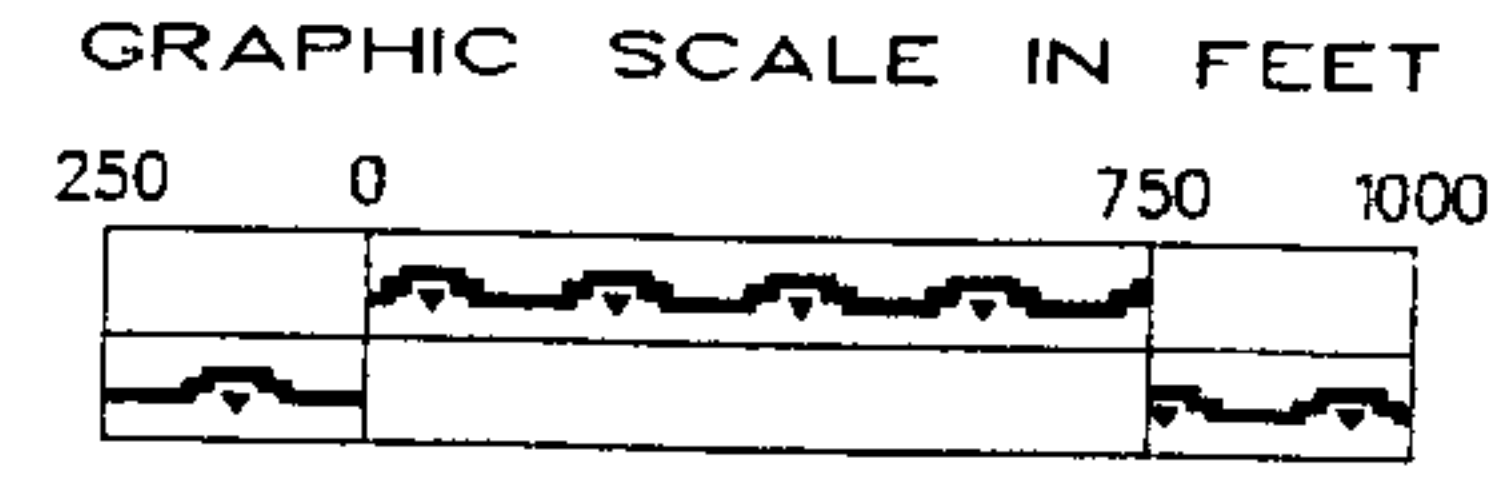
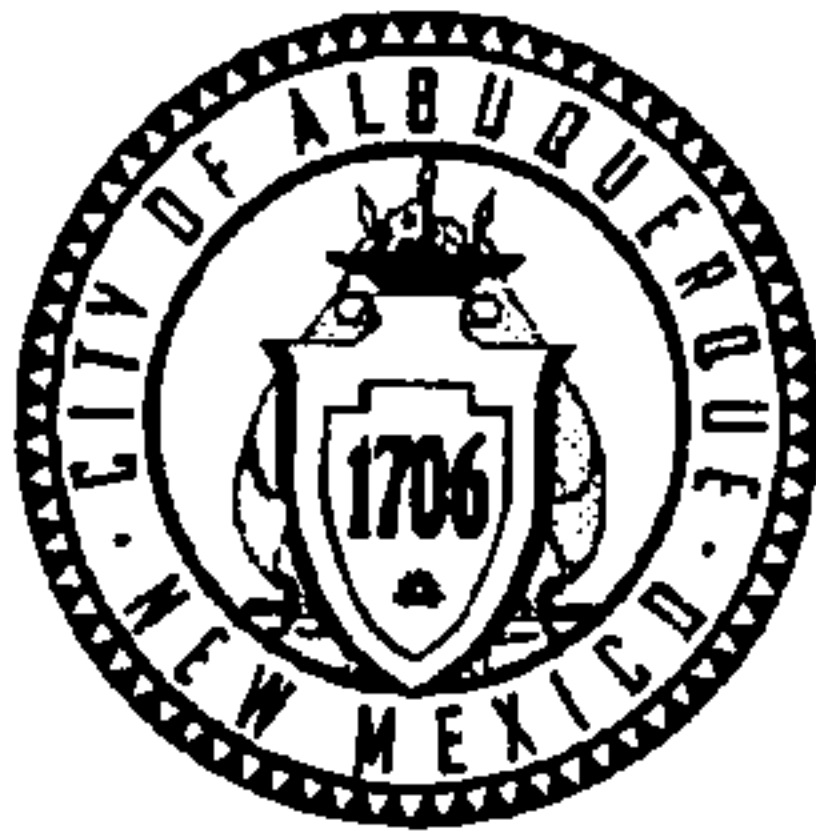
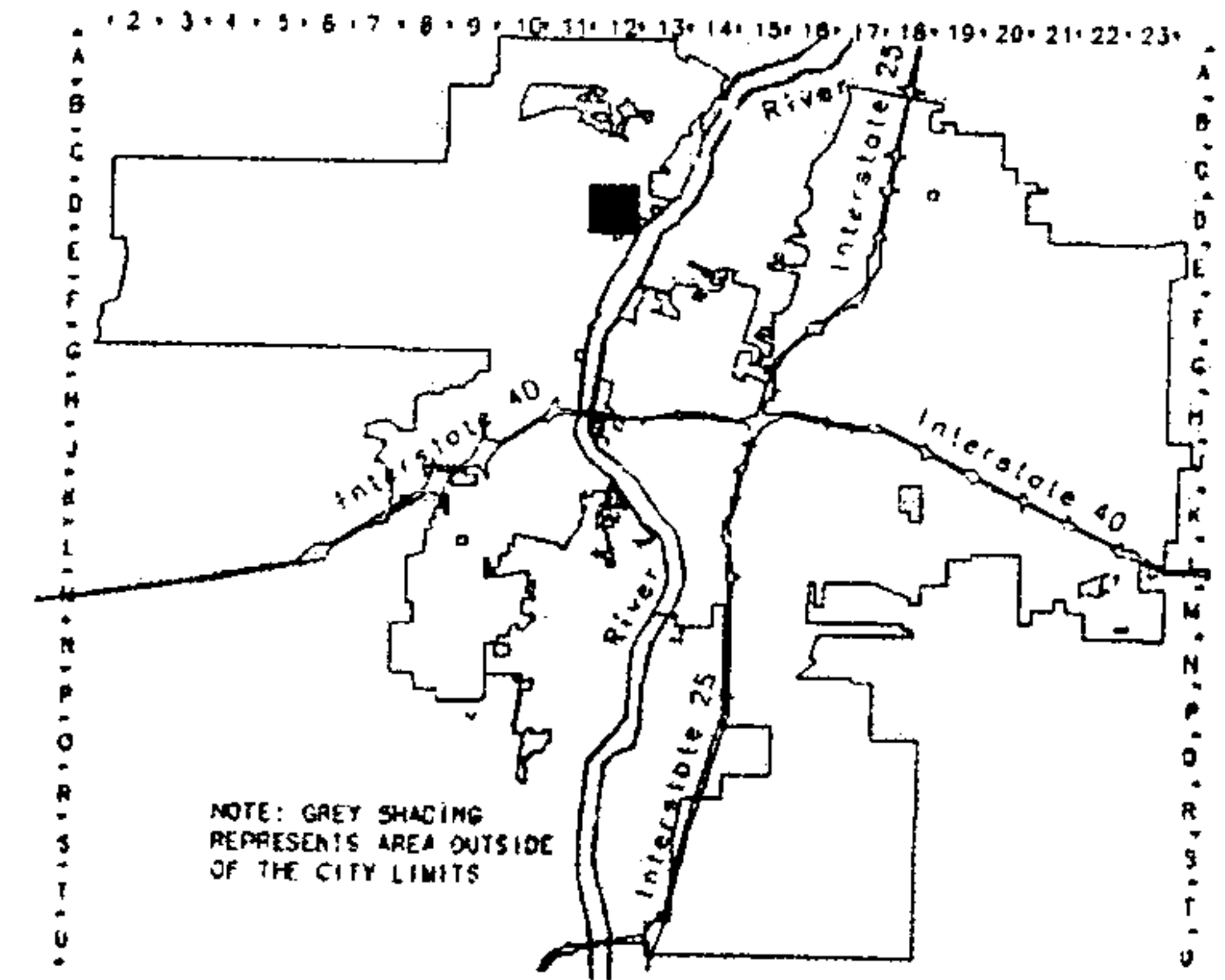
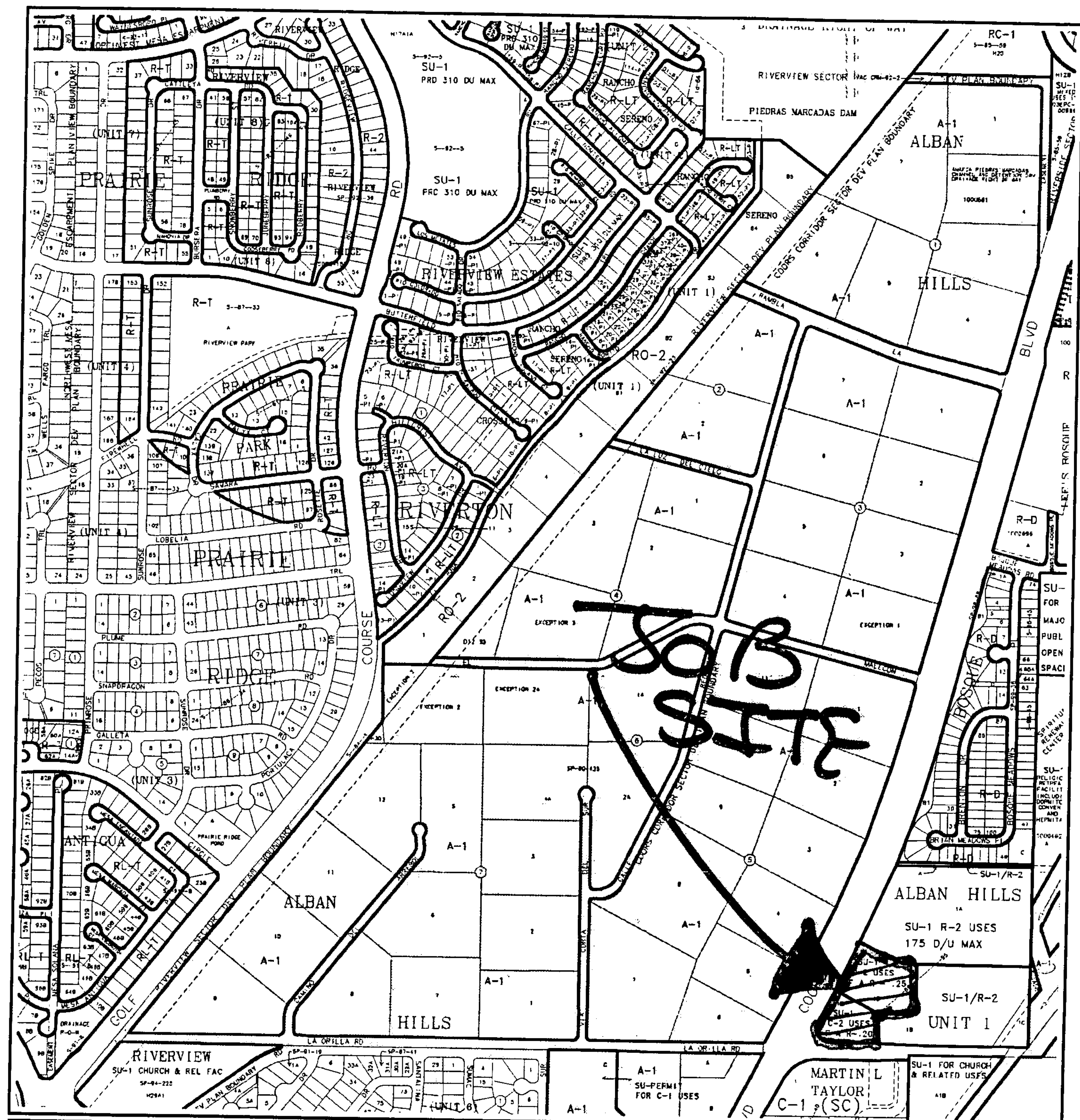
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

Refresh Map

Auto Refresh



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

D-12-Z

Map Amended through November 01, 2003

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jolene Wolfley
6804 Stag Horn Dr N.W.
Albuquerque, NM 87120

A. Signature		<input type="checkbox"/> Agent
		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type		
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rene Horvath
5515 Palomino DR NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type		
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Janet Laros
2924 River Willow
Trail
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type		
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jim Timmons
2715 Pueblo Grande, NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes		
If YES, enter delivery address below: <input type="checkbox"/> No		
3. Service Type		
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		

2. Article Number

(Transfer from service label)

#12



DRB CASE ACTION LOG

REVISED 2/5/04

Completed
SBP @

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

DRB Application No: 04DRB-01818 (SBP) Project # 1003597
 Project Name: Alban Hills
 Agent: Bokan Phone No.: 823.1000

Project Number 1002371

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/8/01 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: NEED AMDOT APPROVAL FOR ACCESS

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

#12



Completed
2/24/05
Site Plan Subd.

DRB CASE ACTION LOG
REVISED 2/5/04

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

DRB Application No.: 04DRB01817 (SPS) Project # 1002371 ¹⁰⁰³⁵⁹⁷

Project Name: Alban Hills

Agent: Bahawan Huelo Phone No.: 823.1000

Project Number 1002371

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/8/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

#12



DRB CASE ACTION LOG

REVISED 2/5/04

Site Plan Subd.

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.: 040RB01817 (SPS) Project # 1002371 ¹⁰⁰³⁵⁹⁷

Project Name: Alban Hills

Agent: Bahannon Hutton Phone No.: 823.1000

Project Number

1002371

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/8/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

#12



DRB CASE ACTION LOG

REVISED 2/5/04

SBP

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

DRB Application No. 04DRB-01818(SBP) Project # 1003597
 Project Name: Alban Hills 1002371
 Agent: Bohannon Phone No.: 823.1000

Project Number

1002371

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/8/01 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: SEE HMDOT APPROVAL FOR ACCESS

UTILITIES:

CITY ENGINEER / AMAFCA: SIA

PARKS / CIP:

PLANNING (Last to sign):

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



F

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

Development Review Board Comments

Project Number: 1002371
Application Number: 04DRB-01817

1003597

DRB Date: 12/8/04
Item Number: 12

Subdivision:

Block 15, Tracts 1B1, 1D and 1E, Alban Hills, Unit 1

Zoning: SU-1 for C-2

Zone Page: D-12

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

No Objection. The required Trail is on the infrastructure list.

Signed: CS
Christina Sandoval, (DMD)

Phone: 768-3808

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11
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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 8, 2004
DRB Comments**

ITEM # 12

PROJECT # 1002371

APPLICATION # 04-01817, 01818

RE: Block 15, Tracts 1B1, 1D and 1E, Alban Hills, Unit 1/plat

The plat appears to match the site plan as submitted.

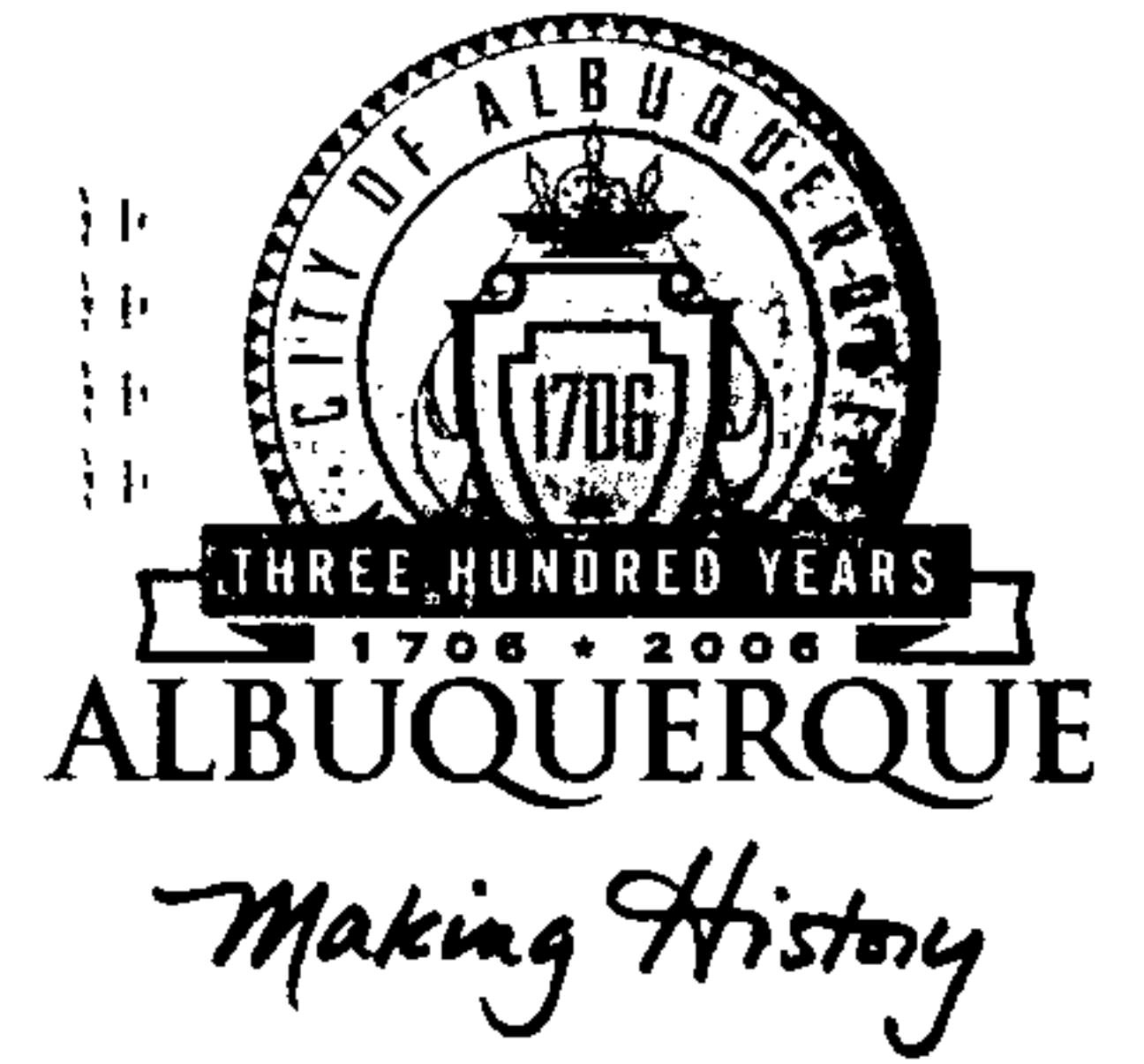
Planning has no objection to the plat.

AGIS dxf approval is required before Planning signs the plat.



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

1003597

DRB CASE NO/PROJECT NO: 1002371

AGENDA ITEM NO: 12

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:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

Albuquerque

No adverse comments on plat or SPS.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan for Building Permit sign-off by City Engineer.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 8, 2004

3597

DXF Electronic Approval Form

DRB Project Case #: 1003597

Subdivision Name: ALBAN HILLS UNIT 1 TRS 1D1 & 1E1 BLK 15

Surveyor: LARRY W MEDRANO

Contact Person: BERNADETTE BUSTOS

Contact Information: 856-5700

DXF Received: 12/8/2004

Hard Copy Received: 12/8/2004

Coordinate System: NMSP Grid (NAD 27)



Approved

12/14/04

Date

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

AGIS Use Only

Copied cov 3597 to agiscov on 12/14/2004 Contact person notified on 12/14/2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 8, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1002337**
04DRB-01758 Major-Two Year SIA
BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN II, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **UPTOWN SPECTRUM**, zoned SU-3, located on UPTOWN LOOP NE, between INDIAN SCHOOL RD NE and LOUISIANA BLVD NE [REF: 02DRB01708, 03CC00343, 03CC00199] (J-19) **TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1003778**
04DRB-01750 Major-Preliminary Plat Approval
04DRB-01751 Major-Vacation of Pub Right-of-Way
04DRB-01753 Minor-Temp Defer SDWK
04DRB-01752 Minor-Sidewalk Variance
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**
3. **Project # 1003779**
04DRB-01754 Major-Preliminary Plat Approval
04DRB-01765 Major-Vacation of Pub Right-of-Way
04DRB-01756 Minor-Sidewalk Variance
04DRB-01757 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES INC agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **KUMAIL SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/8/04]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**
4. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04 & 12/8/04]*[REF:02DRB-00963](B-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/5/05**

5. **Project # 1003705**
04DRB-01540 Major-Vacation of Public Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04, Indefinitely Deferred on 11/10/04]* (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, Indefinitely Deferred on 11/10/04]* [REF: 03EPC02054](F-6/G-6) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.** CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] *[Deferred from 10/27/04 & 11/3/04 & Indefinitely Deferred on 11/10/04]* (F-5/G-6) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-01630 Minor-SiteDev Plan
Subd/EPC

7. **Project # 1002702**
04DRB-01664 Major-Vacation of Public Easements
04DRB-01686 Minor-Prelim&Final Plat Approval
- ALAN J VINCIONI Request(s) the above action(s) for all or a portion of Tract(s) 1, HUNING HIGHLANDS ADDITION (to be known as **IRON PROPERTIES**) zoned M-1 light manufacturing zone, located on BROADWAY SE AND IRON SE between COAL SE and HAZELDINE SE containing approximately 8 acre(s). [REF:03DRB00886] *[Deferred from 12/1/04]* (K-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFIT NOTE REVISIONS, WIDTH OF EASEMENT TO REMAIN, AGIS DXF FILE, UTILITIES AND REAL PROPERTY SIGNATURES.**
8. **Project # 1002779**
04DRB-01730 Major-Preliminary Plat Approval
04DRB-01731 Major-Vacation of Public Easements
04DRB-01732 Minor-Temp Defer SDWK
- ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SANHIL DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Tract(s) C, A-1 & A-2, LANDS OF POLO CHAVEZ and SAN JOSE TRACTS, (to be known as **CIELO LINDO SUBDIVISION**) zoned R-1 residential zone, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 04DRB00959, 03EPC02049, 03EPC01061] *[Deferred from 12/1/04]* (M-11) **INDEFINITELY DEFERRED ON A NO SHOW.**

9. **Project # 1003039**
04DRB-01675 Major-Preliminary Plat Approval
04DRB-01676 Major-Vacation of Pub Right-of-Way
04DRB-01677 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3, (to be known as **WILSHIRE ESTATES**) zoned RD, located on WILSHIRE BLVD NE, between VENTURA BLVD NE and HOLBROOK BLVD NE containing approximately 3 acre(s). [REF: 04DRB01077] [Deferred from 12/1/04] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/26/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: P-1 LOT DESIGNATION IS REQUIRED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1001445**
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Deferred from 12/1/04] (B-14) **BULK LAND VARIANCE WAS APPROVED.**

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR EASEMENT.**

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE DRAINAGE EASEMENT MODIFICATION AND PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003606**
04DRB-01689 Major-Vacation of Pub Right-of-Way
04DRB-01690 Major-Preliminary Plat Approval
04DRB-01691 Minor-Sidewalk Waiver
04DRB-01692 Minor-Temp Defer SDWK
04DRB-01693 Minor-Vacation of Private Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) J09-26, J09-27, 19W, 12B, Tract(s) L and B, Unit(s) A, TOWN OF ATRISCO GRANT, WESTLAND NORTH SUBDIVISION, PAINTED SKY UNIT 1, SUNDORO SOUTH UNIT 1, **SUNDORO SOUTH UNIT 5**, zoned SU-2 RLT, located on LADERA DR NW, between 94TH ST NW and 90TH ST NW containing approximately 22 acre(s). *[Deferred from 12/1/04](J-9)* **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: TRACTS O & Q TO BE CONVEYED TO THE ADJOINING SUBDIVISION FOR PLATTING. PROVIDE R/W OR EASEMENTS FOR KIPUKA DRIVE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

12. ~~Project # 1002371~~ **3597**
04DRB-01817 Minor-SiteDev Plan Subd/EPC
04DRB-01818 Minor-SiteDev Plan
BldPermit/EPC

BOHANNAN HUSTON INC. agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597)] [Elivra Lopez, EPC Case Planner] (D-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/8/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ACCESS.**

04DRB-01816 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC., agent(s) for COORS EIGHT PACK request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1B1, 1D and 1E, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on LA ORILLA RD NW and COORS NW containing approximately 5 acre(s). [REF: 04EPC01217 (Project #1003597), DRB-85-35, SP-02-06-403] (D-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AGIS DXF FILE.**

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

13. **Project # 1002464**
04DRB-01815 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Tract(s) 6A & 6B, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191, 04DRB01576] (F-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RECONSTRUCTION OF WALLS AND TO CHECK ON ZONING FOR CONDOMINIUMS AND AGIS DXF FILE.**

14. **Project # 1003533**
04DRB-01808 Minor-Prelim&Final Plat Approval
04DRB-01809 Minor-Sidewalk Waiver
04DRB-01810 Minor-Sidewalk Variance
04DRB-01811 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for FORAKER FARMS LLC request(s) the above action(s) for all or a portion of Tract(s) 25-A-1-B, **FORAKER FARMS**, zoned R-1 residential zone, located on MENAUL BLVD NW, between 8TH ST NW and 10TH ST NW containing approximately 2 acre(s). [REF:04EPC01041, 04EPC01043, 04EPC01044] [*Deferred from 12/8/04*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**
15. **Project # 1003685**
04DRB-01814 Major-Amnd Prelim 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) 7 & 8, **WESTERN SHADOWS @ VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 30 acre(s). [REF: 04DRB01448] (B-8) **THE AMENDED INFRASTRUCTURE LIST DATED 10/13/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A VARIANCE ALONG VALLECITO DRIVE IS REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
16. **Project # 1003226**
04DRB-00908 Minor- Final Plat Approval
- J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] [*Deferred from 7/14/04 & Indefinitely deferred on 7/21/04*] [*Final plat was indefinitely deferred for the SIA*] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval
- ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF: 04DRB01233, 04DRB01452, 04DRB01453] *[Deferred from 12/1/04 & 12/8/04]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1003797**
04DRB-01812 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 13, Block(s) 57, **TERRACE ADDITION**, zoned SU-2 special neighborhood zone, located on PINE ST SE and HAZELDINE AVE SE containing approximately 1 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
19. **Project # 1003800**
04DRB-01820 Minor-Sketch Plat or Plan
- RIO GRANDE ENGINEERING agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK NE, between BARTSTOW NE and VENTURA NE, containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003794**
04DRB-01805 Minor-Sketch Plat or Plan
- GOLDEN & ASSOCIATES agent(s) for RAMPART LLC, ROBIN TONKIN request(s) the above action(s) for all or a portion of Lot(s) 1A, **TOWN OF ATRISCO GRANT ROW 1**, zoned SU-2 special neighborhood zone, located on 98TH STREET NW, between VOLCANO NW and CENTRAL NW containing approximately 4 acre(s). [REF:DRB-87-828](K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003793**
04DRB-01803 Minor-Sketch Plat or Plan
- SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW, between SEQUOIA CT NW and RIO GRANDE RIVER containing approximately 2 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003796**
04DRB-01807 Minor-Sketch Plat or Plan
- PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. ADJOURNED: 11:35 A.M.



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, September 12, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1000845

07DRB-70203 MAJOR - AMENDED SDP
BP/SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, MERIDIAN BUSINESS PARK and ATRISCO BUSINESS PARK (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10)

Project# 1003597

07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12)

Project# 1002473

07DRB-70202 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

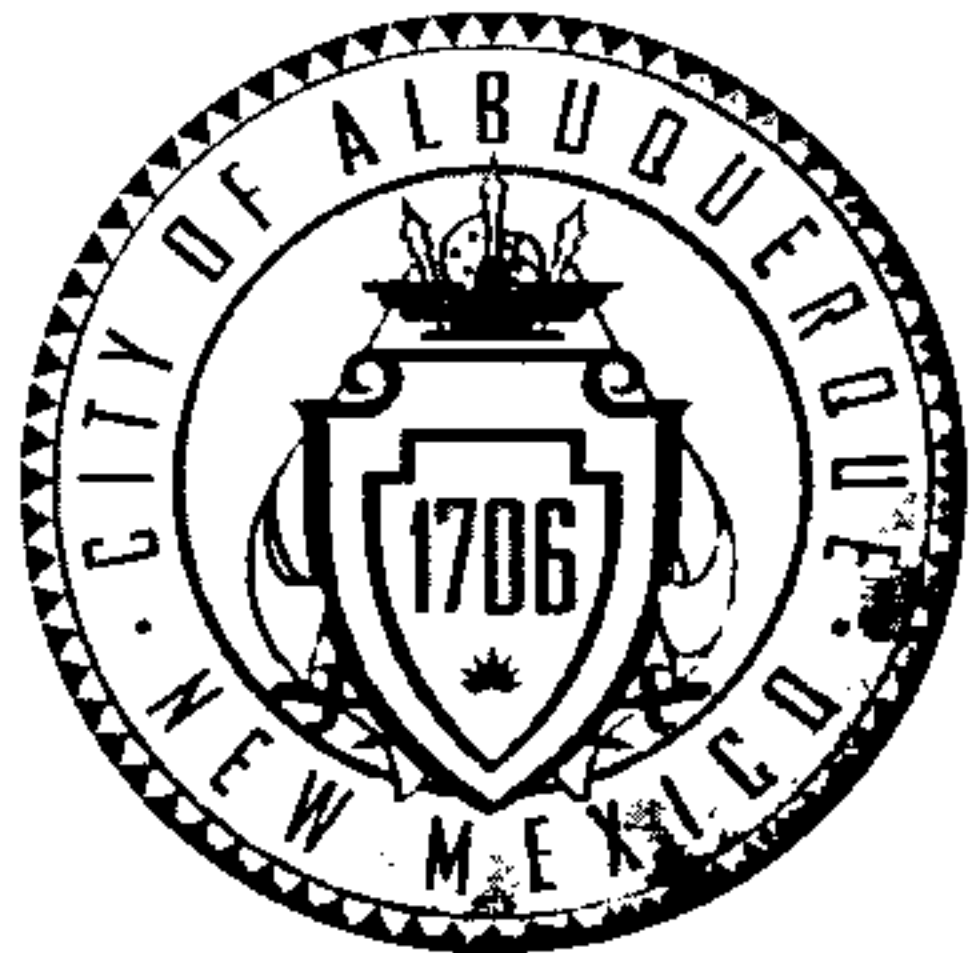
DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-20)

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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 27, 2007.

CITY OF ALBUQUERQUE

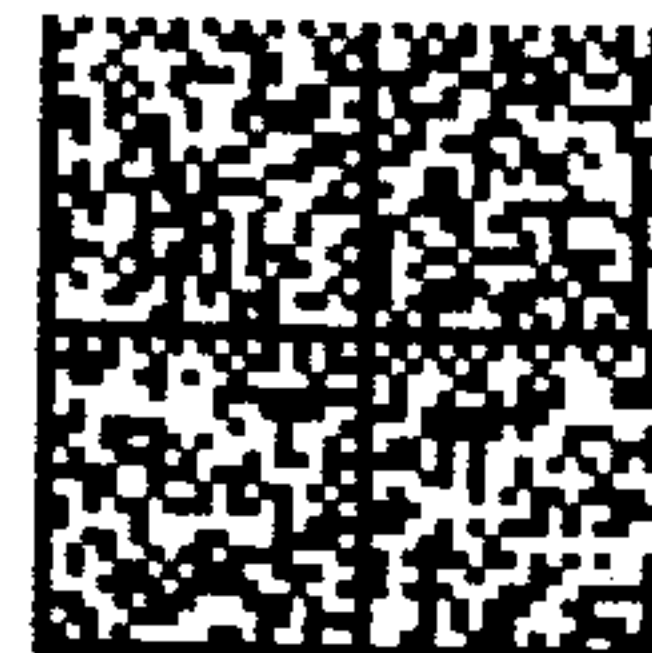


Planning Department

NDAA
P.O. box

Or ~~Current Resident~~
LENARD LIMITED PLNS C/O
NORTHEASTERN APARTMENTS LLC
653 MUSICAL AVE NE
ALBUQUERQUE, NM 87107

DRB



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**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, September 19, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002315
07DRB-70216 VACATION OF PUBLIC
EASEMENT

JACK'S HIGH COUNTRY INC agent(s) for KEYSTONE HOMES request(s) the above action(s) for all or a portion of Lot(s) 33, **WILDERNESS AT HIGH DESERT, UNIT 2**, zoned SU-2 HD/RR, located on ALOLA GRANDE PL NE BETWEEN WILDLANDS PL NE AND HIGH DESERT PL NE containing approximately 0.4385 acre(s). (F-23)

Project# 1003747
07DRB-70217 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 1-C, 4-A & 5-A, **WYOMING MALL, WAL-MART**, zoned C-2 (SC), located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND NORTHEASTERN ST NE containing approximately 23.1 acre(s). (H-20)

Project# 1006780
07DRB-70215 MAJOR - SDP FOR
BUILDING PERMIT

GARLAN BRYAN ARCHITECT agent(s) for MATT PADILLA request(s) the above action(s) for all or a portion of Lot(s) 5, **JOURNAL CENTER PHASE 2, UNIT 1, L'IL SQUIRRELS PRESCHOOL**, zoned IP, located on HANCOCK CT NE BETWEEN WILCOTT AVE NE AND HAWKINS NE containing approximately 0.5016 acre(s). (D-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 3, 2007.



**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, September 12, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000845

07DRB-70203 MAJOR - AMENDED SDP
BP/SUBD

WILSON AND COMPANY INC agent(s) for BRUNACINI DEVELOPMENT LTD CO. request(s) the above action(s) for all or a portion of Lot 3 Tract S-1, Lot 2 Tract S-1, Lot 1A Tract S-1A and Tract(s) S-2A-2, S-2A-1 and all lots within Atrisco Business Park and Meridian Business Park, **MERIDIAN BUSINESS PARK** and **ATRISCO BUSINESS PARK** (to be known as **MERIDAN BUSINESS PARK PHASE II**) zoned IP, located on UNSER BLVD NW BETWEEN FORTUNA RD NW AND CENTRAL AVE NW. [07DRB-70181] (J-9, J-10 & K-10)

Project# 1003597

07DRB-70201 VACATION OF PUBLIC
EASEMENT

ABQ ENGINEERING agent(s) for SANDIA AREA FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of, Tract(s) 1-D-1-A & 1-E-1-A, Block(s) 15, **ALBAN HILLS, UNIT 1**, zoned SU-1 FOR C-2, located on COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW containing approximately 4.95 acre(s). [07DRB-00576] (D-12)

Project# 1002473

07DRB-70202 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

DR HORTON request(s) the above action(s) for all or a portion of **DESERT VISTA SUBDIVISION**, zoned RD-5DU/A, located on VENTURA ST NE BETWEEN CORONA NE AND SIGNAL AVE NE containing approximately 15.94 acre(s). [06DRB-01329] (C-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 hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

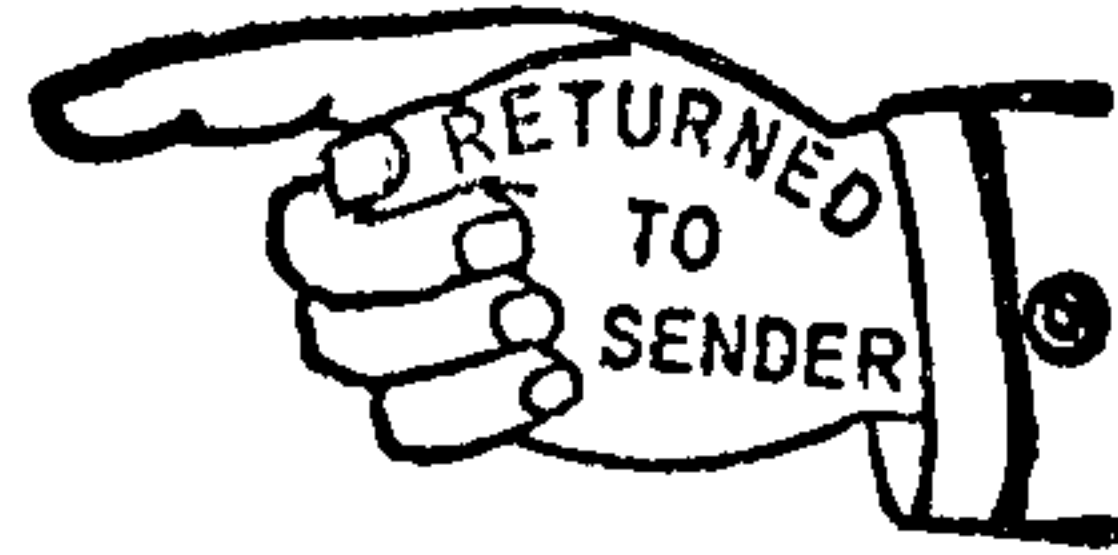
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 27, 2007.

CITY OF ALBUQUERQUE



Planning Department



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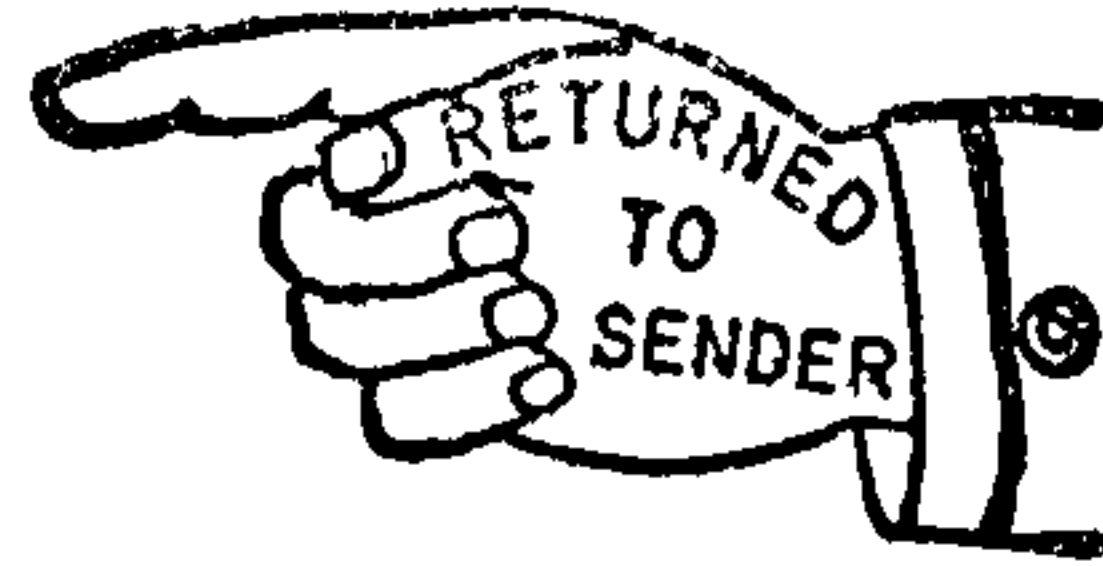
Project# 1003597
JIM TIMMONS
Coors Trail N.A.
2715 PUEBLO GRANDE NW
ALBUQUERQUE, NM 87120

DRB

CITY OF ALBUQUERQUE



Planning Department



Project# 1003597
JANET LAROS
Coors Trail N.A.
2924 RIVER WILLOW TRAIL
ALBUQUERQUE, NM 87120

DRB

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POSTAGE DUE

ABQ Engineering, Inc.

engineers/ planners/ construction services

6739 Academy Road NE, Suite 130
Albuquerque, NM 87109

www.ABQENG.com

FAX

DATE: 2-15-08

TO: Jack Cloud

COMPANY: _____

PHONE: _____

FAX #: 924-3864

FROM: Martin Garcia

PHONE: (505) 255-7802

FAX: (505) 255-7902

of Pages: 8
(including cover page)

COMMENTS:

As you requested.

Corrected Plat
to clarify reference
to Note 6 on Tr. 1-D-1-A,
Floodway Easement

AMENDED AND RESTATED
JOINT DRIVEWAY EASEMENT AND AGREEMENT

THIS AMENDED AND RESTATED JOINT DRIVEWAY EASEMENT AND AGREEMENT ("Agreement") is entered into as of the 4 day of ~~May~~^{June}, 2007, by and between COORS EIGHT PACK, a New Mexico limited partnership ("Coors"), and HOFFMANTOWN WEST CHURCH, a New Mexico non-profit corporation (the "Church"). This Agreement amends, restates and replaces in its entirety, the Joint Driveway Easement and Agreement entered into by and between Coors and Bosque BS Limited Partnership ("Bosque") dated January 14, 2000 and filed in the Bernalillo County New Mexico real estate records on January 14, 2000, in Book A1, Page 4942 and re-filed on December 10, 2004, in Book A88, Page 3029 (the "Original Agreement"). The Church is the successor owner of the property owned by Bosque when the Original Agreement was entered into. Coors and the Church are sometimes referred to as the Owners.

RECITALS:

A. Coors is, or was, the owner of the following described property located in Bernalillo County, New Mexico (the "Coors Property"):

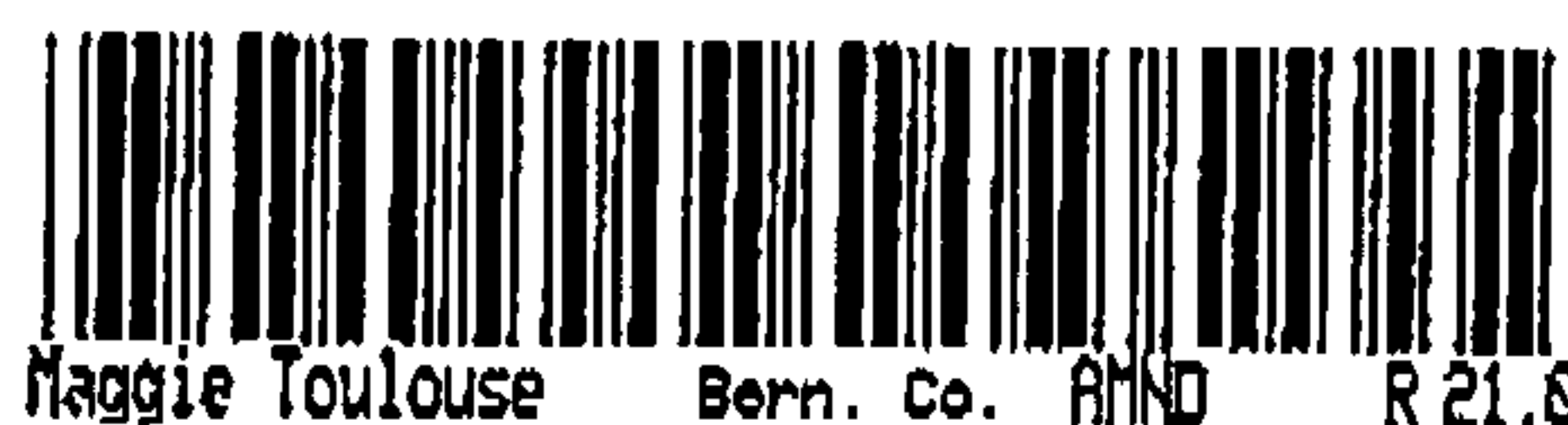
Tracts 1-D-1 and 1-E-1 ALBAN HILLS UNIT 1 as shown and designated on the plat thereof, recorded in the Bernalillo County, New Mexico real estate records on February 23, 2005, in Vol. 2005-C, Folio 76.

B. The Church is the owner of the following described property located in Bernalillo County, New Mexico (the "Church Property"):

Tracts 1-A-1 ALBAN HILLS UNIT 1 as shown and designated on the plat thereof, recorded in the Bernalillo County, New Mexico real estate records on March 17, 2004, in Vol. 2004-C, Folio 89.

The Coors Property and the Church Property are sometimes referred to herein as the "Properties."

C. The parties desire to create a joint driveway easement to serve a driveway serving both of the Properties, which easement will straddle the property line between the



Church Property and Tract 1-D-1 of the Coors Property (the "Driveway").

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein the parties agree as follows:

1. Grant of Church Easement. The Bulk Land Plat of Tracts 1-A-1 and 1-B-1 Alban Hills Unit 1 filed on March 17, 2004 (the "Church Plat") creates the following easement (the "Church Easement Property"):

30' Private cross access easement for the benefit of Tract D-1 and 1-A-1 to be maintained, granted by this plat

The Church grants to the owners of the Coors Property an easement for access to and from the Coors Property over and across the Church Easement Property.

2. Grant of Coors Easement. Coors grants to the Church an easement for access to and from the Church Property over and across those portions of the Driveway located on the Coors Property shown, described and referred to on Exhibit "A" attached hereto (the "Coors Easement Property"). The Church Easement Property and the Coors Easement Property are jointly referred to herein as the "Easement Properties".

3. Responsibility for Construction and Maintenance of Improvements. The driveway improvements have been constructed on the Easement Properties (the "Improvements") and neither party has any obligation to make any further contribution to the other for the cost of construction of the Improvements. Each Owner shall maintain the portions of the Improvements and any subsequent improvements on the portions of the Easement Properties located on their respective Properties.

4. Duration. The Easements shall be in perpetuity, unless terminated pursuant to the terms hereof.

5. Exclusivity. The Easements shall be non-exclusive, and each Owner shall maintain their right to use their respective easement premises for access to their Properties.

6. Obstructions to Easement Premises. No fence, wall, barricade, or other obstruction of any kind shall be placed or



permitted on the Easement Properties which would obstruct the flow of traffic over the Easement Properties, except as may be necessary in connection with any repair or reconstruction of the Improvements on the Easement Properties. No signage shall be permitted on the Easement Properties. No medians shall be permitted on the Easement Properties unless agreed upon by all of the Owners.

7. General Provisions.

7.1 Insurance. Each party shall maintain adequate liability insurance to cover liabilities resulting from the use of the portions of the Easement on their Property. Each party agrees to provide proof of such coverage to the other party at the other party's request.

7.2 Inurement. This Agreement and the Easements, covenants, restrictions, benefits and obligations created hereby shall inure to the benefit of and be binding upon each party and its successors and assigns, shall run with the Properties, and be appurtenant thereto; provided, however, that if either party conveys any portion or all of its interest in any parcel owned by it, such party shall thereupon be personally released and discharged from any and all further obligations under this Agreement as it had in connection with the property conveyed by it, and provided further, that no such sale shall release such party from any liabilities, actual or contingent, existing as of the time of such conveyance, nor shall such sale release the Property owned by the conveying party from such obligations.

7.3 Injunctive Relief and Damages. In the event of any violation or threatened violation of any provision in this Agreement by either party, lessee, or occupant of any portion of the Properties, either party shall have the right, in addition to the other remedies herein provided, to enjoin such violation or threatened violation and/or to sue for damages resulting therefrom. The prevailing party shall be entitled to reasonable attorneys' fees and costs in any such action.

7.4 Right to Cure. Should either party fail to timely perform any of its obligations hereunder and thereafter fail to perform or fail to diligently pursue the performance of such obligations within fifteen (15) days of its receipt of the other party's written demand therefor, the party giving such notice shall, in addition to any other remedy provided at



law or in this Agreement, have the right (but not the obligation) to perform such obligation on behalf of the defaulting party and the defaulting party shall reimburse the curing party for the cost of performing such work within thirty (30) days after the receipt of billing therefor and proof of payment thereof. In the event the defaulting party does not reimburse the curing party, the curing party shall have (a) the right to exercise any and all rights which such curing party might have at law to collect the same, and (b) have a lien on the Property owned by the defaulting party for the amount not reimbursed by the defaulting party, which amount shall bear interest at twelve percent (12%) per annum, from the date of billing until paid. Such lien may be filed for record by the curing party as a claim against the defaulting party, in the form required by law, in the office of the County Recorder of Bernalillo County, State of New Mexico, signed and certified, which lien shall contain at least the following information:

- (i) The name of the lien claimant, if any;
- (ii) The name of the defaulting party, a description of the work performed on behalf of such party and a statement itemizing the cost thereof;
- (iii) A description of the property being liened. The lien so claimed shall attach from the date of recordation in the amount claimed by the party curing the default and it may be enforced and foreclosed in any manner allowed by law, including but not limited to suits to foreclose a mortgage or mechanic's lien under the applicable law or laws of the State of New Mexico.

Such a lien, when so established against the real property described in such lien, shall be prior and superior to any right, title, interest, lien or claim which may be or is acquired or becomes attached to such real property after the time or recording the claim of lien.

8. Notices. Any notice or demand given or served by one Owner to another shall not be deemed to have been duly given



or served unless in writing and forwarded by certified or registered mail, postage prepaid, or by another commercially recognized means of delivery, addressed as follows:

Church: Hoffmantown West Church
2600 American Road, SE
Suite 350
Rio Rancho, New Mexico 87125

Coors: Coors Eight Pack, a New Mexico
limited partnership
Attn.: Ronald Nelson
6605 Uptown Blvd., NE
Suite 340
Albuquerque, New Mexico 87110

The person and the place to which notices are to be mailed may be changed by the parties by written notice to the other.

EXECUTED the day and year first set out above.

HOFFMANTOWN WEST CHURCH, a New
Mexico nonprofit corporation

By: [Signature]
Its: Vice President

COORS EIGHT PACK, a New Mexico
limited partnership

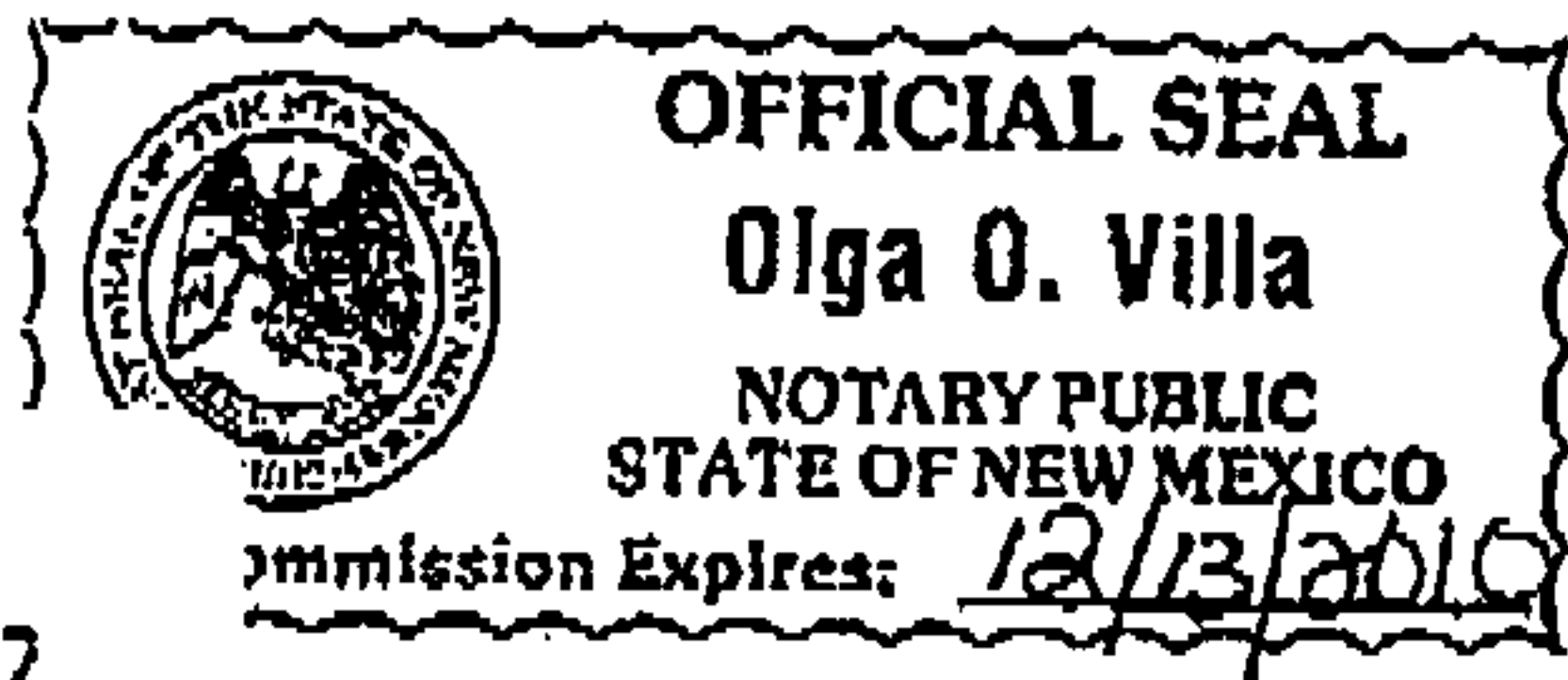
By: [Signature]
Ronald Nelson
General Partner

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

The foregoing instrument was acknowledged before me on the 29th day of May 2007, by Mike Forsythe, Vice President of Hoffmantown West Church, a New Mexico non-profit corporation.

[Signature]
Notary Public

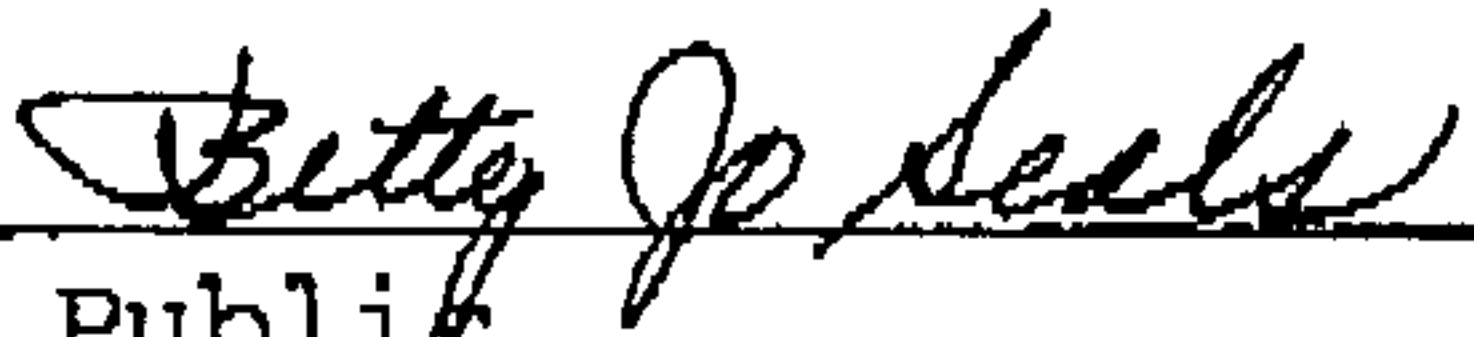
My Commission Expires: _____



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Page: 5 of 7
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STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

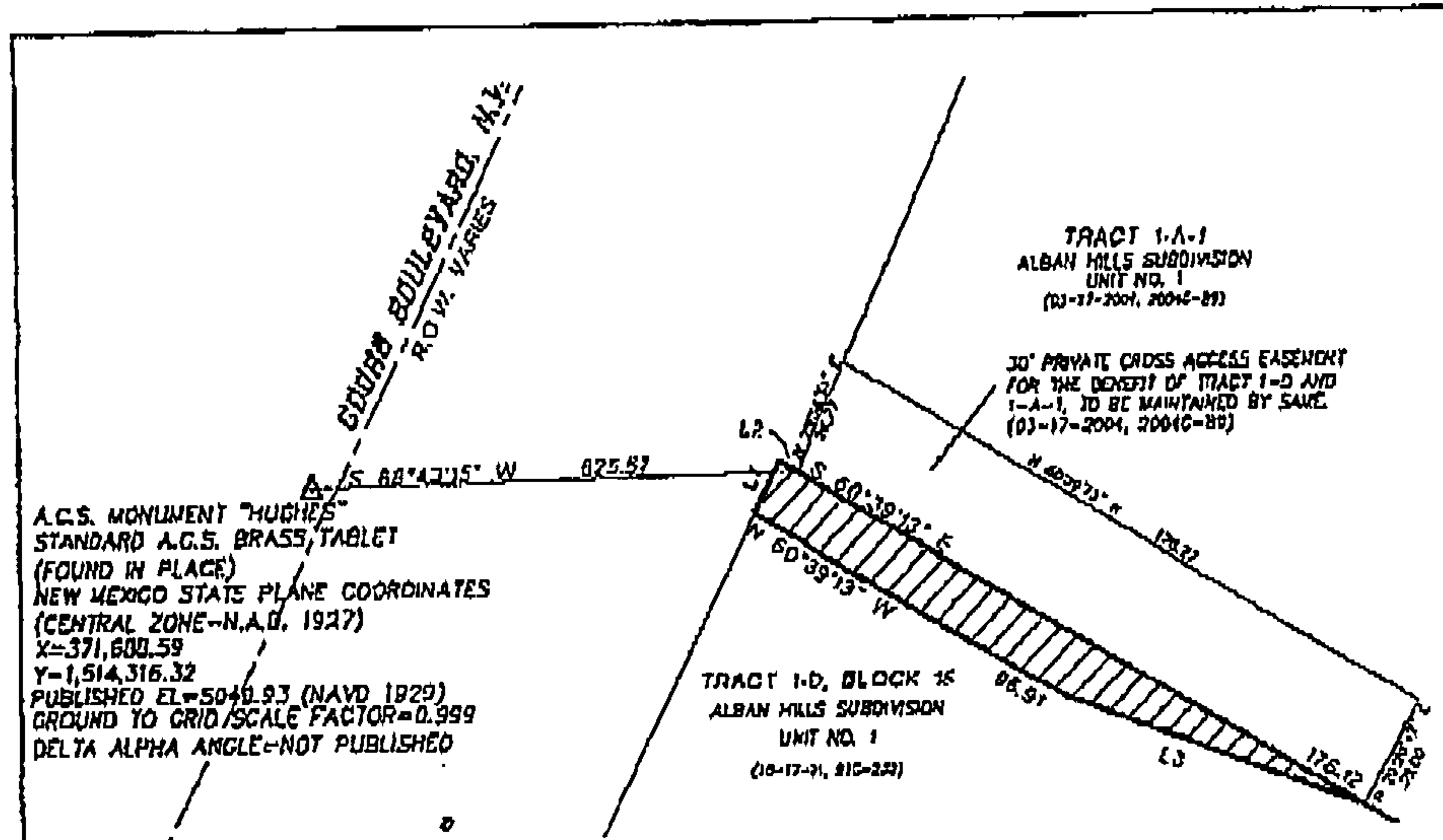
The foregoing instrument was acknowledged before me on the 4 day of June 2007, by Ronald Nelson, General Partner of Coors Eight Pack, a New Mexico limited partnership.



Notary Public

My Commission Expires: 4-25-10
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Maggie Toulouse Bern. Co. RMND R 21.00 2887882933
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Page: 6 of 7
06/06/2007 10:58A
Bk-A138 Pg-2747



A.C.S. MONUMENT "HUGHES"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=371,600.59
Y=1,514,316.32
PUBLISHED EL.=5040.93 (NAVD 1929)
GROUND TO GRID/SCALE FACTOR=0.999
DELTA ALPHA ANGLE=NOT PUBLISHED

TRACT 1-A-1
ALBAN HILLS SUBDIVISION
UNIT NO. 1
(03-17-2004, 2004C-88)

30' PRIVATE CROSS ACCESS EASEMENT
FOR THE BENEFIT OF TRACT 1-D AND
1-A-1, TO BE MAINTAINED BY SAME.
(03-17-2004, 2004C-88)

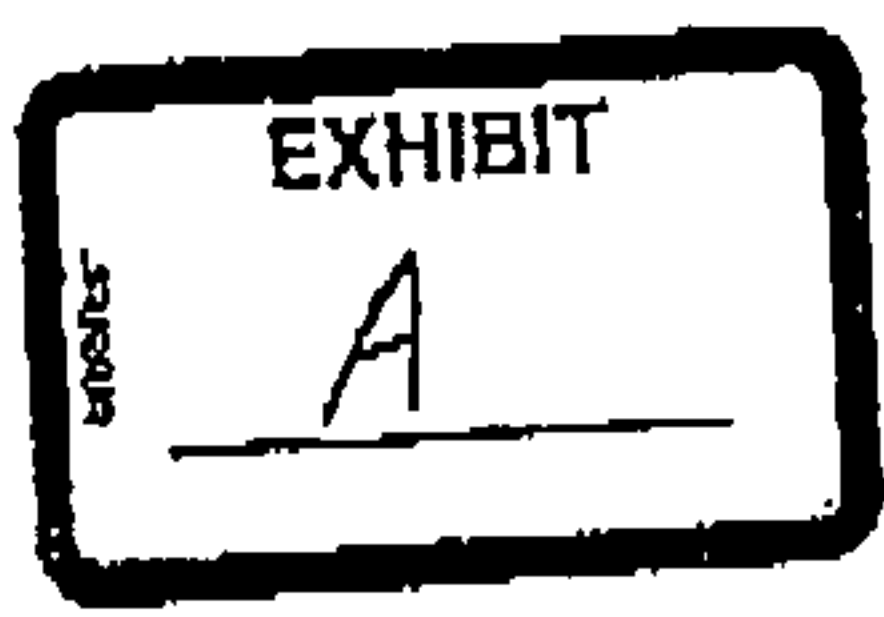
TRACT 1-D, BLOCK 15
ALBAN HILLS SUBDIVISION
UNIT NO. 1
(10-17-01, 01C-229)

LEGAL DESCRIPTION

BEGINNING AT A CORNER BEING THE NORTHWEST
OF LOT 1-D, WHENCE AN ACS MONUMENT STAMPED
"HUGHES" BEARS S 88°43'15" W, A DISTANCE OF
825.57 FEET, THENCE;
S 60°39'13" E, A DISTANCE OF 176.12 FEET, ALONG
THE NORTH PROPERTY LINE OF SAID LOT TO A
POINT, THENCE;
N 70°42'22" W, A DISTANCE OF 85.93 FEET TO
A POINT, THENCE;
N 60°39'13" W, A DISTANCE OF 86.91 FEET TO
A POINT ALONG THE EAST RIGHT-OF-WAY OF
COORS BOULEVARD N.W., THENCE;
N 27°02'44" E, A DISTANCE OF 15.00 FEET TO
A POINT ALONG SAID RIGHT-OF-WAY, THENCE;
S 60°39'13" E, A DISTANCE OF 6.00 FEET TO
THE POINT AND PLACE OF BEGINNING, CONTAINING
2,092.72 SQ FT, 0.0480 AC MORE OR LESS.

	LENGTH	BEARING
L1	15.00	N 27°02'44" E
L2	6.00	S 60°39'13" E
L3	85.93	N 70°42'22" W

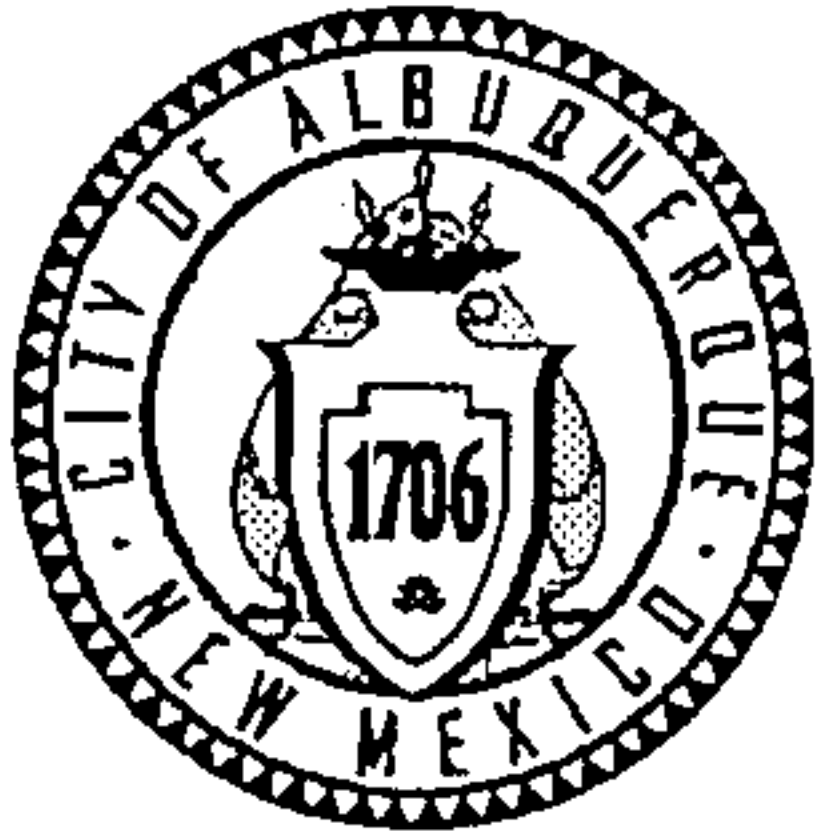
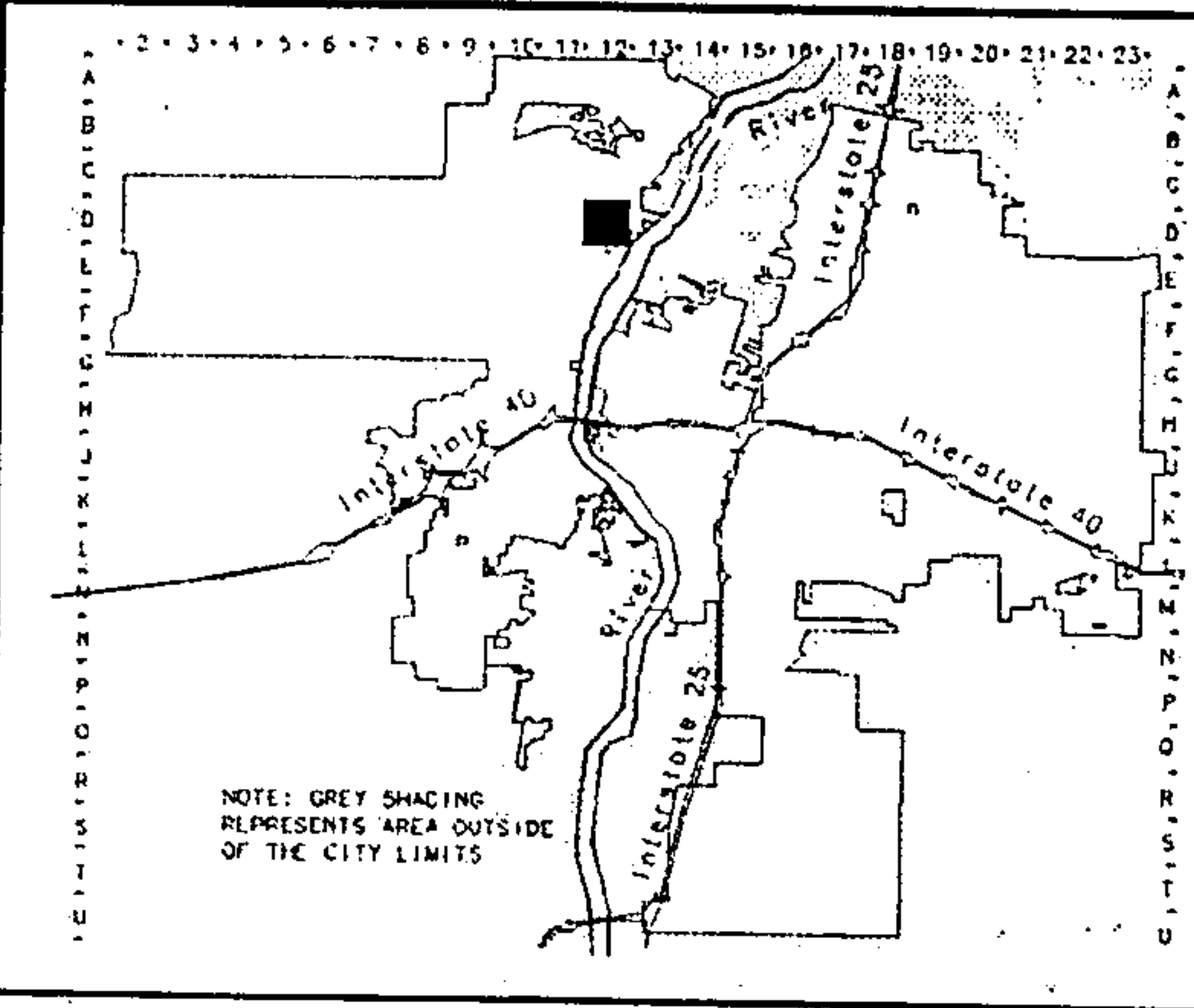
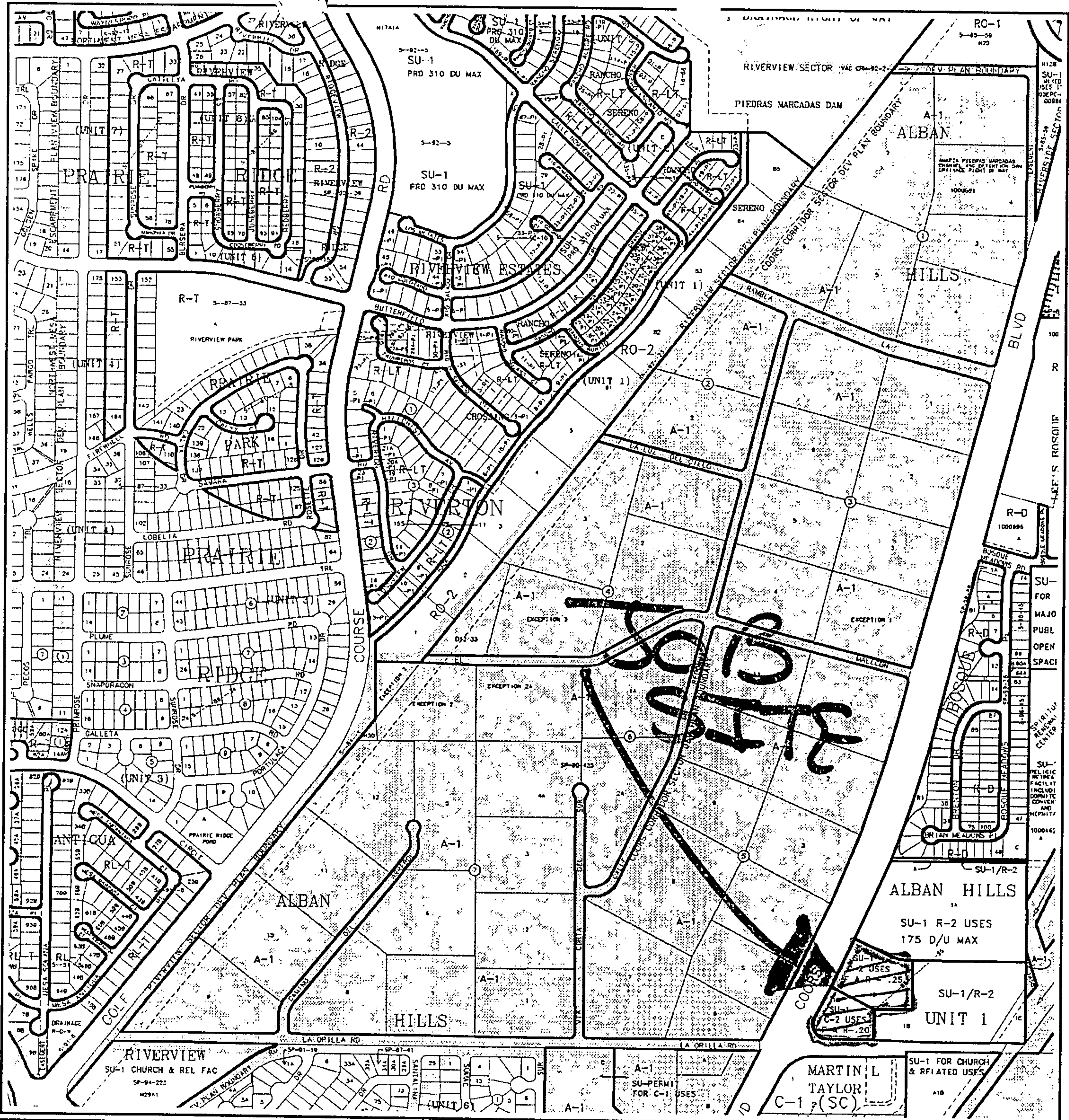
ABQ
Engineering,
Inc.
• Engineers • Planners
• Construction Services
5726 Academy NE NE, Suite 100
Albuquerque, NM 87109
505-266-7902 FAX 505-266-7902



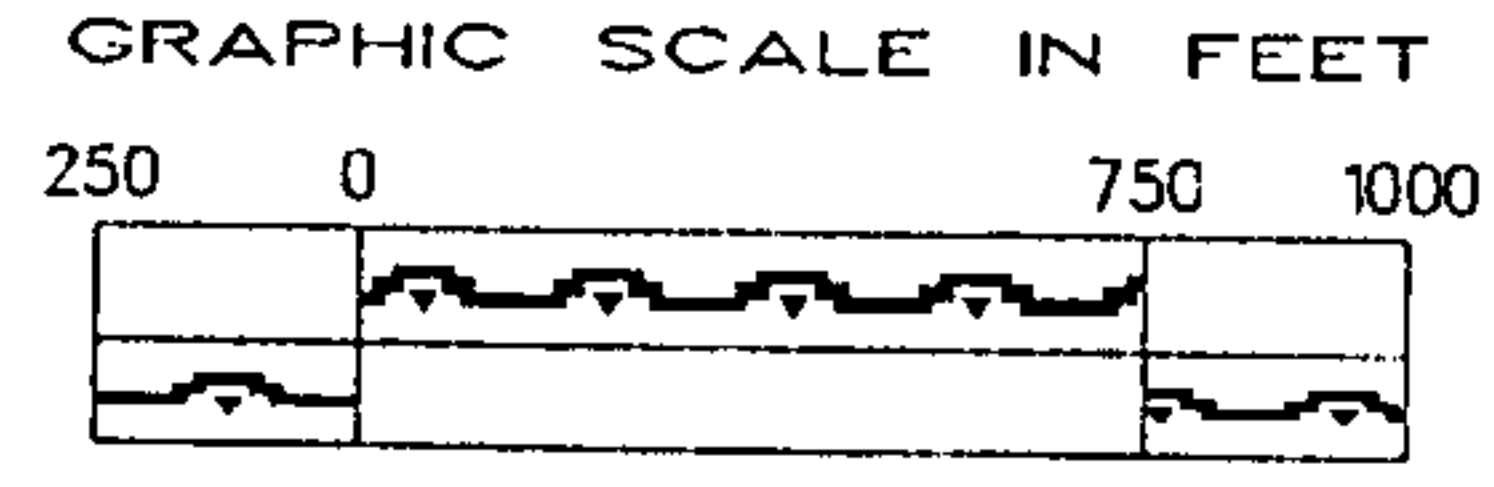
NO. 23	REV. 001	DATE/APP	SHEET TITLE
			ACCESS BASEMENT
PROJECT NUMBER: 25057 DATE: 9/27/05			LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS
DESIGNED BY: F. PHILIPS			
DRAWN BY: F. PHILIPS			
CHECKED BY: D. VIGNA			
CADD FILE NAME: DRIVE/EXHIBIT.DWG			DATE: 10/1/05

Barcode
Maggie Toulouse Bern. Co. AMND R 21.00

2607082933
6663883
Page: 7 of 7
06/06/2007 10:58A
BX-A139 Pg-2747



A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
D-12-Z
 Map Amended through November 01, 2003

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 10, 2007
DRB Comments**

ITEM # 10

PROJECT # 1003597

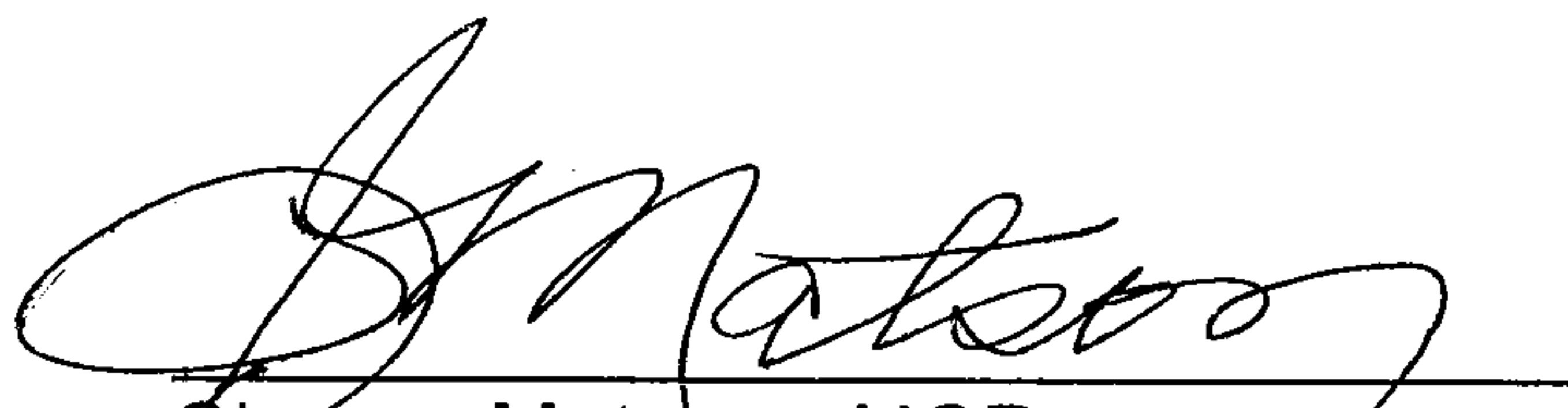
APPLICATION # 07-70285

RE: Block 15, Tracts 1-D-1-A, 1-E-1-A, Alban Hills/minor plat

No objection to the minor platting action. It matches the previously approved site plan for subdivision.

The required ban on solar collectors' prohibition is missing from the plat.

Planning will take delegation to record the plat and for the required solar collector language.



Sheran Matson, AICP

DRB Chair

924-3880 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: 1003597

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 26, 2007
505-924-3986

0

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003597

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

9-26-07

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

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

SIGNED: Bradley L. Bingham

City Engineer / AMAFCA Designee

505-924-3986

DATE: SEPTEMBER 12, 2007

0

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/02/2007 Issued By: PLNSDH

Permit Number: 2007 070 285

Category Code 910

Application Number: 07DRB-70285, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: COORS NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW

Project Number: 1003597

Applicant

Ron Nelson

Agent / Contact

Abq Engineering Inc

6605 Uptown Blvd Ne, Ste 340
 Albuquerque, NM 87110
 883-9882

6739 Academy Rd Ne, Ste 340
 Albuquerque, NM 87109
 255-7802

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

10/2/2007 10:07AM LOC: ANN
 WS# 006 TRANS# 0001
 RECEIPT# 00082799-00082799
 PERMIT# 2007070285 TRSCCS
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 CK \$305.00
 \$0.00

CHANGE



		Supplemental form	
SUBDIVISION		S	Z ZONING & PLANNING
<input 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		<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"/>	Administrative Amendment (AA)		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/>	IP Master Development Plan		
<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:

Professional/Agent (if any): ABQ Engineering, Inc PHONE: 255-7802
 ADDRESS: 6739 Academy Rd NE Suite 130 FAX: 255-7902
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: mjgarcia@ABQeng.co

APPLICANT: Ron Nelson - Coors 8 Pack / Sandia Area Federal Credit Union PHONE: 883-9662
 ADDRESS: 6605 Uptown Blvd. NE Suite 340 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: ~~Vacate existing Public Sanitary Sewer Easement~~
~~And Cross lot drainage easement. Preliminary / Final Plat.~~

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

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

Lot or Tract No. Tracts 1-D-1-A + 1-E-1-A Block: 15 Unit: _____
 Subdiv/Addn/TBKA: Albin Hills Subdivision
 Existing Zoning: SU-1 for C-2 Proposed zoning: SU-1 for C-2
 Zone Atlas page(s): D-12 UPC Code: 1012-063-428-026-403 MRGCD Map No 08/1012-063-444-040-4

CASE HISTORY:

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

DRB-100237

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 4.95

LOCATION OF PROPERTY BY STREETS: On or Near: Coors / La Orella Northeast Corner
 Between: La Orella NW and Brian Meddows PL NW

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

SIGNATURE [Signature] DATE 10-2-07
 (Print) Martin J. Garcia Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DEC 70285</u>	<u>P&E</u>	<u>2(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/10/07</u>	_____	_____	<u>\$ 305.00</u>

Sandy Handberg 10/02/07
 Planner signature / date

Project # 100.3597

FORM S(3): SUBDIVISION - D...3. MEETING (UNADVERTISED) (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.

- 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.

Esteban B. Garcia
 Applicant name (print)
[Signature] 9/25/07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07 DRB - 70285

Sandy Handley 10/02/07
 Planner signature / date
 Project # 1003597



September 27, 2007

Ms. Sheran Matson,
DRB Chair
City of Albuquerque Development Services
600 Second Street NW
Albuquerque, NM 87102

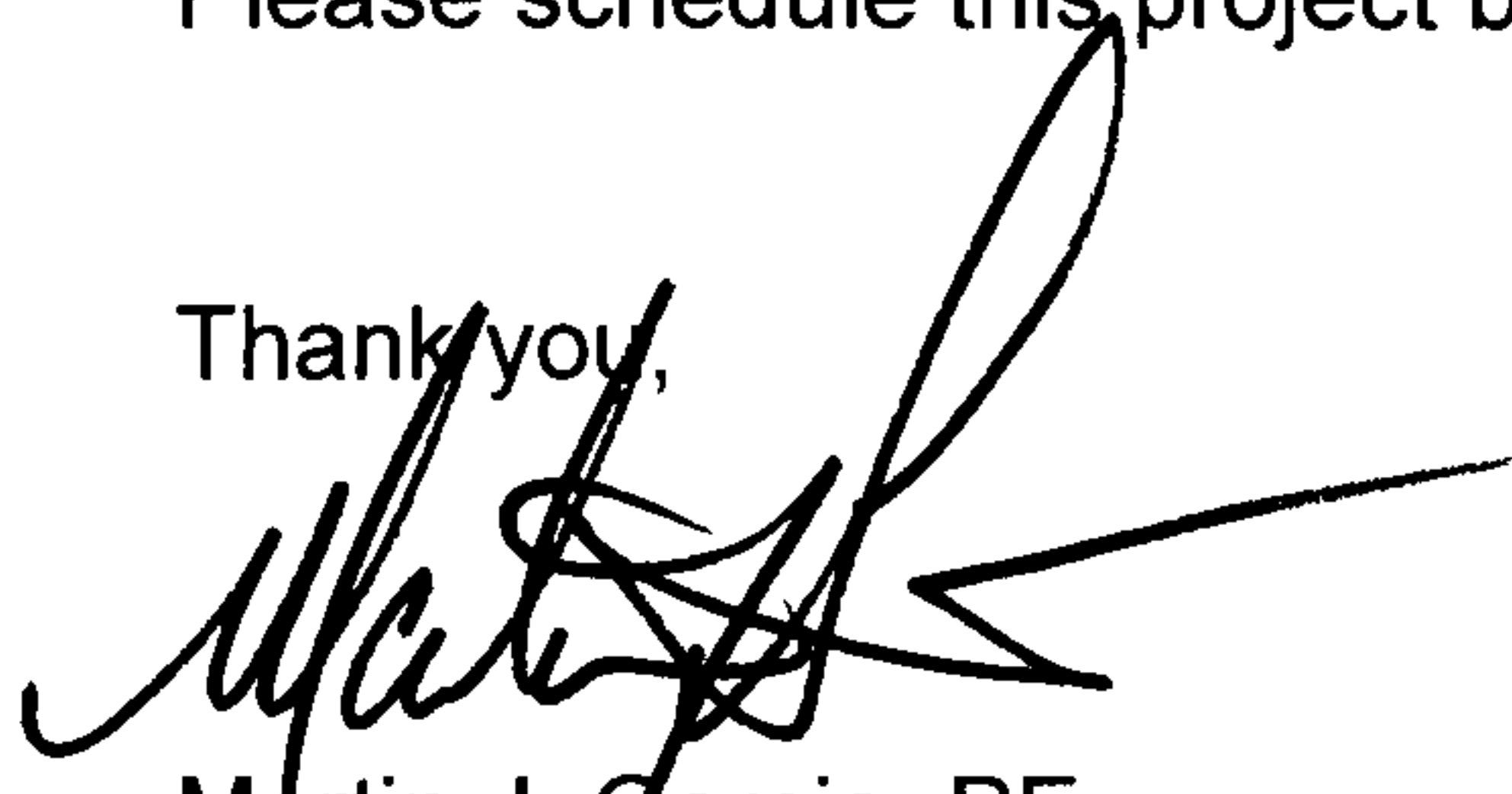
RE: Preliminary and final plat requests for lots 1-D-1 and 1-E-1 Alban Hills, COA
project # 1003597

Dear Ms. Matson:

Submitted herewith is the plat for the vacation of easements for lot 1-D-1 and 1-E-1, Alban Hills subdivision located at the northeast corner of Coors and La Orilla within the City of Albuquerque. The purpose of this plat is to memorialize the vacations approved on 9-26-07 as case #07DRB-70201.

Please schedule this project before the DRB at your earliest convenience.

Thank you,



Martin J. Garcia, PE
ABQ Engineering
25057

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

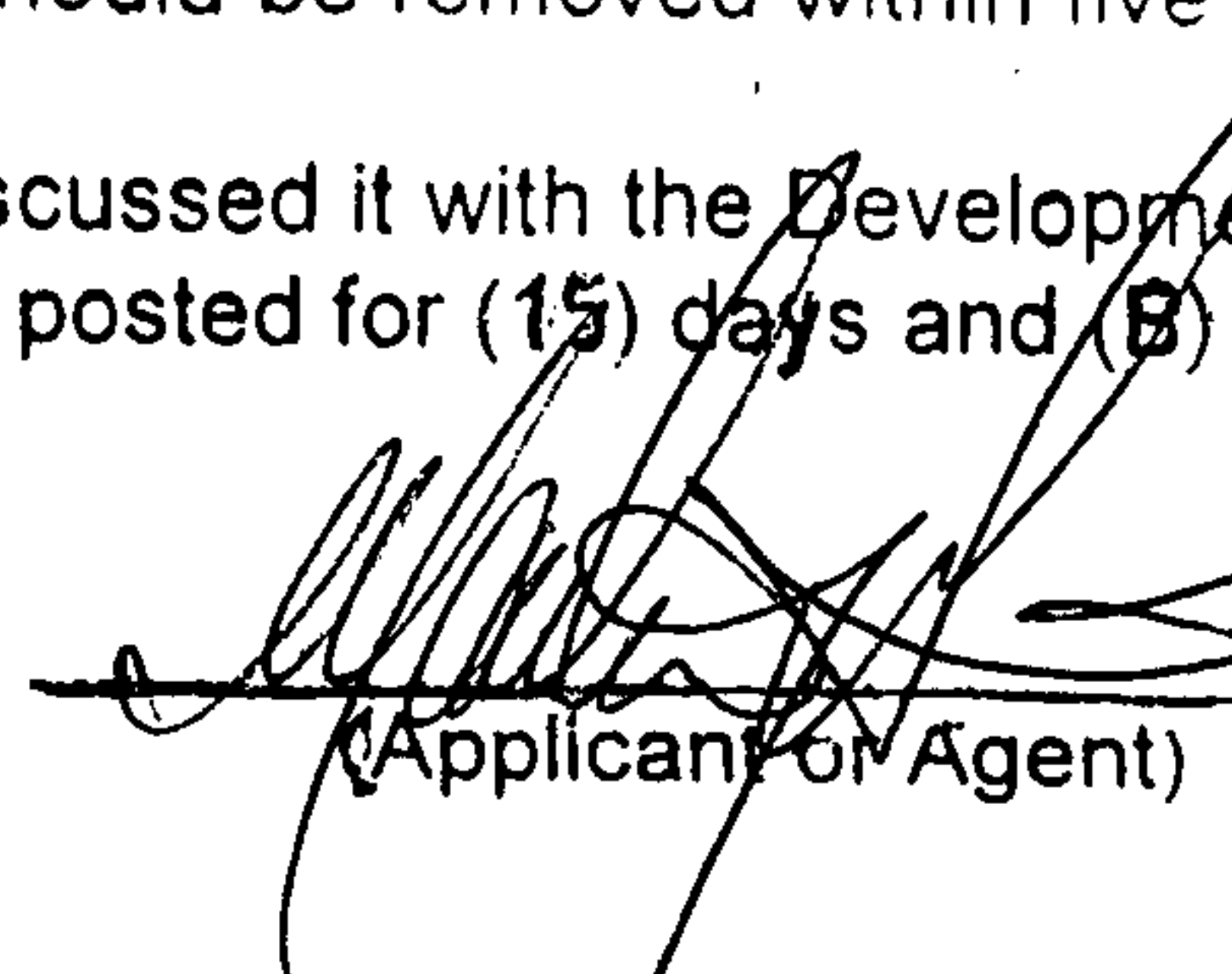
4. TIME

Signs must be posted from August 28, 2007 To September 12, 2007

5. REMOVAL

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

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



(Applicant or Agent)

8/17/07

(Date)

I issued 2 sign(s) for this application, 8-17-07, Andrew Faria
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002371

#4

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/26/2007 Issued By: PLNABG

Permit Number: 2007 070 201

Category Code 910

Application Number: 07DRB-70201, Vacation Of Public Easement

Address:

Location Description: COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW

1003597

Project Number: 1002371

Applicant

Sandia Area Federal Credit Union
Ron Nelson
6605 Uptown Blvd Ne Suite 340
Albuquerque, NM 87110
883-9882

Agent / Contact

Abq Engineering
Martin Garcia
6738 Academy Rd Ne Suite 130
Albuquerque, NM 87109

mjgarcia@abqeng.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	\$110.00
TOTAL:		\$110.00

City Of Albuquerque
Treasury Division

9/26/2007 8:56AM LOC: ANNX
 WS# 006 TRANS# 0005
 RECEIPT# 00082575-00082575
 PERMIT# 2007070201 TRSCCS
 Trans Amt \$110.00
 DRB Actions \$110.00
 CK \$110.00
 CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/17/2007 Issued By: PLNABG

Permit Number: 2007 070 201

Category Code 910

Application Number: 07DRB-70201, Vacation Of Public Right-Of-Way

Address:

Location Description: COORS BLVD NW BETWEEN LA ORILLA NW AND BRIAN MEADOWS PL NW

Project Number: 1002371

Applicant

Sandia Area Federal Credit Union
 Ron Nelson
 6605 Uptown Blvd Ne Suite 340
 Albuquerque, NM 87110
 883-9662

Agent / Contact

Abq Engineering
 Martin Garcia
 6739 Academy Rd Ne Suite130
 Albuquerque, NM 87109

mjgarcia@abqeng.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$135.00
TOTAL:		\$230.00

City Of Albuquerque
 Treasury Division

8/17/2007 2:57PM LOC: ANNA
 WSH 006 TRANC# 0030
 RECEIPT# 000-0989-00080989
 PERMIT# 200/070201 TRSCCS
 Trans. Amt \$230.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$135.00
 CK \$200.00
 CA \$40.00
 CHANGE \$10.00

Thank You

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN Supplemental form **P**

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

ZONING Supplemental form **Z**

Annexation & Zone Establishment
 Sector Plan
 Zone Change
 Text Amendment

APPEAL / PROTEST of... Supplemental form **A**

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

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

APPLICANT INFORMATION:

NAME: Ron Nelson - COORS 8-PACK / SAUDIA AREA FROM CREDIT UNION PHONE: 893-9662

ADDRESS: 6605 Uptown Blvd. NE Suite 340 FAX: _____

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: None

AGENT (if any): ABQ Engineering, Inc PHONE: 255-7807

ADDRESS: 6739 Academy Rd NE Suite 130 FAX: 255-7902

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: mjgarcia@ABQeng.com

DESCRIPTION OF REQUEST: VACATE EXISTING PUBLIC SANITARY SERVICE UNITS AND CROSS LOT DRAINAGE EASEMENTS.

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. Tracts 1-D-1-A & 1-E-1-A Block: 15 Unit: 1

Subdiv. / Addn. ALBAH HILLS SUBDIVISION

Current Zoning: SU-1 for C-2 Proposed zoning: SU-1 for C-2

Zone Atlas page(s): D-12 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 4.95 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 (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. 1012-063-429-026-403-08 / 1012-063-444-040-403-10 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors / La Orilla NORTHEAST CORNER

Between: La Orilla NW. and Brian Meadows Pl NW.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-100237

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

SIGNATURE: [Signature] DATE: 8/17/07

(Print) MARTIN J. GARCIA Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - - 70201</u>	<u>VPE</u>	<u>✓</u>	\$ <u>135.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ <u>75.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ <u>20.⁰⁰</u>
<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 <u>September 12, 2007</u>				Total \$ <u>230.⁰⁰</u>

[Signature] 8/17/07
Planner signature / date

Project # 1002371 3597

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 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)
 ___ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.




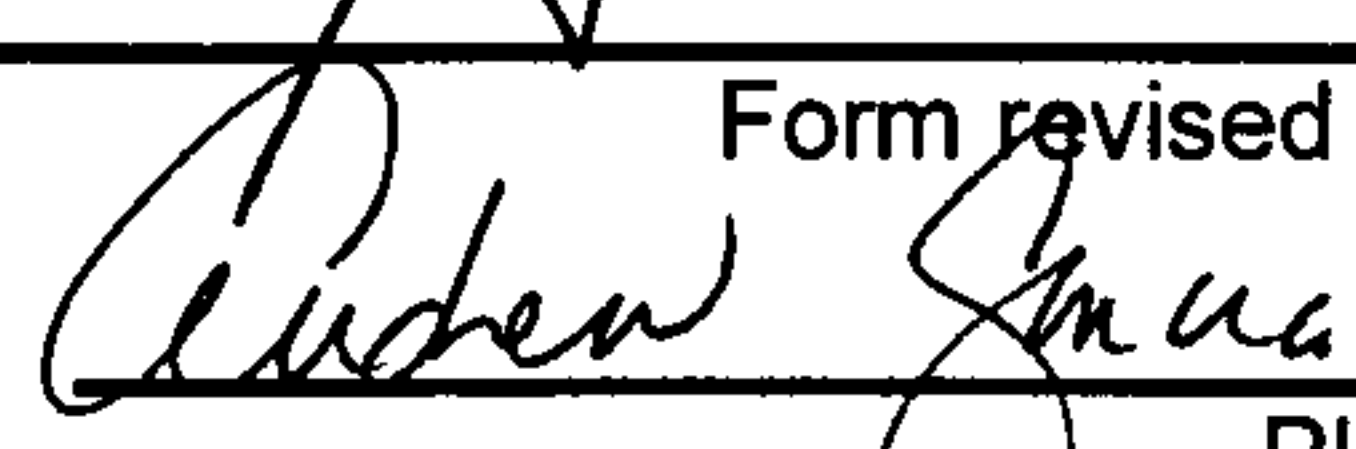
- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

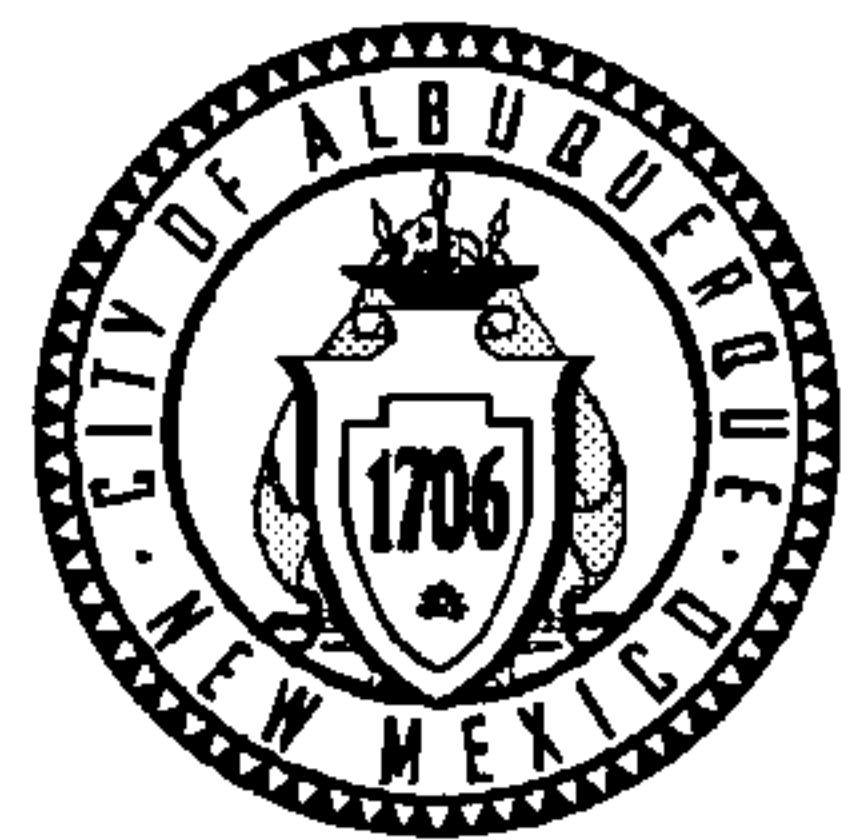
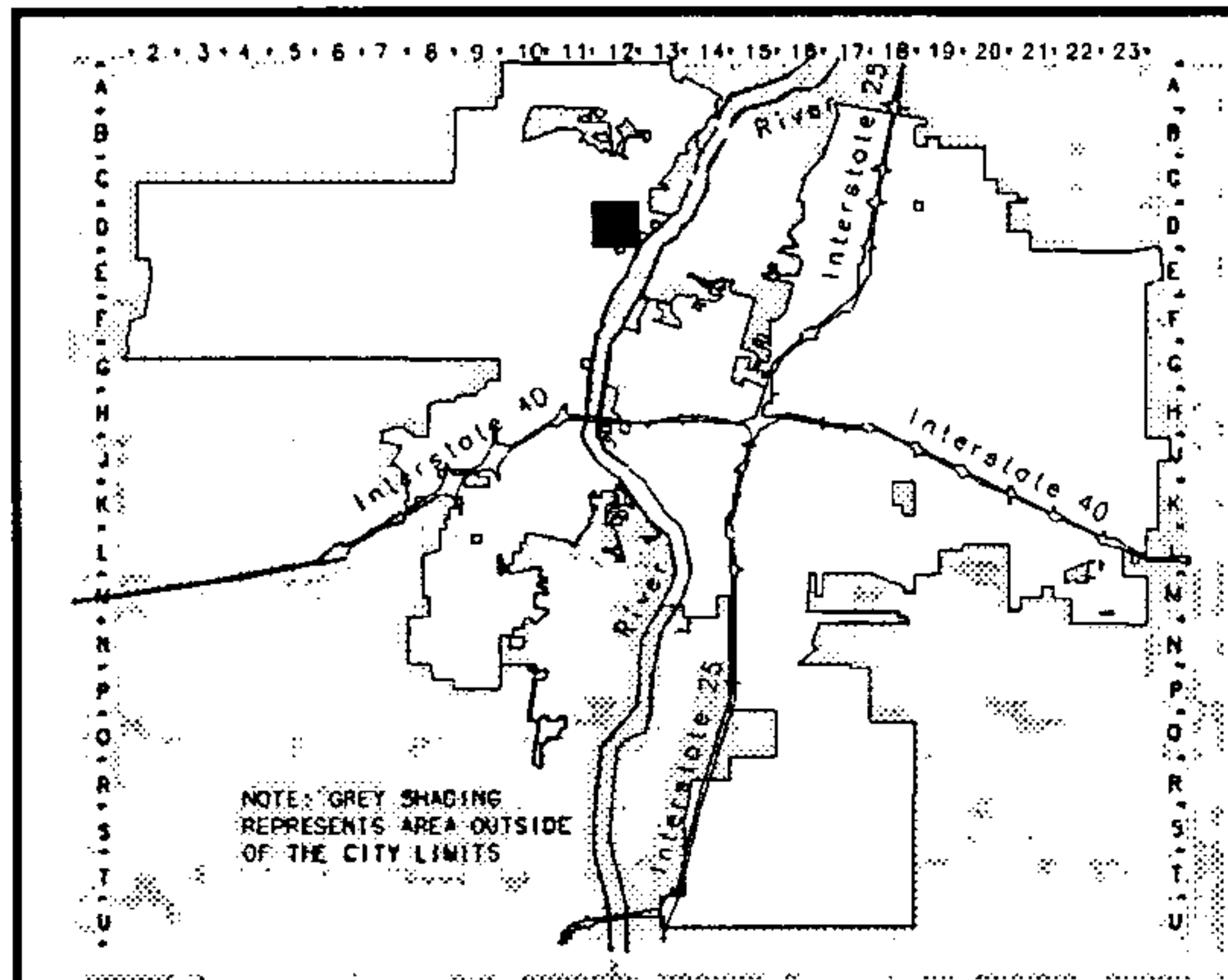
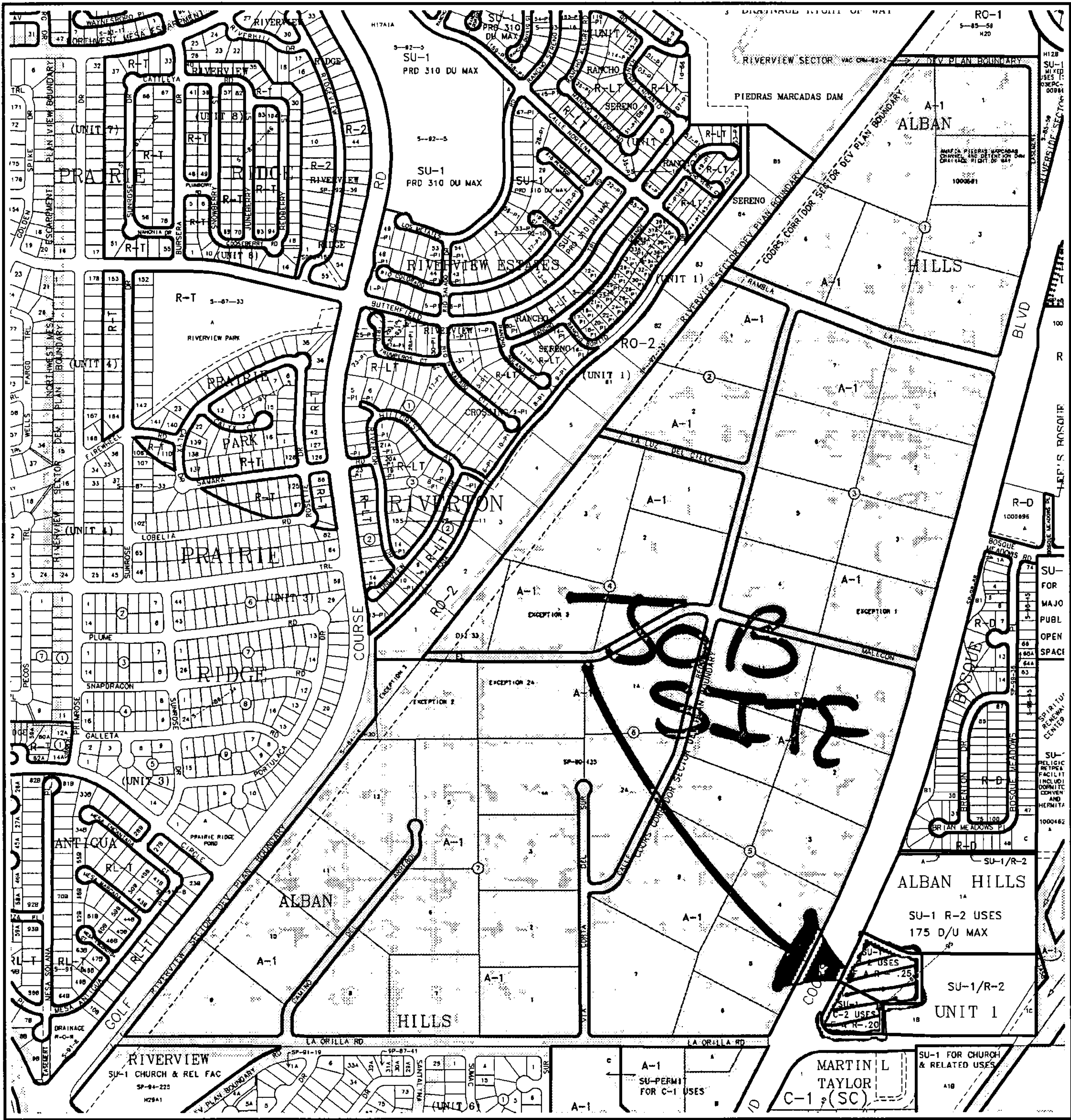
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers 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.

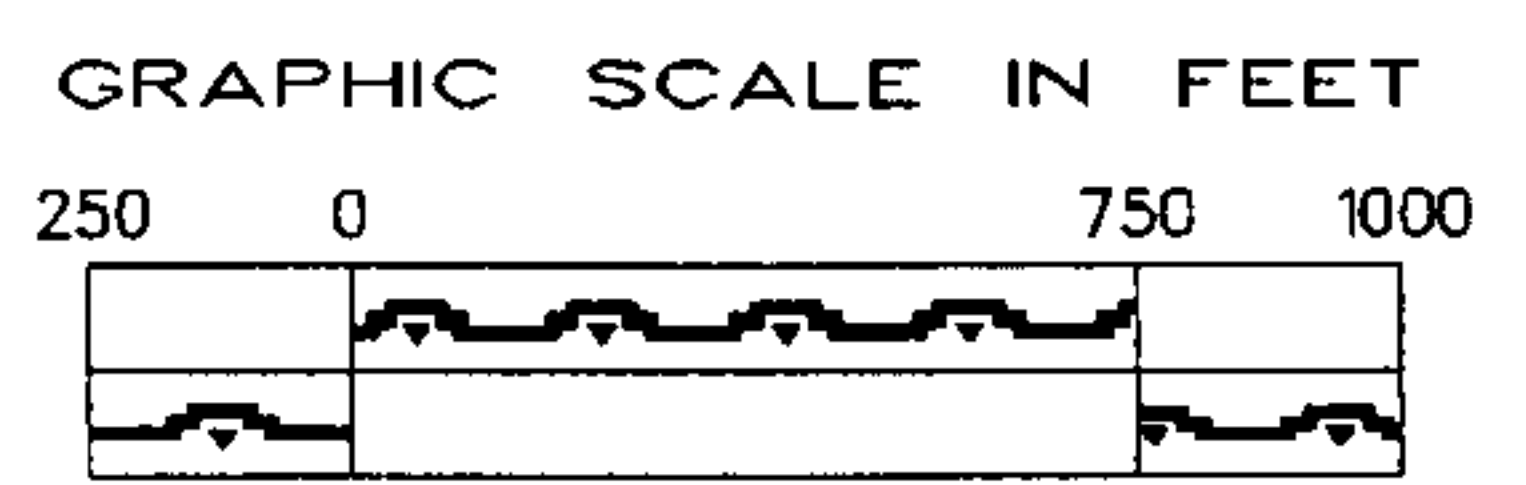
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


 Applicant name (print) _____

 Applicant signature / date _____

 Form revised 4/07

 Planner signature / date _____
 Project # 100 2371

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
07 DRB - _____ - 70201
 _____ - _____ - _____
 _____ - _____ - _____



A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
D-12-Z
 Map Amended through November 01, 2003

August 17, 2007

Ms. Sheran Matson,
DRB Chair
City of Albuquerque Development Services
600 Second Street NW
Albuquerque, NM 87102

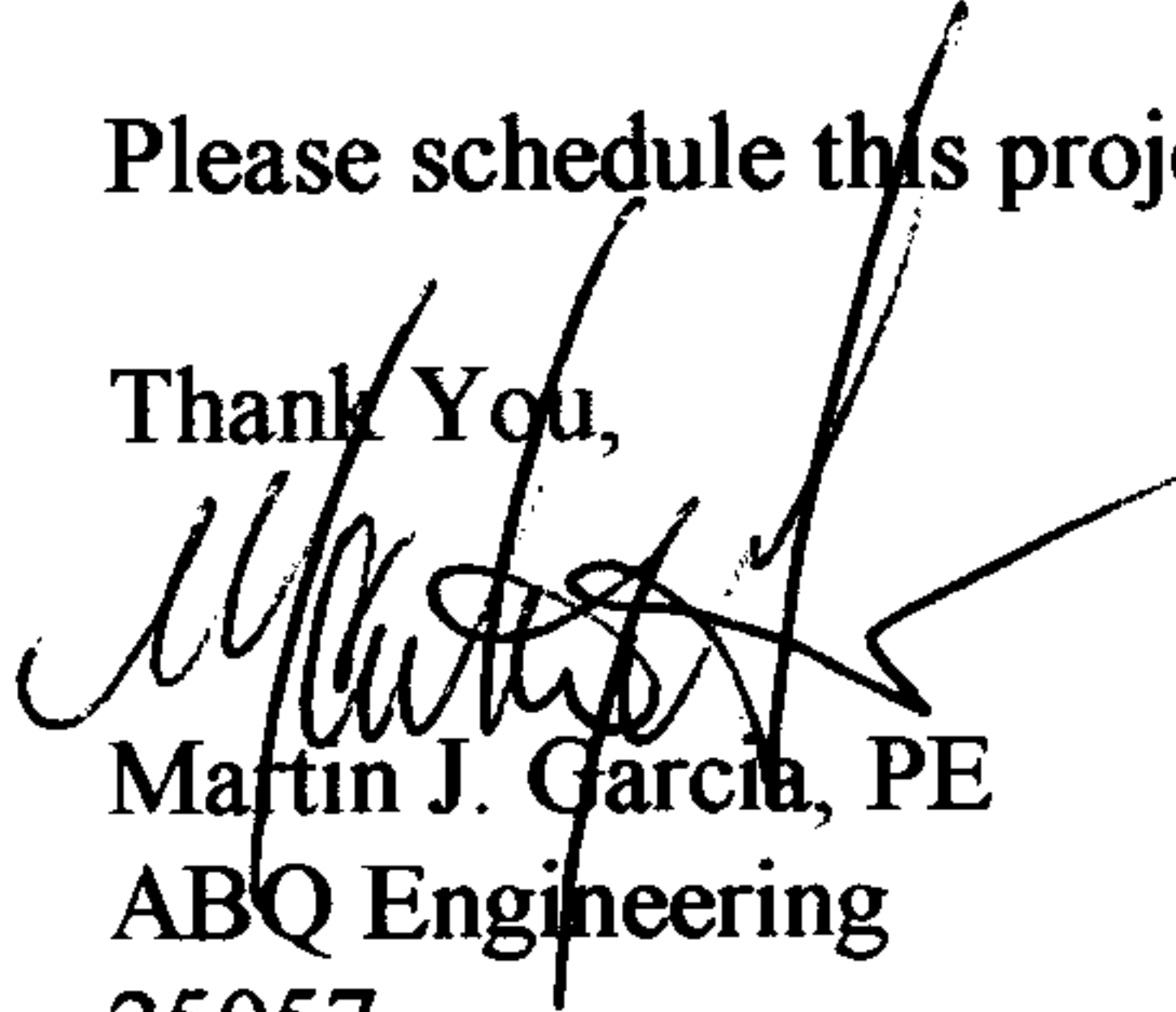
RE: Vacation Request for Alban Hills Subdivision

Dear Ms. Matson:

Submitted herewith is the vacation package for Lost 1-d-1 and 1e-1 Alban Hills subdivision located at the northeast corner of Coors and La Orilla within the City of Albuquerque. The purpose of the vacation request is to remove two existing public sewer easements that will not be utilized, and to clarify drainage easements and rights granted by previous plats, portions of those have previously been vacated.

Please schedule this project before the DRB at your earliest convenience.

Thank You,



Martin J. Garcia, PE
ABQ Engineering
25057

August 17, 2007

Neighborhood Representative

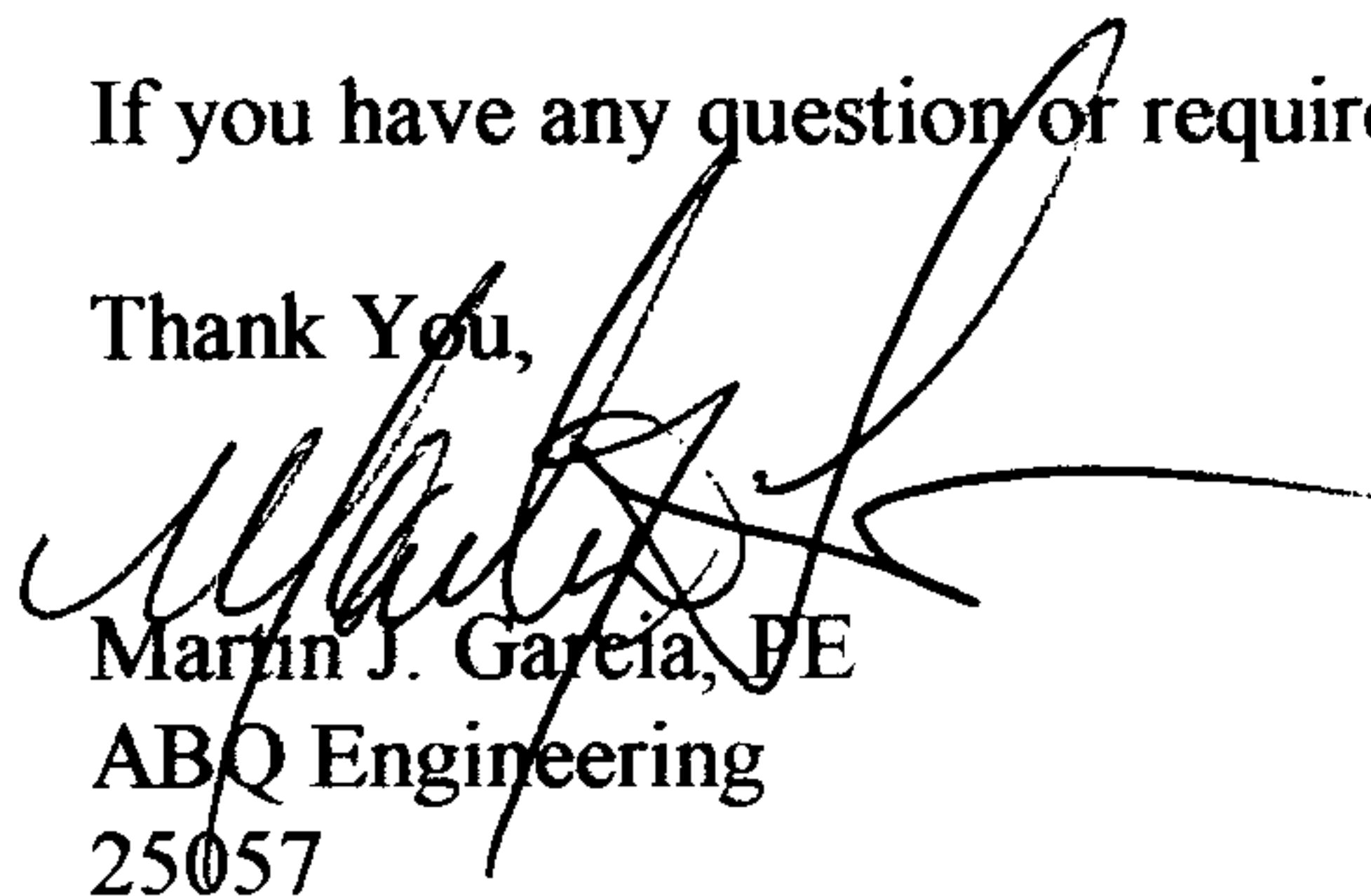
RE: Vacation Request for Lots 1-d-1 and 1-e-1 Alban Hills Subdivision

Dear Neighborhood Representative:

Enclosed herewith is a copy of the vacation request submitted to the City of Albuquerque for removal of two public sewer easements and reallocation of a cross lot drainage easement on lots 1-d-1 and 1-e-1 Alban Hills subdivision located at the northeast corner of the Coors and La Orilla.

If you have any question or require further materials please contact me at 255-7802.

Thank You,



Martin J. Garcia, PE
ABQ Engineering
25057

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

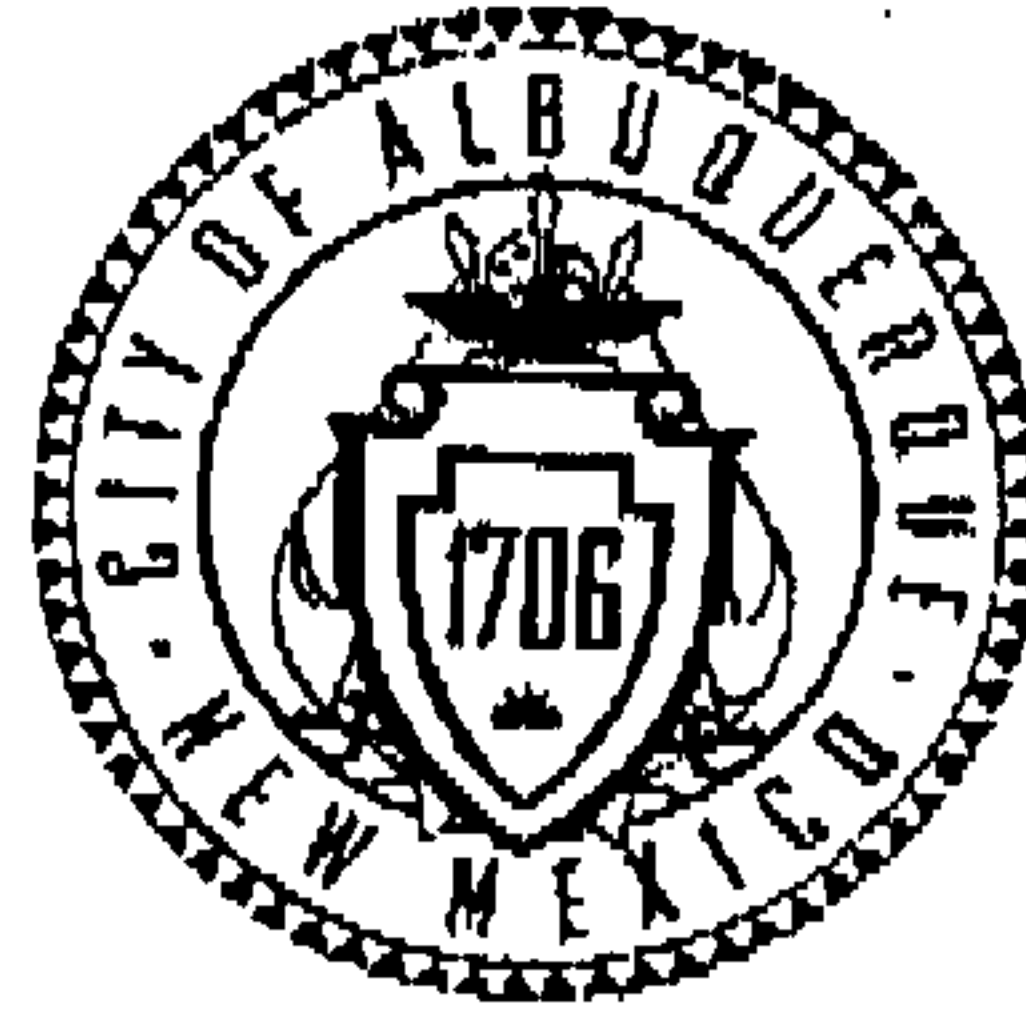
.....
(below this line for ONC use only)

Date of inquiry: 8/14/07

Time Entered: 10:15

ONC Rep. Initials: 

2



City of Albuquerque

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

Date: 14 August 2007

TO CONTACT NAME: MARTIN GARCIA
 COMPANY/AGENCY: ABA Engineering
 ADDRESS/ZIP: 6739 Academy N.E. suite 130 187109
 PHONE/FAX #: 255-7802 / 255-7902

Thank you for your inquiry of 14 Aug 07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1-D-1 and 1-E-1 Block 15 Alban Hills Unit 1 located on Northeast corner of Coors / LA ORVA zone map page(s) D-12-2.

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

Taylor Ranch N.A.
 Neighborhood Association

*Contacts: Delene Woffley Woffley
 ① 6804 Stag Horn Dr. N.W. / 87120
890-9414

② Bene Horvath
5515 Palomino Dr. NW / 87120
898-2114

Coors Trail, N.A.
 Neighborhood Association

*Contacts: Janet Laros N.W.
 ① 2924 River Willow trail / 87120
890-0657

② Jim Timmons
2715 Pueblo Grande, N.W. / 87120
890-8471

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

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

Sincerely,

Stephanie Waples
 OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Alban Hills

Neighborhood Association

Contacts: *Cindi Mapel*
6507 Calle Redonda
(250-3000)

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

COORS EIGHT PACK

6605 Uptown Blvd NE Suite 340
Albuquerque, NM 87110
(505) 883-9662 Fax (505) 884-0539

TO: City of Albuquerque

FROM: Ron Nelson, General Partner
Coors Eight Pack, Ltd.

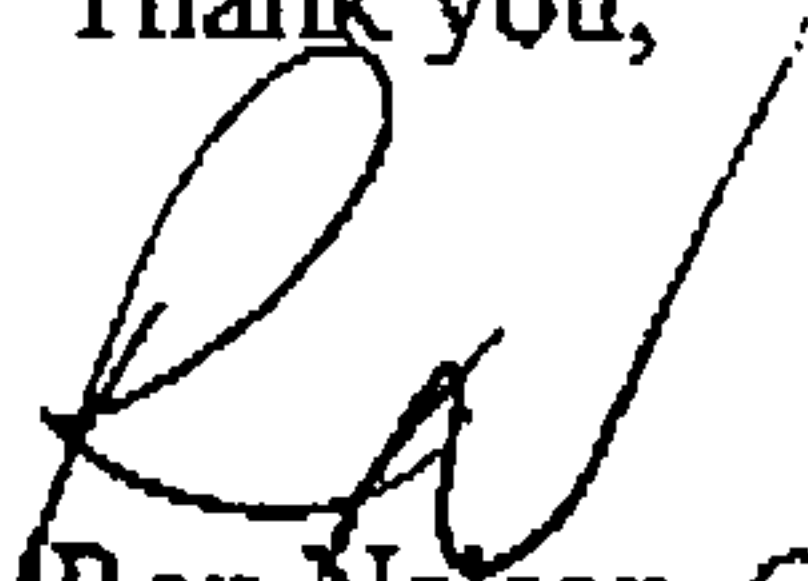
SUBJECT: Vacation Plat

DATE: August 17, 2007

Gentlemen,

Please let this letter serve as my authorization to have ABQ Engineering serve as my agent with regard to the above referenced Vacation Plat and attendant needs.

Thank you,



Ron Nelson, General Partner
Coors Eight Pack

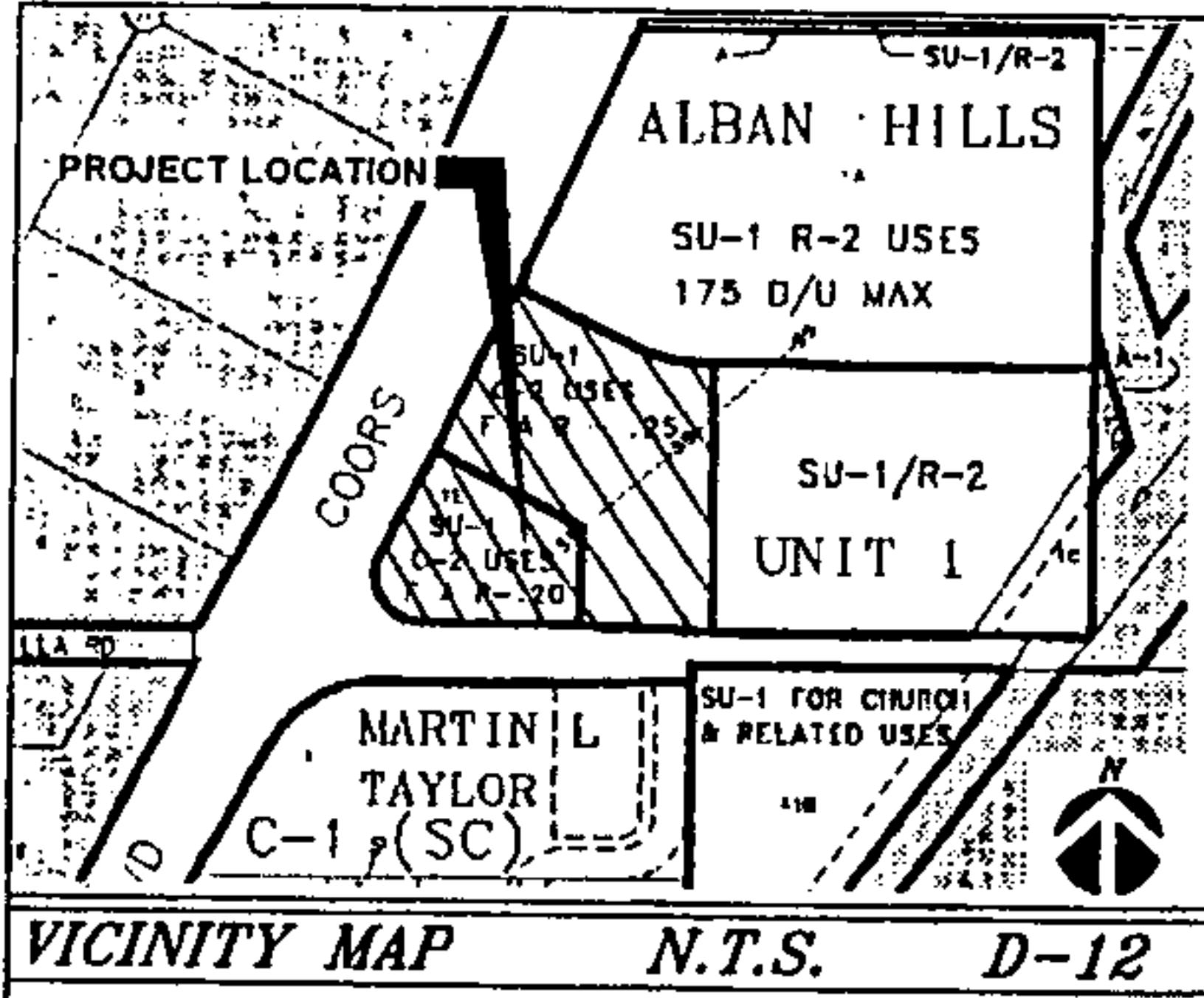
bs

<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to: Jolene Wolfley 6804 Stag Horn Dr N.W Albuquerque, NM 87120	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes		
2. Article Number (<i>Transfer from service label</i>)		
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to: Rene Horvath 5515 Palomino DR NW Albuquerque, NM 87120	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes		
2. Article Number (<i>Transfer from service label</i>)		
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540		

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	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to: Janet Laros 2924 River Willow Trail Albuquerque, NM 87120	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes		
2. Article Number (<i>Transfer from service label</i>)		
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	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
1. Article Addressed to: Jim Timmons 2715 Pueblo Grande, NW Albuquerque, NM 87120	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		
4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes		
2. Article Number (<i>Transfer from service label</i>)		



THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

PLAT OF
TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
ALBAN HILLS UNIT 1

FORMERLY TRACTS 1-D-1 & 1-E-1
BLOCK 15, ALBAN HILLS UNIT 1
T. 11 N., R. 2 E., SEC 24, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY :
NEW MEXICO
MAY-2006

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-063-428-026-403-08 (TRACT 1-E-1) 1012-063-444-040-403-10 (TRACT 1-D-1)

PROPERTY OWNER(S) OF RECORD: _____

COUNTY TREASURER _____ DATE _____

Legal Description

TRACTS 1-D-1 AND 1-E-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, UNIT 1, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN BOOK 2004C, FOLIO 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., WHENCE A TIE TO A NATIONAL GEODETIC SURVEY MONUMENT STAMPED "HUGHES" BEARS N 85°04'52" W, A DISTANCE OF 522.98 FEET; THENCE, S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 132.10 FEET, A DELTA OF 29°10'37", A CHORD OF S 75°14'20" E, A DISTANCE OF 130.88 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 89°49'26" E, A DISTANCE OF 19.57 FEET TO THE NORTHEAST CORNER OF TRACT 1-D-1 BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A FOUND REBAR WITH CAP STAMPED "PS 11993", ALSO BEING ALONG THE NORTH RIGHT OF WAY OF LA ORLLA ROAD N.W.; THENCE, N 87°08'46" W, A DISTANCE OF 208.83 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 6.02 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 8544"; THENCE, N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "LS 8544"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, AND LENGTH OF 173.89 FEET, A DELTA OF 117°12'46", A CHORD OF N 31°18'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY BEING A POINT ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., ALSO BEING A FOUND REBAR WITH CAP STAMPED "LS 8544"; THENCE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE BEING A FOUND T-RAIL (ILLEGIBLE); THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5829.85 FEET, AND LENGTH OF 117.26 FEET, A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.9540 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

*** Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWEST Telecommunications _____ Date _____

Comcast _____ Date _____

CITY APPROVALS:

for R. C. Vigil _____ August 7, 2007
City Surveyor _____ Date _____

Real Property Division (conditional) _____ Date _____

Environmental Health Department (conditional) _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Water Utilities Department _____ Date _____

Parks and Recreation Department _____ Date _____

AMA/FA _____ Date _____

City Engineer _____ Date _____

ORB Chairperson, Planning Department _____ Date _____

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R. Vigil _____ 06/27/07
DAVID R. VIGIL, N.M.P.S. 8911 _____ DATE

Disclosure Statement

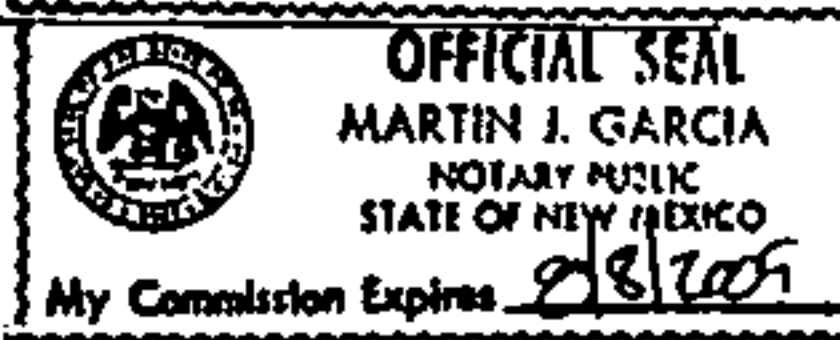
THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

THE PROPERTY HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE, SAID UTILITY WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SHOWN HEREON.

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
RON NELSON - GENERAL PARTNER
COORS EIGHT PACK
TRACT 1-D-1-A

ON THIS 11th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ron Nelson

[Signature] _____
NOTARY PUBLIC _____ DATE 7/10/07



MY COMMISSION EXPIRES: 08/12/09

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
SANDIA AREA FEDERAL CREDIT UNION
TRACT 1-E-1-A

ON THIS 9th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scott H. Connery

[Signature] _____
NOTARY PUBLIC _____ DATE 7/9/07



MY COMMISSION EXPIRES: November 30, 2009

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS NGS "HUGHES" ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON 03/17/2004 IN BOOK 2004C, PAGE 89 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 4.9540 AC
- D. NUMBER OF EXISTING TRACTS: 2
- E. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- F. TALOS LOG NUMBER: 2006222662
- G. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- H. ZONE CLASSIFICATION: CITY SU-1 FOR C-2
- I. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.8489 Fax: 505.452.0331
Mobile: 505.980.0485
SHEET 1 OF 2

PLAT OF
**TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
 ALBAN HILLS UNIT 1**

FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

Notes

1. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THIS PLAT
 V
2. EXISTING WATER METER EASEMENT WITHIN TRACT 1-D-1 TO BE VACATED BY THIS PLAT
 V
3. EXISTING WATER METER EASEMENT WITHIN TRACT 1-E-1 TO BE VACATED BY THIS PLAT.
 V
4. EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THE PLAT FILED 3/17/2004, IN BOOK 2004C, PAGE 89, IS VACATED BY THIS PLAT.
 V
5. EXISTING FLOATING DRAINAGE EASEMENTS PROVIDED TO TRACTS 1-D AND 1-E FOR SURFACE RUNOFF OVER AND ACROSS TRACT 1-B GRANTED BY THE PLAT FILED OCT 17, 1991 IN BOOK C38, PAGE 200 IS VACATED BY THIS PLAT
 V
6. TRACTS 1-D-1-A AND 1-E-1-A HAVE CERTAIN CROSS PARKING AND ACCESS RIGHTS PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS, AS RECORDED MARCH 4, 2005 IN BOOK A93, PAGE 890.
7. NEW 5.00' WIDE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
8. EXISTING PRIVATE ACCESS EASEMENT FILED JUNE 4, 2007 IN BOOK A138, PAGE 2747.

COORS BOULEVARD, N.W.
 (200' R.O.W.)

N.G.S. "HUGHES"
 X=371,688.59
 Y=1,614,316.32
 G-G 0.99967726
 Δc = 00°14'50"
 NAD 1927
 CENTRAL ZONE
 ELEV = 6049.93
 (INGVD 1929)

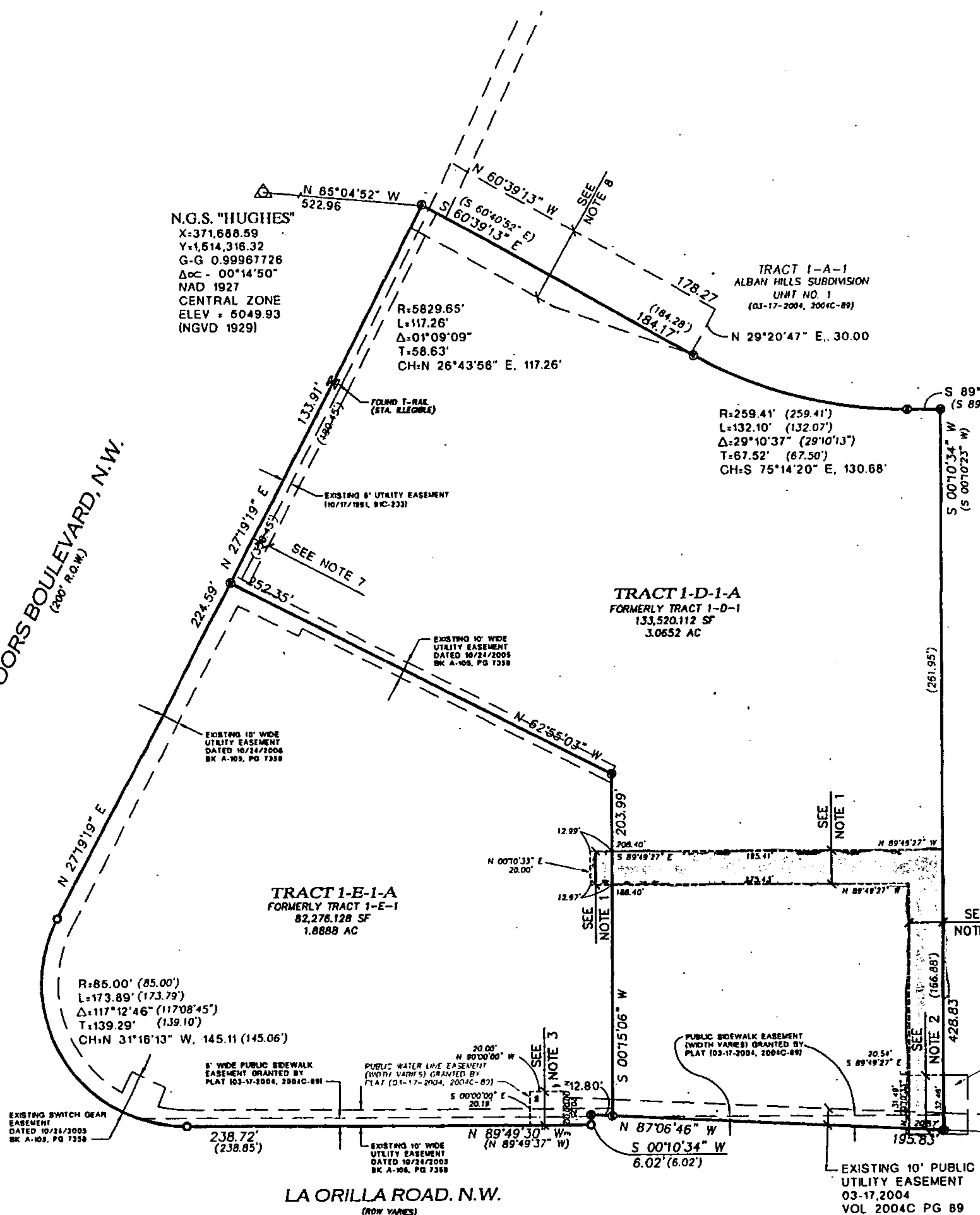
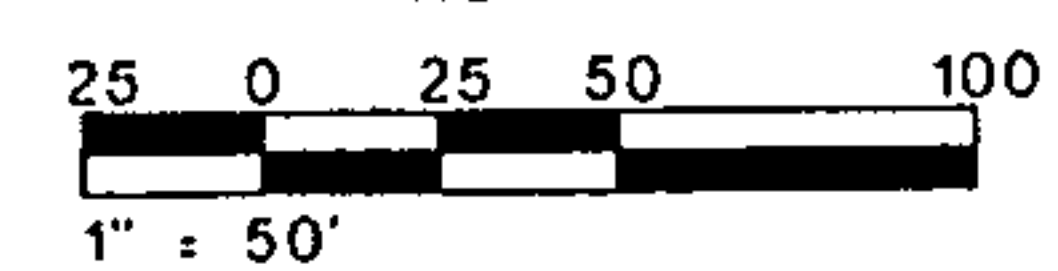


EXHIBIT B
 Date 9/26/07

- Legend
- FOUND REBAR WITH CAP STAMPED "LS 6544"
 - FOUND REBAR WITH CAP STAMPED "PS 11993"
 - PROPERTY BOUNDARY
 - - - EXISTING EASEMENT
 - - - - EXISTING EASEMENT TO BE VACATED



NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.6489 Fax: 505.482.0331
 Mobile: 505.980.0485



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form S

V

P

L

Supplemental form

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

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: COORS EIGHT PACK
ADDRESS: 6605 UPTOWN BLVD. NE SUITE 340
CITY: ALBUQUERQUE
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC.
ADDRESS: 7500 JEFFERSON NE
CITY: ALBUQUERQUE

STATE NM ZIP 87110

STATE NM ZIP 87109

PHONE: 883-9662

FAX: _____

E-MAIL: _____

PHONE: 823-1000

FAX: 798-7988

E-MAIL: _____

DESCRIPTION OF REQUEST: DRB APPROVAL FOR SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

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

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

Lot or Tract No. TRACTS 1B1, 1D, & 1E Block: 15 Unit: 1

Subdiv. / Addn. ALBAN HILLS

Current Zoning: SU-1 C-2 Proposed zoning: _____

Zone Atlas page(s): D12 No. of existing lots: 3 No. of proposed lots: 2

Total area of site (acres): 4.97 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 (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101206344404040310;101206342802640308; 101206349103040309 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA RD NW

Between: COORS BLVD. NW and _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): EPC# 1003597 04EPC-01217

Elvira Lopez EPC Case Planner

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

SIGNATURE Jeff Mulbery

(Print) JEFF MULBERY

DATE 11/29/04

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

INTERNAL ROUTING

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

Application case numbers

04DRB-01817

04DRB-01818

Hearing date 12-8-04

11-30-04 Planner signature / date

Action

SPS

CMF

SBP

S.F.

PC3

PC3

Fees

\$

\$ 20.00

\$

\$

\$

Total

\$ 20.00

Project #

100 3597

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

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

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

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

Jeff Mulberry
Applicant name (print)

[Signature] 11/29/04
Applicant signature / date



Form revised October 2004

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

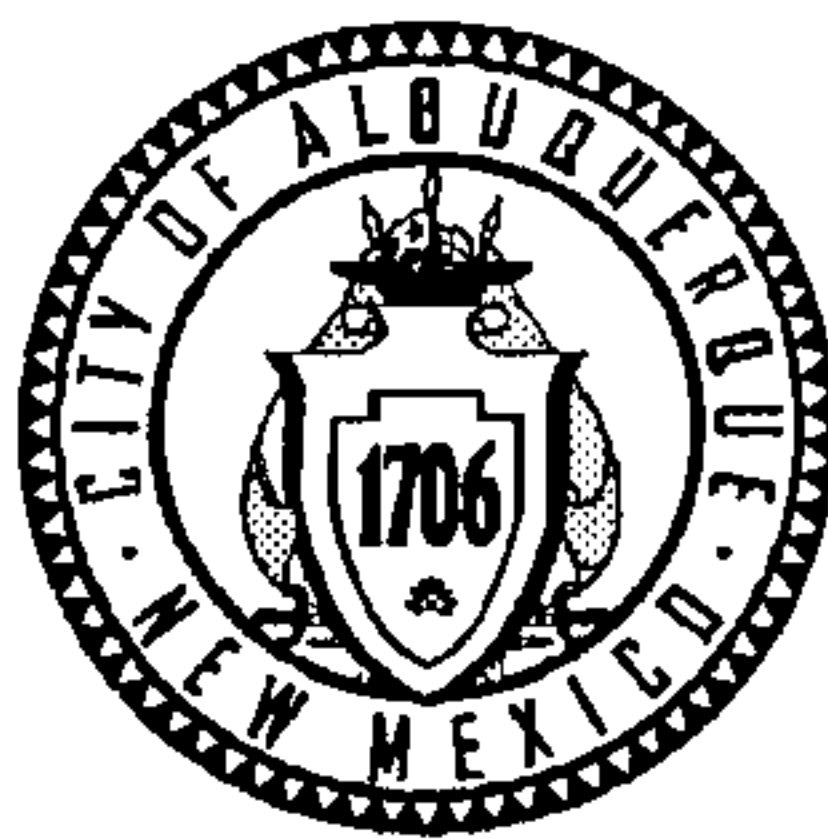
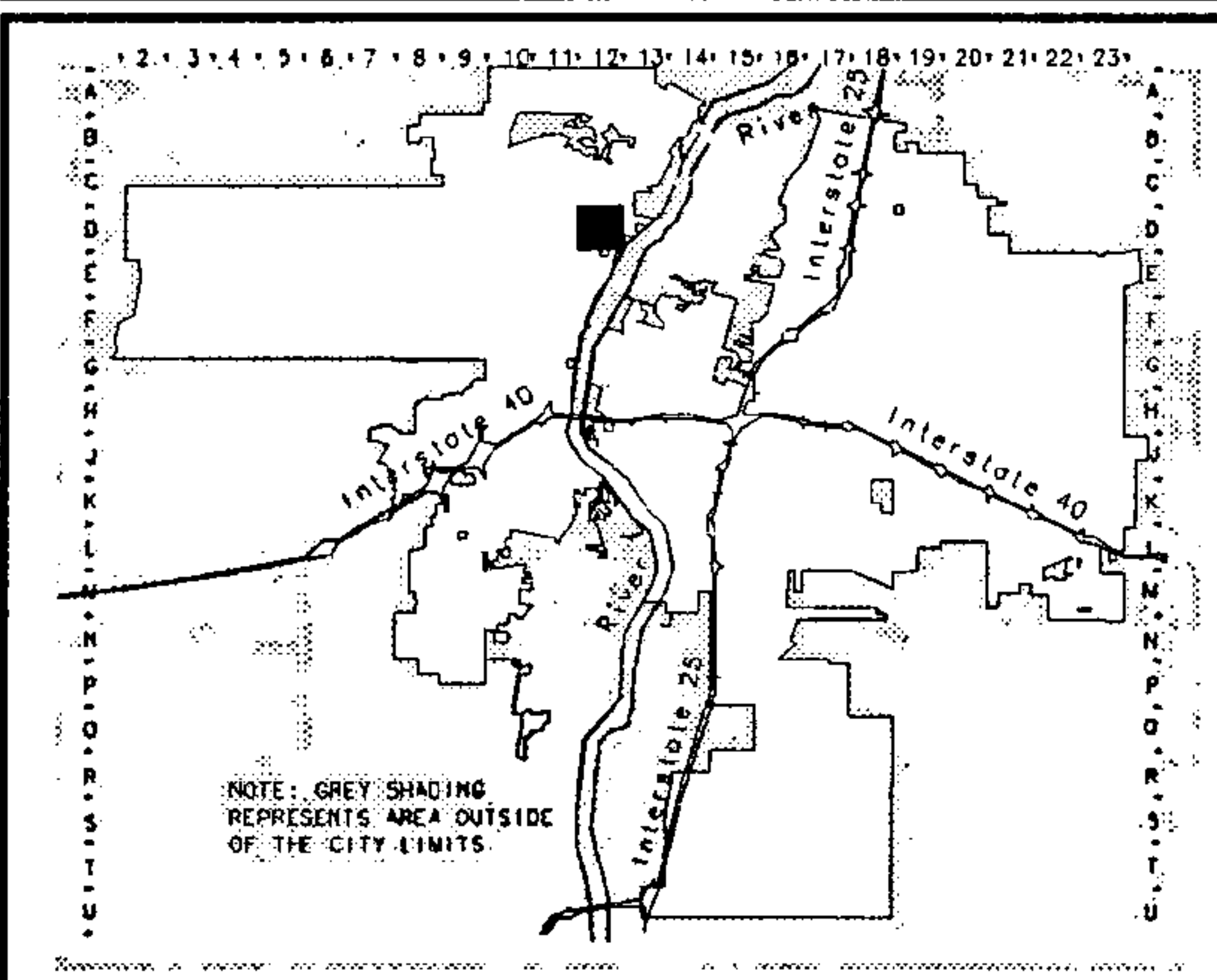
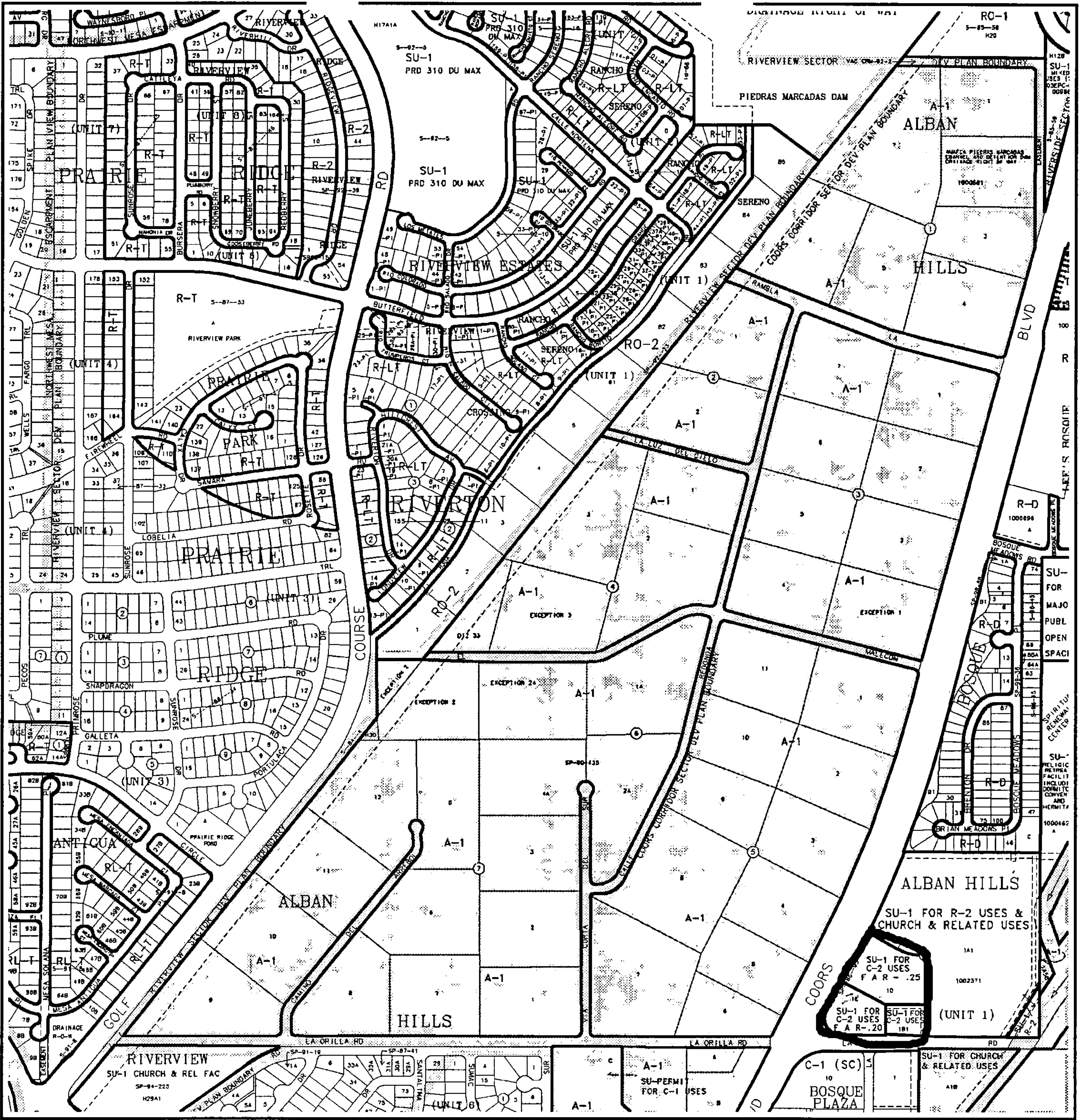
Application case numbers

04DRB- 01817

04DRB- 01818

[Signature] 11-30-04
Planner signature / date

Project # 1003597
1003597



A G I S
 Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET



Zone Atlas Page

D-12-Z

Map Amended through November 03, 2004

COORS EIGHT PACK
6605 Uptown Blvd NE Suite 340
Albuquerque, New Mexico 87110
(505) 883-9662

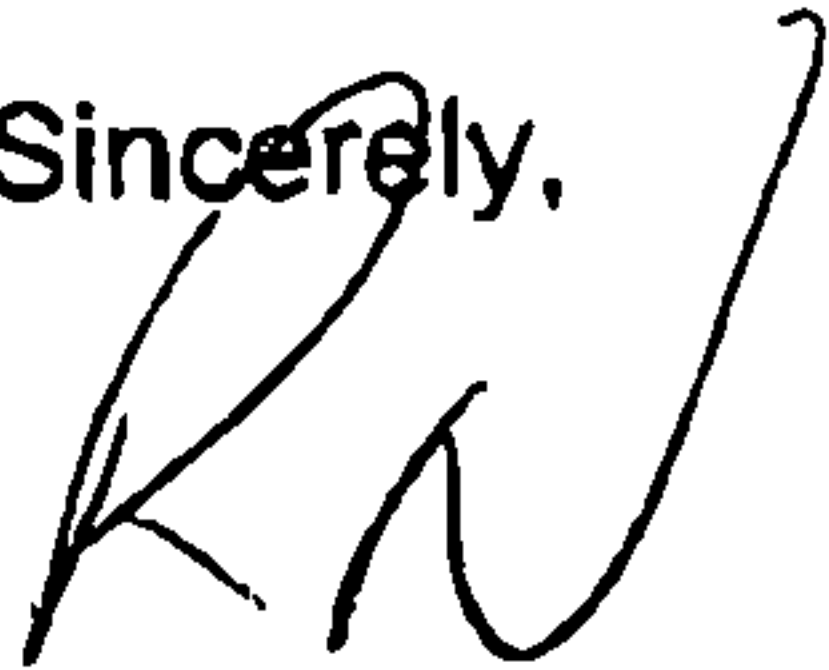
November 23, 2004

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

Dear Sirs,

Please let this serve as my authorization for Bohannon-Huston, Inc. to serve as our agent in our submittal to the Development Review Board.

Sincerely,



Ron Nelson, General Partner
Coors Eight Pack
6605 Uptown Blvd NE Suite 340
Albuquerque, New Mexico 87110
883-9662

File: Project #1003597

November 30, 2004

11
11
11
11

Ms. Sheran Matson –DRB Chairperson
City of Albuquerque Planning Department
Plaza Del Sol-2nd floor west
600 2nd Street NW.
Albuquerque, NM. 87103

**RE: Sandia Area Federal Credit Union, NE corner Coors/La Orilla
EPC case number 1003597**

Ms. Matson,

The following submittal to the Development Review Board is for a proposed 10,400 s.f. credit union building consisting of a 5000 s.f. credit union with an additional 5400 s.f. of lease space for a future commercial tenant. The building is located on a lot of 1.894 acres. This application includes a Site Development Plan for Subdivision, which will create the parcel. This development has been approved by the Environmental Planning Commission, with a list of conditions. We have addressed these comments on our site plan, and the following is a description of each of the modifications. The list refers to the conditions outlined on pages 5-8 of the Official Notice of Decision dated Sept. 16, 2004.

1. This letter satisfies this requirement.
2. The building area on the Site Data has been changed to 10,400 s.f., the correct floor area.
3. The banner wall previously shown on the north wall of the site plan has been removed. A stucco screen wall to mitigate visual access to the cars at the drive through lanes has been retained.
4. The parking count has been corrected. The correct number of parking spaces is 69. The number of spaces shown on the EPC plan was 71, but due to condition number 6, two spaces were deleted to allow for a pedestrian walkway.
5. The site plan indicates a 10' wide asphalt trail along the south property line at La Orilla.

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437
www.jlsarchitects.com

JLS

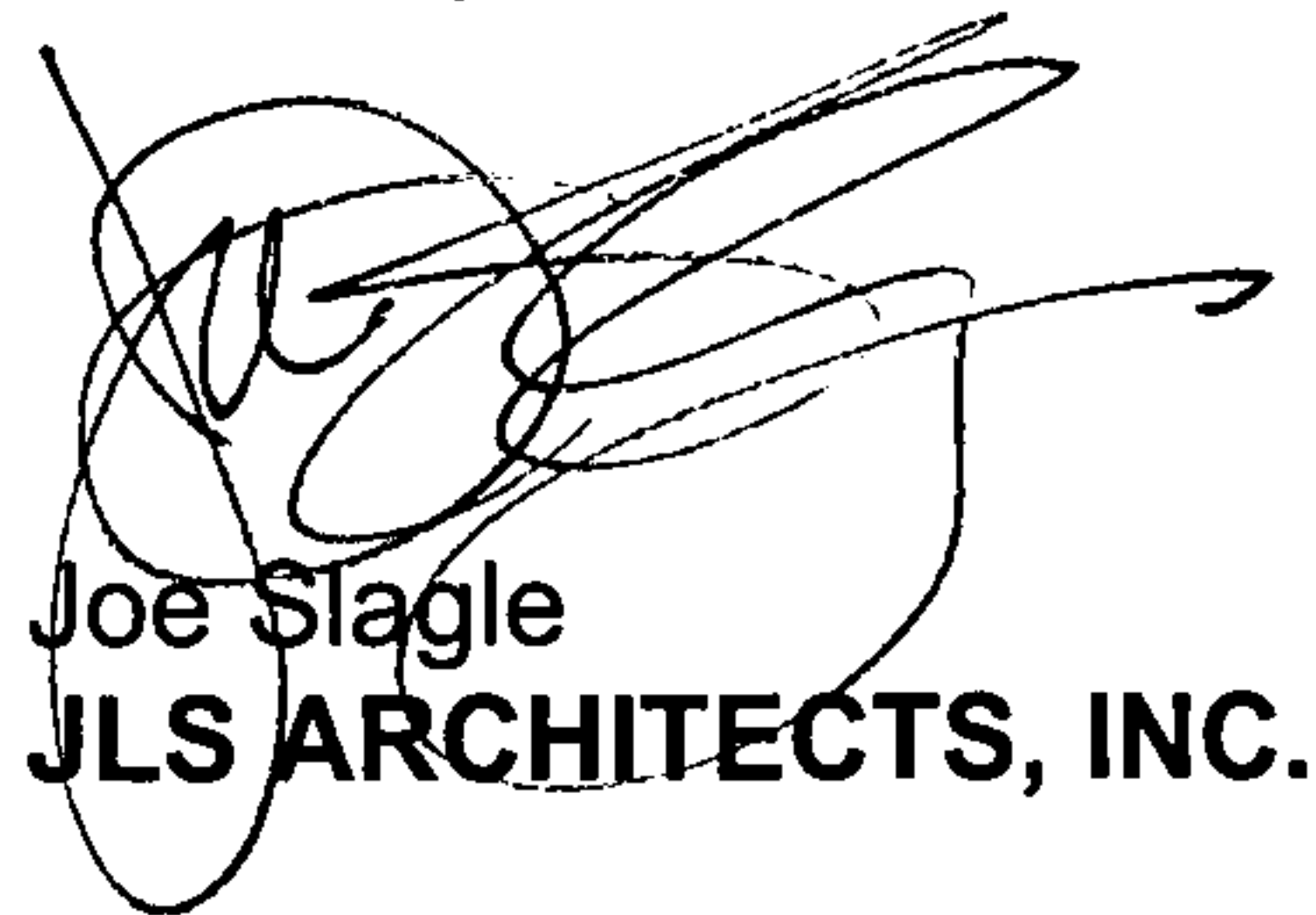
ARCHITECTS

6. Pedestrian access ways are shown from Coors into the site and from La Orilla into the site. The walkways will be constructed of 6' wide concrete walks, which will be flush with the asphalt as they cross drive aisles.
7. The site plan indicates a 32" high stucco screen wall along the parking areas along the south property line adjacent to La Orilla.
8. The landscape plan has been modified to show additional landscape at the southwest portion of the property. This is in compliance with section 14-16-3-10(G)(3) of the zoning code.
9.
 - a. The data for "total bed provided" has been corrected on the Landscape Plan.
 - b. The proposed trees have been modified to have a 2" caliper minimum, or at least 10'-12' tall. This includes the Desert Willow and the Ornamental Pear trees.
 - c. The proposed utility lines are now shown on the landscape plan. Currently, none exist.
 - d. The dimensions showing the 6' minimum landscape buffer at the side and rear yards are now shown on the Landscape Plan.
10. The landscape plan shows street trees along Coors Blvd in compliance with the requirements of 6-6-2-1 et. Seq., (14-16-3—10(G)(2).
11. The seating required to satisfy this requirement is provided in the plaza at the three tree wells. This is open to the south façade, and benches will be provided at the tree wells, beneath the shade of the trees. The benches around the tree wells provide approximately 30 lineal feet of seating, which will allow approximately 15 seats each. Three such benches allow for 45 seats.
12. The square footage of the plaza and the north patio are indicated on the site plan.
13. The freestanding sign at the Southwest corner of the property has been modified to a height of 9' at the highest point, and a total sign area of 75 s.f max. (Detail 14-C1)
14. This requirement is being addressed by Bohannan Huston.
15. This requirement is being addressed by Bohannan Huston.

16. A fire flow statement is included with this submittal, and the proposed fire hydrant is shown at the Southeast corner of the property. The site plan has been reviewed and approved by the Fire Marshal's office.
17. The offsite work pertaining to this development within the right of way is indicated on the site plan. Conditions a thru m have all been addressed by Bohannan Huston.
18. The drive aisle from the ATM, which will exit onto the adjacent development, upon completion of the development, has been modified on the site plan to show a temporary curb at that location. This will be eventually removed and replaced with a driveway.

I believe that all of the conditions for approval have been addressed. Should you have any questions regarding this submittal, or if you need further information, please do not hesitate to call me. Thank you for your consideration in this matter.

Sincerely,



Joe Slagle
JLS ARCHITECTS, INC.

CC: File
COA-DRB

November 30, 2004

Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Site Plan for Subdivision and Site Plan for Building Permit – NEC Coors and La Orilla
EPC Case # 1003597

Dear Sheran:

Enclosed for DRB review and approval of Site Development Plan for Subdivision and Site Development plan for Building Permit for the above referenced project, located at the Northeast corner Coors and La Orilla, are copies of the following information:

- Completed Application to the Development Review Board
- Six (6) copies of the Site Plan for Subdivision and Site Plan for Building Permit
- Zone Atlas showing location of subject property
- Letter of Authorization from Property Owner
- Infrastructure List
- Completed Site Plan for Building Permit Checklist
- Fee in the amount of \$20.

This submittal is in reference to 'Site Development Plan for Subdivision' and 'Site Plan for Building Permit' for the NEC of Coors and La Orilla project. There were changes made Per the EPC Conditional Approval Document dated September 17, 2004.

The Conditions for Site Plan for Subdivision approval have been addressed as described below (the numbering below matches the condition numbers provided in the official notice of decision):

1. This letter satisfies this requirement
2. A 10' wide asphalt trail has been provided along the north side of La Orilla (Trail Connector T 159)
3. a-d) Permanent improvements to the transportation facilities and implementation of Traffic mitigation measures per the Traffic Impact Study have been provided. e) A raised median in La Orilla has been provided. f) A cross access agreement between tracts is existing and is shown on the concurrent Replat. h-m) A bike Lane along Coors has been added. A fourth northbound lane on Coors has been provided. Trail connector T 159 has been provided (See condition 2)
4. Approval of Driveway Access shall be granted by the City of Albuquerque.

Sheran Matson, DRB Chair
City of Albuquerque
November 30, 2004
Page 2

Documentation from JLS Architecture, Inc. has been provided outlining modifications made to meet the conditions of the 'Site Plan for Building Permit' portion of this submittal. Conditions 14 and 15 have been addressed as follows:

1. Per condition 14, references to NMUI, as owner of water and sewer lines, has been removed. A water and sewer availability statement has been provided.
2. Per condition 15, SWMD ordinances and requirements have been addressed, and SWMD sign-off has been provided.

The changes described above have been shown on the conceptual Grading and Drainage, Utility Plan, Site Plan for Subdivision, Site plan for Building Permit, the conceptual landscape plan, and the building elevation drawings. With this submittal we are requesting DRB approval of the Site Plan for Subdivision, the Site Plan for Building Permit, and the Infrastructure list. If you have any questions or require further information, please contact me.

Sincerely,



Jeff Mulbery, P.E.
Project Manager
Community Development and Planning

JM/cc
Enclosures

Cc: Bruce Stidworthy, BHI (w/encl.)

Post-It Fax Note	7671	Date	9-30	# of pages	9
To	Claire Senova	From	Steph		
Co./Dept.		Co.			
Phone #		Phone #	798-79115		
Fax #	924-3864	Fax #			

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

Date: September 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003597 *
 04EPC-01217 EPC Site Development Plan-
 Subdivision
 04EPC-01218 EPC Site Development Plan-
 Building Permit

Coors 8 Pak, a New Mexico General Partnership
 6605 Uptown NE, Suite 340
 Albuquerque, NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 1-B-1, and 1-E, Alban Hills Subdivision, zoned SU-1/C-2 Uses, located on COORS NW, between the northeast corner of COORS Blvd. NW and LA ORILLA Rd. NW, containing approximately 5 acres. (D-12) (Elvira Lopez, Staff Planner)

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003597/ 04EPC 01217, a request for approval of a site development plan for subdivision, for Tract 1B1, 1D, and 1E, Alban Hills, zoned SU-1 for C-2Uses based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for existing Tracts 1B1, 1D, and 1E, Alban Hills, an approximately 4.97 acre site, located on the northeast corner of Coors Blvd. NW and La Orilla Rd. NW. The applicant proposes Tract 1E (1.89 acres) and Tract 1D (3.08 AC). The subject site, zoned SU-1/C-2 (FAR .2), is currently undeveloped.
2. This request is accompanied by a request for approval of a site development plan for building permit for proposed Tract 1E (1.89 AC) to facilitate the development of a bank and office building.

OFFICIAL NOTICE OF DECISION
SEPTEMBER 16, 2004
PROJECT #1003597
PAGE 2 OF 9

3. With some modifications to the submittal, this request furthers policies d, e, and g for Developing Urban Areas of the *Comprehensive Plan*. The location, intensity, and design of the proposed development could respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Developing Urban, Policy d). This request promotes new growth on vacant land that is contiguous to existing and programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Developing Urban, Policy e). With some modifications to the site plan, this request could include trail corridors in the development where appropriate as per comments from Transportation and Parks (Developing Urban, Policy g).
4. This request furthers Transportation Policy a of the *Comprehensive Plan* by maximizing pedestrian connections from the subject site to the nearby bus transit stops. The site plan also indicates a pedestrian connection from La Orilla to the building (Comprehensive Plan, Transportation Policy a).
5. This request furthers Policies 3.12 for the Taylor Ranch Community of the West Side Strategic Plan. The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services (WSS, Policy 3.12).
6. With some modifications, this request furthers Walks and Trails Policy 8 (p.40) of the Coors Corridor Plan. The site plan can indicate a 10' wide asphalt trail along La Orilla required by the City of Albuquerque Trails & Bikeways Facilities Plan.
7. The proposed site plan indicates that design requirements for the proposed Tract 1D shall be complimentary to the approved site development plan for building permit for Tract 1E.
8. There are two recognized neighborhood associations affected by this request, Taylor Ranch and Coors Trail Neighborhood Associations. Alban Hills is an unrecognized neighborhood association affected by this request. A facilitated meeting was held on Monday August 30, 2004. There is general support for the subject request.

CONDITIONS:

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

2. A 10' wide asphalt trail, in-lieu of sidewalk, is required along La Orilla Road per Transportation and Parks comments, and shall be indicated on the plan. This trail is shown on the City of Albuquerque Trails and Bikeways Facilities Plan.
 3. The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Traffic Impact Study is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, improvements to La Orilla Road as recommended in the TIS.
 - e. The exit only drive as shown on the site plan will need to be modified and a raised median provided for this restriction (see Traffic Engineer).
 - f. Provide cross access agreement between tracts.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. A concurrent platting action is required at DRB.
 - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
 - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
 - k. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
 - l. Provide additional right-of-way as necessary, and construct the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
 - m. Construction of the La Orilla Trail connector (T 159), between Coors and the Corrales Riverside Drain, as shown in the City of Albuquerque Trails & Bikeways Facilities Plan.
 4. The applicant shall obtain approval of a driveway access at the northwest corner of the proposed Tract 1D from the Department of Transportation or other appropriate group.
-

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On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003597/04EPC 01218, approval of a site development plan for building permit, for proposed Tract 1 E, zoned SU-1/C-2, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for proposed Tract 1E, Alban Hills, an approximately 1.89 acre site, located on the northeast corner of Coors Blvd. NW and La Orilla Rd. NW. The site is currently zoned SU-1/C2 (FAR .20) and the applicant proposes to develop a 10,400 SF bank and office building.
2. This request is accompanied by a request for approval of a site development plan for subdivision for existing Tracts 1B1, 1D, and 1E, Alban Hills in which the applicant proposes to slightly increase the size of Tract 1E and to dissolve Tracts 1D and 1E into one tract (proposed Tract 1D).
3. With some modifications to the submittal, this request furthers policies d, e, g, and l for Developing Urban Areas of the *Comprehensive Plan*. The location, intensity, and design of the proposed development could respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern (Developing Urban, Policy d). This request promotes new growth on vacant land that is contiguous to existing and programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Developing Urban, Policy e). With some modifications to the site plan, this request could include trail corridors in the development where appropriate as per comments from Transportation and Parks (Developing Urban, Policy g). The proposed building exemplifies quality and innovation in design that is appropriate to the plan area (Developing Urban, Policy l).
4. With some modifications to the site plan pertaining to pedestrian connections, this request could further Transportation Policy a of the *Comprehensive Plan* by maximizing pedestrian connections from the subject site to the nearby bus transit stops, and by providing a pedestrian connection from La Orilla to the building (Comprehensive Plan, Transportation Policy a). Provision of pedestrian connections from Coors Blvd. and La Orilla Rd. is also consistent with the site development plan for subdivision submitted concurrently with this request.
5. This request furthers Policies 3.12 and 3.15 for the Taylor Ranch Community of the West Side Strategic Plan. The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services (WSS, Policy 3.12). The highest building element is approximately 30 feet, but the site sits 6-8 feet below street grade ensuring that the proposed building will not degrade views to and from the Escarpment; the majority of the building is 24 feet high (Policy 3.15).

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6. With some modifications, this request furthers Walks and Trails Policy 8 (p.40) and Access Policy 7 (p.96) of the Coors Corridor Plan. The applicant could provide separate pedestrian walkways from Coors and La Orilla to the building entrance; pedestrian access to the building should not utilize driveways as walkways. The applicant could also provide a 10' wide asphalt trail along La Orilla as per Transportation and Parks comments.
7. With some modifications to the landscaping plan, more particularly the provision of additional live plant material in the 9,288 SF planting bed located on the southwest corner of the site, this request furthers Policy 4, Design Regulation B.2 (p.93) of the Coors Corridor plan which requires that live plant materials be used extensively in all landscaped areas and discourages the use of gravel, colored rock, bark and similar materials as groundcover.
8. With some modifications to the signage, the submittal could further Signage Design Regulation Policy 1 (CCP, p. 113; R-03-270, Enactment 101-2003) of the Coors Corridor Plan which prohibits free-standing signs from exceeding 75 square feet in sign area and from exceeding 9 feet in height above grade. Signage restrictions should also conform to on-premise signage restrictions for C-2 zoning (Section 14-16-2-17 (A) (9)).
9. There are two recognized neighborhood associations affected by this request, Taylor Ranch and Coors Trail Neighborhood Associations. Alban Hills is an unrecognized neighborhood association affected by this request. A facilitated meeting was held on Monday August 30, 2004. There is general support for the subject request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The building area (10,580) in the Site Data Table shall correspond with the proposed building square footage of 10,400 shown on the plan (sheet A002). This error shall be corrected on sheet A002.
3. The proposed 60' long banner wall along the northern lot line is not allowed per Coors Corridor plan (CCSDP, Signage Design Regulation, Page 113). This banner wall shall be removed from the site plan prior to DRB approval.

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4. The error in the Parking Requirements Table indicating 61 spaces provided rather than the proposed 71 spaces shall be corrected on sheet A002.
5. A 10' wide asphalt trail in-lieu of sidewalk, required along La Orilla Road per Transportation and Parks comments, shall be indicated on the plan. This trail is shown on the City of Albuquerque Trails and Bikeways Facilities Plan.
6. The site plan should provide clear pedestrian walkways to the bank building from Coors Blvd. as indicated in the *Comprehensive Plan* (Transportation and Transit Policy a, Table 11, page II-82 and II-83), *Coors Corridor Plan* (CCP, Access Policy 7, p.96), *Zoning Code* (Section 14-16-3-1 (G) (1)), and the submitted site development plan for subdivision (Project 1003597/04EPC 01217). A pedestrian walkway should also connect the public sidewalk along La Orilla to the main entrance of the building (Zoning Code, Section 14-16-3-1 (G) (1)). Pedestrian walkways within a site shall be a minimum of 6 ft. in width, unobstructed, and clearly demarcated by the use of techniques such as special paving, grade separation, or pavement marking of a permanent nature. Pedestrian walkways shall also be lined with adjacent shade trees spaced approximately 25-feet on center and placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet. Walkways shall at least conform to the design standards specified in Section 14-16-3-1 (G) (1).
7. Per Section 14-16-3-1 (E) (4), Off street Parking Requirements, the more than 100'-long parking area abutting La Orilla Road, a public street, should be screened in the form of walls, earth berms, or evergreen landscaping, or a combination thereof. Screening shall be a minimum of 30 inches in height, but shall not exceed 36 inches in height.
8. The provided off-site landscaping bed (9288 SF) adjacent to Coors Blvd. shall meet 14-16-3-10 (G) (3), which requires that all landscape areas greater than 36 SF be covered with living vegetative materials over at least 75% of the required landscape area; the landscaping to meet this requirement can be of a low height so as to not block the clear sight triangle. Policy 4 of the Coors Corridor Plan (CCP, Policy 4, Design Regulation B.2, p. 93) also requires extensive live plant material in planting beds.
9. The following minor revisions shall be made to the landscaping plan: a) Data for "Total Bed Provided" should be corrected to reflect what is actually provided; off site landscaping cannot be counted towards meeting the onsite landscaping calculations. b) All proposed trees shall have a 2" caliper or be at least 10-12 ft. tall, including the proposed 6-8' Austrian Pine trees (14-16-3-10 (F) (1)); the height or caliper of the proposed Desert Willow and Ornamental Pear trees should be provided to indicate that these trees would also meet this standard. c) All existing and proposed utility lines need to be shown on the landscaping plan. d) The width dimension of side and rear yard landscaping setbacks should be provided to indicate that the 6' minimum width is met (14-16-3-10 (E) (3)).

10. The landscaping plan shall provide for Street trees along Coors Blvd., a Limited Principal Arterial, that meet the requirements of 6-6-2-1 et. Seq., Street Trees (14-16-3-10 (G) (2)).
11. The applicant must comply with 14-16-3-18 (C) (3), regulations for major facades greater than 100 feet, given that two major facades are proposed that are greater than 100 feet long. The applicant shall provide $(160/25 = 6.4 \text{ seats})$ 7 outdoor seats next to at least one of the major facades per the Zoning Code requirements. Given that major facades are located on the west and south sides, at least 25% of the seating area shall be shaded.
12. The square footage of the plaza and patio areas shall be indicated on the site plan.
13. Free standing signs shall comply with Section 14-16-2-17 (A) (9), regulation for on-premise signs in C-2 zoning, which states that in the Developing Urban area, "one free-standing sign shall be permitted on a premises with 250 feet or more of street frontage but an area under 5 acres. provided the maximum sign area for each of one or two faces shall not exceed 55 square feet per face" Also, for Segment 3, the Coors Corridor Plan sign restrictions prohibit signs exceeding 75 square feet in sign area and signs cannot exceed 9 feet in height above grade (R-03-270, Enactment 101-2003, September 2003). As such, the site plan shall be limited to: 1) one free-standing sign (Section 14-16-2-17 (A) (9)); 2) the maximum height of the freestanding sign cannot exceed 9 feet in height above grade (R-03-270, Enactment 101-2003) and 3) the maximum sign area is 75 square feet (Coors Corridor Plan, p. 113).
14. Applicant shall remove references to NMUI as owners of the proximate water and sewer lines to the site since these are owned by City of Albuquerque. Applicant shall request a water and sewer availability statement form Utility Development prior to DRB sign-off.
15. Applicant shall comply with all SWMD ordinances and requirements.
16. New construction, building additions or reconstruction will require a "Fire Flow Statement" to determine the number of fire hydrants required and their spacing. Fire flow statements for construction must be obtained prior to DRB. The site plan for building permit shall indicate existing or proposed fire hydrants.
17. The applicant shall comply with the following recommendations of approval as specified by the City Engineer, Municipal Development, Public Works Department, and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

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- c. Traffic Impact Study is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for this project. Including, improvements to La Orilla Road as recommended in the TIS.
 - e. The exit only drive as shown on the site plan will need to be modified and a raised median provided for this restriction (see Traffic Engineer).
 - f. Provide cross access agreement between tracts.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. A concurrent platting action is required at DRB.
 - i. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System.
 - j. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on Long Range Bikeways System.
 - k. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property as designated on Long Range Bikeways System.
 - l. Provide additional right-of-way as necessary, and construct the fourth northbound travel lane on Coors Boulevard adjacent to the subject property, consistent with the Coors Corridor Plan (see figure 6).
 - m. Construction of the La Orilla Trail connector (T 159), between Coors and the Corrales Riverside Drain, as shown in the City of Albuquerque Trails & Bikeways Facilities Plan.
18. The drive aisle leading from the ATM shall be initially constructed to keep traffic on proposed Tract 1E until such time that the adjacent proposed Tract 1D is developed. When development of Tract 1D occurs then the drive aisle from the ATM will be separated from the drive up teller drive aisles and onto the adjacent proposed Tract 1D.

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

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

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

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

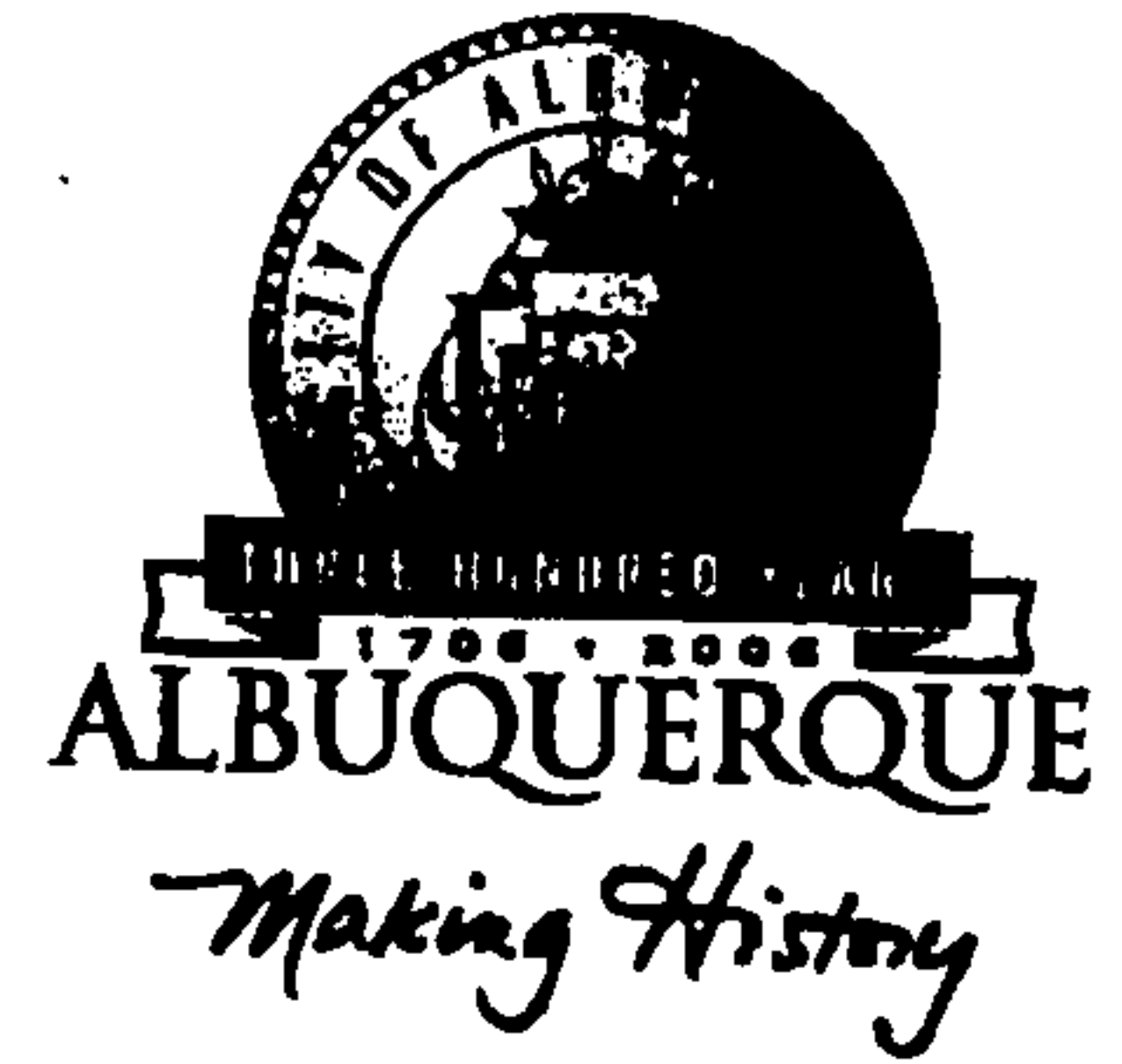
Sincerely,


Richard Dineen
Planning Director

RD/EL/ac

cc: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104
Don MacCormack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste J, Albuquerque, NM 87114
Jennifer Perry, Coors Trail NA, 2608 Bosque del Sol Ln. NW, Albuquerque, NM 87120
Alexandra Ostwald, Coors Trail NA, 6423 Bosque Meadows NW, Albuquerque, NM 87120
Ken Brudos, Alban Hills, 6441 Via Corta del Sur NW, Albuquerque, NM 87120
ack Scott, Alban Hills, 6419 Camino del Arbol NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE



September 13, 2004

Mr. David Soule, P.E.
 Rio Grande Engineering
 3500 Comanche NE, Suite E-5
 Albuquerque, NM 87107

RE: Water and Sanitary Sewer Availability Statement
 Lots 1B1, 1E and 1D, Block 15, Unit 1 of the Alban Hills Subdivision

D-12

Mr. Soule:

Project Information: The property includes approximately five (5) acres of undeveloped property located north of La Orilla Road on the east side of Coors Blvd. in northwest Albuquerque. Current zoning is SU-1 for C-2 uses with floor area ratios of 0.2 and 0.25 for lots 1E and 1D respectively. According to your request for availability, development of the site would include replatting of the site so as to create two (2) lots from the existing three (3). Subsequent development would consist of a bank and three (3) separate retail structures, one (1) of which would contain five (5) individual suites.

P.O. Box 1293

Existing Conditions: Water lines proximate to the site include a 14-inch in Coors and a 10-inch in La Orilla. Nearby sanitary sewer lines are limited to a 12-inch collector located in La Orilla. This sewer line does not extend across the entire southern frontage of the site, but terminates in a manhole (#981) located east of the southwestern corner of lot 1B1.

Albuquerque

Sanitary Sewer Service will be contingent on the extension of the existing 12-inch sewer line west as an 8-inch line from the existing manhole to the southwestern corner of lot 1E. Whether this line extension is performed "by others" as suggested on the proposed utility plan or during the course of this project, its completion and acceptance by the City will be a prerequisite to service. Depending on the development time frame, application for pro rata against the parcel to the south of La Orilla could potentially be applicable and may be considered. As each of the replatted parcels would front on and take access from La Orilla, an 8-inch public sewer line extension north from La Orilla would be neither desirable nor necessary. Service to lot 1E will be obtained through a routine connection to the new 8-inch while effluent from the three (3) proposed structures on lot 1D would be routed through a private, on-site collection system draining south to the existing section of the 12-inch line. Stubs to each property served by this line must be included in the design of the new sewer.

New Mexico 87103

www.cabq.gov

Metered Water Service will also require separate service connections for each parcel. As with the sewer connections, a public water line extension would be inappropriate for the proposed development. Please be advised that connections to the 14-inch in Coors will not be allowed. Domestic water service for lot 1E will be through a single connection to the 10-inch main in La Orilla while services for the buildings on lot 1D may be obtained either through a single master meter configuration or through individual meters for each structure and / or suite. It is recommended that the meter installations be included in the work order used to construct the sewer line extension.

Fire Protection for each parcel would require a separate fire line for each lot, assuming that sprinkler systems remain in the final design. Depending on the construction methods, at least one (1) fire hydrant will be required. Based on the proposed lot configuration, a single hydrant could be positioned such that each structure is in compliance with the 450-foot rule. Utilization of this hydrant towards credit for both lots will require a shared maintenance agreement between the individual owners. Fire flow requirements are determined by the Fire Marshal based on both the size and type of construction. Should fire flow requirements for any given structure exceed approximately 1,300 gpm, at least one (1) additional hydrant will be required. The exact number and location of the new fire hydrant(s) must be coordinated with and approved by the Fire Marshal prior to DRC sign-off.

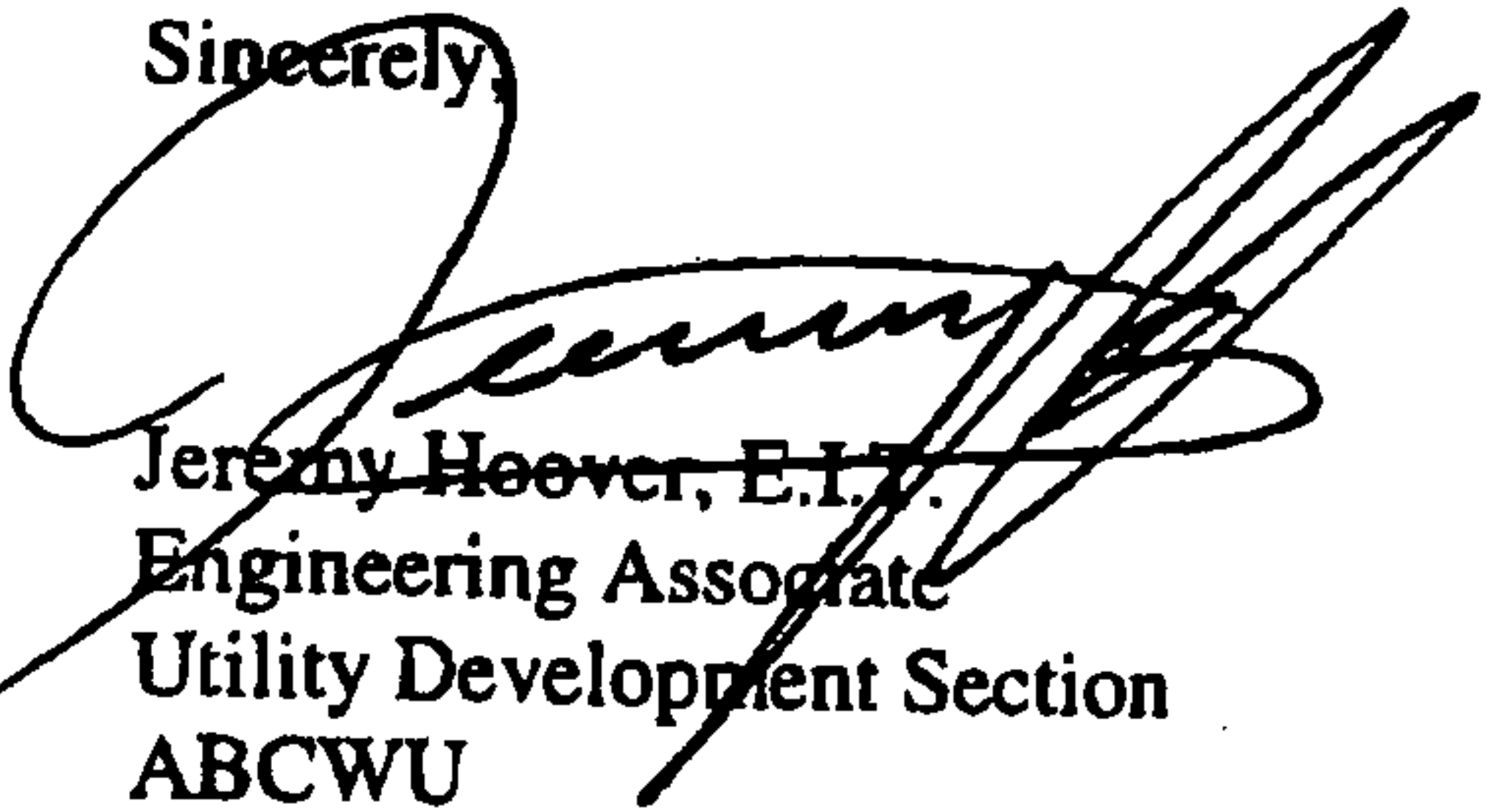
Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC). All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

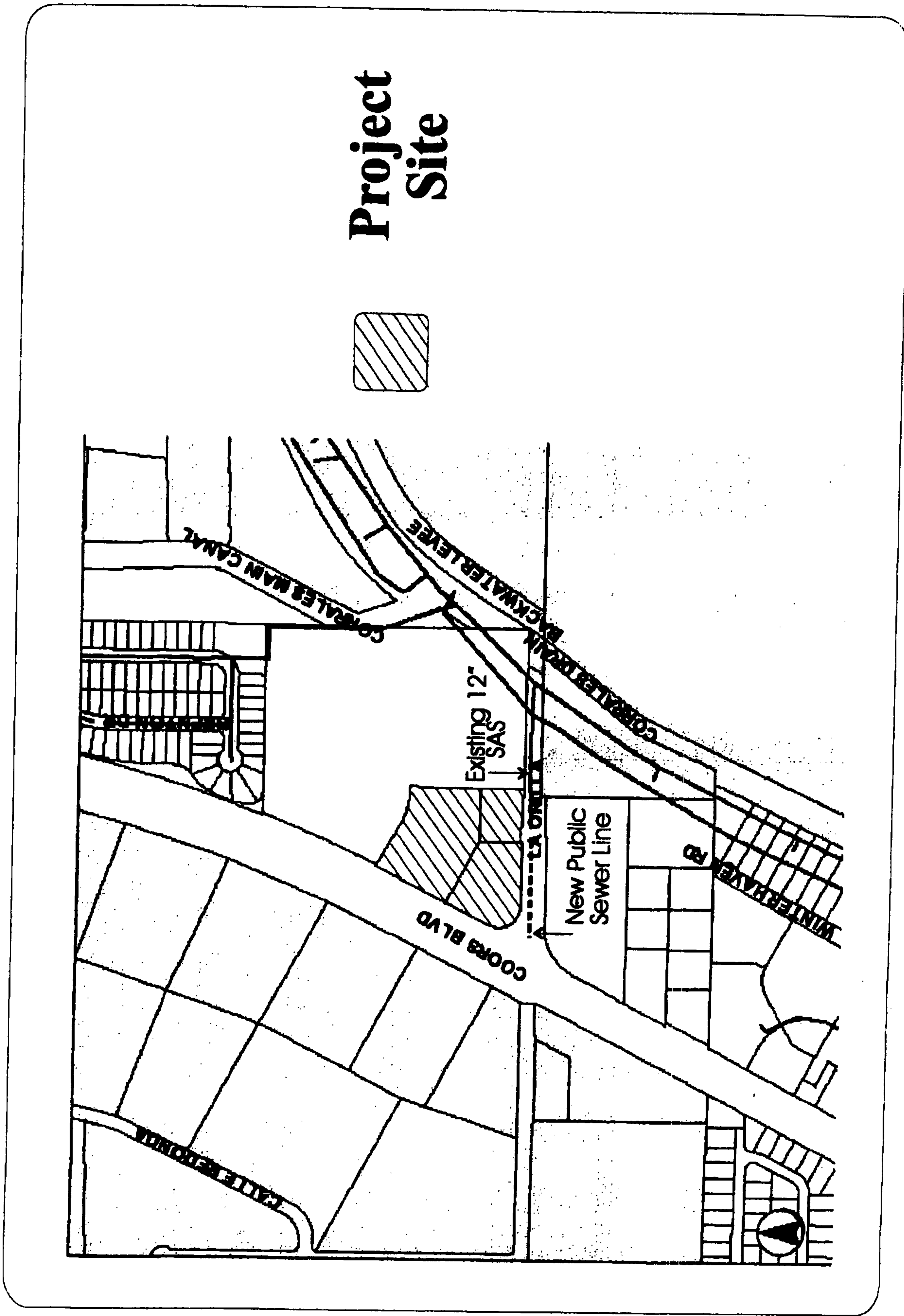
Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

Sincerely,

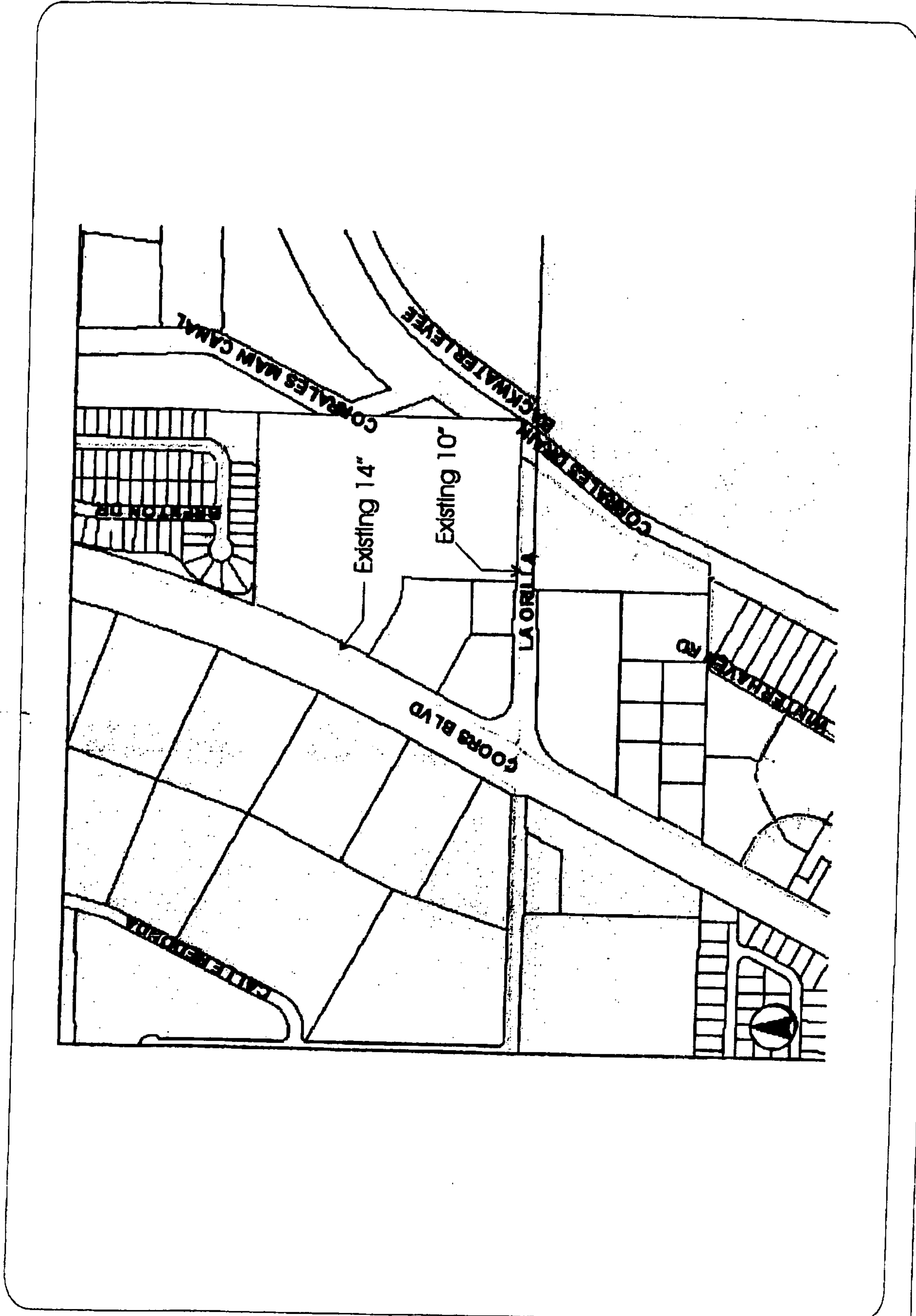

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

f/ availability D-12
~~f/ readers #48812~~
f/ DRB #1003597



Sewer Line Map

Figure 1



**Figure
2**

Water Line Map

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER D-12

REFERRAL # _____

SITE ADDRESS Coors @ La Orilla

LEGAL DESCRIPTION: SUBJECT TRACT TR 1E BIK 15

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1-2

INSTANTANEOUS FLOW REQUIRED 1376 GPM

SQUARE FOOTAGE - LARGEST BUILDING 10,400

TYPE CONSTRUCTION V-B Sprinkler

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1-2

DATE: 11-27-04

FIRE DEPARTMENT INSPECTOR: R. C. Sanchez

RECEIVED BY: [Signature] TELEPHONE: 246-0870

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI. UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE

SITE DEVELOPMENT PLAN CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site development plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Site development plan submittals will ordinarily be composed of the following plan sheets:

1. Site Plan
2. Landscaping Plan
3. Grading Plan
4. Building Elevations
5. Utility Plan (where needed)

Submittals shall be organized in the above manner. In addition, 8½" by 11" transparencies must be included with plan submittals. The following checklist describes the minimum information necessary for each element.

SHEET #1 - Site Plan

A. General Information

1. Scale

under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
over 5 acres	1" = 50'
over 20 acres	1" = 100'

2. Graphic Scale

3. North Arrow

4. Vicinity Map (1" = 400')

5. Existing structures on site and sites adjacent to the proposal that impact, or are impacted by the project

6. Property lines

7. Existing and proposed easements (identify each)

B. Proposed Development

1. Structural

a. Location and orientation of existing and proposed structures on the property and on the adjacent properties including privacy and retaining walls

b. Square footage of each structure

c. Proposed use of each structure

d. Temporary structures, sign and other improvements

e. Wall(s) location, height, and length, and cross-sections for retaining walls

f. Screening or buffering

g. Dimensions of all principal site elements

h. Loading facilities

i. Site lighting (type and height)

SHEET #2 - Landscap' Plan

A. General Information

1. Scale - must be same as scale on Sheet #1 - Site Plan
2. Graphic scale
3. North arrow
4. Property lines
5. Existing and proposed easements

6. Identify nature of ground cover materials
 - a. Impervious areas (pavements, sidewalks, slope pavings, curb and gutters, etc.)
 - b. Pervious areas (planting beds, grass areas, ground cover vegetation, etc.)
 - c. Ponding areas either for drainage or landscaping/recreational use

7. Identify nature, location and size of shrubbery and trees (common and/or botanical names)
 - a. Existing, indicating whether it is to preserved or removed
 - b. Proposed, to be established for general landscaping
 - c. Proposed, to be established for screening/buffering
8. Irrigation system
9. Planting beds
10. Grass areas
11. Responsibility for maintenance
12. Landscaped area requirement, in square feet: 11,652
13. Landscaped area provided, in square feet: 29,602

SHEET #3 - Grading Plan (BH)

A. General Information

1. Scale - should be same as Sheet #1 - Site Plan
2. Graphic scale
3. North arrow
4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required)
5. Property lines
6. Existing and proposed easements
7. Proposed contours and/or spot elevations

B. Proposal

1. Grading submittals, ponding areas, erosion and sediment control facilities
 - a. Conceptual grading and drainage plan
 - b. Drainage plan
 - c. Drainage report

a. Cross Sections
Provide a cross section for all perimeter property lines at the point of the greatest grade change: where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the referenced point.

b. Spot Elevations
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

c. Grade Changes

Identify grade changes on the site greater than 2 feet with shading or a single cross-hatch [/////]. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch [xxxxxx].

Alternatively, cross sections (existing and proposed profile) taken through the site, at a scale appropriate to identify grade changes in excess of 2' vertical, shall be prepared in each principal direction, running between the property lines and including a representation of the adjacent streets and adjacent properties. These cross sections should be taken through the points of highest cut, highest fill, or principal involvement of grade changes, which would clearly illustrate to the Planning Commission those areas within the site that are to be subjected to consequential earth moving and retaining wall construction procedures.

SHEET #4 - Building elevations to scale

A. General Information

- 1. Scale
- 2. Graphic scale
- 3. Facade orientation (elevations of all sides of the building(s) required)
- 4. Dimensions, to scale if not shown in plan including overall height and width, and dimensions of major facade elements
- 5. Location of windows and building entrances
- 6. Building materials and Colors

B. Signage

- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area
- 5. lighting
- 6. materials and colors

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

PAID RECEIPT

APPLICANT NAME COORS Eight Pack
AGENT Bohannan Huston
ADDRESS 7500 Jefferson NE
PROJECT & APP # ¹⁰⁰²³⁷¹ ~~1003597~~/01817/01818
PROJECT NAME Alban Hills

\$ 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.

City of Albuquerque
Treasury Division

11/30/2004 12:03PM LDC: MN
X
RECEIPT# 00031985 WSH 006 TRANSM 0011
Account 441032 Fund 0110
Activity 3424000 TRSELA
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You