#9

COMPLETED 08/14/06 SH

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01064 (P&F)** Project # **1004076**

Project Name: **HILTON AVENUE LOFTS**

Agent: Surveys Southwest Ltd. Phone No.: 998-0303

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8-2-06 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): AGIS dxf 15 day appeal 8/10/06
- ❑ _____
- ❑ _____
- ❑ _____

❑ **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.**

Project Number 1004076

#9

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01064 (P&F)** Project # **1004076**

Project Name: **HILTON AVENUE LOFTS**

Agent: Surveys Southwest Ltd. Phone No.: 998-0303

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): AGIS dxf — OK
- ☐ 15 day appeal
- ☐ _____
- ☐ _____

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

Project Number 1004076

4076

DXF Electronic Approval Form

DRB Project Case #: 1004076

Subdivision Name: HILTON AVENUE LOFTS LOT 6A

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information:

DXF Received: 8/2/2006 Hard Copy Received: 8/2/2006

Coordinate System: NMSP Grid (NAD 27)

Barbara A. Romero — Approved

8-2-06 — Date

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

AGIS Use Only

Copied fc **4076** to agiscov on **8/2/2006** Contact person notified on **8/2/2006**

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 2, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004994**
   06DRB-00947 Major-Vacation of Pub Easement
   06DRB-00949 Major-Preliminary Plat Approval
   06DRB-00948 Minor-Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS (APS). THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

06DRB-01067 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

4. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. Project # 1004565
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

6. Project # 1003993
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/19/06 & 7/26/06]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND WATER METER RELOCATION AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1002478**
06DRB-01063 Minor-Final Plat Approval

JOHN KUSIANOVICH MEMBER LLC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE SUBDIVISION (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO NE between EDITH NE and JEFFERSON NE containing approximately 23 acre(s). [REF: 03DRB00232, 05DRB01343, 05DRB01344, 06DRB00509] (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1004977**
06DRB-01066 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [REF: 06DRB00898, 06DRB00899] (N-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A NEW PUBLIC DRAINAGE EASEMENT FOR THE NEW STORM DRAIN IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9.	**Project #1004076** 06DRB-01064 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JOHN EDGE, HILTON AVENUE LOFTS request(s) the above action(s) for all or a portion of Lot(s) 6, **HILTON AVENUE LOFTS,** zoned R-LT residential zone, located on HILTON AVE NE between PARSIFAL ST NE and HENDRIX RD NE containing approximately 1 acre(s). [REF: 05DRB01403] (G-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD FOR VACATION AND AGIS DXF FILE.**
10.	**Project # 1004461** 06DRB-01065 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF PAUL LUCERO,** zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW between GABALDON RD NW and LOS LUCEROS RD NW containing approximately 1 acre(s). [REF: 05DRB01519] (H-12) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11.	**Project # 1005037** 06DRB-01068 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 1, **FITZGERALD ADDITION,** zoned R-1 residential zone, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004970**
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

13. **Project # 1005038**
06DRB-01069 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for SAGE RETAIL LLC request(s) the above action(s) for the southerly portion of Tract(s) 466, 467 and 468 TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **TRACT A, SAGE ARCADA**) zoned C-1 neighborhood commercial zone, located on SAGE RD SW between UNSER BLVD SW and COREL DR SW containing approximately 3 acre(s). *[Indef deferred from 8/2/06]* (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

14. **Project # 1005039**
06DRB-01071 Minor-Sketch Plat or Plan

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for ERNEST BACA, KENYON PLASTERING request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 7, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN PEDRO DR NE between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 1 acre(s). (B-18) THE **ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002701**
06DRB-01051 Minor-Sketch Plat or Plan

MARIO RODRIGUEZ agent(s) for GUADALUPE & JUAN CARLOS AGUILAR request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 12, **LOWER BROADWAY ADDITION,** zoned SU-2 MR, located on TOPEKA ST SE between SAN JOSE AVE SE and ALAMO AVE SE containing approximately 1 acre(s). [REF: 03ZHE-00885] (M-14) **ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 26, 2006. **THE DRB MINUTES FOR JULY 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 9**

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 ___; 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: AUGUST 2, 2006

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

4. Project # 1004076
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] *[Deferred from 7/19/06]* (G-20).

At the July 26, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

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

If you wish to appeal this decision, you must do so by August 10, 2006, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
John Edge, Hilton Ave Lofts LLC, P.O. Box 1808, Tijeras, NM 87059
Donald Peterson, 3717 General Patch NE, 87111
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

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: JULY 26, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004076 AGENDA#: 4 DATE: 7.26.06

1. Name: Don Peterson Address: 3717 Gen Patch NE Zip: 87111
2. Name: Guy Jackson Address: 10522 Florence NE Zip: 87122
3. Name: John Eedge Address: PO Box 1808 Tijeras NM Zip: 87059
4. Name: Don Haney Address: Summer SW 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: _____

#9

#1004076

8-2-06

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 19, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project #:1004076**
   06DRB-00880 Major-Vacation of Pub Right-of-Way

   SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] *[Deferred from 7/19/06]* (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

2. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION,** located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] *[Deferred from 7/19/06]* (J-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

3. **Project # 1004985**
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1000045**
06DRB-00919 Major-Vacation of Public Easements
06DRB-00920 Minor-Prelim&Final Plat Approval
06DRB-00921 Minor- SiteDev Plan for Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECIPROCAL CROSS ACCESS EASEMENTS FOR ALL LOTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

5. Project # 1003102
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 AND APPROVAL OF THE GRADNG PLAN ENGINEER STAMP DATED 6/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. IF THERE IS NO HOME OWNER'S ASSOCIATION PRESIDENT THE OWNER CAN SIGN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00935 Minor-SiteDev Plan Subd/EPC
06DRB-00936 Minor-SiteDev Plan BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS** zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE VACATION OF THE 35-FOOT ROADWAY AND PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN.**

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

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

6. Project # 1005023
06DRB-01010 Minor-SiteDev Plan BldPermit

DON DUDLEY ARCHITECT agent(s) for KEITH CHESHIRE, RIO GRANDE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 56, **ALAMEDA BUSINESS PARK,** zoned SU-2-IP/EP, located on PASEO ALAMEDA NE, between CALLE ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: PROJECT # 1000624] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR BUILD NOTES AND PLANNING FOR ADDITIONAL LANGUAGE ON SIGNATURE BLOCK AND 3 COPIES OF THE SITE PLAN.**

7. Project # 1002651
06DRB-01011 Minor-Amnd SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTANTS agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Block(s) 15, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 for IP, located on INTERSTATE 25 FRONTAGE ROAD between CARMEL AVE NE and CORONA AVE NE containing approximately 2 acre(s). [REF: DRB-93-78, ZA-93-38, ZA-93-91] (C-18) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004820**
06DRB-01007 Minor-SiteDev Plan BldPermit/EPC
06DRB-01008 Minor-Prelim&Final Plat Approval
06DRB-01009 Minor-Ext of SIA for Temp Defer SDWK

FANNING BARD TATUM ARCHITECTS agent(s) for AQUATIC CONSULTANTS INC request(s) the above action(s) for all or a portion of Tract(s) D-1-B, Adobe Wells Subdivision (to be known as **AQUATIC CONSULTANTS OFFICE BUILDING**) zoned C-2, located on IRVING BLVD NW and EAGLE RANCH RD NW and containing approximately 3 acre(s). [REF: 06EPC-00470, DRB-95-33] **[Carmen Marrone, EPC Case Planner]** (B-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS, VACATION OF THE 10-FOOT PUBLIC UTILITY EASEMENT AND 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: CHANGE "SEWER EASEMENTS" TO "PRIVATE SEWER EASEMENTS", ADD ITEM 4 TO "PURPOSE OF PLAT" AND BOB GAY'S SIGNATURE FOR NMU INC ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS 06DRB01009 WAS WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003012**
06DRB-00991 Minor-AmendedSiteDev Plan BldPermit/EPC

WILLIAM A MCCONNELL ARCHITECT agent(s) for BEN PADILLA, TOWER ROAD BAPTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) 430-A, **ATRISCO GRANT, UNIT 3,** zoned SU-1 special use zone, located on 86TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 06EPC-00609] **[Petra Morris, EPC Case Planner]** (L-9) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/19/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO JULY 26, 2006.**

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

11. **Project # 1000965**
06DRB-01002 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ASW REALTY, ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for Lot(s) 91-A thru 129-A & Tract(s) M-1 & N-1, **ANDALUCIA AT LA LUZ,** zoned SU-1-PRD (5 du acre), located on SEVILLA AVE NW, between MI CORDELLA DR NW and TRES GRACIAS DR NW containing approximately 4 acre(s). [REF: 05DRB-01025] (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION,** zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

13. Project # 1004940 06DRB-00794 Minor-Prelim&Final Plat Approval 06DRB-00795 Minor-Vacation of Private Easements	ISAACSON & ARFMAN PA agent(s) for SIGNATURE J HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 30, 31 & 32 (to be known as **CHAMISA ENCANTADA**) zoned R-D residential and related uses zone, developing area, located on GRAYSON RD NW, between DUSKFIRE DR NW and TARRINGTON DR NW containing approximately 1 acre(s). *[Was Indef deferred from 6/14/06]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
14. Project # 1004804 06DRB-00751 Minor-Prelim&Final Plat Approval	JESUS SANDOVAL agent(s) for ALEX MCCALLUM request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS,** zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06 & Indef deferred on a no show 6/21/06]* (L-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE & RECORD THE PLAT.**
15. Project # 1004909 06DRB-00717 Minor-Prelim&Final Plat Approval	PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER,** zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06 & 6/28/06]* (D-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

16. Project # 1004986
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004999
06DRB-00965 Minor-Sketch Plat or Plan

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1, located on MOUNTAIN RD NW, between RIO GRANDE NW and GABALDON NW containing approximately 1 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1005014
06DRB-00989 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY agent(s) for PRISCILLA MARY CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 89-B1-B-1 and 89-B-3, **MAP 33,** zoned R-1, located on 12TH ST NW, between MC MULLAN AVE NW and MILDRED AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005022**
06DRB-01001 Minor-Sketch Plat or Plan

GREG BACZEK agent(s) for PAUL CHENEY & NANCY BACZEK request(s) the above action(s) for all or a portion of Lot(s) 9 and 10, **GRANADA HEIGHTS ADDITION,** zoned R-1, located on the corner of ALISO DR SE and GARFIELD AVE SE, containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. ADJOURNED: 12:05 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

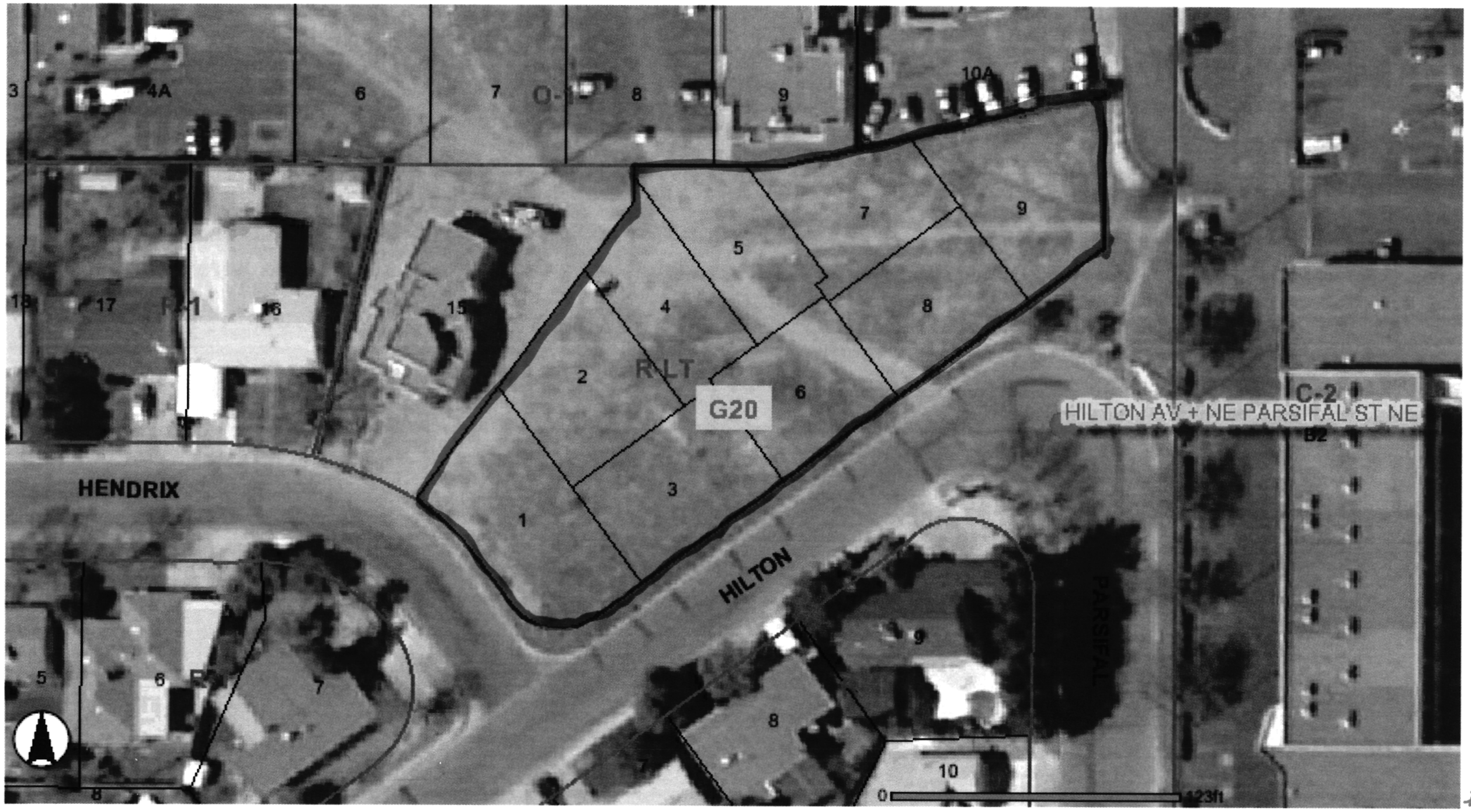
1/26/06

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: JULY 19, 2006



#1

#1004076
7/19/04

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 19, 2006
DRB Comments

ITEM # 1

PROJECT # 1004076 **APPLICATION # 06-00880**

RE: Lot 6, TBK Hilton Ave Lofts/vrw

Planning has no objection to the requested vacation action.

Andrew Garcia, Planning Alternate
924-3858Fax 924-3864 agarcia@cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004076 AGENDA#: 1 DATE: 7.19.06

1. Name: ~~Jim Money~~ Dan Graney Address: ~~3100 Girard NE~~ Suite 215 Zip: ~~87111~~

2. Name: John Edge Address: developer Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 19, 2006

Project # 1004076
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] (G-20)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — Transit suggests that the applicant provide a sidewalk connection between Hilton and Parsifal on the right-of-way remaining after the vacation. No other objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Loma Del Rey NA (R).

APS

The **Hilton Ave Lofts** will consist of 9 townhouses. The project area is assigned to Sombra del Monte Elementary School, Madison Middle School, and Sandia High School. All schools will have capacity to absorb any students generated from the new development. While Sandia High School is reflecting a negative capacity, a significant portion of its enrollment is due to students transferring into the school.

School	2006-07 Projections	2006-07 Capacity	Space Available
Sombra Del Monte	476	509	33
Madison	721	856	135
Sandia	2,105	2,100	-5

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.

Transportation Development

Infrastructure may be required as part of replat. How does the public (pedestrian) tie in from Hilton to Parsifal?

Parks & Recreation — Defer to Transportation.

Utilities Development

There is an existing 6" water line in the area in Hilton Street. Is this 6" water line located in the portion of ROW proposed to be vacated

Planning Department — Comments will be provided at the hearing.

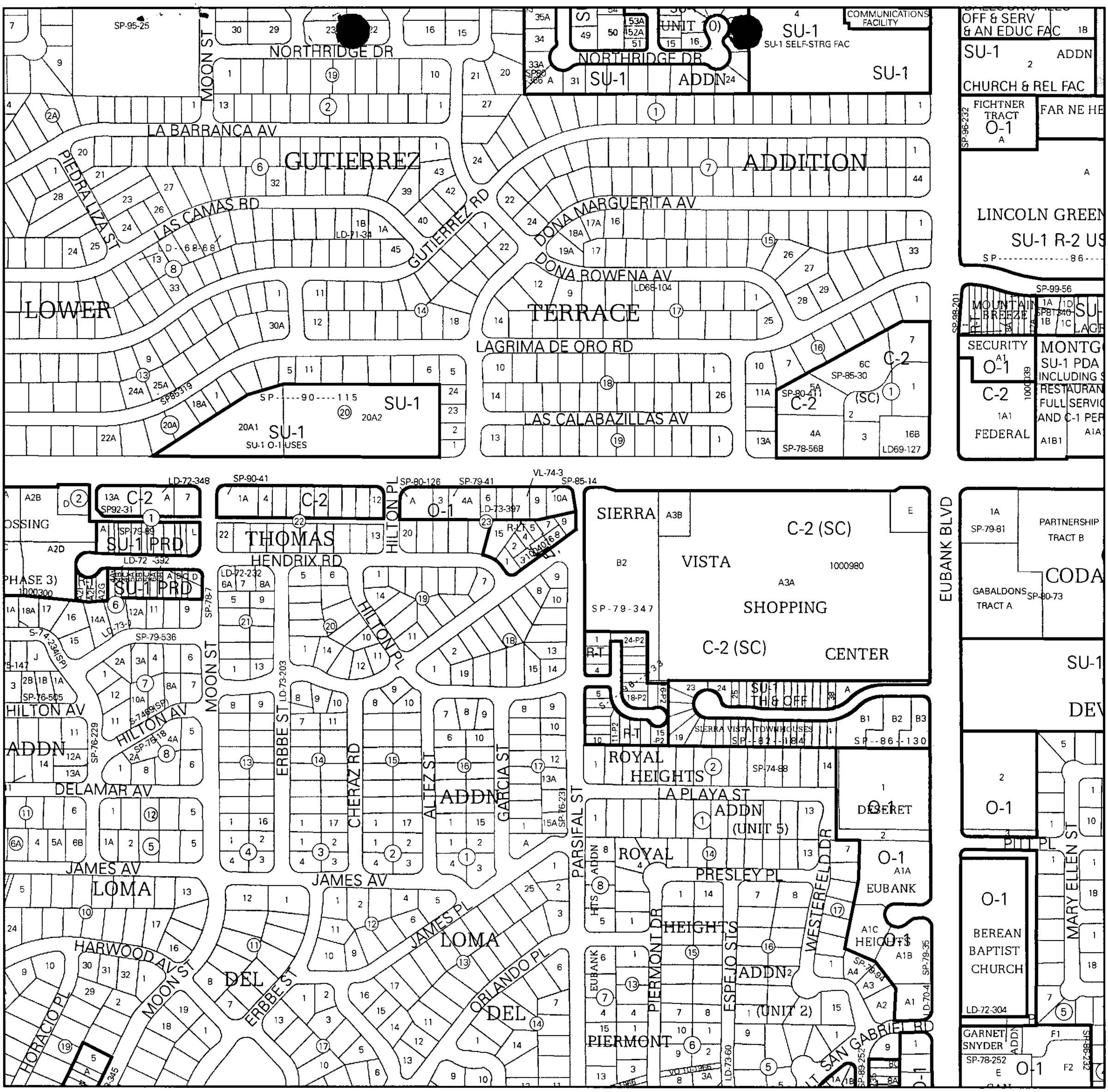
Impact Fee Administrator

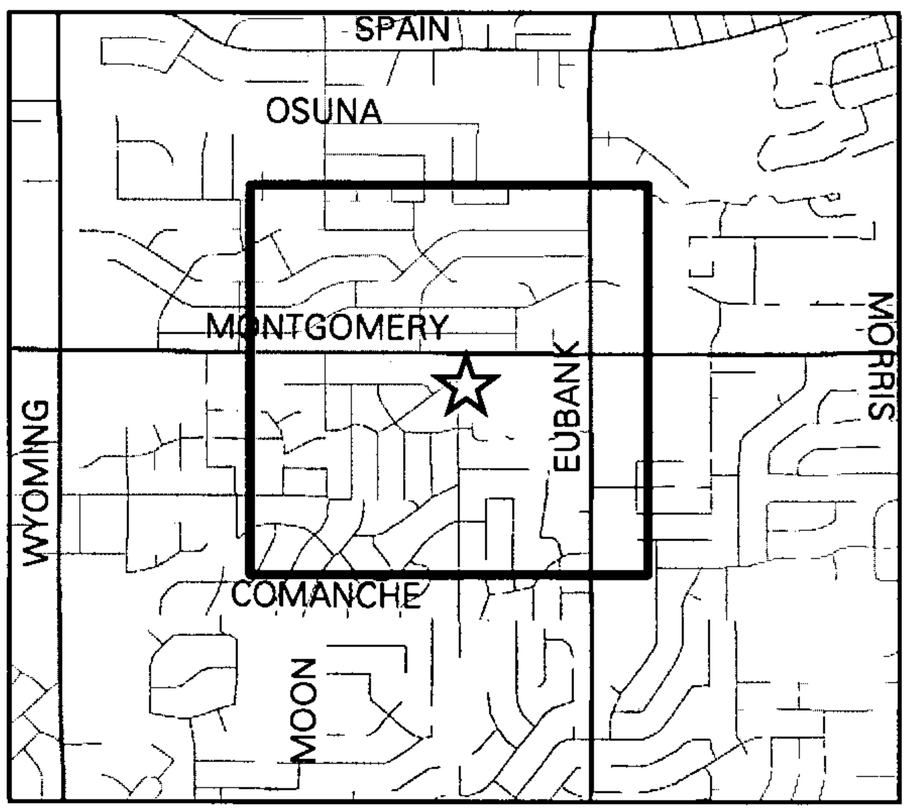
No comments on the proposed vacation. Impact Fees will be assessed according to the building square footage at the time of building permit.

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

cc:John Edge, Managing Member, Hilton Ave Lofts LLC, P.O. Box 1808, Tijeras, NM 87059

Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004076
Hearing Date:
7/19/06
Zone Map Page:
G-20
Additional Case Numbers:
06DRB-00880

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, July 19, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004076
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] (G-20)

Project # 1002375
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION,** located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] (J-11)

Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] (M-15)

Project # 1000045
06DRB-00919 Major-Vacation of Public Easements
06DRB-00920 Minor-Prelim&Final Plat Approval
06DRB-00921 Minor- SiteDev Plan for Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 3, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 19, 2006
Zone Atlas Page: G-20-Z
Notification Radius: 100 Ft.

Project# 1004076
App#06DRB-00880

Cross Reference and Location: HILTON AVENUE NE BETWEEN PARSIFAL STREET NE

Applicant: JOHN EDGE MANAGING MEMBER HILTON AVE LOFTS LLC
Address: PO BOX 1808
TIJERAS, NM 87059

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

Special Instructions:

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

Date Mailed: JUNE 30, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004076
APPLICATION # _____

PAGE 1 **OF** 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-20	620060	392518	127-11	✓
		384517	12	✓ Dup
		377-516	13	✓ Dup2
		371-516	14	✓ Dup
		365-516	15	✓ Dup2
		356-516	16	✓
		347-516	18	✓
		350-504	127-03	✓
		354-504	04	✓
		361-504	05	✓
		369-504	06	✓
		373-496	07	✓ Dup
		379-501	08	✓ Dup2
		383-505	09	✓ Dup3
		391-508	10	✓ Dup2
		362-487	124-05	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004076
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-20	1020060	356-488	124-06	✓
		350-488	07	✓
		360-466	125-14	✓
		365-469	13	✓
		370-472	12	✓
		374-475	11	✓
		378-480	10	✓
		382-484	09	✓
		390-490	08	✓
		389-482	07	✓
		415-492	121-06	✓ DNP
		472-487	05	✓ DNP02
		388-475	125-06	✓
	1020061	383-011	402-03	✓
		390-011	04	✓
		399-011	05	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004076
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-20	102060	385-469	125-17	✓
		385-462	18	✓
		380-457	16	✓

mainframe@coa1mp3.cabq.gov
06/28/2006 12:48 PM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01020060                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102006039251812711      LEGAL: 10-A  23  THOMAS ADDN (REPL OF LT 10 & POR OF W/2
OF  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: KING EVELYN TRUSTEE OF THE REV
                            OWNER ADDR: 11104   SANTA MONICA                  NE
ALBUQUERQUE NM        87122
0102006038451712712      LEGAL: 9 LA ND D IVISION PLAT OF LOT 1 THRU 10 BLK 23 OF
TH  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: SARASON MARY JO
                            OWNER ADDR: 11513   HUGHES                       NE
ALBUQUERQUE NM        87112
0102006037751612713      LEGAL: 8 LA ND D IVISION PLAT OF LOTS 1 THRU 10 BLK 23
OF T  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: SARASON MARY JO
                            OWNER ADDR: 11513   HUGHES                       NE
ALBUQUERQUE NM        87112
0102006037151612714      LEGAL: 7 LA ND D IVISION PLAT OF LOT 1 THRU 10 BLK 23 OF
TH  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: CORTAZAR ALFREDO
                            OWNER ADDR: 05951   OFFICE                    BL NE
ALBUQUERQUE NM        87109
0102006036551612715      LEGAL: 6 LA ND D IVISION PLAT OF LOT 1 THRU 10 BLK 23 OF
TH  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: CORTAZAR ALFREDO
                            OWNER ADDR: 05951   OFFICE                    BL NE
ALBUQUERQUE NM        87109
0102006035651612716      LEGAL: 4A 2 3 AM ENDED REPLAT BLOCKS 23 LOTS 4 & 5 OF
LAND   LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: ROMERO EDDIE O
                            OWNER ADDR: 09212   MONTGOMERY                 BL NE
ALBUQUERQUE NM        87111
0102006034751612718      LEGAL: 3 LA ND D IVISION PLAT OF LOT 1 THRU 10 BLK 23 OF
TH  LAND USE:
                         PROPERTY ADDR: 00000   MONTGOMERY
                            OWNER NAME: MAULDIN ARTHUR ETUX
                            OWNER ADDR: 03300   S SHOSHONE                   ST
SHEIRDAN    CO        80110
0102006035050412703      LEGAL: 018  023T HOMAS ADDN
LAND USE:
                         PROPERTY ADDR: 00000   HENDRIX
                            OWNER NAME: MARTINEZ IRENE & AMELIA A
                            OWNER ADDR: 09209   HENDRIX                      NE
ALBUQUERQUE NM        87111
```

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0102006035450412704   LEGAL: 017  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: BURTON ROBERT EDWARD ETUX
                         OWNER ADDR: 09213   HENDRIX                    NE
ALBUQUERQUE NM       87111
0102006036150412705   LEGAL: 016  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: MORALES THOMAS E ETUX
                         OWNER ADDR: 09217   HENDRIX                    NE
ALBUQUERQUE NM       87112
0102006036950412706   LEGAL: 015  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: REITER JUSTIN & AMY R LUCERO-R
                         OWNER ADDR: 09301   HENDRIX                 ST NE
ALBUQUERQUE NM       87111
0102006037349612707   LEGAL: 014  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: HILTON AVENUE LOFTS LLC
                         OWNER ADDR: 00028   JACOBS                     CT
SANDIA PARK NM       87047
0102006037950112708   LEGAL: 013  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: HILTON AVENUE LOFTS LLC
                         OWNER ADDR: 00028   JACOBS                     CT
SANDIA PARK NM       87047
0102006038350512709   LEGAL: 012  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: HILTON AVENUE LOFTS LLC
                         OWNER ADDR: 00028   JACOBS                     CT
SANDIA PARK NM       87047
0102006039150812710   LEGAL: 011  023T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: HILTON AVENUE LOFTS LLC
                         OWNER ADDR: 00028   JACOBS                     CT
SANDIA PARK NM       87047
0102006036248712405   LEGAL: 007  019T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: DENOVELLIS SANDRA L
                         OWNER ADDR: 09300   HENDRIX                 RD NE
ALBUQUERQUE NM       87111
0102006035648812406   LEGAL: 006  019T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: LAU SUN LEE SANLY TSUI & LAU H
                         OWNER ADDR: 09216   HENDRIX                    NE
ALBUQUERQUE NM       87111
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0102006035048812407   LEGAL: 005  019T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HENDRIX
                         OWNER NAME: HAWTHORNE SETH
                         OWNER ADDR: 09212   HENDRIX                    RD NE
ALBUQUERQUE NM       87111
0102006036046612514   LEGAL: 003  018T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: BRANDT BARBARA J
                         OWNER ADDR: 03208   GEN STILWELL                  NE
ALBUQUERQUE NM       87111
0102006036546912513   LEGAL: 004  018T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: REGIS DAVID A
                         OWNER ADDR: 09224   HILTON                     AV NE
ALBUQUERQUE NM       87111
0102006037047212512   LEGAL: 005  018T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: MCELHENEY ROBERT F
                         OWNER ADDR: 09232   HILTON                     AV NE
ALBUQUERQUE NM       87111
0102006037447512511   LEGAL: 006  018T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: SAUNDERS MURRAY G
                         OWNER ADDR: 09300   HILTON                       NE
ALBUQUERQUE NM       87111
0102006037848012510   LEGAL: 007  018T HOMAS ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: ELRICK RICHARD M II & LESLIE L
                         OWNER ADDR: 04136   SUNNINGDALE                AV NE
ALBUQUERQUE NM       87110
0102006038248412509   LEGAL: 008  018T HOMAS ADD
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: FRASCHILLA ANTHONY O
                         OWNER ADDR: 09316   HILTON                     AV NE
ALBUQUERQUE NM       87111
0102006039049012508   LEGAL: 009  018T HOMAS ADD
LAND USE:
                      PROPERTY ADDR: 00000   HILTON
                         OWNER NAME: HUNTER JAMES G
                         OWNER ADDR: 09324   HILTON                     AV NE
ALBUQUERQUE NM       87111
0102006038948212507   LEGAL: 010  018T HOMAS ADD
LAND USE:
                      PROPERTY ADDR: 00000   PARSIFAL
                         OWNER NAME: PADILLA LINDA A & REYNALDO A
                         OWNER ADDR: 04217   PARSIFAL                     NE
ALBUQUERQUE NM       87111
```

010200604154921210 6 LEGAL: TRAC T B- 2 REVISED & AMENDED PLAT OF TRACTS A-3 B-2 LAND USE:
PROPERTY ADDR: 00000 MONTGOMERY
OWNER NAME: SIERRA VISTA ASSOCIATES LLC
OWNER ADDR: 01001 BRIDGEWAY
SAUSALITO CA 94965
010200604724871210 5 LEGAL: TRAC T A- 3 REVISED & AMENDED PLAT OF TRACTS A-3 B-2 LAND USE:
PROPERTY ADDR: 00000 MONTGOMERY
OWNER NAME: SIERRA VISTA ASSOCIATES LLC
OWNER ADDR: 01001 BRIDGEWAY
SAUSALITO CA 94965
010200603884751250 6 LEGAL: 011 018T HOMAS ADDN LAND USE:
PROPERTY ADDR: 00000 PARSIFAL
OWNER NAME: BISBEE CLAUDETTE SUE
OWNER ADDR: 00571 SCOTT DR
COLDWATER MI 49036
010200613830114020 3 LEGAL: EAST 45F T LOT 11 & WEST 35FT LOT 10 BLOCK 19 O J G LAND USE:
PROPERTY ADDR: 00000 LAS CALABAZILLAS
OWNER NAME: MORGAN JAMES P & CONNIE J
OWNER ADDR: 09308 LAS CALABAZILLAS RD NE
ALBUQUERQUE NM 87111
010200613900114020 4 LEGAL: WEST 50F T LOT 9 & EAST 30FT LOT 10 BLK 19 O J GUTI LAND USE:
PROPERTY ADDR: 00000 LAS CALABAZILLAS
OWNER NAME: SAVOIE BERCHMAN & JODI
OWNER ADDR: 09312 LAS CALABAZILLAS AV NE
ALBUQUERQUE NM 87111
010200613990114020 5 LEGAL: 8 19 O J GUTIERREZ LOWER TERR W 60FT OF L 8 & E 20 LAND USE:
PROPERTY ADDR: 00000 LAS CALABAZILLAS
OWNER NAME: WYCHE ERNESTINE G
OWNER ADDR: 09316 LAS CALABAZILLAS AV NE
ALBUQUERQUE NM 87111
010200603854691251 7 LEGAL: 12 1 8 OF PLAT OF BLKS 13 TO 23 THOMAS ADDN LAND USE:
PROPERTY ADDR: 00000 PARSIFAL
OWNER NAME: NARRO MICHAEL & JANE
OWNER ADDR: 04209 PARSIFAL ST NE
ALBUQUERQUE NM 87111
010200603854621251 8 LEGAL: 13 1 8 TH OMAS ADDN LAND USE:
PROPERTY ADDR: 00000 PARSIFAL
OWNER NAME: GARCIA ROSELLA L
OWNER ADDR: 04205 PARSIFAL ST NE
ALBUQUERQUE NM 87111
010200603804571251 6 LEGAL: 015 018T HOMAS ADD LAND USE:
PROPERTY ADDR: 00000 HILTON
OWNER NAME: EMANUEL RUTH K & TIMOTHY
OWNER ADDR: 09317 HILTON PL NE
ALBUQUERQUE NM 87111

QUIT

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.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 13, 2006

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

Dear Sarah:

Thank you for your inquiry of **June 13, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 6, HILTON AVENUE LOFTS** zone map **G-20.**

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

LOMA DEL REY N.A. (LDR) "R"
***Don Peterson**
3717 General Patch NE/87111 296-3420 (h)
Robert Fosnaugh
9212 Orlando Pl. NE/87111 292-0897 (h)

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

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for ONC use only)

Date of Inquiry: **06/13/06** Time Entered: **1:15 p.m.** ONC Rep. Initials: **SW**

Project # 1004076
JOHN EDGE MANAGING MEMER
HILTON AVE LOFT LLC
PO BOX 1808
TIJERAS, NM 87059

Project # 1004076
ROBERT FOSNAUGH
Loma Del Rey N.A.
9212 ORLANDO PL NE
ALBUQUERQUE, NM 87111

102006037151612714

CORTAZAR ALFREDO
5951 OFFICE BL NE
ALBUQUERQUE NM 87109

102006035050412703

MARTINEZ IRENE & AMELIA A
9209 HENDRIX NE
ALBUQUERQUE NM 87111

102006036950412706

REITER JUSTIN & AMY R LUCERO-
9301 HENDRIX ST NE
ALBUQUERQUE NM 87111

102006035648812406

LAU SUN LEE SANLY TSUI & LAU
9216 HENDRIX NE
ALBUQUERQUE NM 87111

102006036546912513

REGIS DAVID A
9224 HILTON AV NE
ALBUQUERQUE NM 87111

102006037848012510

ELRICK RICHARD M II & LESLIE
4136 SUNNINGDALE AV NE
ALBUQUERQUE NM 87110

102006038948212507

PADILLA LINDA A & REYNALDO A
4217 PARSIFAL NE
ALBUQUERQUE NM 87111

102006138301140203

MORGAN JAMES P & CONNIE J
9308 LAS CALABAZILLAS RD NE
ALBUQUERQUE NM 87111

Project # 1004076

SURVEYS SOUTHWEST LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102

102006039251812711

KING EVELYN TRUSTEE OF THE RE
11104 SANTA MONICA NE
ALBUQUERQUE NM 87122

102006035651612716

ROMERO EDDIE O
9212 MONTGOMERY BL NE
ALBUQUERQUE NM 87111

102006035450412704

BURTON ROBERT EDWARD ETUX
9213 HENDRIX NE
ALBUQUERQUE NM 87111

102006037349612707

HILTON AVENUE LOFTS LLC
28 JACOBS CT
SANDIA PARK NM 87047

102006035048812407

HAWTHORNE SETH
9212 HENDRIX RD NE
ALBUQUERQUE NM 87111

102006037047212512

MCELHENEY ROBERT F
9232 HILTON AV NE
ALBUQUERQUE NM 87111

102006038248412509

FRASCHILLA ANTHONY O
9316 HILTON AV NE
ALBUQUERQUE NM 87111

102006041549212106

SIERRA VISTA ASSOCIATES LLC
1001 BRIDGEWAY
SAUSALITO CA 94965

102006139001140204

SAVOIE BERCHMAN & JODI
9312 LAS CALABAZILLAS AV NE
ALBUQUERQUE NM 87111

Project # 1004076
DON PETERSON
Loma Del Rey N.A.
3717 GENERAL PATCH NE
ALBUQUERQUE, NM 87111

102006038451712712

SARASON MARY JO
11513 HUGHES NE
ALBUQUERQUE NM 87112

102006034751612718

MAULDIN ARTHUR ETUX
3300 S SHOSHONE ST
SHEIRDAN CO 80110

102006036150412705

MORALES THOMAS E ETUX
9217 HENDRIX NE
ALBUQUERQUE NM 87112

102006036248712405

DENOVELLIS SANDRA L
9300 HENDRIX RD NE
ALBUQUERQUE NM 87111

102006036046612514

BRANDT BARBARA J
3208 GEN STILWELL NE
ALBUQUERQUE NM 87111

102006037447512511

SAUNDERS MURRAY G
9300 HILTON NE
ALBUQUERQUE NM 87111

102006039049012508

HUNTER JAMES G
9324 HILTON AV NE
ALBUQUERQUE NM 87111

102006038847512506

BISBEE CLAUDETTE SUE
571 SCOTT DR
COLDWATER MI 49036

102006139901140205

WYCHE ERNESTINE G
9316 LAS CALABAZILLAS AV NE
ALBUQUERQUE NM 87111

102006038546912517

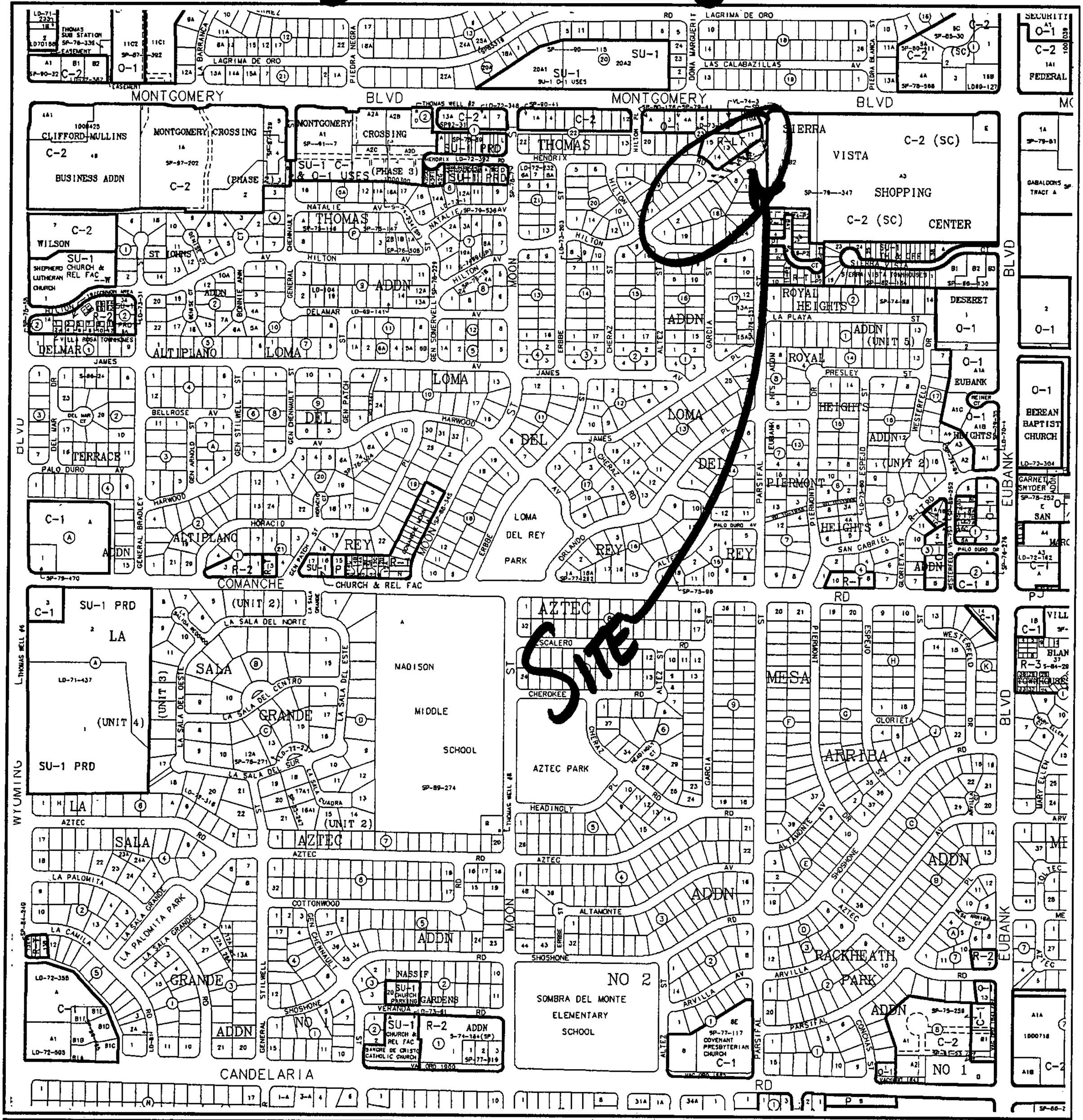
NARRO MICHAEL & JANE
4209 PARSIFAL ST NE
ALBUQUERQUE NM 87111

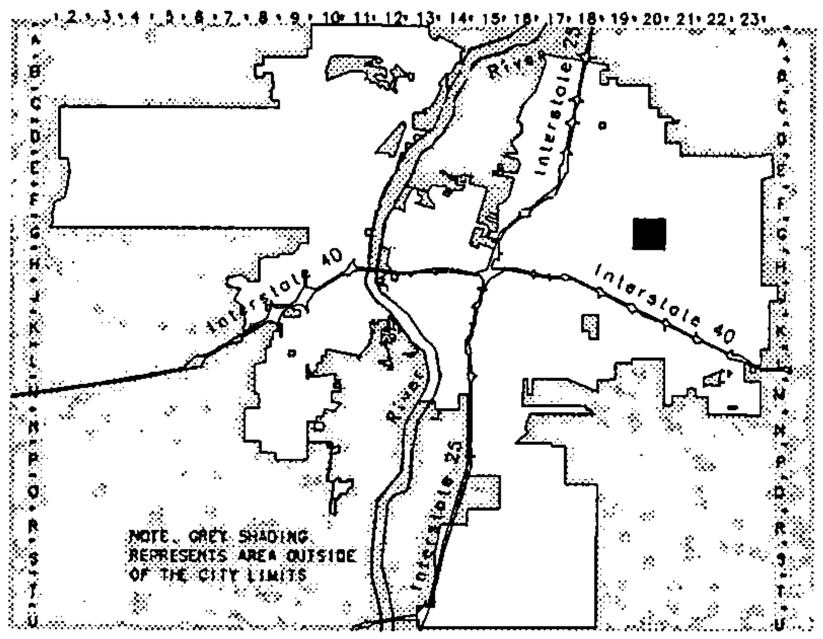
102006038546212518

GARCIA ROSELLA L
4205 PARSIFAL ST NE
ALBUQUERQUE NM 87111

102006038045712516

EMANUEL RUTH K & TIMOTHY
9317 HILTON PL NE
ALBUQUERQUE NM 87111





GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-20-Z

Map Amended through August 03, 2004

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Surveys Southwest, Ltd

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

June 13, 2006

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

REF: VACATION OF PORTION OF HILTON AVENUE NE

Dear Board Members:

The purpose of this vacation of Hilton Avenue right-of-way is to allow for a more suitable set back to existing Lot 6.

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

Sincerely,

Dan Graney
President

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 29, 2006

TO: Don Peterson and Robert Fosnaugh, Loma Del Rey Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for Major Vacation of Public Right-of-Way for a vacation of a portion of Hilton Avenue NE for more suitable set back for Lot 6.**

Proposed by: **Surveys Southwest, Ltd. at 998-0303**
Agent for: **Hilton Avenue Lofts, LLC**

For property located: **On or near Hilton Avenue NE between Parsifal Street NE and Hendrix Road NE.**

P.O. Box 1293

The case number(s) assigned is: **06DRB- 00860, Project # 1004076.**

Albuquerque

City Planning accepted application for this request on **June 15, 2006**.

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, July 19, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

#1

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, July 19, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1004076
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] (G-20)

Project # 1002375
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION,** located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] (J-11)

Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] (M-15)

Project # 1000045
06DRB-00919 Major-Vacation of Public Easements
06DRB-00920 Minor-Prelim&Final Plat Approval
06DRB-00921 Minor- SiteDev Plan for Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 3, 2006.

CITY OF ALBUQUERQUE

Planning Department

102006037349612707

HILTON AVENUE LOFTS LLC
28 JACOBS CT
SANDIA PARK NM 87047

#5087/8333

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1004076
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] (G-20)

Project # 1002375
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION,** located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] (J-11)

Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] (M-15)

Project # 1000045
06DRB-00919 Major-Vacation of Public Easements
06DRB-00920 Minor-Prelim&Final Plat Approval
06DRB-00921 Minor- SiteDev Plan for Subd

TIERRA WEST LLC agent(s) for SAM'S EAST INC request(s) the above action(s) for Tract(s) 3B2-A & 3A4-A-1, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2, located on RENAISSANCE BLVD NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 15 acre(s). [REF: 05DRB-00030, 05DRB-00313, 06EPC-00285] (F-16)

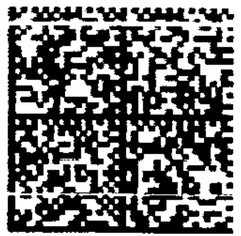
Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 3, 2006.

CITY OF ALBUQUERQUE

Planning Department



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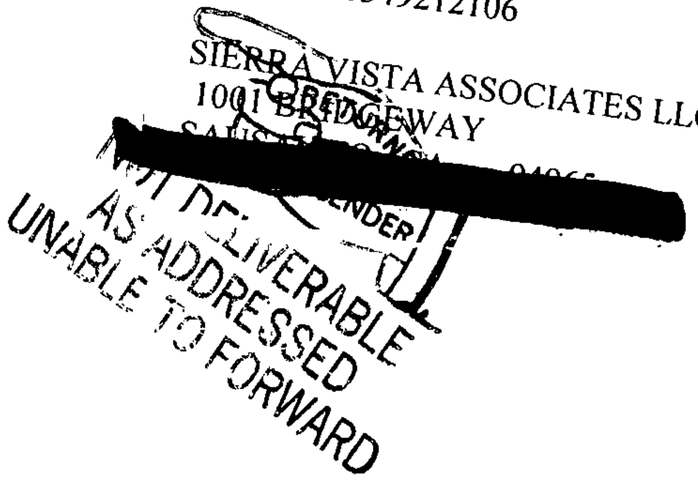
SIERRA VISTA ASSOCIATES LLC
1001 BRIDGEWAY



DRB

[redacted]

P O Box 1293 Albuquerque, New Mexico 87103

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

PRELIM / FINAL — **V**

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

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

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

APPLICANT INFORMATION:

NAME: JOHN EDGE, MANAGING MEMBER, HILTON AVE LOFTS PHONE: 228-7416
ADDRESS: P.O. BOX 1808 FAX:
CITY: TIJERAS STATE NM ZIP 87059 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: COMBINE ONE EXISTING LOT W/ VACATED R-O-W TO CREATE ONE NEW LOT. (PRELIM/FINAL).

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

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

Lot or Tract No. LOT 6 Block: N/A Unit: N/A
Subdiv. / Addn. HILTON AVE LOFTS
Current Zoning: R-LT Proposed zoning: N/A
Zone Atlas page(s): G-20-Z No. of **existing** lots: 1 No. of **proposed** lots: 1
Total area of site (acres): 0.1075 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1·020·060·391·508·12710, 1·020·060·383·505·12709 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: HILTON AVE NE
Between: PARSIFAL STREET NE and HENDRIX ROAD NE

1·020·060·379·501·12708
1·020·060·373·496·12707

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1004076
05DRB-01403

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

SIGNATURE Dan Graney DATE 7·24·06
(Print) Dan Graney ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
06DRB - ___ - 01064	PIF	___	$ 215.00
___ - ___ - ___	___	CMF	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 235.00

Hearing date 8.2.06

Planner signature / date

Project # 1004076

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

☐ SKETCH PLAT REVIEW AND COMMENT — YOUR ATTENDANCE IS REQUIRED.

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

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT — Your attendance is required.

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

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL — Your attendance is required.

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

☐ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL — Your attendance is required.

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

☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) — Your attendance is required.
☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
☐ AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Dan Graney
Dan Graney
Applicant name (print)

7.24.06
Applicant signature / date

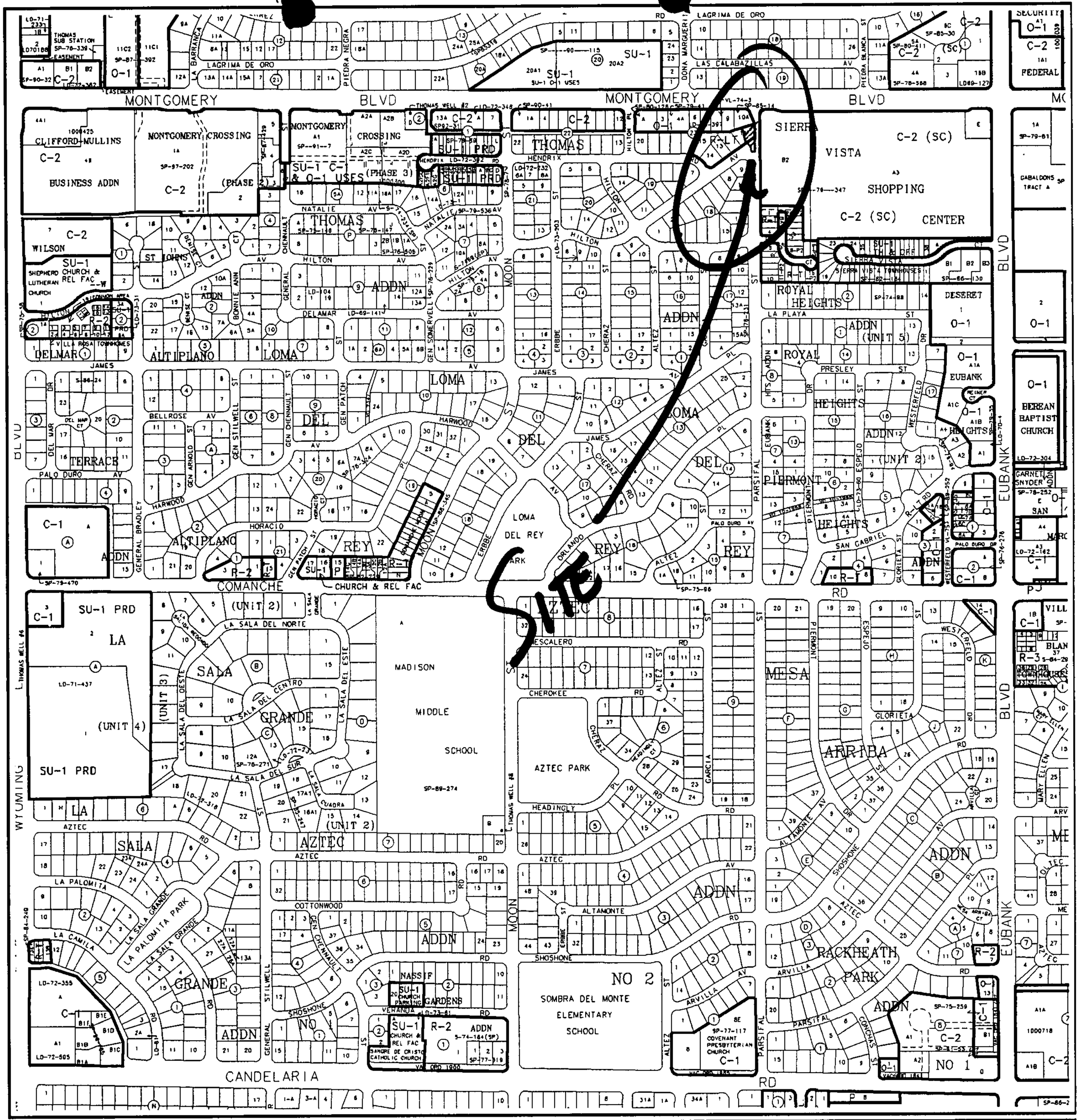
Form revised 8/04, 1/05 & 10/05

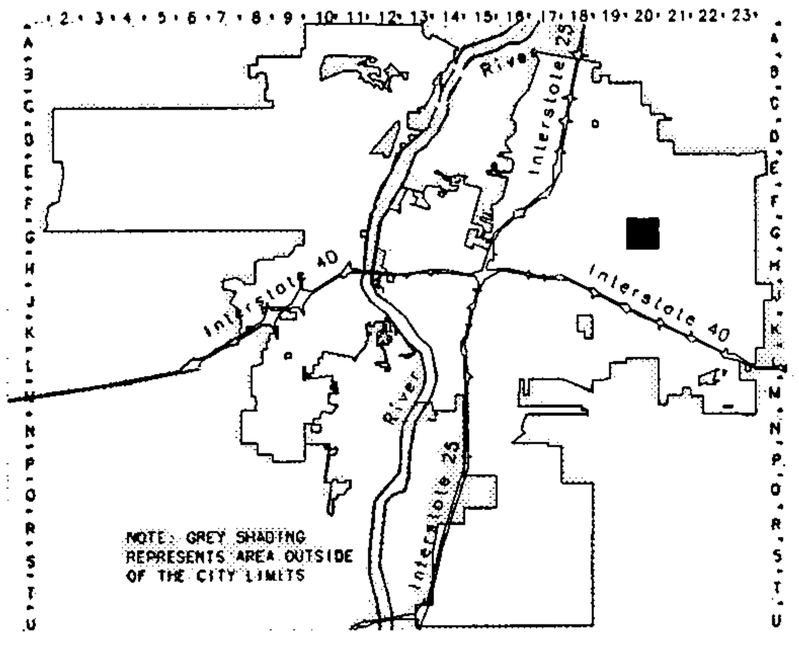
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
06DRB - ____ - 01064
____ - ____ - ____
____ - ____ - ____

Claire Senora 7/25/06
Planner signature / date

Project # 1004076





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

G-20-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

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

July 24, 2006

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

REF: LOT 6-A, HILTON AVENUE LOFTS

Dear Board Members:

The purpose of this replat is to include the vacated portion of Hilton Avenue NE into the existing Lot 6.

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

Sincerely,

Dan Graney
President

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

PAID RECEIPT

APPLICANT NAME Wilton Avenue Lofts

AGENT Surveys Southwest

ADDRESS

PROJECT & APP # 1004076 / 06DRB01064

PROJECT NAME Wilton Ave Lofts

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 215.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 235.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

7/25/2006 8:52AM LOC: ANNX
RECEIPT# 00061790 WS# 008 TRANS# 0004
Counterreceipt.doc 6/21/04 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $235.00
J24 Misc
$215.00
CK $235.00
CHANGE $0.00
Thank You

City Of Albuquerque
Treasury Division

7/25/2006 8:52AM LOC: ANNX
RECEIPT# 00061789 WS# 008 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $235.00
J24 Misc
$20.00
Thank You

LOMA DEL REY NEIGHBORHOOD ASSOCIATION

Serving the neighborhood bounded by Montgomery, Comanche, Wyoming and Eubank

3717 General Patch Street, NE
Albuquerque, New Mexico 87111

Phone 296-3420

July 7, 2006

Mr. Wilfred Gallegos
Development Review Board
City of Albuquerque
wgallegos@cabq.gov

Re: Project # 1004076, Vacation of right of way on Hilton between Parsifal and Hendrix, scheduled to be heard by the DRB on July 19

Dear Mr. Gallegos:

As we discussed on the phone, our neighborhood association does not object to this proposed ROW vacation as part of the adjacent townhouse development by Hilton Avenue Lofts if (1) the vacated property meets front setback height standards and (2) the existing Parsifal right of way extending northward from Hilton to paved Parsifal near Montgomery is developed with a sidewalk of 48 or more inches width, including stairs for the roughly five-foot change in grade, so that the existing unimproved pathway can be at a first class developed urban standard. Since this would never be a good street segment; we would also like to substitute a modest landscaping along the sidewalk instead of the expensive street paving which can be avoided.

As I said earlier, this seems possible to work out before the July 19 DRB. Dan Graney, the applicant's agent, and I discussed this before he left on vacation, and we plan to meet next week with a representative of the developer. We both felt that no controversy need be involved.

Our neighborhood association Board of Directors recommends this approach.

Sincerely,

Donald Peterson, Association President

Copy: Dan Graney, Surveys Southwest, Ltd.

RECEIVED
JUL 07 2006
LAND DEVELOPMENT SECTION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
___ Minor Subdivision action
V Vacation OF PUBLIC RIGHT-OF-WAY, **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**

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

APPEAL / PROTEST of... — **L** **A** **D**

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

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

APPLICANT INFORMATION:

NAME: JOHN EDGE, MANAGING MEMBER, HILTON AVE LOFTS LLC PHONE: 228·7416
ADDRESS: P.O. BOX 1808 FAX:
CITY: TIJERAS STATE NM ZIP 87059 E-MAIL:
Proprietary interest in site: OWNERS **List all owners:**
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: VACATION OF PORTION OF HILTON AVENUE NE

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. VACATION OF PORTION OF HILTON AVE NE, ADJACENT TO LOT C Block: N/A Unit: N/A
Subdiv. / Addn. HILTON AVENUE LOFTS
Current Zoning: R-LT Proposed zoning: N/A
Zone Atlas page(s): G-20-Z No. of **existing** lots: N/A No. of **proposed** lots: N/A
Total area of site (acres): ___ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: HILTON AVENUE NE
Between: PARSIFAL STREET NE and HENDRIX RD NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1004076
05DRB-01403
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 6.14.06
(Print) Dan Cranley ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

N/A	**INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
✓	All checklists are complete	06DRB - ___ - 00880	V R W	N	$ 300.00
✓	All fees have been collected		C M F		$ 20.00
✓	All case #s are assigned		A D V		$ 75.00
✓	AGIS copy has been sent				$
✓	Case history #s are listed				$
N/A	Site is within 1000ft of a landfill				$
N/A	F.H.D.P. density bonus				Total
N/A	F.H.D.P. fee rebate	Hearing date ~~7-12-06~~ 7-19-06	7-19-06		$ 395.00

Kim Sais 6/15/06

Project # 1004076

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Dan Graney
Applicant name (print)

Dan Graney 6.14.06
Applicant signature / date

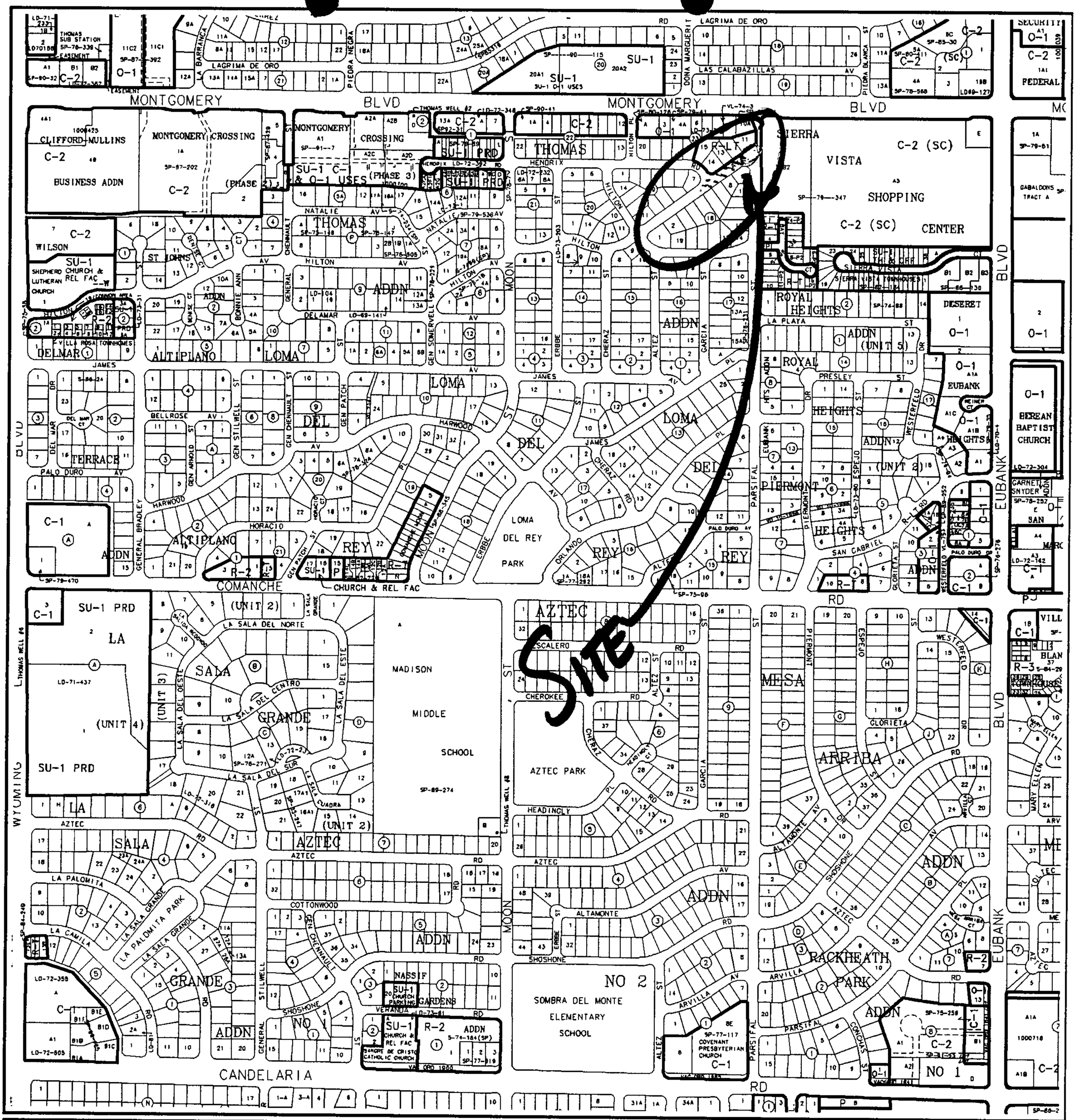
Form revised April 2003

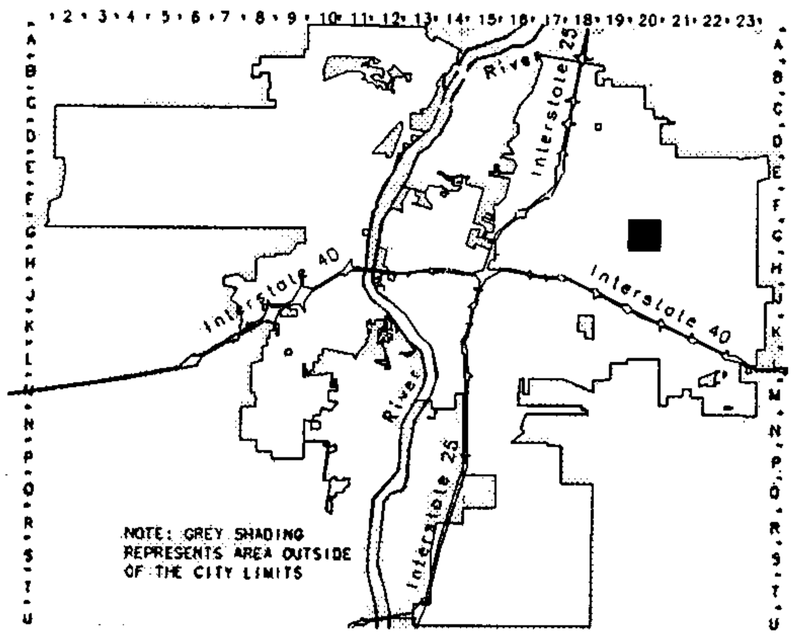
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - _____ - 00880
_____ - _____ - _____
_____ - _____ - _____

Kim Sis 6/15/06
Planner signature / date

Project # 1004076





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-20-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

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

June 13, 2006

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

REF: VACATION OF PORTION OF HILTON AVENUE NE

Dear Board Members:

The purpose of this vacation of Hilton Avenue right-of-way is to allow for a more suitable set back to existing Lot 6.

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

Sincerely,

Dan Graney
President

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.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 13, 2006

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

Dear Sarah:

Thank you for your inquiry of **June 13, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 6, HILTON AVENUE LOFTS** zone map **G-20.**

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

LOMA DEL REY N.A. (LDR) "R"
***Don Peterson**
3717 General Patch NE/87111 296-3420 (h)
Robert Fosnaugh
9212 Orlando Pl. NE/87111 292-0897 (h)

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

Sincerely,

Stephani Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for ONC use only)

Date of Inquiry: **06/13/06** Time Entered: **1:15 p.m.** ONC Rep. Initials: **SW**

Surveys Southwest, Ltd

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

June 14, 2006

LOMA DEL REY NEIGHBORHOOD ASSOC.
ROBERT FOSNAUGH
9212 ORLANDO PLACE NE
ALBUQUERQUE, NM 87111

REF: HILTON AVENUE LOFTS

Dear Robert Fosnaugh:

This letter is a notice to you of action being taken on the Hilton Avenue Lofts, located on Hilton Avenue NE.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a portion of Hilton Avenue NE to allow a more suitable set back to existing Lot 6 to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

The date and time of the DRB hearing will be posted on the site two weeks before the hearing. Presently the schedule for the hearing is July 12, 2006.

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

Sincerely,

Dan Graney
President

7004 0550 0000 8428 8627

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OFFICIAL USE

Postage	$ .87
Certified Fee	2.40
Return Reciept Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 6/14/06

Sent To: ROBERT FOSNAUGH
Street, Apt. No.; or PO Box No.: 9212 ORLANDO PL. NE
City, State, ZIP+4: ALBQ. N.M. NEX 87111

PS Form 3800, June 2002 — See Reverse for Instructions

Surveys Southwest, Ltd

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

June 14, 2006

LOMA DEL REY NEIGHBORHOOD ASSOC.
DON PETERSON
3717 GENERAL PATCH NE
ALBUQUERQUE, NM 87111

REF: HILTON AVENUE LOFTS

Dear Don Peterson:

This letter is a notice to you of action being taken on the Hilton Avenue Lofts, located on Hilton Avenue NE.

Surveys Southwest, Ltd is submitting the above referenced property for a vacation action to vacate a portion of Hilton Avenue NE to allow a more suitable set back to existing Lot 6 to DRB for approval. A copy of the proposed plat is attached. When approved, this will become the final plat for the above referenced property.

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

Sincerely,

Dan Graney

Dan Graney
President

7004 0550 0000 8428 8610

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OFFICIAL USE

Postage	$ .87
Certified Fee	2.40
Return Reciept Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

Postmark Here: 6/14/06

Sent To: DON PETERSON
Street, Apt. No.; or PO Box No.: 3717 GENERAL PATCH NE
City, State, ZIP+4: ALBQ. N. MEX 87111

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME JOHN EDGE

AGENT SURVEYS SOUTHWEST

ADDRESS

PROJECT & APP # 1004076 / 04DRB-00880

PROJECT NAME HILTON AVE. LOFTS

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 300.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 395.00 **TOTAL AMOUNT DUE**

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

6/15/2006 8:36AM LOC: ANNX
RECEIPT# 00059683 WSH 008 TRANS# 0001
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $395.00
J24 Misc $20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

1092

THE HILTON AVENUE LOFTS LLC
P.O. BOX 1808
TIJERAS, NM 87059

95-145/1070
002275554

DATE 6-14-06

Pay to the order of CITY OF ALBUQUERQUE $ 395 00

THREE HUNDRED NINETY FIVE DOLLARS

Security Features Included. Details on Back.

FIRST STATE BANK
www.fsbnm.com

FOR

MP

⑈001092⑈ ⑆107001452⑆ 002275554⑈

© DELUXE - AT

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 $3.75 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 ~~June 27, 2006~~ July 4, 2004 To July 12, 2004 July 19, 2004

5. REMOVAL

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

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

Sarah Lamato — (Applicant or Agent)

6/15/06 — (Date)

I issued 2 signs for this application, 6/15/06 (Date) — (Staff Member)

DRB PROJECT NUMBER: 1004076

Rev. 1/11/05

C-2-E-4

22-22

BLOCKS 13 TO 23 INCLUSIVE OF THOMAS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO

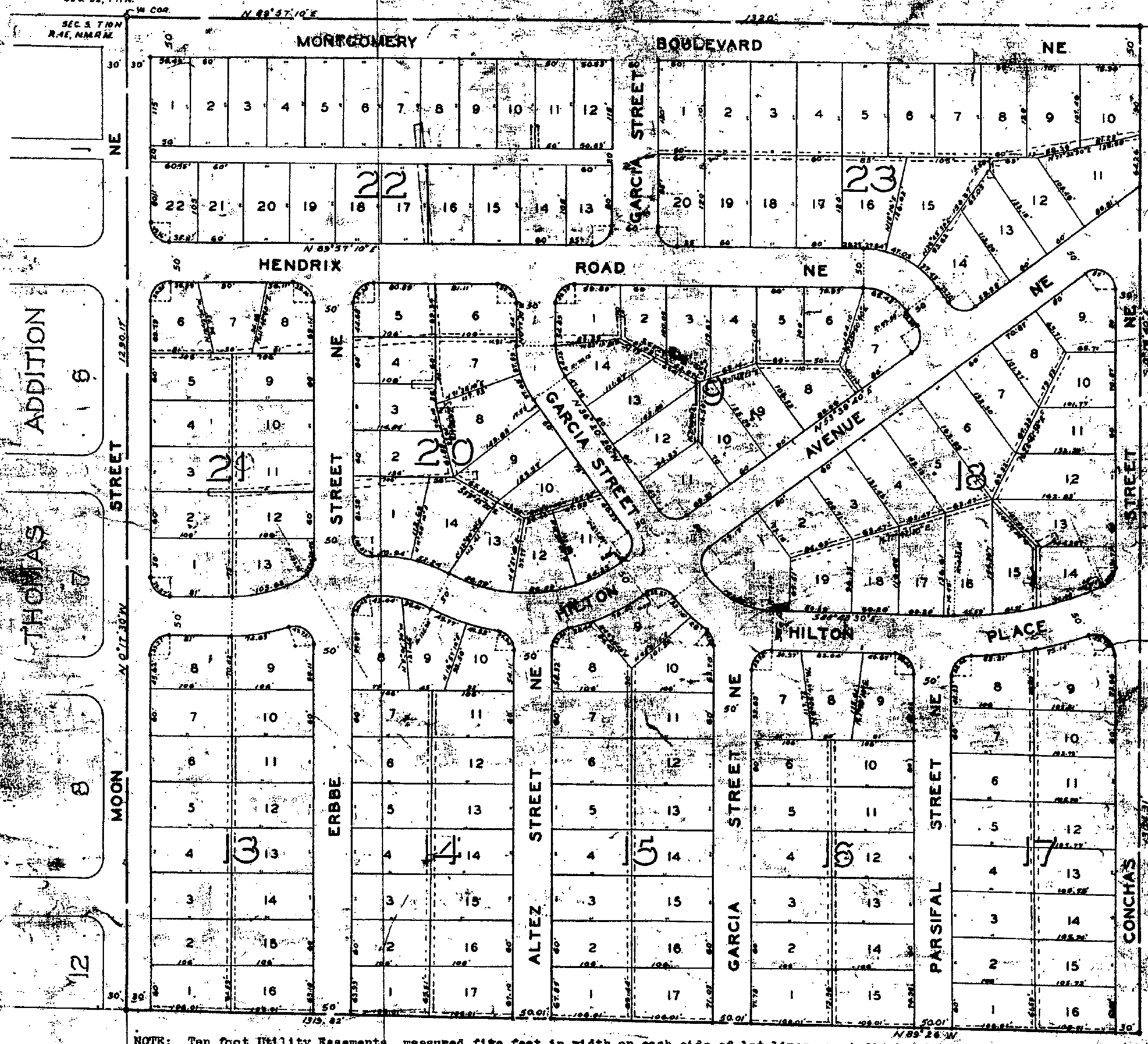
SCALE 1IN-100FT

ROSS MEYER ENGINEERING OFFICES
JUNE 9, 1950 ERNEST LEE JR.

APPROVED May 22nd, 1952
CITY PLANNING COMMISSION
Albuquerque, New Mexico

No. 3,40

Earl T. Ohl
Associate Planner



NOTE: Ten foot Utility Easements, measured five feet in width on each side of lot lines are indicated by dotted lines thus: ---------- Ten foot Overhanging Utility Easements at a minimum elevation of 15 feet for overhead Utilities only are indicated by dotted lines thus:

All Radii of curved lot lines are 25 feet unless otherwise indicated. All angles formed by intersections of Right-of-Way lines of streets and of Lot Boundary lines are 90°00'00" unless otherwise indicated.
All dimensions indicated on curved lines are measured along arcs.

The above and foregoing subdivision of that certain tract of land in the City of Albuquerque, New Mexico, comprising the NW¼NE¼ (Part 2) of Section 5, Township 10 North, Range 4 East, N.M.P.M., and more particularly described as follows: Beginning at the Northwest corner, which is the North ¼ Corner of said Section 5, and running thence N.89°57'10"E., along the North line of said Section 5, 1320.00 feet to the Northeast corner; thence S.0°16'40"E., 1304.31 feet to the Southeast corner; thence N.89°26'W., 1319.82 feet to the Southwest corner; thence N.0°17'30"W., 1290.17 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising BLOCKS 13 to 23, inclusive, of the THOMAS ADDITION to the City of Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and that said owners and proprietors do hereby dedicate easements shown on the plat, including easements for overhang of service wires for pole type Utilities, including the right of ingress, egress, and the right to trim interfering trees.

A. L. Wheeler
Owners

Lewis B. Wheeler
and

Robert E. Fox
Proprietors

State of New Mexico)
County of Bernalillo) SS.

On this 9th day of June, 1952, before me, a Notary Public in and for said County, personally appeared A. L. WHEELER and LEWIS B. WHEELER, his wife, and ROBERT E. FOX, a single man, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal the day and date last above written.

Edward K. Eddan
Notary Public

My Commission expires September 7th, 1954.

SEAL

I, IDA V. MALONE, City Clerk of the City of Albuquerque, New Mexico, hereby certify that the Plat of BLOCKS 13 to 23, inclusive, of the THOMAS ADDITION upon which this certificate appears, was approved and accepted for filing by the City Commission of said City at its meeting held June 10th, 1952.

Ida V. Malone
City Clerk

4:10 JUN 12 1952

Deputy Clerk

LOT 10--A, BLOCK 23
THOMAS ADDN.
FILED 1-16-1985 (C26, 34)

PARSIFAL STREET N.E.
(RIGHT-OF-WAY VARIES)

FND #4 REBAR
W/CAP LS8686

84.12'

N77°40'05"E

10' UTILITY
ESMT. (C2, 98)

FND #4 REBAR
W/CAP LS8686

5' PRIVATE DRAINAGE & PUE
(2006C, 110)

N36°13'59"W

S36°13'59"E

LOT 6-A
4,681.91 sq. ft.

S00°06'40"E

107.93'

LOT 5
HILTON AVENUE LOFTS
FILED 4-6-2006
(2006C, 110)

LOT 6

83.77'
85.37'

85.99'

LOT 7
HILTON AVENUE LOFTS
FILED 4-6-2006
(2006C, 110)

LOT LINE TO BE ELIMINATED
BY THIS PLAT

962.60 SQ.FT. PUBLIC
STREET RIGHT-OF-WAY
VACATED BY THIS PLAT

FND #4 REBAR
W/CAP LS8686

6.00'

5' PRIVATE DRAINAGE
ESMT. & PUE
(GRANTED BY
THIS PLAT)

30.52'
N53°46'01"E

N00°48'59"W
12.32'

14.12'
S00°48'59"E

C2

C1

HILTON AVENUE N.E.
(50' RIGHT-OF-WAY)

LOT 10–A, BLOCK 23
THOMAS ADDN.
FILED 1–16–1985 (C26, 34)

"W

FND #4 REBAR
W/CAP LS8686

84.12'

N77°40'05"E

10' UTILITY
ESMT. (C2, 98)

FND #4 REBAR
W/CAP LS8686

5' PRIVATE DRAINAGE & PUE
(2006C, 110)

N36°13'59"W

S36°13'59"E

PARSIFAL STREET N.E.
(RIGHT-OF-WAY VARIES)

S36°40'40"E
107.90.00S

LOT 6-A
4,681.91 sq. ft.

LOT 5
HILTON AVENUE LOFTS
FILED 4–6–2006
(2006C, 110)

LOT 6

107.93'

83.77'
85.37'

85.99'

LOT 7
HILTON AVENUE LOFTS
FILED 4–6–2006
(2006C, 110)

LOT LINE TO BE ELIMINATED
BY THIS PLAT

962.60 SQ.FT. PUBLIC
STREET RIGHT–OF–WAY
VACATED BY THIS PLAT

FND #4 REBAR
W/CAP LS8686

5.00'

30.52'
N53°46'01"E

N00°48'59"W
12.32'
14.12'
S00°48'59"E
C2

5' PRIVATE DRAINAGE
ESMT. & PUE
(GRANTED BY
THIS PLAT)

WATER
CAST IRON WATER LINE

C14' SIDEWALK

HILTON AVENUE N.E.
(50' RIGHT-OF-WAY)

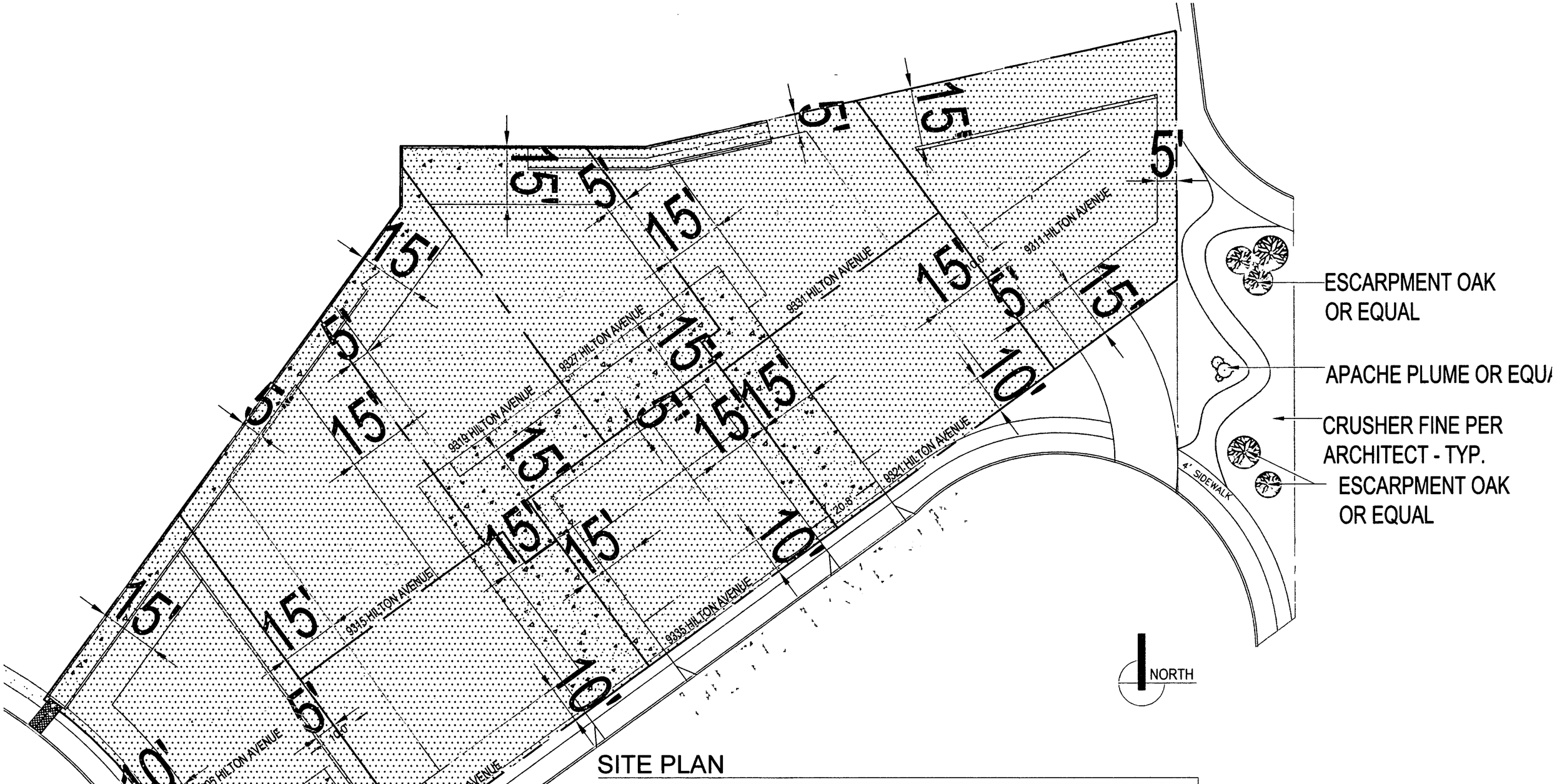
WATER

WATER

1004076

VACATION EXHIBIT B

Date 7/19/06



SITE PLAN

DEPREE AND ASSOCIATES
4218 Springdale NE ALBUQUERQUE, NM 87110
PHONE 505.345.4173 FAX 505.242.0003

HILTON LOFTS
P. O. BOX 1808 TIJERAS, NM 87059
PHONE 505.286.3600

JULY 24, 2006

SHEET R1.2
REVISION DRAWING - SITE PLAN

#16

COMPLETED 12/02/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01403 (FP)** Project # **1004076**

Project Name: **HILTON AVENUE LOFTS**

Agent: Surveys Southwest Ltd Phone No.: 998-0303

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/23/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☒ CITY ENGINEER / AMAFCA: P.U.E definition OK, BLB
- ☒ Include ~~definition~~ M & B for lots 1 & 9
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____

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

Project Number 1004076

#16

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01403** (FP) Project # **1004076**

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- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☒ CITY ENGINEER / AMAFCA: P.U.E definition
- ☒ Include ~~definition~~ M & B for lots 1 & 9
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☐ PLANNING (Last to sign):
- ☐
- ☐
- ☐

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- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004076

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 23, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1003885** 05DRB-01674 Major-Vacation of Pub Right-of-Way 05DRB-01676 Major-Preliminary Plat Approval 05DRB-01675 Minor-Subd Design (DPM) Variance	FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004522**
05DRB-01667 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **MESA VERDE ADDITION,** zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT IS A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED.**

3. **Project # 1004526**
05DRB-01678 Major-Vacation of Pub Right-of-Way

INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05]* (D-12) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

5. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05]* (J-8) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

6. **Project # 1002254**
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

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

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

8. Project # 1000316
05DRB-01652 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] **[Carmen Marrone, EPC Case Planner]** *[Indef Deferred from 11/2/05 & 11/23/05]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

05DRB-01742 Minor-Prelim&Final Plat Approval

HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS,** zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652]*[Deferred from 11/23/05]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

9. Project # 1004366
05DRB-01744 Minor-SiteDev Plan BldPermit/EPC

CBL ARCHITECTS agent(s) for FAHIM ADI request(s) the above action(s) for all or a portion of Tract(s) C1A4 & C1A3, SEVEN BAR RANCH SUBDIVISION (to be known as **THE FALLS RESTAURANT**) zoned SU-1 IP, located on COTTONWOOD DR NW, between AMERICAN RD NW and NM 528 containing approximately 2 acre(s). REF: Z-79-146-5, V-97-106, 05EPC01262, DRB-97-248]**[Stephanie Shumsky,EPC Case Planner]**(A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VARIOUS COMMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. Project # 1002459
05DRB-01738 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 3, 4, 2A, 3-A-1 & 4-A-1, **QUAIL RIDGE,** zoned SU-1 FOR COMM & RELATED C-2 USE, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 04AA00871, 05DRB00615, 05DRB00616, 05AA01258, 05AA01259] (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. Project # 1004022
05DRB-01740 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL SUBDIVISION,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PL SW and CENTRAL AVE SW containing approximately 1 acre(s). [REF: 05DRB00428] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE.**

12. Project # 1004528
05DRB-01739 Minor-Prelim&Final Plat Approval

JOHN C LORENZO agent(s) for NORA G CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B & 176B1, **LANDS OF JOE B AND NORA G CHAVEZ,** zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB AND PLANNING FOR AGIS DXF FILE.**

13. Project # 1001789
05DRB-01718 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s).*[Deferred from 11/16/05 & 11/23/05]*(K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. Project # 1004546
05DRB-01735 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA,** zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF: DRB-92-194] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. Project # 1003861
05DRB-00731 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, (to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] [*Indef deferred 5/11/05 for SIA]* (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE.**

16. Project # 1004076
05DRB-01403 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action**(s)** for all or a portion of Lot(s) 11-14, Block(s) 23,

THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). *[Indef deferred 9/14/05 for SIA]* (G-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR P.U.E. LANGUAGE AND MAINTENANCE AND BENEFICIARIES OF PRIVATE DRAINAGE EASEMENT FOR LOTS 1 & 9.**

17. **Project # 1004178**
05DRB-01013 Minor- Final Plat Approval

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

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

18. **Project # 1004547**
05DRB-01743 Minor-Sketch Plat or Plan

MARTIN M GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1, 2, Block(s) 4, **LOWER BROADWAY ADDITION,** zoned SU-2 special neighborhood zone, located on ALAMO AVE SE, between MECHEM ST SE and WHEELER AVE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for November 9, 2005. **THE DRB MINUTES FOR NOVEMBER 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 23, 2005

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 14, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 a.m. Adjourned: 10:00 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 # 1000621** 05DRB-01334 Major-One Year SIA	BOHANNAN HUSTON INC agent(s) for JOHN Q HAMMONS HOTELS request(s) the above action(s) for all or a portion of Tract(s) B-1, **GATEWAY SUBDIVISION,** zoned SU-2 C-3, located on LOMAS BLVD NE, between WOODWARD PL NE and MOUNTAIN RD NE containing approximately 9 acre(s). [REF: 03DRB01353, 03DRB01649] (J-15) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1002645** 05DRB-01335 Major-One Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**
3.	**Project # 1002321** 05DRB-01333 Major-SiteDev Plan BldPermit	BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO PLANNING FOR ADDRESSING OF COMMENTS FROM PLANNING AND 3 COPIES OF THE SITE PLAN. THE DRB VOIDED THE PRIOR SITE PLAN FOR BUILDING PERMIT FOR THIS SITE THAT WAS APPROVED ON 10/29/05.**
4.	**Project # 1004387** 05DRB-01332 Major-Vacation of Pub Right-of-Way	MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

5. **Project # 1004388**
05DRB-01336 Major-Preliminary Plat Approval
05DRB-01337 Minor-Sidewalk Waiver
05DRB-01338 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/14/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/13/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION,** zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. *[Deferred from 8/10/05 & 8/24/05 & 9/14/05]* (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/5/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

7. **Project # 1002856**
05DRB-01402 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS AT ANDERSON HILLS, UNIT 2,** zoned R-LT residential zone, located on RIO CLARA AVE NW, between UNSER BLVD NW and 98TH ST NW containing approximately 21 acre(s). [REF: SD-87-41, Z-99-58, SPR-95-22] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO CHECK ON 25-FOOT WATER EASEMENT FOR UNIT 2 AND TO RECORD PLAT.**

05DRB-01401 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS AT ANDERSON HILLS, UNIT 5,** zoned R-LT residential zone, located on RIO CLARA NW, between UNSER BLVD NW and 98TH ST NW containing approximately 9 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

8. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] *[Deferred from 9/7/05 & 9/14/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 9/21/05.**

City Of Albuquerque
PLANNING DEPARTMENT
September 14, 005
DRB Comments

Item # 10

Project # 1004076 Application # 05-01403

RE: Hilton Avenue Lofts/plat

Are there any perimeter walls planned that abut a street? Yes – 20' buffer Coverty Wall design needed

AGIS dxf is approved.

No objection to the plat. Lots meet minimum lot size for RLT zoning.

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

9. **Project # 1000116**
05DRB-01385 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2Al-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred on a no show]* (H-15) **INDEFINITELY DEFERRED ON A NO SHOW. LATER THE AGENT REQUESTED DEFERRAL TO 9/21/05.**

10. **Project # 1004076**
05DRB-01403 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action**(s)** for all or a portion of Lot(s) 11-14, Block(s) 23, THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). (G-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/14/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL: PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. DESIGNATION OF P-1 OR P-2 ON THE LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. Project # 1004409
05DRB-01386 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JEMINA HOLYFIELD request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, Block(s) 23, **WAGGOMAN-DENISON ADDITION,** zoned R-2 residential zone, located on CHICO ROAD NE, between GENERAL MARSHALL ST NE and WYOMING NE containing approximately 1 acre(s). (K-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Approval of the Development Review Board Minutes for August 31, 2005. **THE DRB MINUTES FOR AUGUST 31, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:00 A.M.

SU-1
R-1
MONTGOMERY
MONTGOMERY + PARSIFAL
C-2
HILTON
O-1
R-1
R-1
R-LT
HENDRIX
C-2
PARSIFAL
HILTON
HILTON
R-T
272ft

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
An approved infrastructure list is required for Preliminary Plat approval. -comments
An approved grading and drainage report must be on file prior to Preliminary Plat approval. 9-12-05

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X Signed I.L.; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: September 14, 2005

www.cabq.gov

4076

DXF Electronic Approval Form

DRB Project Case #: 1004076

Subdivision Name: HILTON AVENUE LOFTS LOTS 1-9

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 9/7/2005 Hard Copy Received: 9/7/2005

Coordinate System: NMSP Grid (NAD 27)

Approved 09-07-2005 Date

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

AGIS Use Only

Copied fc **4076** to agiscov on **9/7/2005** Contact person notified on **9/7/2005**

Kelton Ave. Lofts

3/16/06

J. Bruce, B. Duncan, A. Lourie, S. Chavez, W. Conrad, Mark Dupree, Guy Jackson, Don Graney — 715-4773

Re ~~Amend~~ Xplak to include:

- reference to covenants
- statements concerning:
  - > 2 parking spaces in garage
  - > no parking in private access easement
  - > no additions or accessory bldg w/out variance
  - > no encroachments on private easement

19

Proj #1004076

11.14.05

No. of Lots: 9
Nearest Major Streets
MONTGOMERY BLVD. &
EUBANK BLVD. NE

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9th day of November, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and HILTON AVE. LOFTS, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORPORATION, whose address is P.O. BOX 1808, TIJERAS, NM 87059 whose telephone number is 505-286-3600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION, recorded on JUNE 12, 1952 in the records of the Bernalillo County Clerk at ~~Book~~ VOL. CZ, ~~pages~~ FOLIO ~~through~~ 98 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] ~~JOHN EPPS, HILTON AVE. LOFTS~~ LLC ("Owner").

11-8-05

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOTS 1-9, HILTON AVENUE LOFTS describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 31 day of October, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 770681.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Mary Herrera Bern. Co. AGRE R 19.00
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Page: 1 of 6
11/10/2005 03:12P
Bk-A106 Pg-7515

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURVEY'S SOUTHWEST, and construction surveying of the private Improvements shall be performed by SURVEY'S SOUTHWEST. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by GJA, LLC, and inspection of the private Improvements shall be performed by GJA, LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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6364929
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11/10/2005 03:12P
Bk-A106 Pg-7515
Mary Herrera Bern. Co. AGRE R 19.00

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by MARTIN VINYARD & ASSOCIATES, and field testing of the private Improvements shall be performed by MARTIN VINYARD & ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: LOAN RESERVE LETTER NO. 2207
Amount: $ 80,418.34 Name of Financial Institution or Surety providing Guaranty: FIRST STATE BANK
Date City first able to call Guaranty: OCTOBER 31, 2006
[Construction Completion Deadline]: OCTOBER 31, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: DECEMBER 31, 2006
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

Mary Herrera Bern. Co. AGRE R 19.00
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11/10/2005 03:12P
Bk-A106 Pg-7515

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

Mary Herrera Bern. Co. AGRE R 19.00
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Bk-A106 Pg-7515

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City□s Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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Page: 5 of 6
11/10/2005 03:12P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A106 Pg-7515

Figure 12 - Page 5 07/02

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: HILTON AVE LOFTS

By [Signature]: _____
Name: JOHN EDGE
Title: MANAGING PARTNER/OWNER
Dated: November 2, 2005

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 11-09-05 11-7-05

bjl
11/4/05

SUBDIVIDER'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on 2nd day of November, 20 05 by [name of person:] JOHN EDGE, [title or capacity, for instance, "President" or "Owner":] MANAGING PARTNER/OWNER of [Subdivider:] HILTON AVE. LOFTS, LLC

My Commission Expires:
8/22/06

Notary Public

OFFICIAL SEAL
Victoria Romero
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/22/06

CITY'S NOTARY

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

This instrument was acknowledged before me on 9th day of November, 20 05 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

OFFICIAL SEAL
Victoria Romero
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/22/06

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Figure 12 - Page 6

Mary Herrera Bern. Co. AGRE R 19.00
2005167968
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Bk-A106 Pg-7515

07/02

Project Number

ORIGINAL

8/29/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 9/14/05
Date Preliminary Plat Expires: 9/14/07
DRB Project No. 05DRB-01403
DRB Application No 1004076

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

HILTON AVE. LOFTS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
	4' wide OR 5'	Conc. Sidewalk	Hendrix & Hilton	West PL	East PL			
	3/4" - 1" OR	single/double water service 9 each OR	Hendrix/Hilton	Lot 1	Lot 9			
	4"	single sanitary sewer service	Hendrix/Hilton	Lot 1	Lot 9			
	OR 2-24"	Sidewalk Culvert	Hendrix Rd					
	OR 6' wide	concrete rundown	Put easement (NW side)	Lot 5	Hendrix Rd			
	OR 20' wide	Private Drive	Around Lot 6					

NOTES

Engineers certification of grading plan required for release of SIA and Financial Guarantees

OR

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SEP 14,2005 11:41

GUY JACKSON
NAME (print)

Guy Jackson & Associates, LLC
FIRM

SIGNATURE - date

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

ORB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

PAGE 2 OF 2

9-14-05
Daniel Graney - agent
Daniel Graney
Surveys Southwest Ltd

SEP 14,2005 11:42

FINANCIAL GUARANTY AMOUNT

10/17/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 770681, HIlton AvenueLofts,Pav/UtilServ.Connecs, Phase/Ur

Requested By: **Guy Jackson, P.E. - Guy Jackson & Associates, LLC**

Approved estimate amount:		$52,055.00
Contingency Amount:	10.00%	$5,205.50
Subtotal:		$57,260.50
NMGRT	6.75%	$3,865.08
Subtotal:		$61,125.58
Engineering Fee	3.25%	$1,986.58
Testing Fee	2.00%	$1,222.51
Subotal:		$64,334.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$80,418.34**

APPROVAL: DATE:

10/17/05

Notes: 10% Contingency, project not yet approved

FIRST STATE BANK

October 26, 2005

Mr. James Lewis
Chief Administrative Officer
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2207

RE: Loan Reserve for The Hilton Avenue Lofts, LLC
City of Albuquerque, Project ID# 770681
Project Name: Hilton Avenue Lofts
Loan Reserve Amount: Eighty Thousand Four Hundred Eighteen Dollars & 34/100 ($80,418.34)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of The Hilton Avenue Lofts, LLC ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Eighty Thousand Four Hundred Eighteen Dollars & 34/100 ($80,418.34), ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires The Hilton Avenue Lofts, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Lots 11 thru 14; Block 23, Thomas Addition, Project No. 770681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 11-10-05 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A106 at pages 2515 to 2515, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by October 31, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 31, 2006, and December 31, 2006, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall

deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

   A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

   B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

   C. Expiration of the date December 31, 2006; or

   D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Bobby Nafus
Senior Vice President

ACCEPTED:

City of Albuquerque

By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer

Dated: 11-10-05

11-7-05

Project Number

ORIGINAL

Claire

8/29/05 Date Site Plan Approved:

Date Preliminary Plat Approved: 9/14/05

Date Preliminary Plat Expires: 9/14/06 1403

DRB Project No.: 05DRB-00526

DRB Application No 1004076

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

HILTON AVE. LOFTS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		4' wide	OR ~~6"~~ -Conc. Sidewalk	Hendrix & Hilton	West PL	East PL	/	/	/
		3/4"-~~1"~~	OR single/double water service	Hendrix/Hilton	Lot 1	Lot 9	/	/	/
			9 each OR						
		4"	single sanitary sewer service	Hendrix/Hilton	Lot 1	Lot 9	/	/	/
		OR 2-24"	Sidewalk Culvert	Hendrix Rd			/	/	/
		OR 6' wide	concrete rundown	Put easement (NW side)	Lot 5	Hendrix Rd	/	/	/
		OR 20' wide	Private Drive	Around Lot ~~X~~ 8	1		/	/	/

NOTES

1

~~This Infrastructure List is for information only. An Infrastructure List will be provided with the Preliminary Plat.~~

2 Engineers certification of grading plan required for release of SIA and Financial Guarantees

OR

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

revised 07/01/01

GUY JACKSON
NAME (print)

Guy Jackson & Associates, LCC
FIRM

SIGNATURE - date

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

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

ORIGINAL

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	2/7/06			

9-14-05

Daniel Graney - agent
Daniel Graney
Surveys Southwest Ltd

Number

#10 ORIGINAL

8/29/05
Date Site Plan Approved
Date Preliminary Plat Approved 9/14/05
Date Preliminary Plat Expires 9/14/06 1403
DRB Project No 05DRB-~~01426~~
DRB Application No 1004076

INFRASTRUCTURE LIST

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

HILTON AVE. LOFTS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		4' wide	~~6"~~ DG - Conc. Sidewalk	Hendrix & Hilton	West PL	East PL	/	/	/
		3/4" - ~~1"~~ DG	single/double water service	Hendrix/Hilton	Lot 1	Lot 9	/	/	/
		9 each DG							
		4"	single sanitary sewer service	Hendrix/Hilton	Lot 1	Lot 9	/	/	/
		DG 2-24"	Sidewalk Culvert	Hendrix Rd			/	/	/
		DG 6' wide	concrete rundown	Put easement (NW side)	Lot 5	Hendrix Rd	/	/	/
		DG 20' wide	Private Drive	Around Lot 6			/	/	/

NOTES

1 ~~This Infrastructure List is for information only. An Infrastructure List will be provided with the Preliminary Plat~~

2 Engineers certification of grading plan required for release of SIA and Financial Guarantees

3 DG

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

revised 07/31/01

GUY JACKSON
NAME (print)

Guy Jackson & Associates, LCC
FIRM

[signature] 9-6-05
SIGNATURE - date

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

[signature] 9/14/05
DRB CHAIR - date

[signature] 9-14-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 9/14/05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 9/14/05
CITY ENGINEER - date

[signature] 9-14-05
PARKS & GENERAL SERVICES - date

ORIGINAL

_____
AMAFCA - date

_____
_____ - date

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

9-14-05

Daniel Graney - agent
Daniel Graney
Surveys Southwest Ltd

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: JOHN EDGE, HILTON AVE LOFTS, LLC PHONE: 286-3600
ADDRESS: P.O. BOX 1808 FAX:
CITY: TIJERAS STATE NM ZIP 87059 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:

DESCRIPTION OF REQUEST: DIVIDE FOUR EXISTING LOTS INTO NINE NEW LOTS & TO GRANT ADDITIONAL EASEMENTS AS SHOWN (PRELIM/FINAL)

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

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

Lot or Tract No. LOTS 11, 12, 13 & 14 Block: 23 Unit: N/A
Subdiv. / Addn. THOMAS ADDITION TBR Hilton Avenue Lofts
Current Zoning: R-1T Proposed zoning: N/A
Zone Atlas page(s): G-20-Z No. of **existing** lots: 4 No. of **proposed** lots: 9
Total area of site (acres): 0.7512 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? _V_ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1-020-060-391-508-12710, 1-020-060-383-505-12709 MRGCD Map No. N/A.
LOCATION OF PROPERTY BY STREETS: On or Near: HILTON AVE NE,
Between: HENDRIX RD NE and PARSIFAL STREET NE

1-020-060-379-501-12708
1-020-060-373-496-12707

CASE HISTORY:

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

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

SIGNATURE Dan Graney DATE 8.29.05
(Print) Dan Graney ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01403	P&F	SB	$ 775.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
* Hearing date 09/14/05			$ 795.00

Sandy Handley 09/06/05
Planner signature / date

Project # 1004076

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
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__ 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
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__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Dan Graney
Dan Graney
Applicant name (print)

8.29.05
Applicant signature / date

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

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

Application case numbers
05DRB - _____ - 01403
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley
Planner signature / date

Project # 1004076

Surveys Southwest, LTD

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

August 29, 2005

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

REF: LOTS 1 THROUGH 9, HILTON AVENUE LOFTS

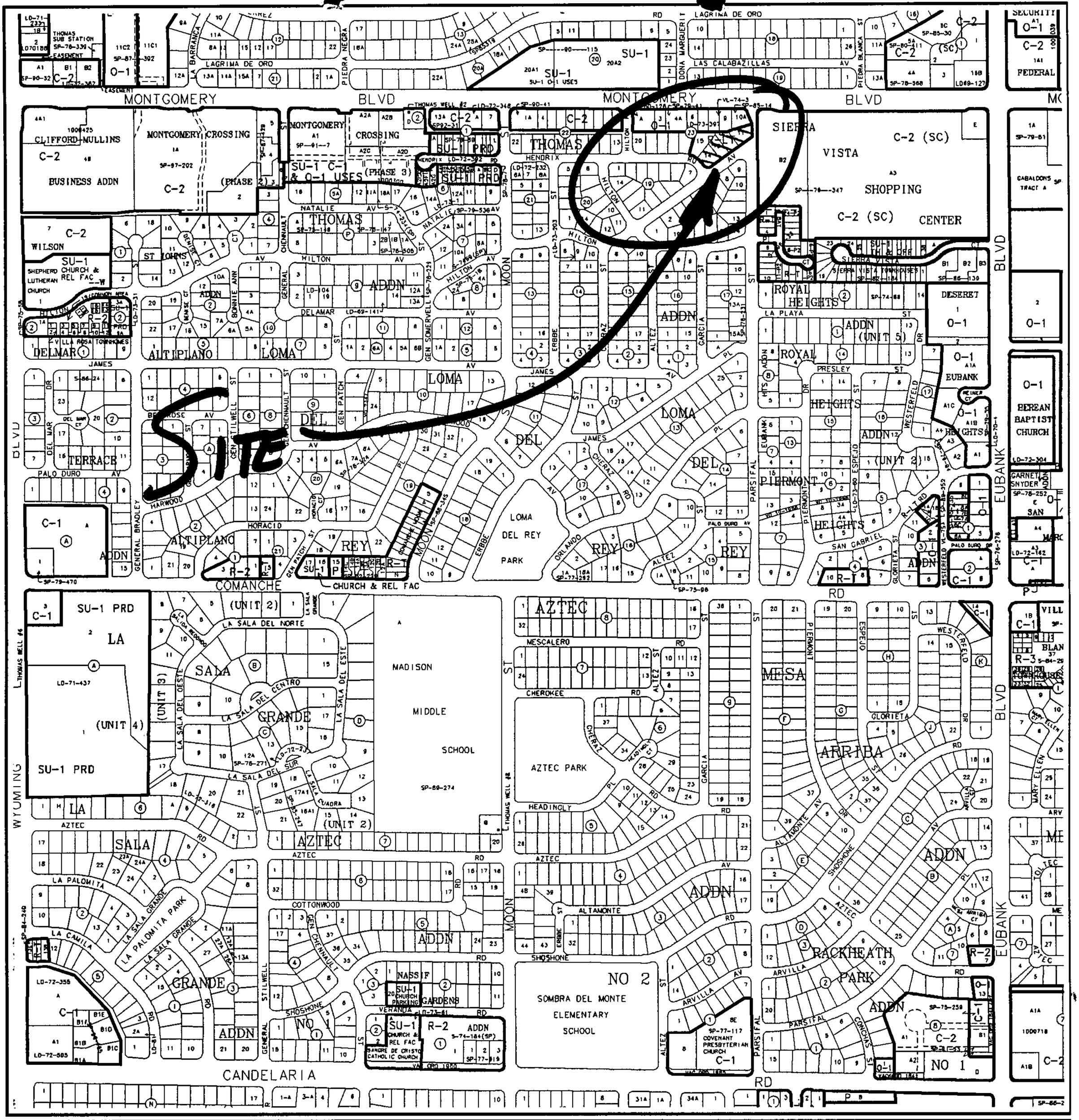
Dear Board Members:

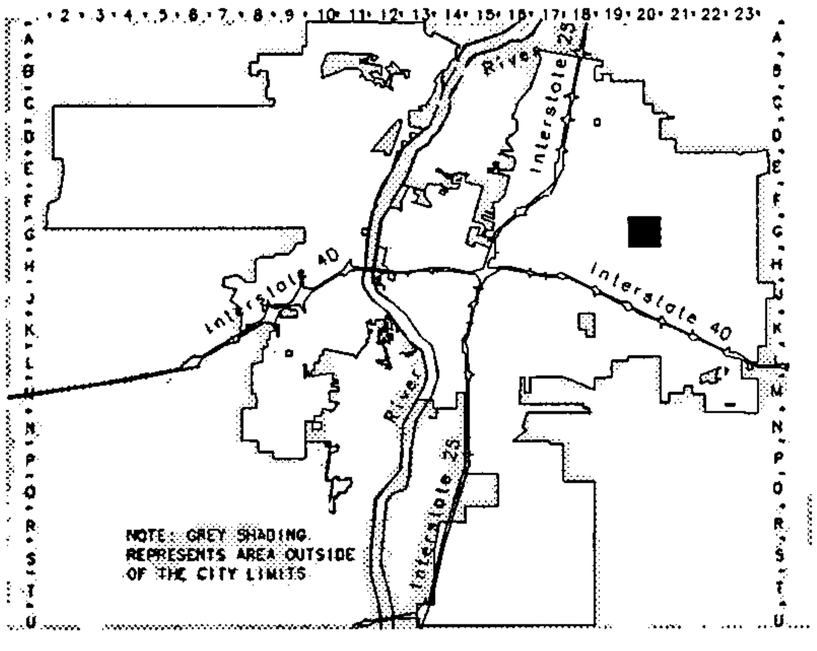
The purpose of the above referenced subdivision plat is to create Nine (9) new lots from Four (4) existing lots to be developed with townhouses.

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

Sincerely,

Dan Graney





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-20-Z

Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME JOHN EDGE HILTON AVE LOFTS., LLC

AGENT SURVEYS SOUTHWEST LTD

ADDRESS 333 LOMAS BLVD. NE

PROJECT & APP # 1004076 / 05DRB 01403

PROJECT NAME HILTON AVE LOFTS

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 775.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 795.00 **TOTAL AMOUNT DUE**

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

9/6/2005 10:37AM LOC: ANNX
RECEIPT# 00045515 WS# 008 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSCC5
Trans Amt $795.00 MP
J24 Misc
$20.00
Thank You

CK CHANGE
9/6/2005 10:37AM LOC: ANNX
RECEIPT# 00045554 WS# 008 TRANS# 0011
Account 441032 Fund 0110
Activity 3424000 TRSCC5
Trans Amt $775.00
J24 Misc
$0.00
Thank You

1013

THE HILTON AVENUE LOFTS LLC
P.O. BOX 1808
TIJERAS, NM 87059

95-145/1070
002275554

DATE 8-29-05

Pay to the order of City of Albuquerque $ 795.00

Seven Hundred Ninety-Five and NO/100 DOLLARS

Security Features Included. Details on Back.

FIRST STATE BANK
www.fsbnm.com

FOR

⑈001013⑈ ⑆107001452⑆ 002275554⑈

© DELUXE - AT

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004076
Application Number: 05DRB-00526

DRB Date: 4/6/2005
Item Number: 20

Subdivision:
Lots 11 thru 14, Block 23, Thomas Addition

Zoning: R-LT

Zone Page: G-20

New Lots (or units) : 9

Request for:

- [x] 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:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 9 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004076 **AGENDA ITEM NO: 20**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x)

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; WITHDRAWN (discussed)

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004076 **Item No. 20** **Zone Atlas G-20**

DATE ON AGENDA 4-6-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Standard infrastructure per DPM required.
2) Is Parsifal a public street that connects to Montgomery?
3) Neither of the site sketches shows how access is being provided to lots 2 thru 6.
4) Are these P1 or P2 lots?
5) Need to provide x-sections of both Hilton and Hendrix including location and width of sidewalks.
6) Both of the proposed curb cuts are too large.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1004076 **Item No. 20** **Zone Atlas G-20**

DATE ON AGENDA 04/06/05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

(**X**)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. Utility plan as presented will not be acceptable unless there is some kind of Association with agreements that on-site sanitary sewer service lines are private and the Association is responsible for all operation and maintenance repairs. Normally shared services are not allowed for single family residences.

If you have any questions or comments please call Roger Green at 924-3989.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 6, 2005
DRB Comments

ITEM # 20

PROJECT # 10002629 **APPLICATION # 05-000497/minor plat**

Re: Thomas Addition

Planning reserves comment until project is explained further.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan (Phase I, II, III)
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)

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

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

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

APPLICANT INFORMATION:

NAME: Roy Solomon PHONE: 505-401-1000
ADDRESS: 4200 Parsifal St. NE FAX: 505-883-5515
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: roy@505chile.com
Proprietary interest in site: 100% List all owners: Roy Solomon
AGENT (if any): Survey Southwest · Dan Graney PHONE: 505-998-0303
ADDRESS: 333 Lomas BLVD. NE FAX: 505-998-0306
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: dmgraney@swsurvey.com

DESCRIPTION OF REQUEST: Replat, 4 R-Lt Lots to 9 R-Lt Lots

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

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

Lot or Tract No. Lots # 11, 12, 13 + 14 Block: #23 Unit:
Subdiv. / Addn. Thomas Addition
Current Zoning: R-LT Proposed zoning: No Change
Zone Atlas page(s): G-20-Z No. of **existing** lots: 4 No. of **proposed** lots: 9
Total area of site (acres): .785 acres Density if applicable: dwellings per gross acre: 9 dwellings per net acre: 9
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 102006039150812710 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Hilton AVE NE + Hendrix Rd.
Between: 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.):

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

SIGNATURE DATE 3-29-05
(Print) Roy Solomon ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
05DRB - ___ - 00526	___	SK	$ -0-
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ -0-

Hearing date 4.6.05

Claire Senova 3/29/05
Planner signature / date

Project # 1004076

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

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- Preliminary Plat reduced to 8.5" x 11"
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☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Roy Solomon
Applicant name (print)

3.29.05
Applicant signature / date

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

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

Application case numbers
05DRB - _____ - 00526
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 3/29/05

Project # 1004076

Hilton Head Lofts
4200 Parsifal St. NE
Albuquerque, New Mexico 87111
505.401.1000

City of Albuquerque
Development / plan Review Application

Re: Lots #11,12,13,14, Block 23, Thomas Addition
Project to Be Known as "Hilton Head Lofts"

Review Board,

Please consider the replat of the above referenced lots. The R-LT zoning will remain the same. As you can see from our proposed site plan our goal is to create upscale living space with attention to architecture, landscaping, and curb appeal.

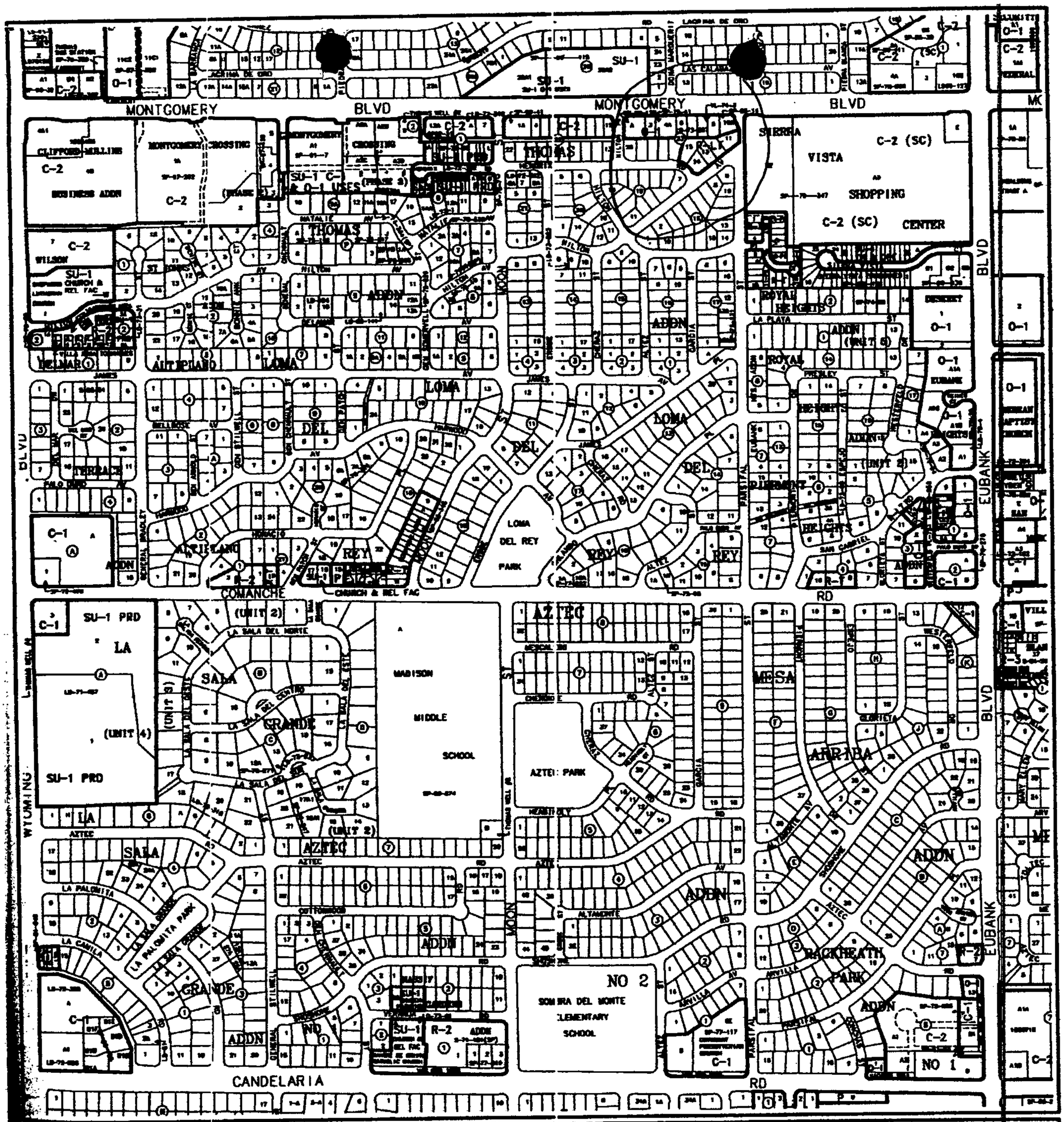
The courtyard environment results in three groups of three units. The none units will be accessed by two curb cuts on Hilton Ave. All garages will be serviced from the two main ingress and egress corridors. The density is consistent with adjacent town homes on Parsifal St. The project provides a buffer between commercial buildings on Montgomery Blvd and the existing residential neighborhood.

I live on Parsifal St. and know the neighborhood. I have briefly discussed my intentions with the neighborhood association president and will be updating him this week prior to our requested meeting next Wednesday, April 6.

This project is consistent with the neighborhood fabric and will be an asset to our community.

Thanks for considering my request.

Roy Solomon



CITY OF Albuquerque

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

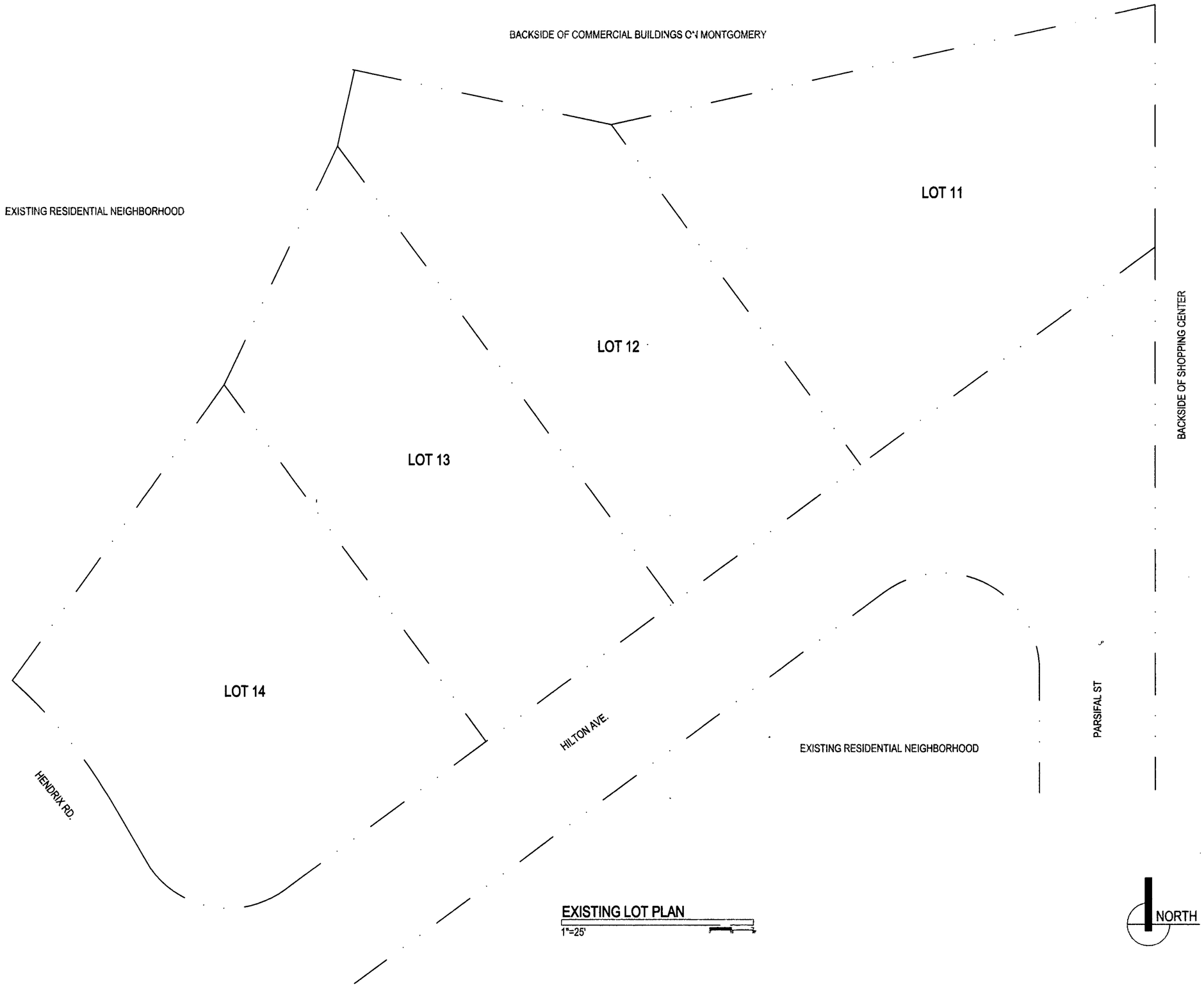
250 0 750 1000

Zone Atlas Page

G-20-Z

Map Amended through July 19, 2001

1004076



EXISTING LOT PLAN
1"=25'

LEGAL DESCRIPTION

LOTS 11-14 BLOCK 23
THOMAS ADDITION
ALBUQUERQUE, NEW MEXICO.

ZONING MAP

G-20-Z

LEGEND

Driveway
sidewalk
setback/property line

KEYED NOTES

KEYED NOTE SYMBOL

REVISION SCHEDULE

DEPREE AND ASSOCIATES
[illegible] NE ALBUQUERQUE, NM 87110
PHONE [illegible] FAX 505.2 13.0002

HILTON HEAD LOFTS
5555 MONTGOMERY, NE
Albuquerque, NM 87109

MARCH 28, 2005

SHEET 001
EXISTING

BACKSIDE OF COMMERCIAL BUILDINGS ON MONTGOMERY

EXISTING RESIDENTIAL NEIGHBORHOOD

1 4190 sq. ft.
2 3250 sq. ft.
3 3826 sq. ft.
4 3269 sq. ft.
5 3243 sq. ft.
6 3846 sq. ft.
7 3988 sq. ft.
8 4299 sq. ft.
9 4286 sq. ft.

20.25' 34.5' 33' 9.75' 40.5' 93.5' 52.17' 32.01' 91.33' 10.01' 61.25' 82.5' 77.83' 86.33' 77.25' 67.58' 41.67' 39.5' 23' 46.83' 37.58' 58.5' 36.42' 52.0' 93.42'

HENDRIX RD.

HILTON AVE.

BACKSIDE OF SHOPPING CENTER

EXISTING RESIDENTIAL NEIGHBORHOOD

PARSIFAL ST

PROPOSED LOT PLAN
1"=25'

NORTH

LEGAL DESCRIPTION

LOTS 11-14 BLOCK 23
THOMAS ADDITION
ALBUQUERQUE, NEW MEXICO.

ZONING MAP

G-20-Z

LEGEND

Driveway
sidewalk
setback/property line

KEYED NOTES

KEYED NOTE SYMBOL

REVISION SCHEDULE

OCIATES
QUE, NM 87110
505.2 13.0002
FTS
5555 MONTGOMERY, NE
Albuquerque, NM 87109

MARCH 28, 2005

SHEET 002
PROPOSED LOT PLAN

BACKSIDE OF COMMERCIAL BUILDINGS ON MONTGOMERY

EXISTING RESIDENTIAL NEIGHBORHOOD

5' SETBACK

5' SETBACK

5' SETBACK

3' SETBACK

15' SETBACK

10' SETBACK

1

2

3

4

5

6

7

8

9

BACKSIDE OF SHOPPING CENTER

HILTON AVE.

HENDRIX RD.

EXISTING RESIDENTIAL NEIGHBORHOOD

PARSIFAL ST

NORTH

BUILIDNG PLAN
1"=25'

LEGAL DESCRIPTION

LOTS 11-14 BLOCK 23
THOMAS ADDITION
ALBUQUERQUE, NEW MEXICO.

ZONING MAP

G-20-Z

LEGEND

Driveway
sidewalk
setback/property line

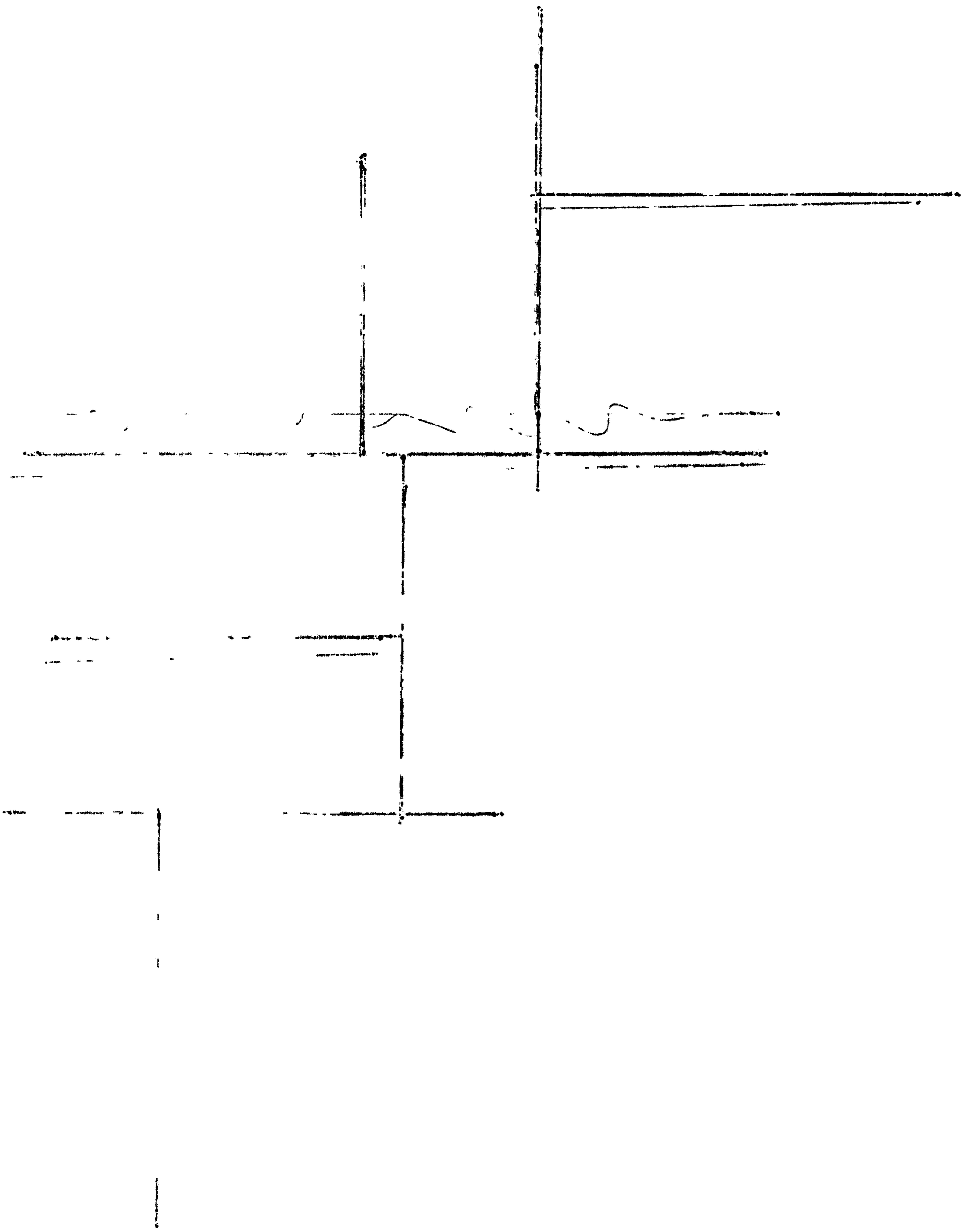
KEYED NOTES

KEYED NOTE SYMBOL

REVISION SCHEDULE

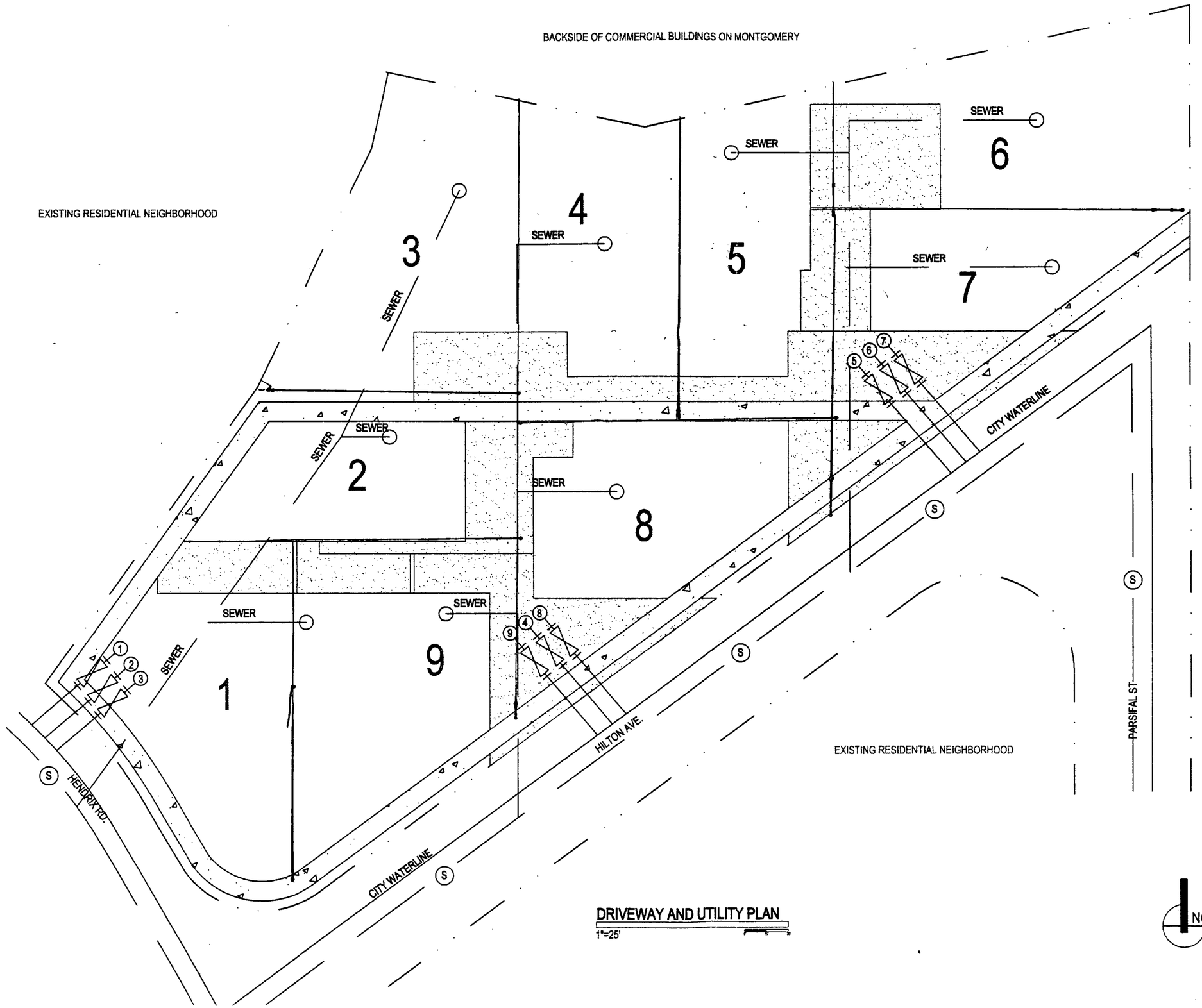
OCIATES
QUE, NM 87110
505.2 13.0002
FTS
5555 MONTGOMERY, NE
Albuquerque, NM 87109
MARCH 28, 2006

SHEET 004
BUILIDNG PLAN



BACKSIDE OF COMMERCIAL BUILDINGS ON MONTGOMERY

EXISTING RESIDENTIAL NEIGHBORHOOD



DRIVEWAY AND UTILITY PLAN
1"=25'

NORTH

LEGAL DESCRIPTION

LOTS 11-14 BLOCK 23
THOMAS ADDITION
ALBUQUERQUE, NEW MEXICO.

ZONING MAP

G-20-Z

LEGEND

Driveway
sidewalk
setback/property line
water meter

KEYED NOTES

KEYED NOTE SYMBOL

REVISION SCHEDULE

OCIATES
QUE, NM 87110
505.2 13.0002
FTS
5555 MONTGOMERY, NE
Albuquerque, NM 87109

MARCH 28, 2005

SHEET 003
DRIVEWAY AND UTILITY PLAN