

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 21, 2015
DRB Comments**

ITEM # 5

PROJECT # 1004223

APPLICATION # 15-70009



RE: Lot 6-B Sundt's Ind Center & Parcel D of Renaissance 3

Please remove Zoning Note (No. 8) from sheet 1 of the plat.




The referenced Vacation application number on the plat drawing (sheet 2) is incorrect; please refer to the respective vacation application, agenda and Official Notice of Decision.

AGIS approval of the .dxf and acknowledgment by all franchised utilities will be required for Planning sign-off.

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

3. **Project# 1000965**
 14DRB-70416 VACATION PUBLIC EASEMENT
 14DRB-70418 VACATION OF PUBLIC RIGHT-OF-WAY
 14DRB-70419 SIDEWALK VARIANCE
 14DRB-70421 SIDEWALK WAIVER
 14DRB-70422 SUBDIVISION DESIGN VARIANCE FROM MIN DPM STDS
 14DRB-70424 MINOR - TEMP DEF SIDEWALK CONSTRUCTION
 14DRB-70425 MAJOR - PRELIMINARY PLAT APPROVAL 
- BOHANNAN HUSTON, INC agents for PULTE request the referenced/ above actions for Tracts A-1-A & B-2, **ANDALUCIA AT LA LUZ UNIT 3** zoned SU-1/PRD, located on SEVILLA AVE NW on the east side of COORS BLVD NW containing approximately 11.71 acres. (F-11) *[deferred from 1/12/15]* **DEFERRED TO 1/28/15.**
4. **Project# 1004245**
 14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
 14DRB-70221 PRELIMINARY PLAT 
- MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the referenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) *[Deferred from 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14, 11/19/14, 12/10/14]* **DEFERRED TO 1/28/15.**

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

5. **Project# 1004223**
 15DRB-70009 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- RHD ENGINEERING LLC agent(s) for GERALD PETER request(s) the above action(s) for all or a portion of Lot(s) PARCEL D-1/TRACT 6-B & PARCEL D, **ELENA GALLEGOS GRANT** zoned M-2, located on ALEXANDER BETWEEN DESERT SURF AND I-25 containing approximately 8.525 acre(s). (F-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ACKNOWLEDGEMENT OF ADDITIONAL OWNER AND TO RECORD.**
6. **Project# 1007420**
 15DRB-70006 VACATION OF PRIVATE EASEMENT
 15DRB-70007 MINOR - PRELIMINARY/FINAL PLAT APPROVAL  
- MARK M FELDMAN request(s) the above action(s) for all or a portion of Lot(s) 87-C-1A & 87-C-3A, **LANDS OF MARY FELDMAN** zoned R-1, located on MEADOW VIEW DR BETWEEN RIO GRANDE AND 12TH ST containing approximately .44 acre(s). (H-13) **INDEFINITELY DEFERRED.**

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1004223

Application #: 13DRB-70668

Project Name: PARCEL D OF RENAISSANCE 3

Agent: JACK'S HIGH COUNTRY

Phone #:

Your request was approved on 2-11-13 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA:

CITY ENGINEER / AMAFCA: address comments

PARKS / CIP:

PLANNING (Last to sign): utility signatures, dxp
reference 12DRB-70349

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 31, 2014

Project# 1004223
14DRB-70401 VACATION OF PUBLIC EASEMENT

RHD ENGINEERING, LLC agents for GERALD PETERS request the referenced/ above action for for a Public Drainage Easement on PARCEL D, **RENAISSANCE 3 SUBDIVISION** zoned M-2, located on the south side of DESERT SURF CIRCLE NE east of ALEXANDER BLVD NE. (F-16)

At the December 31, 2014 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

The public welfare is in no way served by retaining the way or easement; The City of Albuquerque does not anticipate any need to utilize the existing easement for drainage purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by January 15, 2015 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.)



Jack Cloud, DRB Chair

Cc:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 11, 2013
DRB Comments**

ITEM # 4

PROJECT # 1004223

APPLICATION # 13-70668

RE: Lot 6-B & Parcel D, Renaissance Center 3

On the plat drawing, please reference the DRB Application Number for the vacation (12DRB-70349), not just the Project Number.

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

2. **Project# 1006864**
13DRB-70658 EPC APPROVED SDP FOR
SUBDIVISION
- 13DRB-70645 BULK LAND VARIANCE
13DRB-70646 PRELIMINARY/FINAL PLAT
APPROVAL

CONSENSUS PLANNING and BOHANNAN HUSTON INC agents for PULTE HOMES and WESTERN ALBUQUERQUE LAND HOLDINGS LLC request the referenced/ above actions for Tract N-2 & M, **WATERSHED SUBDIVISION** zoned SU-2/PDA, located on the west side of TIERRA PINTADA BLVD NW between ARROYO VISTA BLVD NW and WEST CREEK PL NW containing approximately 237.7947 acres. (H-8, H-9 & J-8)[Deferred from 8/28/13] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PARKS AND RECREATION FOR COMMENTS AND TO PLANNING FOR REVISIONS REGARDING MIRE HAVEN ARROYO. THE BULK LAND VARIANCE AND THE PRELIMINARY/FINAL PLAT WERE DEFERRED TO 9/18/13.**

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

3. **Project# 1009814**
13DRB-70666 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for PAMELA J SMITH request(s) the above action(s) for all or a portion of Lot(s) 23-A-1-A & 23-B-1-A, **ALVARADO GARDENS**, zoned RA-2, located on HARVEST LANE NW BETWEEN CORIANDA CT NW AND MATTHEW PL NW containing approximately .985 acre(s). (G-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT REVISION AND TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

4. **Project# 1004223**
13DRB-70668 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for THE TORTILLA BLDG LLC request(s) the above action(s) for all or a portion of Lot(s) 6-B, **PARCEL D OF RENAISSANCE 3**, zoned M-2, located on ALEXANDER BETWEEN DESERT SURF CIR AND I-25 containing approximately 8.5238 acre(s). (F-16) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AGREEMENT AND COVENANT, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES.**

#3



DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70356

Project # 1004223

Project Name: SUNDT'S INDUSTRIAL CENTRAL

Agent: SURVEY'S SOUTHWEST LTD

Phone No.: 998-0303

Your request was approved on 11/28/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: letter of completion and acceptance.

CITY ENGINEER / AMAFCA: letter completion and acceptance.

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylaar cop 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.

Created For:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2012

Project# 1004223

12DRB-70349 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for LUTHER MARTINEZ request(s) the referenced/ above action(s) for a Public Drainage Easement on PARCEL D, ELENA GALLEGOS GRANT, zoned M-2, located on the south side of DESERT SURF CIRCLE NE east of ALEXANDER BLVD NE containing approximately 4.2561 acre(s). (F-16)

At the November 28, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The vacation application was filed by the owner of the majority of the frontage for the easement.

Based on revised grading and drainage plans and construction, the public welfare is in no way served by retaining the easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 13, 2012 in the manner described below.

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

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

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

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

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

A handwritten signature in black ink, appearing to read 'Jack Cloud', is written above the printed name.

Jack Cloud, DRB Chair

Cc: JACKS HIGH COUNTRY INC

Marilyn Maldonado

File

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

11/02/2007 Issued By: PLNABG

Permit Number: 2007 070 355 **Category Code 910**

Application Number: 07DRB-70355, Vacation Of Public Easement

Address:

Location Description: MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE.

Project Number: 1004223

Applicant

Luther Martinez

4300 Alexander Blvd Ne
 Albuquerque NM 87107
 344-4011

Agent / Contact

Surveys Southwest Ltd
 Dan Graney
 333 Lomas Blvd Ne
 Albuquerque NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
 Treasury Division

11/2/2007 10:28AM LOC: AMIX
 US# 008 TRANS# 0019
 RECEIPT# 00083676-00083676
 PERMIT# 2007070355 TRS# JS
 Trans Amt \$140.00
 AFN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$45.00
 CA \$140.00
 CHANGE \$0.00

Thank You


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

11/02/2007 Issued By: PLNABG

Permit Number: 2007 070 356 **Category Code 910**

Application Number: 07DRB-70356, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE

Project Number: 1004223

Applicant

Luther Martinez

4300 Alexander Blvd Ne
Albuquerque NM 87107
344-4011

Agent / Contact

Surveys Southwest Ltd

Dan Graney
333 Lomas Blvd Ne
Albuquerque NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$215.00

City of Albuquerque
Treasury Division

11/2/2007 10:27AM LOC: ANNX
US# 008' TRANS# 0019
RECEIPT# 00083675-00083675
PERMIT# 2007070356 TRSLJS
Trans Amt \$215.00
DRB Actions \$215.00
CK \$215.00
CHANGE \$0.00

Thank You



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004223

07DRB-70355 VACATION OF PUBLIC EASEMENT

07DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16)

At the November 28, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement and the vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

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

CONDITIONS:

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

The preliminary plat was approved with final sign off delegated to Planning for the 15 day appeal period and to the City Engineer for a Letter of Completion and Acceptance.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

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

OFFICIAL NOTICE OF DECISION

Page 2

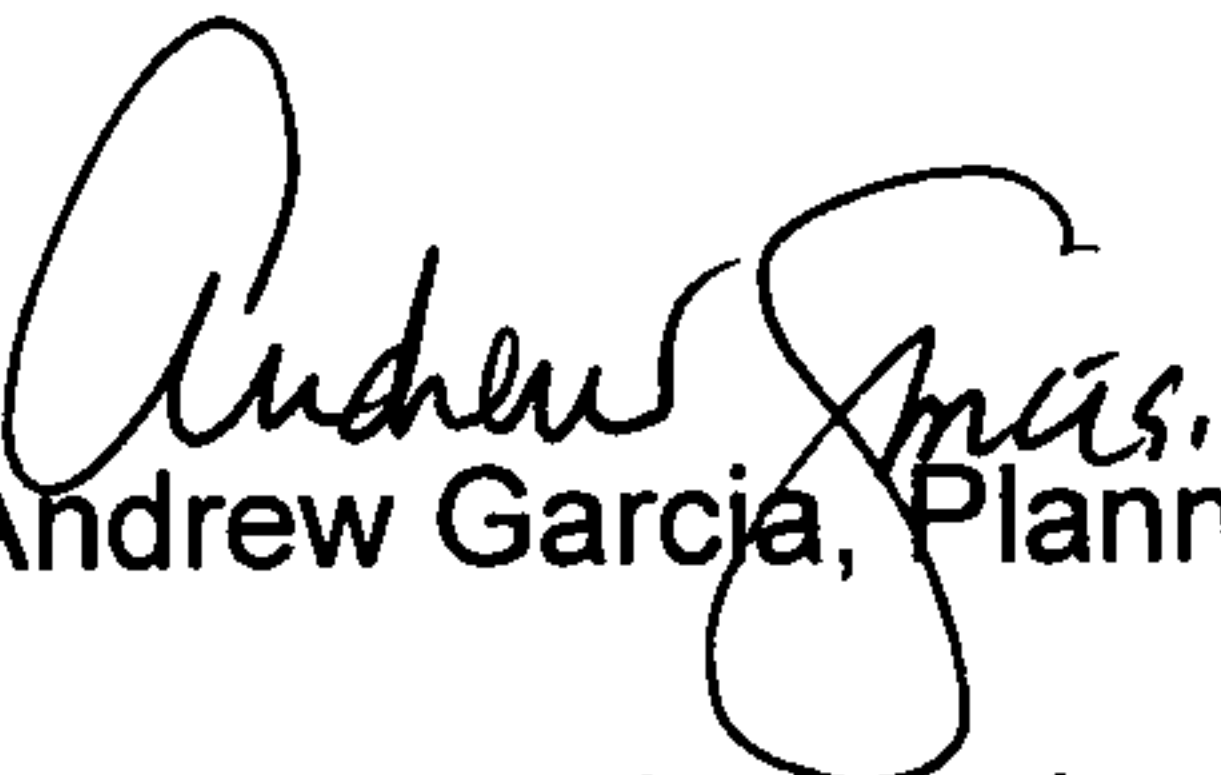
Project # 1004223

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.)


Andrew Garcia, Planner

Cc: Survey's Southwest Ltd – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: Luther Martinez – 4300 Alexander Blvd NE – Albuquerque, NM 87107

Marilyn Maldonado

File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004223 AGENDA# 3 DATE: 11/28/07

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 28, 2007 9:00 AM

MEMBERS:

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

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1000579**
07DRB-70357 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)
TIERRA WEST LLC agent(s) for KOHL'S
DEPARTMENT STORES INC request(s) the above
action(s) for all or a portion of Tract(s) A, **PASEO DE
LOUISIANA**, zoned SU-2/C-1, located on HOLLY AVE
NE BETWEEN SAN PEDRO DR NE AND LOUISIANA
BLVD NE containing approximately 7.357 acre(s). (C-18)
**THE ONE YEAR EXTENSION OF THE SUBDIVISION
IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

2. **Project# 1000965**
07DRB-70354 STREET NAME CHANGE
(DRB)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA AT LA LUZ request(s) the above action(s) for all or a portion of ~~ANDALUCIA AT LA LUZ~~, zoned SU-1 PRD 5, located on LA BIENVENIDA PL NW BETWEEN TRES GRACIAS DR NW AND SAN JORGE AVE NW (F-11) **The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.**

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads," A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

3. **Project# ~~1004223~~**
07DRB-70355 VACATION OF PUBLIC
EASEMENT
07DRB-70356 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND TO CITY ENGINEER FOR LETTER OF COMPLETION AND ACCEPTANCE.**

4. **Project# 1004677**
 07DRB-70358 VACATION OF PRIVATE EASEMENT
 07DRB-70359 MAJOR - PRELIMINARY PLAT APPROVAL
 07DRB-70361 SIDEWALK WAIVER
 07DRB-70362 MINOR - TEMP DEFR SWDK CONST
- ISAACSON AND ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Tract(s) B, A-1-A, A & B, **HUNING CASTLE ADDITION**, zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW SAN PASQUALE AVE SW containing approximately 3.1303 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/2/07 THE PRELIMINARY PLAT WAS APPROVED. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
5. **Project# 1006516**
 07DRB-70030 BULK LAND VARIANCE
 07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
 07DRB-70032 MINOR - TEMP DEFR SWDK CONST
 07DRB-70033 SIDEWALK WAIVER
 07DRB-70034 VACATION OF PUBLIC EASEMENT
 07DRB-70085 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) PORTION OF TRACT 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD. SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). (R15, R16, S15, AND S16) [*Deferred from 6/27/07, 7/25/07, 7/22/07, 8/22/07 & 9/26/07*] **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**
6. **Project# 1006549**
 07DRB-70195 MINOR - PRELIMINARY/FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION**, zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) [*Deferred from 8/22/07*] **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.**

7. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SRL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) [Deferred from 10/31/07, 11/14/07 & 11/21/07] **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

8. **Project# 1006520**
07DRB-70360 VACATION OF PUBLIC
EASEMENT
07DRB-70363 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for HOECH REAL ESTATE CORP, LLAVE DEV INC & EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2/O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW ST NE AND VENTURA ST NE (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OF DELEGATED TO PLANNING FOR 15 DAY APPEAL PERIOD AND AMAFCA SIGNATURE.**

- 07DRB-70386 EPC APPROVED SDP
FOR BUILD PERMIT
07DRB-70387 EPC APPROVED SDP
FOR SUBDIVISION

BILL FANNING/FBT ARCHITECTS agent(s) for EPISCOPAL DIOCESE OF THE RIO GRANDE/HOPE EPISCOPAL CHURCH request(s) the above action(s) for all or a portion of Lot(s) 5-8 & 25-28, Block(s) 4, Tract(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 FOR O-1 & R-T, located on ALAMEDA BLVD NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 6.1928 acre(s). (C-20) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

9. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) [*Deferred from 10-31-07 & 11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED.**

07DRB-70389 MINOR - SDP FOR
SUBDIVISION
07DRB-70390 MINOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) [*11/21/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/28/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TRANSPORTATION COMMENTS AND TO PLANNING FOR 3 COPIES. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

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

10. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION

RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) [*Anna DiMambro - EPC Planner*] [*Deferred from 11/14/07*] **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

11. **Project# 1004677**
07DRB-70221 EPC APPROVED SDP
FOR SUBDIVISION

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Parcel 1, Tract(s) 133A1, 133A2, 133B, 134 & 135A and Parcel 2 Tract(s) 129B1A, MRGCD Map 38, Tract(s) A & B, LANDS OF HB AND CALVIN HORN & LAGUNA SUBDIVISION, Tract(s) A1A, LAGUNA SUBDIVISION (to be known as **COUNTRY CLUB PLAZA**) zoned SU-2/CLD, located on CENTRAL AVE SW BETWEEN LAGUNA BLVD SW AND SAN PASQUALE AVE SW containing approximately 4.45 acre(s) (J-13) [*Carmen Morrone, EPC Planner*] [*Deferred from 9/5/07 & 9/12/07*] **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

12. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) [*EPC Planner - Carol Toffaleti*][*Deferred from 11/14/07 & 11/21/07*]. **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

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

13. **Project# 1006717**
07DRB-70397 EPC APPROVED SDP
FOR BUILD PERMIT

JACK M HARRIS ARCHITECTS INC agent(s) for DR GIL FERNANDEZ request(s) the above action(s) for all or a portion of Lot(s) H-6A5A1A, **RIVERVIEW PARCELS**, zoned SU-1 FOR PERMISSIVE USES, located on GOLF COURSE LOOP NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROAD NW containing approximately 1.03 acre(s). (C-12) [*Carol Toffaleti - EPC Planner*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI'S (EPC) INITIALS AND FOR 3 COPIES AND TO TRANSPORTATION FOR WRITTEN COMMENTS.**

14. Adjourned: 11:25



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004223

07DRB-70355 VACATION OF PUBLIC EASEMENT

07DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16)

AMAFCA

No adverse comments.

COG

MRCOG staff have no comment on this development proposal.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to:

No Association(s)

APS

This will have no adverse impacts to the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

No adverse comments

Parks & Recreation

Defer to Hydrology regarding the vacation request.

No objection to the platting action.

ABCWUA

No objection to Vacation request.

No objection to Plat approval.

Planning Department

Planning has no objection to the vacation request. We will take delegation for the 15 day appeal period.

The Solar Language needs to be on the Plat prior to Planning signing the plat.

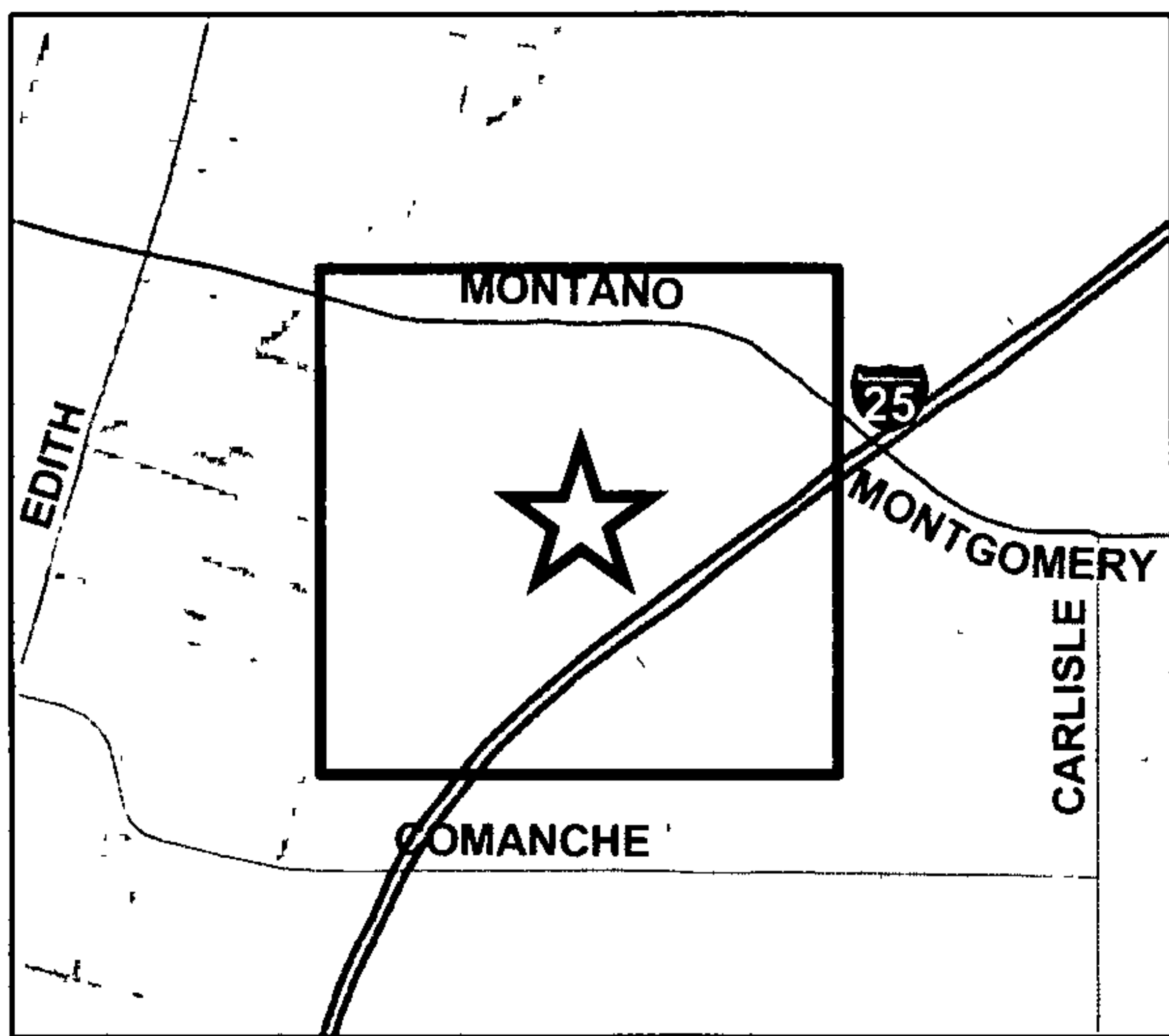
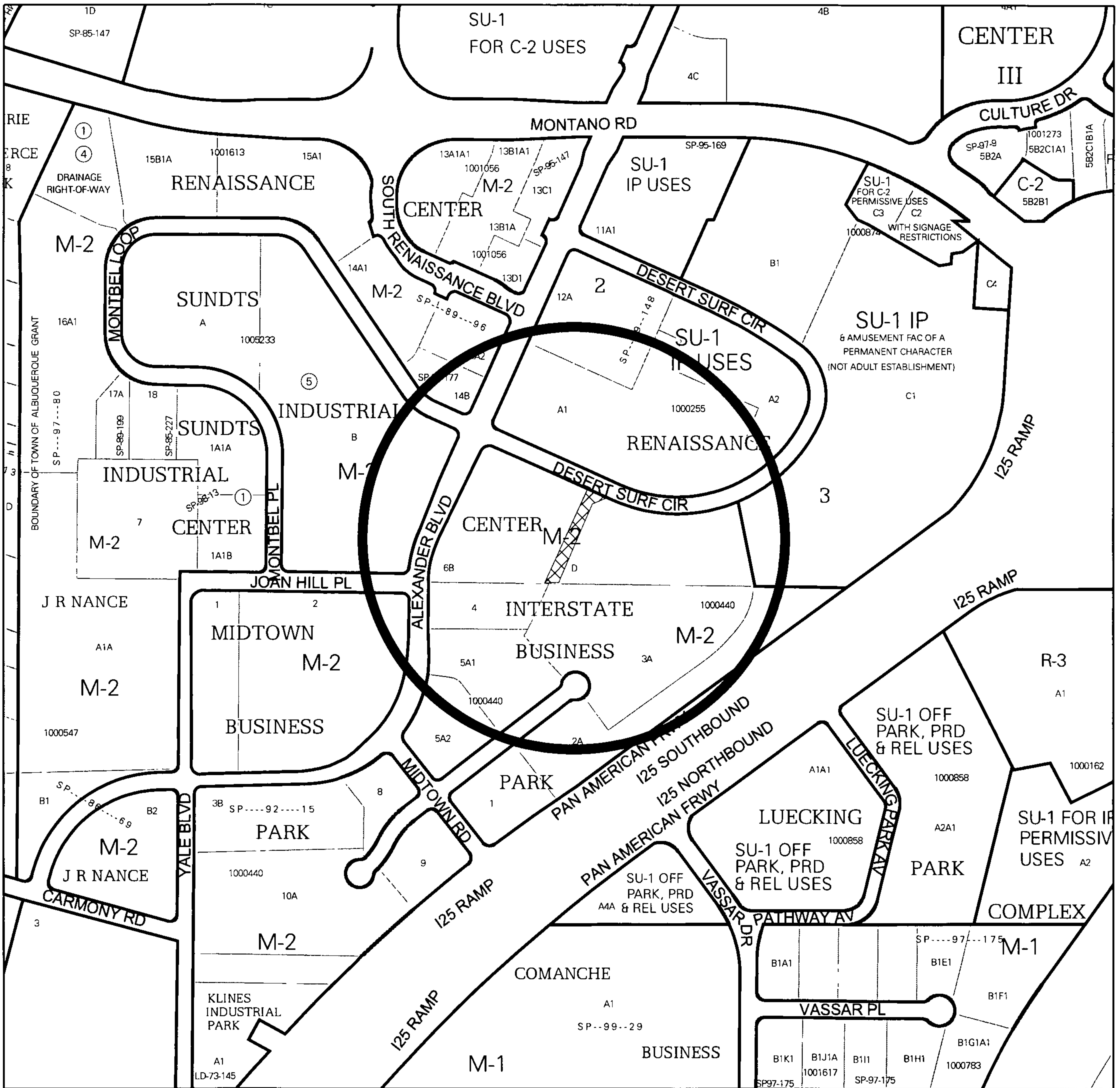
Impact Fee Administrator

No comment on the proposed vacation(s) or lot line elimination. Impact fees would be assessed at the time a permit is issued for any new building according to the heated square footage and the use of the building. These fees are available on the city's website- www.cabq.gov. Go to the "A-Z" feature and the first item under "I" will be Impact Fees. The areas for which these fees will be assessed would be the Eastside for Public Safety Facilities, and Central/ University for Parks (for residential uses only).

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

Cc: Survey's Southwest LTD – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: Luther Martinez – 4600 Alexander Blvd NE – Albuquerque, NM 87107



ZONING MAP

Note: Grey shading indicates County



1 inch equals 500 feet

Project Number:
1004233

Hearing Date:
November 28, 2007

Zone Map Page:
F-16

Additional Case Numbers:
07DRB-70355 07DRB-70356

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

Meeting Date: November 28, 2007
Zone Atlas Page: F-16
Notification Radius: 100 Ft.

Project# 1004223
App#07DRB-70355
07DRB-70356

**Cross Reference and Location: MONTANO RD NE BETWEEN ALEXANDER
BLVD NE AND DESERT SURG CIRCLE NE**

Applicant: LUTHER MARTINEZ
4300 ALEXANDER BLVD NE
ALBUQUERQUE, NM 87107

Agent: SURVEY 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: NOVEMBER 9, 2007
Signature: ERIN TREMLIN

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27) DRAINAGE EASEMENT**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

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

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

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

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

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

Dan Graney
Applicant name (print)

Dan Graney 10.07.07
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07028 - - 70355

Form revised 4/07

Andrew Gomez 10/2/07
Planner signature / date

Project # 1004223

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10160 60100 50520 121	ALEXANDER PROPERTIES LLC	4382 ALEXANDER BLVD NE	ALBUQUERQUE	NM	87107	C	A1A	TRACT 4 PLAT OF TRACTS 1 THRU 10 INTERSTATE BUSINESS PARK BEING A REPLAT OF TRACT 3A MIDTOWN BUSINESS PARK CONT 1.4780 AC
2	10160 60175 17720 702	HURLEY PATRICK W ETAL % JOHN S KOONTZ CO	PO BOX 25244	ALBUQUERQUE	NM	871250244	V	A1A	TR 2-A PLAT FOR TRACTS 2-A & 3-A INTERSTATE BUSINESS PARK (BEING A REPLAT OF TRACTS 2 & 3 INTERSTATE BUSINESS PARK) CONT 4.0685 AC
3	10160 60160 50021 001	INTERSTATE COMMERCE CENTER LLC	2430 MIDTOWN PL NE SUITE A	ALBUQUERQUE	NM	87107	C	A1A	TR 3A PLAT FOR TRACTS 2-A & 3-A INTERSTATE BUSINESS PARK (BEING A REPLAT OF TRACTS 2 & 3, INTERSTATE BUSINESS PARK) AKA INTERSTATE COMMERCE CENTER CONDOMINIUM CONT 5.8747 AC
4	10160 61114 02330 110	LUTE & ROSE LLC	1422 EL PORTAL NW	ALBUQUERQUE	NM	87107	C	A1A	TR 6-B SUNDTS IND CENTER (REPL OF TRS 1-A, 1-B, 2, 3, 5 & 6 MONTBEL & AGP LANDS) CONT 4.2675 AC
5	10160 60048 49220 402	SOUTHRIDGE COMPANY % HEALTH CARE SERVICE CORP ATTN: ANDREW J PINI	300 EAST RANDOLPH ST FLOOR 27	CHICAGO	IL	60601	C	A1A	TR 2 SUBD PLAT FOR MIDTOWN BUSINESS PARK CONT 7.6731 AC +-
6	10160 61234 05930 113	WASHINGTON/SAWTEL PARTNERS LLC	12100 WILSHIRE BLVD SUITE 620	LOS ANGELES	CA	90025	C	A1A	PARCEL A-1 PLAT FOR PARCEL A-1 AND PARCEL A-2 RENAISSANCE III CONT 7.8186 AC
7	10160 61175 01230 117	LUTE & ROSE LLC	1422 EL PORTAL NW	ALBUQUERQUE	NM	87107	V	A1A	PARCEL D RENAISSANCE III A REPL OF LTS 3 & 4 BLK 4 & TR 6-A OF SUNDT'S INDUSTRIAL CENTER CONT 4.2561 AC M/L
8	10160 60112 48720 122	ISCC PHASE II LLC	PO BOX 28216	SCOTTSDALE	AZ	85255	C	A1A	TR 5-A-1 PLAT OF TRACT 5-A-1 & 5-A-2 INTERSTATE BUSINESS PARK CONT 2.5090 AC
9	10160 61042 07530 310	FIRST UNION NATIONAL BANK TRUSTEE EMERALD STATUTORY TRUST - 2001A	7000 CARDINAL PL	DUBLIN	OH	43017	C	A1A	BLK 5 SUNDTS INDUSTRIAL CENTER (REPLAT OF TR 2-A) CONT 17.1762 AC
10	10160 61241 07430 118	MONTANO I-25 PROPERTY LLC	PO BOX 21027	ALBUQUERQUE	NM	87154	C	A1A	PARCEL C-1 PLAT OF PARCELS C-1, C-2, C-3, C-4 & B-1 RENAISSANCE CENTER III CONT 17.2689 AC
11	10160 61090 07330 406	SILVERMAN JOHN	5013 VISTA DEL MONTE	EL PASO	TX	79922	C	A1A	TR 14-B REPL OF TR 14 RENAISSANCE CENTER II CONT 37,500 SF

Or Current Resident
ALEXANDER PROPERTIES LLC
4382 ALEXANDER BLVD NE
ALBUQUERQUE, NM 87107

Or Current Resident
INTERSTATE COMMERCE CENTER
LLC
2430 MIDTOWN PL NE SUITE A
ALBUQUERQUE, NM 87107

Or Current Resident
LUTE & ROSE LLC
1422 EL PORTAL NW
ALBUQUERQUE, NM 87107

Or Current Resident
SOUTHRIDGE COMPANY % HEALTH
CARE SERVICE CORP ATTN: ANDREW
J PINI
300 EAST RANDOLPH ST FLOOR 27
CHICAGO, IL 60601

Project# 1004223
LUTHER MARTINEZ
4300 ALEXANDER BLVD NE
ALBUQUERQUE, NM 87107

Or Current Resident
FIRST UNION NATIONAL BANK
TRUSTEE EMERALD STATUTORY
TRUST - 2001A
7000 CARDINAL PL
DUBLIN, OH 43017

Or Current Resident
ISCC PHASE II LLC
PO BOX 28216
SCOTTSDALE, AZ 85255

Or Current Resident
MONTANO I-25 PROPERTY LLC
PO BOX 21027
ALBUQUERQUE, NM 87154

Or Current Resident
WASHINGTON/SAWTELLE
PARTNERS LLC
12100 WILSHIRE BLVD SUITE 620
LOS ANGELES, CA 90025

Or Current Resident
HURLEY PATRICK W ETAL % JOHN S
KOONTZ CO
PO BOX 25244
ALBUQUERQUE, NM 87125 0244

Or Current Resident
LUTE & ROSE L L C
1422 EL PORTAL NW
ALBUQUERQUE, NM 87107

Or Current Resident
SILVERMAN JOHN
5013 VISTA DEL MONTE
EL PASO, TX 79922

Project# 1004223
SURVEYS SOUTHWEST LTD
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102



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

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

October 3, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 3, 2007:

CONTACT NAME: SARAH
COMPANY OR AGENCY: SURVEYS SOUTHWEST, LTD.
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0306

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D, RENAISSANCE CENTER III**, zone map F-16.

Our records indicate that as of October 3, 2007, there were no Recognized Neighborhood Associations in this area.

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

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(07/23/07)

Surveys Southwest, Ltd

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

October 4, 2007

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

REF: PROJECT #1004223 – PARCEL D-1, RENAISSANCE CENTER III

Dear Board Members:

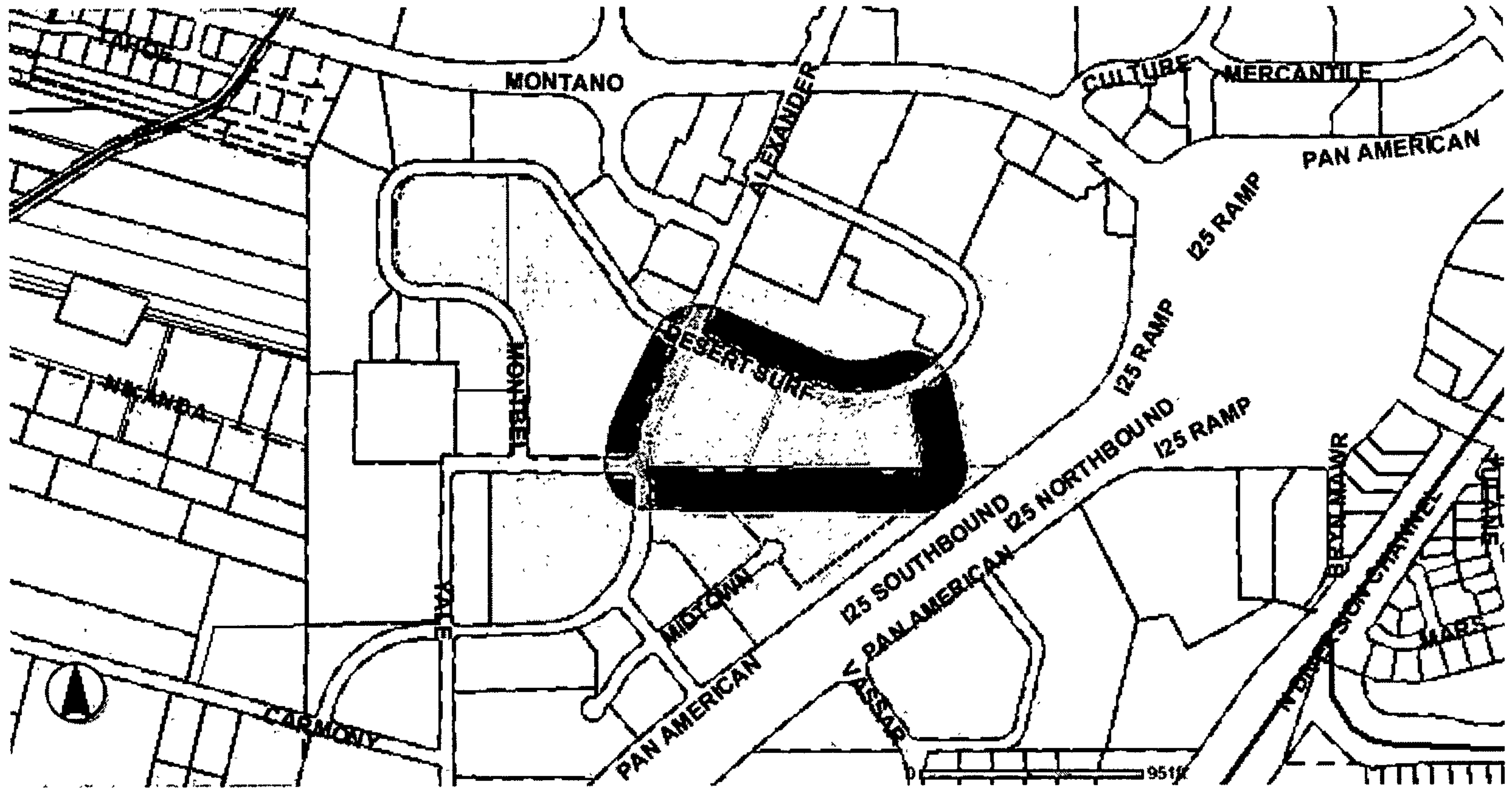
The purpose of this vacation and replat submittal is to vacate an existing drainage easement and eliminate a lot line.

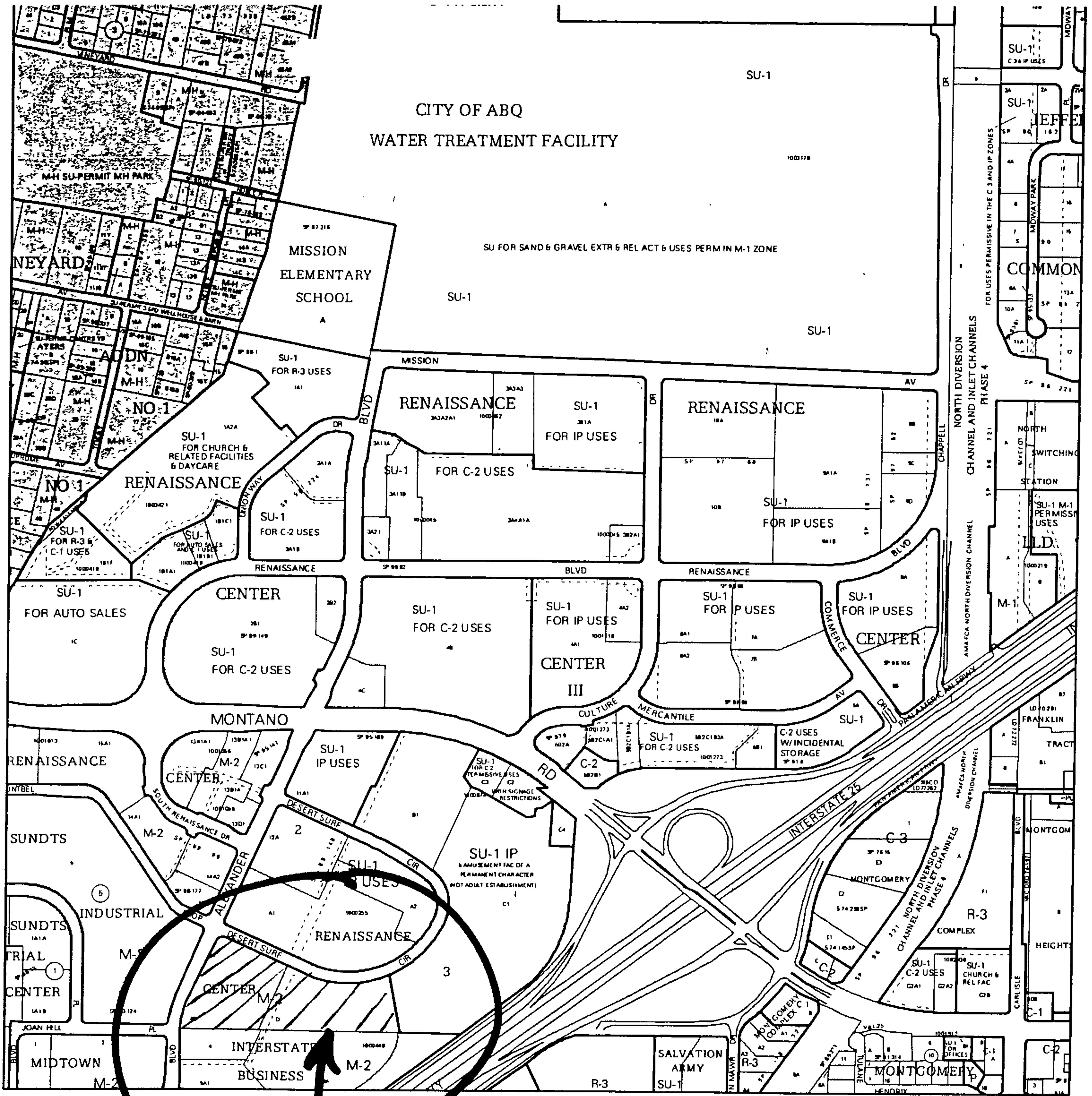
The existing building has been expanded. The original vacation and preliminary plat expired July 12, 2007. The infrastructure has been completed.

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

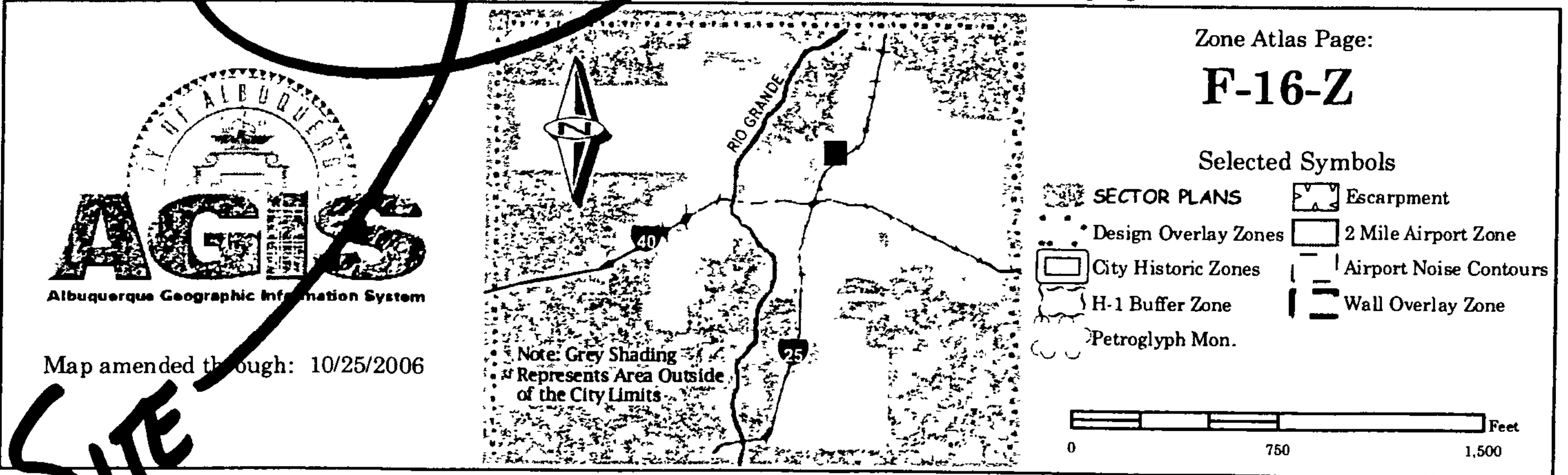
Sincerely,

Dan Graney
President





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



Zone Atlas Page:

F-16-Z

Selected Symbols

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

0 750 1500 Feet

Note: Grey Shading Represents Area Outside of the City Limits

SITE

Surveys Southwest, Ltd

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

October 4, 2007

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

REF: PROJECT #1004223 – PARCEL D-1, RENAISSANCE CENTER III

Dear Board Members:

The purpose of this vacation and replat submittal is to vacate an existing drainage easement and eliminate a lot line.

The existing building has been expanded. The original vacation and preliminary plat expired July 12, 2007. The infrastructure has been completed.

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

Sincerely,

Dan Graney
President

4223

DXF Electronic Approval Form

DRB Project Case #: 1004223

Subdivision Name: RENAISSANCE CENTER III PARCEL D1

Surveyor: MITCHELL W REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 10/9/2007

Hard Copy Received: 10/9/2007

Coordinate System: Ground rotated to NMSP Grid


Approved

10.09.2007
Date

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

AGIS Use Only
Copied fc 4223 to agiscov on 10/9/2007 Contact person notified on 10/9/2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

16. Project # 1004223
06DRB-00913 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B **SUNDT'S INDUSTRIAL CENTER**, with Parcel(s) D of **RENAISSANCE CENTER III**, zoned M-2 & SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: 05DRB-00884, 05DRB-00885] (F-16)

At the July 12, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.



Sheran Matson, AICP, DRB Chair

Cc:Luther Martinez, 4300 Alexander Blvd NE, 87107
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004223

AGENDA ITEM NO: 16

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

re-apply for vacation

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

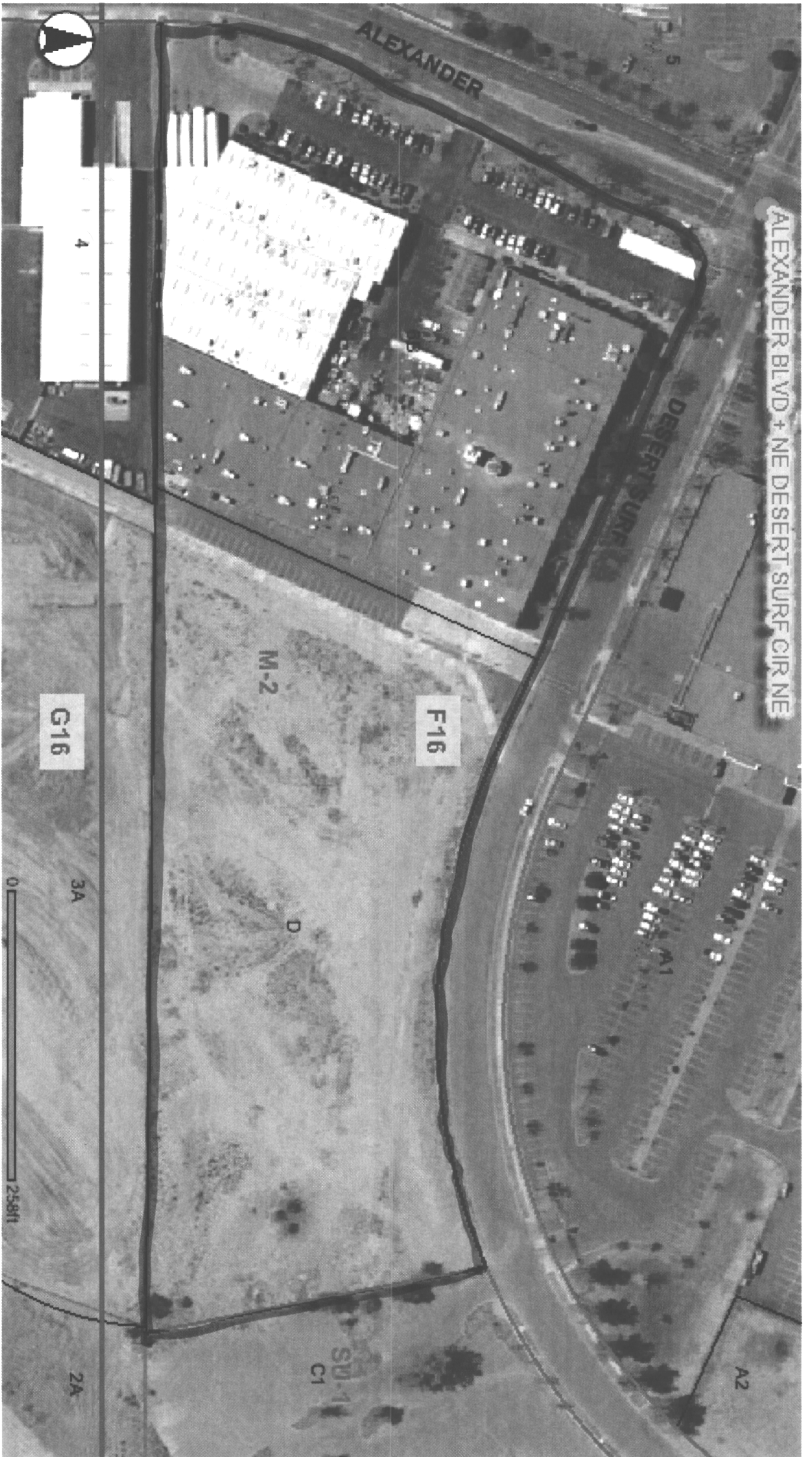
DATE: July 12, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



#16

#1004223

7/12/02

2. **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) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

- 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) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

3. **Project # 1004184**
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR REMOVAL OF PUBLIC UTILITY EASEMENT, DEDICATION OF PERMANENT 98TH STREET EASEMENT, AMAFCA'S SIGNATURE AND PLANNING FOR ZONING ON FIRST PAGE OF PLAT, RECORD THE PLAT, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT.**

4. **Project # 1004715**
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING 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) AND THE DEVELOPER SHALL ESTABLISH EITHER AN AVIGATION EASEMENT OR A COVENANT NOT TO SUE WITH THE CITY OF ALBUQUERQUE EITHER OF WHICH WOULD BE FILED WITH THE COUNTY CLERK'S OFFICE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00938 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

6. **Project # 1003247**
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003469**
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20) **THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL**

PLAT: SHOW PEDESTRIAN EASEMENT AT THE END OF THE CUL-DE-SAC.

- 8. Project # 1003886**
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION 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 VACATIONS WERE 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.**

- 9. Project # 1004974**
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [Deferred from 7/12/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

10. **Project # 1003703**
06DRB-00886 Major-Preliminary Plat
Approval
06DRB-00887 Major-Vacation of Public
Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. 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 PROVISION OF A GRADING PLAN FOR MS OTTMEYER'S LOT IS REQUIRED. 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.**

11. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

15. ~~Project # 1003272~~
06DRB-00941 Minor-Site Dev Plan
Subd/EPC

~~CONSENSUS PLANNING agent(s) for AMERI
CONTRACTORS LLC request(s) the above action(s) for all
or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1,
ALBUQUERQUE WEST, UNIT 2, zoned SU-1 PDA to
include C-3 uses, located on PASEO DEL NORTE NW,
between COORS BLVD NW and EAGLE RANCH RD NW
containing approximately 10 acre(s). [REF: 06EPC-00283]
[Stephanie Shumsky, EPC Case Planner] [Deferred from
7/12/06] (C-13) DEFERRED AT THE AGENT'S
REQUEST TO 7/26/06~~

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

16. ~~Project # 1004223~~
06DRB-00913 Minor-Extension of
Preliminary Plat

~~SURVEYS SOUTHWEST LTD agent(s) for LUTHER
MARTINEZ request(s) the above action(s) for all or a
portion of Tract(s) 6-B SUNDT'S INDUSTRIAL CENTER,
with Parcel(s) D of RENAISSANCE CENTER III, zoned M-
2 & SU-1 IP, located on MONTANO RD NE, between
ALEXANDER BLVD NE and DESERT SURF CIRCLE NE
containing approximately 9 acre(s). [REF: 05DRB-00884,
05DRB-00885] (F-16) A ONE-YEAR EXTENSION OF THE
PRELIMINARY PLAT WAS APPROVED.~~

17. ~~Project # 1004120~~
06DRB-00918 Minor-Prelim&Final Plat
Approval

~~SURVEYS SOUTHWEST LTD agent(s) for ROBERT
RUTH request(s) the above action(s) for Lot(s) 30-A, 30-B-
2-A & 30-B-2-B, ALVARADO GARDENS, UNIT 3, zoned
R-2 residential zone, located on CANDELARIA RD NW,
between GLENWOOD NW and VERANDA RD NW
containing approximately 2 acre(s). [REF: 05DRB-00622]
(G-12) THE PRELIMINARY AND FINAL PLAT WAS
APPROVED WITH FINAL PLAT SIGN OFF DELEGATED
TO TRANSPORTATION DEVELOPMENT TO CHECK
FOR 6-FOOT SIDEWALKS.~~

12. **Project # 1004932**
06DRB-00889 Major-Vacation of Public
Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **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] (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 7/26/06.**

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.

14. **Project # 1001275**
06DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for DOPPCO DEVELOPMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, LOWES SUBDIVISION (to be known as **SHOPPES OF ALAMEDA**) zoned SU-1 with Permissive Use, located on ALAMEDA NW, between COORS BLVD NW and ELLISON DR NW containing approximately 4 acre(s). [Stephanie Shumsky, EPC Case Planner] (A-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE EPC CASE PLANNER'S INITIALS.**

4223

DXF Electronic Approval Form

DRB Project Case #: 1004223

Subdivision Name: RENAISSANCE III PARCEL D1

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information:

DXF Received: 5/25/2005

Hard Copy Received: 5/25/2005

Coordinate System: Ground rotated to NMSP Grid



Approved

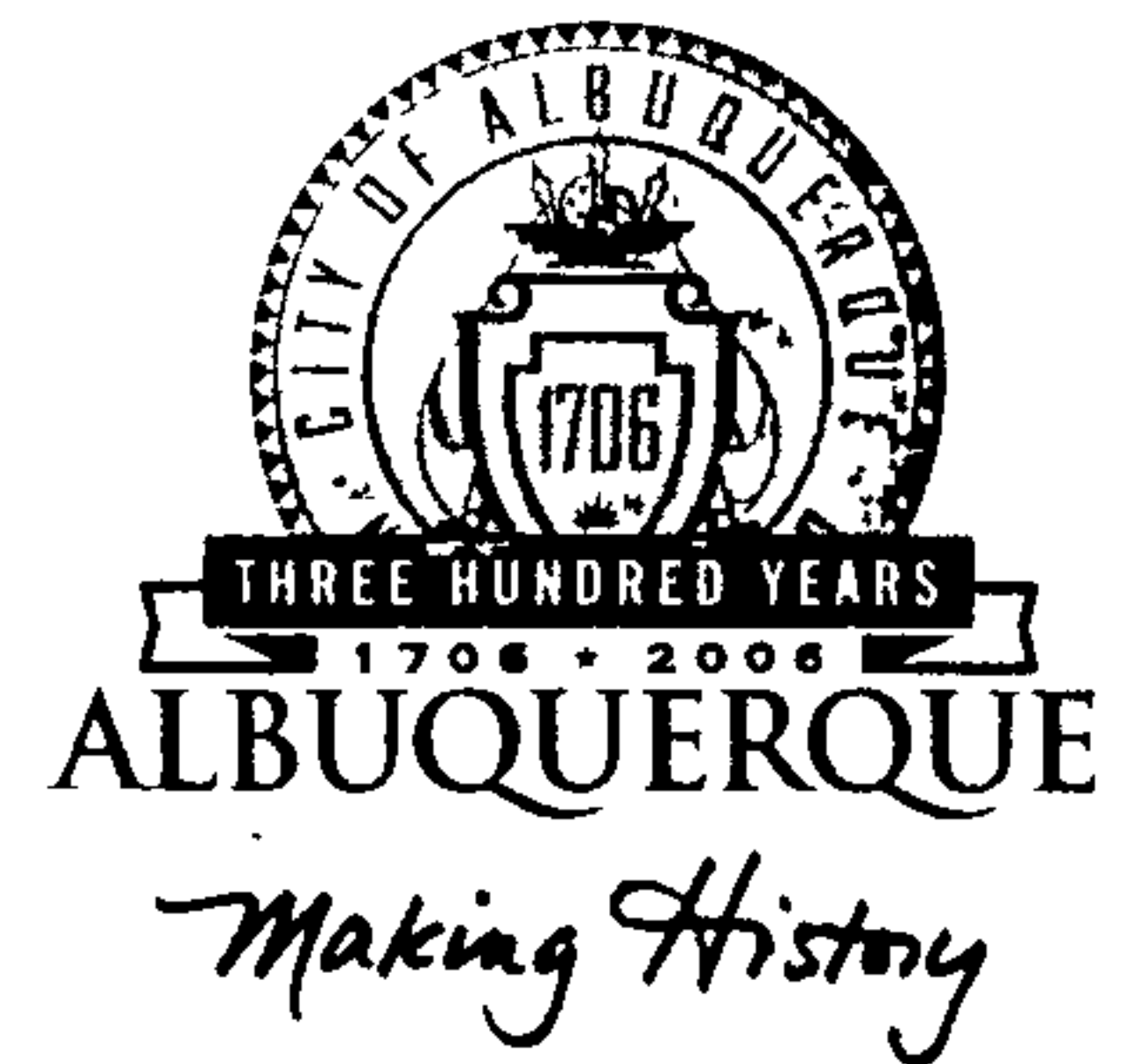
5/25/05

Date

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

AGIS Use Only
Copied fc **4223** to agiscov on **5/26/2005** Contact person notified on **5/26/2005**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004223

AGENDA ITEM NO: 8

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.
An approved infrastructure list is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

Signed IL

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004223 AGENDA#: 8 DATE: 6.29.05

1. Name: Dan Broxey Address: Surreys SW Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3535
CONNECTION TEL 99980306
SUBADDRESS
CONNECTION ID
ST. TIME 06/02 14:04
USAGE T 01'41
PGS. 3
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: *Diana Matson* FAX # *998-0306*

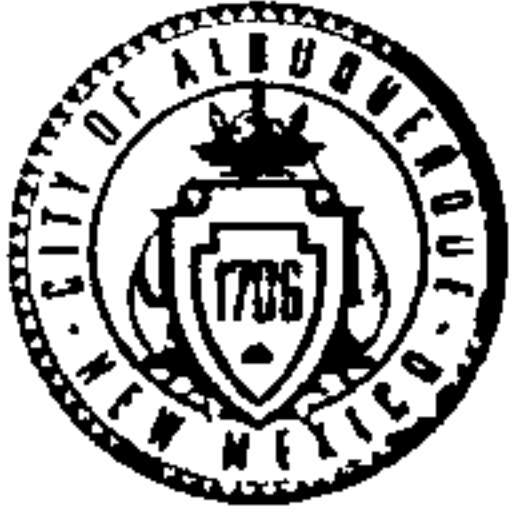
PAGES (INCLUDING COVER SHEET) *3*

FROM: **Sheran Matson, DRB Chair** FAX # 924-3864 PHONE # 924-3880

100 4223

COMMENTS:

My comments. ☺



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 22, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000635
05DRB-00904 Major-One Year SIA

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

No objection. Defer to Transportation Development.

Project # 1000650
05DRB-00903 Major-Two Year SIA

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

No objection. Defer to Transportation Development.

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

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

No objection. Defer to Hydrology Engineer.

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

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER (to be known as RENAISSANCE CENTER III, PARCEL D-1)**, zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377]

(F-16)

The plat should continue to show the lot line to be eliminated as a "zone line" to distinguish the M2 from the SU1 for IP zoning existing on the two lots.

When the property wants to develop the portion of the lot zoned SU1 for IP, a site plan application to EPC is necessary prior to application for building permit.

No objection to the vacation. Defer to Water Utility.

No objection to the platting request.

*2012
Guthrie*

Project # 1004228
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15)

No objection. Defer to Transportation Development.

In the future, please limit the size of vacation exhibits to a maximum of 11" x 14".

Project # 1004232
05DRB-00896 Major-Vacation of Public
Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15)

No objection to the requested vacation of public utilities easement.

In the future, please limit the size of vacation exhibits to a maximum of 11" x 14".



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

8. **Project # 1004223**

05DRB-00884 Major-Vacation of Public Easements

05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16)

At the June 29, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 6/29/05 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by July 14, 2005, in the manner described below.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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: Luther Martinez, 4300 Alexander Blvd NE, 87107
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

18. **Project # 1001789**
06DRB-00924 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block(s) 6, **MONTE VISTA**, zoned SU-2/CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
19. **Project # 1004604**
06DRB-00929 Minor-Prelim&Final Plat Approval
- CARTESIAN SURVEYS INC agent(s) for SILVERTON CUSTOM HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE NW containing approximately 1 acre(s). [REF: 06DRB-00153] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
20. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat Approval
- CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [Deferred from 7/12/06] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**
21. **Project # 1003739**
06DRB-00115 Minor- Final Plat Approval
- WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1

acre(s). *[Final Plat Indef deferred for SIA 2/8/06]* (H-22)
**THE 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

- 22. 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) **DEFERRED AT THE APPLICANT'S REQUEST TO 7/19/06.**
- 23. Project # 1004988**
06DRB-00926 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for EAGLE/3-V INVESTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1, located on EAGLE RANCH RD NW between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
- 24. Project # 1004989**
06DRB-00933 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS SUBDIVISION UNIT 2**, zoned SU-2 HD R-R, located on HIGH DESERT PLACE NE, between TRAIL HEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 04DRB-00713, 04DRB-01723, 05DRB-00477] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for June 28, 2006. **THE DRB MINUTES FOR JUNE 28, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:20 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004223 AGENDA#: 4 DATE: 6/22/05

1. Name: Zane Green Address: 501 Perry St Zip:

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

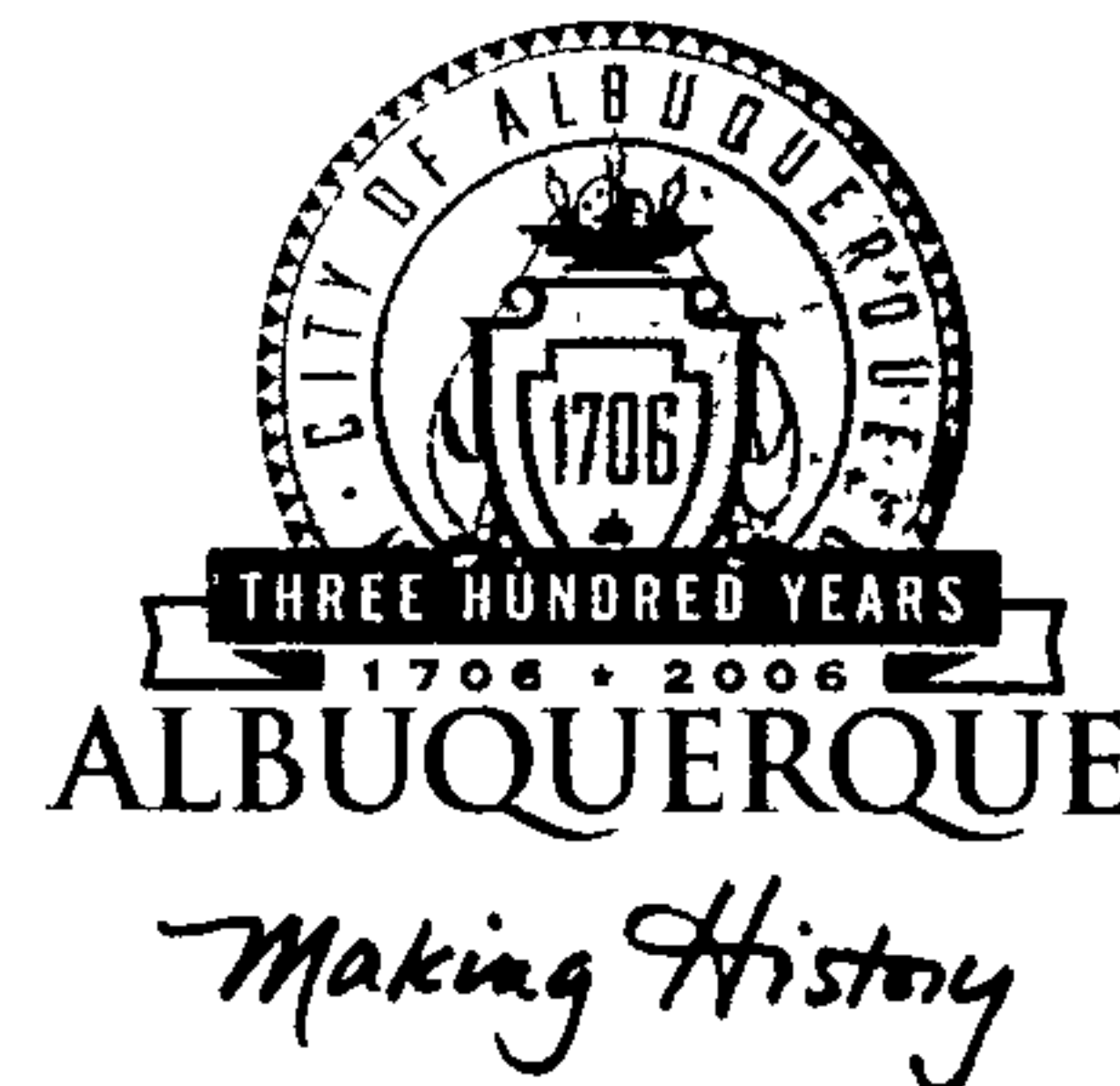
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004223

AGENDA ITEM NO: 4

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

See staff report.

New Mexico 87103

RESOLUTION:

6-29-05

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005



Parks

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 22, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635

05DRB-00904 Major-One Year SIA

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

No objection.

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

No objection.

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

Defer to Hydrology.

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER** (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

Defer to Hydrology regarding the vacation request.

No objection to the platting action.

SEE PAGE 2 . . .





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 12:55 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

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

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

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

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

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

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

- ✓ 5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way
- PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements
- MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**
7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

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

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

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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

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

10. **Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
11. **Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

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

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

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

05DRB-01010 Minor-Prelim&Final Plat
Approval

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

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

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

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

05DRB-01000 Minor-Prelim&Final Plat
Approval

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

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

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

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

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

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

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

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

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

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

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

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

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

05DRB-01006 Minor-Final Plat
Approval

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

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

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

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

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

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

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

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

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

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

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

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

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

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

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

ADJOURNED: 12:55 P.M.



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

PAGE 2

Project # 1004228

05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GÜTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15)

Project # 1004232

05DRB-00896 Major-Vacation of Public
Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15)

Project # 1004233

05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of Public
Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s).(H-9, J-8, J-9)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 6, 2005.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 22, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635
05DRB-00904 Major-One Year SIA

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

Project # 1000650
05DRB-00903 Major-Two Year SIA

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

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

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

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

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER** (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

SEE PAGE 2 . . .

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

Meeting Date: JUNE 22, 2005
Zone Atlas Page: F-16-Z
Notification Radius: 100 Ft.

Project# 1004223
App# 05DRB-00884
App# 05DRB-00885

Cross Reference and Location: LOCATED ON MONTANO RD NE BETWEEN
ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE

Applicant: LUTHER MARTINEZ
Address: 4300 ALEXANDER BLVD NE
ALBUQUERQUE NM 87107

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

Special Instructions:

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

Date Mailed: JUNE 3, 2005

Signature: KYLE TSEHLIKAI



<mainframe@coa1mp3.cabq.gov>

06/06/2005 08:58 AM

To:
CC:
Subject:

1 RECORDS WITH LABELS PAGE
1
01016061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606111402330110 LEGAL: TR 6 -B S UNDTs IND CENTER (REPL OF TRS 1-A,
1-B,2, LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: LUTE & ROSE LLC
OWNER ADDR: 01422 EL PORTAL NW
ALBUQUERQUE NM 87107
0101606117501230117 LEGAL: PARC EL D RENAISSANCE III A REPL OF LTS 3 & 4
BLK 4 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LUTE & ROSE L L C
OWNER ADDR: 01422 EL PORTAL NW
ALBUQUERQUE NM 87107
0101606124107430118 LEGAL: PARC EL C -1 PLAT OF PARCELS C-1, C-2, C-3, C-4 &
B- LAND USE:
PROPERTY ADDR: 00000 DESERT SURF
OWNER NAME: BEACH WATERPARK THE
OWNER ADDR: 01600 DESERT SURF LP NE
ALBUQUERQUE NM 87107
0101606127108730115 LEGAL: PARC EL A -2 PLAT FOR PARCEL A-1 AND PARCEL A-2
LAND USE:
PROPERTY ADDR: 00000 DESERT SURF
OWNER NAME: ESI MAIL PHARMACY SERVICE INC
OWNER ADDR: 13900 RIVERPORT DR
MARYLAND HEIMO 63043
0101606123405930113 LEGAL: PARC EL A -1 PLAT FOR PARCEL A-1 AND PARCEL A-2
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WASHINGTON/SAWTELLE PARTNERS L
OWNER ADDR: 12100 WILSHIRE BL
LOS ANGELES CA 90025
0101606114509430114 LEGAL: TR 1 2A R EPL OF TR 12 RENAISSANCE CENTER II NOW
TRS LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: N M PIPE TRADES PENSION
OWNER ADDR: 00700 NORTH BRAND BL
GLENDALE CA 91203
0101606109709230407 LEGAL: TR 1 4A2 REPL OF TR 14A RENAISSANCE CENTER II
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARLOW SCOTT & KRISTINE
OWNER ADDR: 02315 GRIEGOS PL NW
ALBUQUERQUE NM 87107
0101606109007330406 LEGAL: TR 1 4-B REPL OF TR 14 RENAISSANCE CENTER II
CONT 3 LAND USE:
PROPERTY ADDR: 00000 ALEXANDER NE
OWNER NAME: SILVERMAN JOHN
OWNER ADDR: 05013 VISTA DEL MONTE
EL PASO TX 79922

PAGE 2

0101606104207530310 LEGAL: BLK 5 SU NDTs INDUSTRIAL CENTER (REPLAT OF TR
2-A) LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: FIRST UNION NATIONAL BANK TRUS
OWNER ADDR: 07000 CARDINAL PL
DUBLIN OH 43017
0101606004849220402 LEGAL: TR 2 SUB D PLAT FOR MIDTOWN BUSINESS PARK CONT
7.67 LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: SOUTHRIDGE COMPANY % KAPLAN FA
OWNER ADDR: 00300 EAST RANDOLPH ST
CHICAGO IL 60601
0101606010050520121 LEGAL: TRAC T 4 PLAT OF TRACTS 1 THRU 10 INTERSTATE
BUSINE LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: HURLEY PATRICK W ETAL
OWNER ADDR: PO BOX 25244
ALBUQUERQUE NM 87125
0101606009548520122 LEGAL: TRAC T 5 PLAT OF TRACTS 1 THRU 10 INTERSTATE
BUSINE LAND USE:
PROPERTY ADDR: 00000 MIDTOWN
OWNER NAME: HURLEY PATRICK W ETAL
OWNER ADDR: PO BOX 25244
ALBUQUERQUE NM 87125
0101606011247520123 LEGAL: TRAC T 6 PLAT OF TRACTS 1 THRU 10 INTERSTATE
BUSINE LAND USE:
PROPERTY ADDR: 00000 ALEXANDER
OWNER NAME: HURLEY PATRICK W ETAL
OWNER ADDR: PO BOX 25244
ALBUQUERQUE NM 87125
0101606015849020120 LEGAL: TRAC T 3 PLAT OF TRACTS 1 THRU 10 INTERSTATE
BUSINE LAND USE:
PROPERTY ADDR: 00000 MIDTOWN
OWNER NAME: HURLEY PATRICK W ETAL
OWNER ADDR: PO BOX 25244
ALBUQUERQUE NM 87125
.
QUIT

Project# 1004223

LUTHER MARTINEZ
4300 ALEXANDER BLVD NE
ALBUQUERQUE NM 87107

101606124107430118

BEACH WATERPARK THE
1600 DESERT SURF LP NE
ALBUQUERQUE NM 87107

101606114509430114

N M PIPE TRADES PENSION
700 NORTH BRAND BL
GLENDALE CA 91203

101606104207530310

FIRST UNION NATIONAL BANK TRU
7000 CARDINAL PL
DUBLIN OH 43017

SURVEY'S SOUTHWEST INC.
333 LOMAS BLVD NE
ALBUQUERQUE NM 87102

101606127108730115

ESI MAIL PHARMACY SERVICE INC
13900 RIVERPORT DR
MARYLAND HEI MO 63043

101606109709230407

BARLOW SCOTT & KRISTINE
2315 GRIEGOS PL NW
ALBUQUERQUE NM 87107

101606004849220402

SOUTHRIDGE COMPANY
C/O KAPLAN F
300 EAST RANDOLPH ST
CHICAGO IL 60601

101606111402330110

LUTE & ROSE LLC
1422 EL PORTAL NW
ALBUQUERQUE NM 87107

101606123405930113

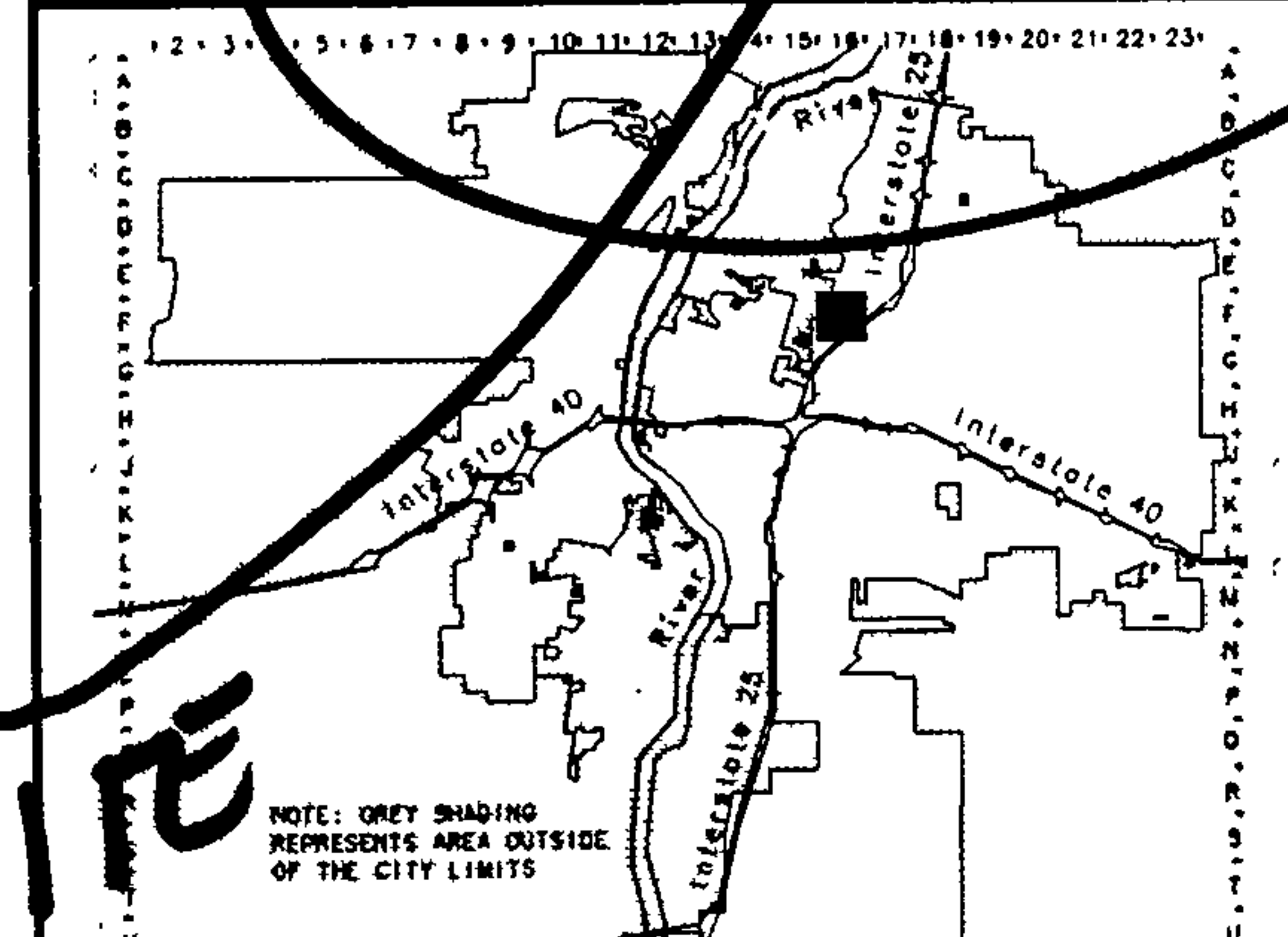
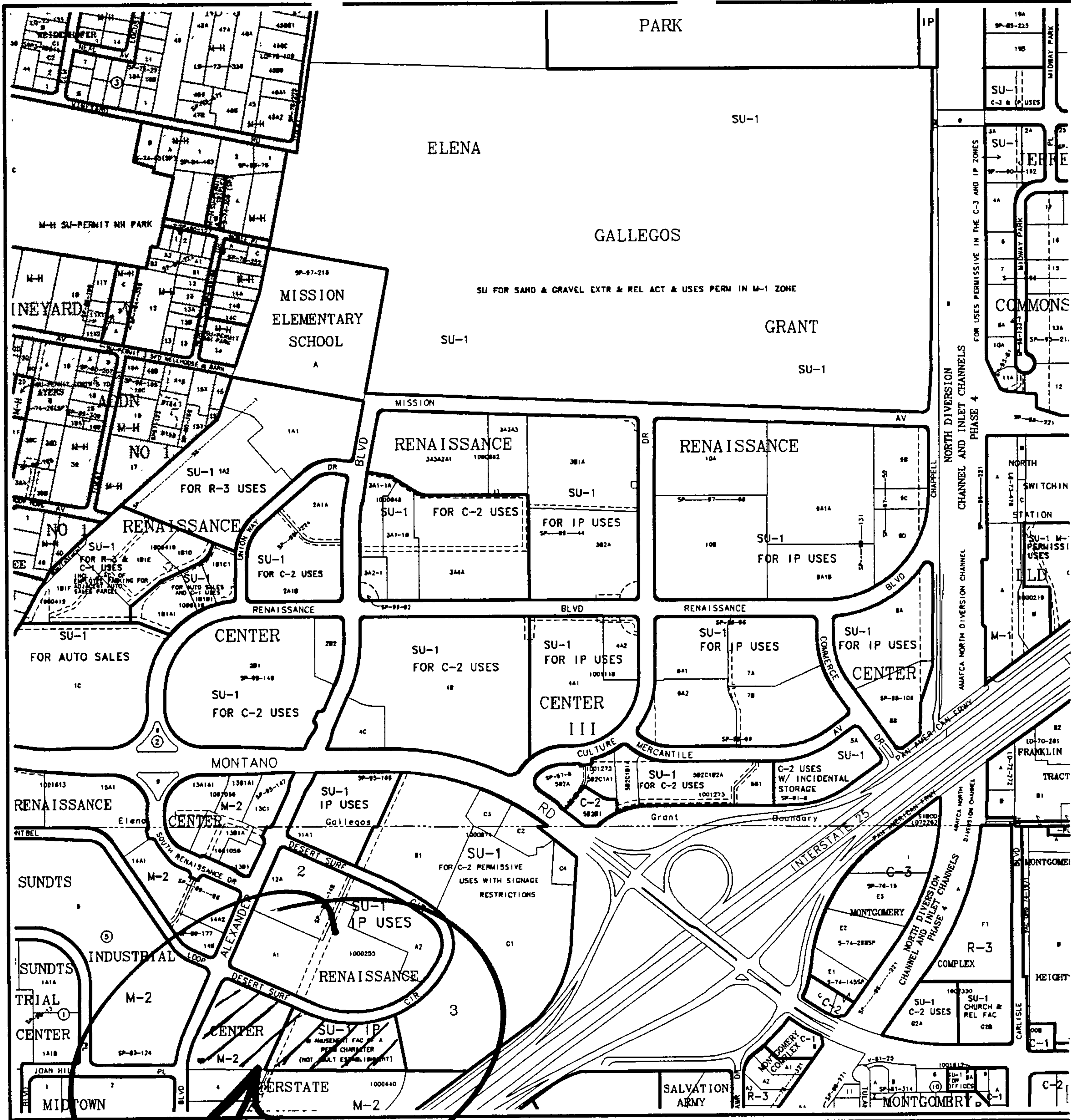
WASHINGTON/SAWTELLE PTNS
12100 WILSHIRE BL
LOS ANGELES CA 90025

101606109007330406

SILVERMAN JOHN
5013 VISTA DEL MONTE
EL PASO TX 79922

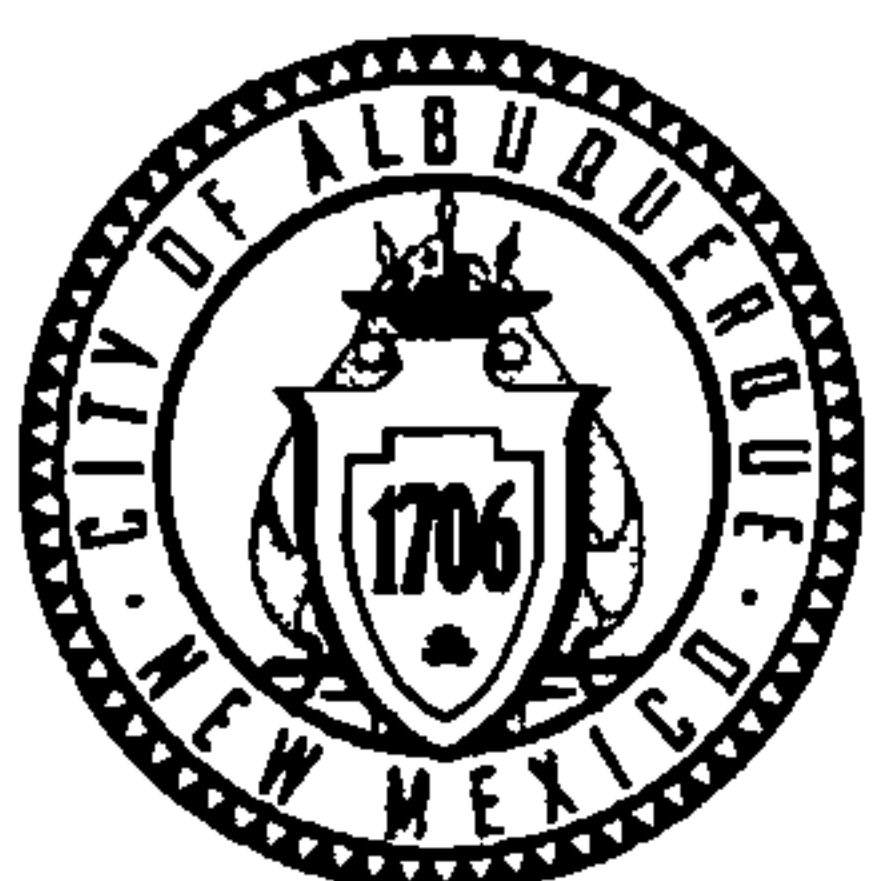
101606010050520121

HURLEY PATRICK W ETAL
PO BOX 25244
ALBUQUERQUE NM 87125



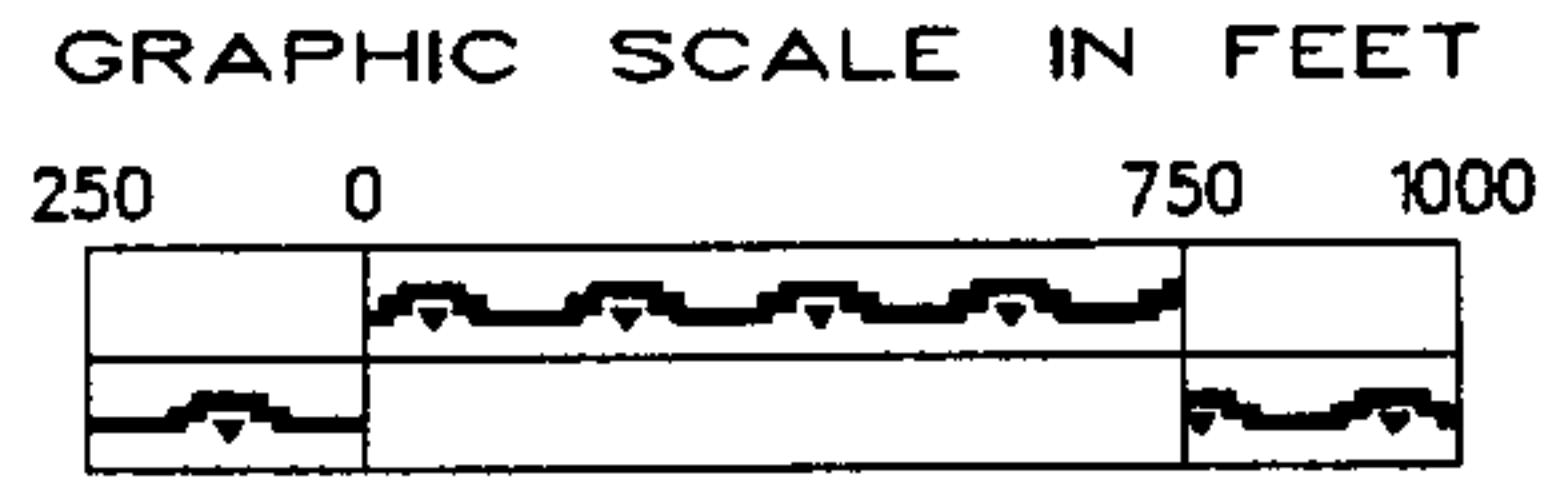
SITE

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT

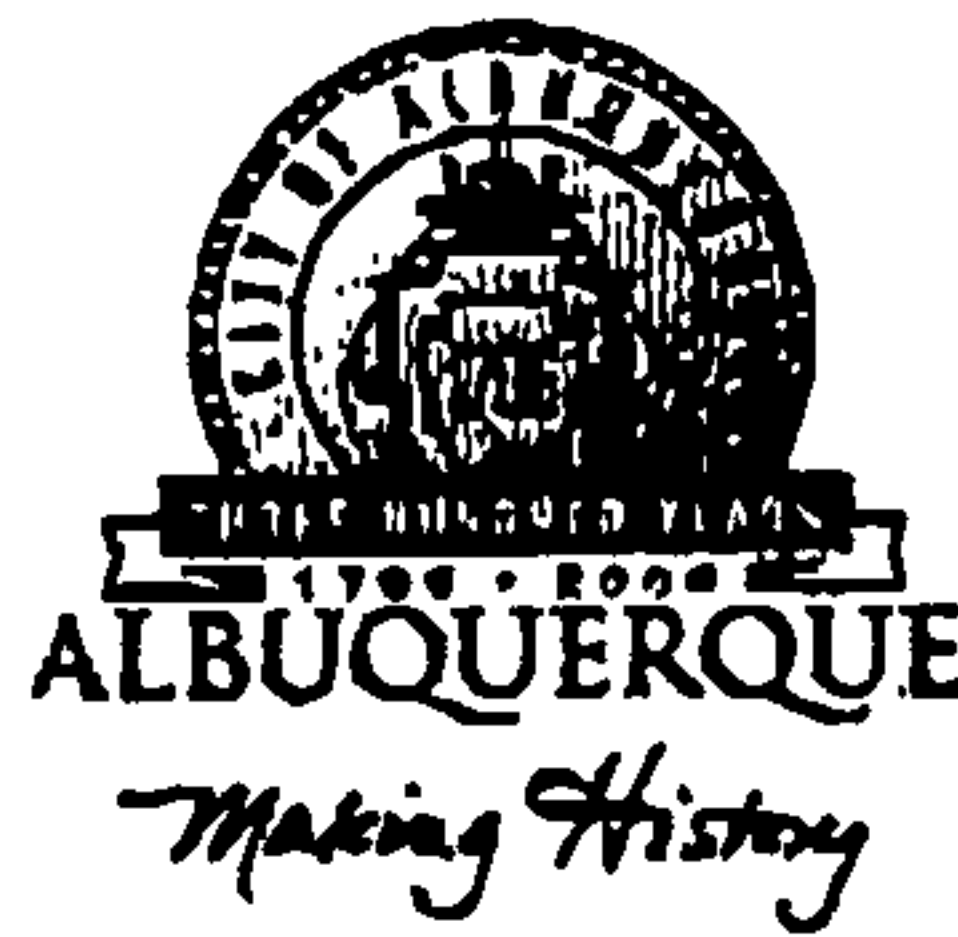
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Zone Atlas Page

F-16-Z

Map Amended through August 03, 2004



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

NU
mbr

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

May 20, 2005

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 20, 2005:

CONTACT NAME: SARAH

COMPANY OR AGENCY: SURVEYS SOUTHWEST, LTD.
333 LOMAS BOULEVARD NE/87102
PHONE: 998-0305/FAX: 998-0306

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D, RENAISSANCE CENER III** zone map **F-16**.

Our records indicate that as of May 20, 2005, there were no Recognized Neighborhood Associations in this area.

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 J. Winklepleck

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

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

Project # 1004223

05DRB-00884 Major-Vacation of Public Easements

05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

AMAFCA

No adverse comments.

COG

Alexander Dr is identified on the Long Range Bikeway System map as having on street bike lanes. Coordination with the City's DMD should be pursued to ensure project inclusion as appropriate.

Transit

No objection to the request.

Zoning Enforcement

Tract 6-B is zoned M-2. Tract D-1 is zoned SU-1 IP and Amusement Facility of a Permanent Character (Not Adult Establishment). Development on the combined parcel must adhere to each zone accordingly after subdivision action. Uses allowed in the M-2 zone and not in the SU-1 zone will not be allowed unless a Zone Map Amendment is approved prior to the establishment of said use. The reverse is true also.

Neighborhood Coordination

No Association(s).

APS

No comments received.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer

An approved grading and drainage plan is required for Preliminary Plat approval. An approved Infrastructure List is required for Preliminary Plat approval. Public drainage easement must be 20' in width, minimum.

Transportation Development

Defer the vacation action to Hydrology. Are the sidewalk and street improvements being constructed with the site plan? Otherwise an infrastructure list may be required. What will be the zoning of the new tract?

Parks & Recreation Contact Christina Sandoval at 768-3808 for comments.

Utilities Development No objection to Vacation request. No objection to Plat approval.

Planning Department

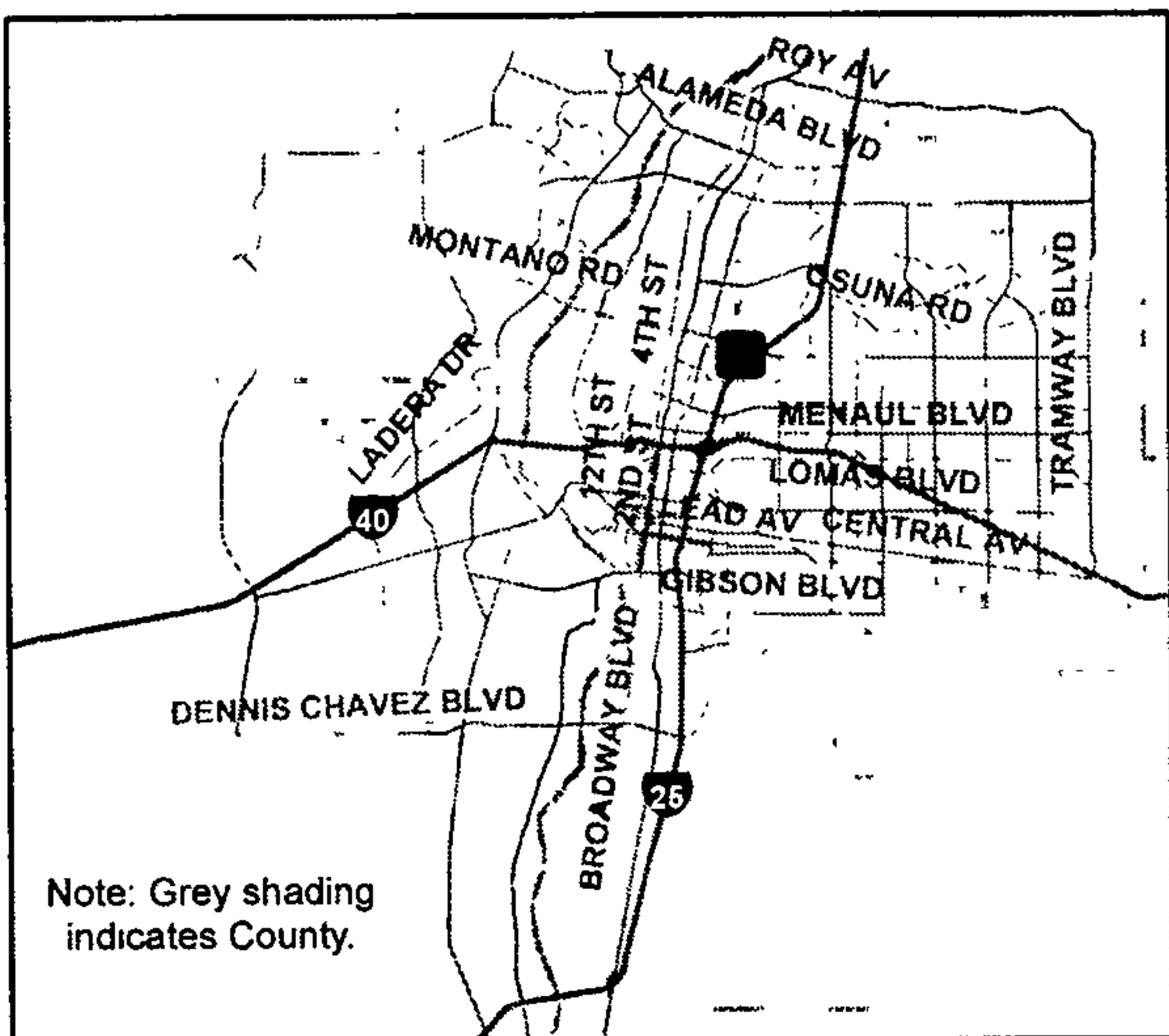
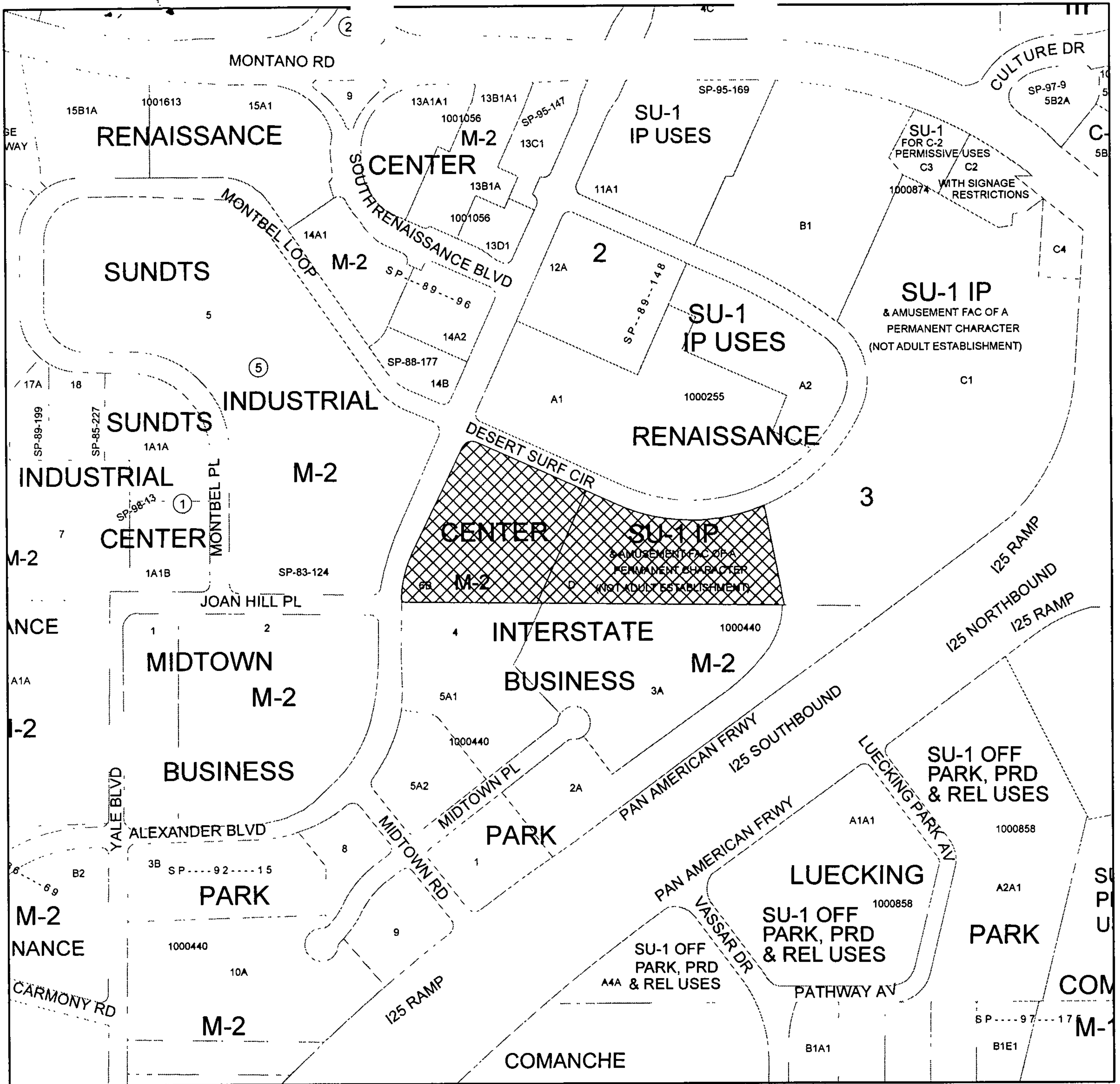
The plat should continue to show the lot line to be eliminated as a "zone line" to distinguish the M2 from the SU1 for IP zoning existing on the two lots.

When the property wants to develop the portion of the lot zoned SU1 for IP, a site plan application to EPC is necessary prior to application for building permit.

No objection to the vacation. Defer to Water Utility. No objection to the platting request.

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

cc:Luther Martinez, 4300 Alexander Blvd NE, 87107
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102



Note: Grey shading indicates County.

ZONING MAP



1 inch equals 424 feet

Project Number:
1004223

Hearing Date:
6/22/05

Zone Map Page:
F-16

Additional Case Numbers:
05DRB-00884
05DRB-00885



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 22, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000635

05DRB-00904 Major-One Year SIA

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

Project # 1000650

05DRB-00903 Major-Two Year SIA

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

Project # 1003874

05DRB-00894 Major-Vacation of Public Easements

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

Project # 1004223

05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER** (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] (F-16)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1004228

05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15)

Project # 1004232

05DRB-00896 Major-Vacation of Public
Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). (L-15)

Project # 1004233

05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of Public
Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

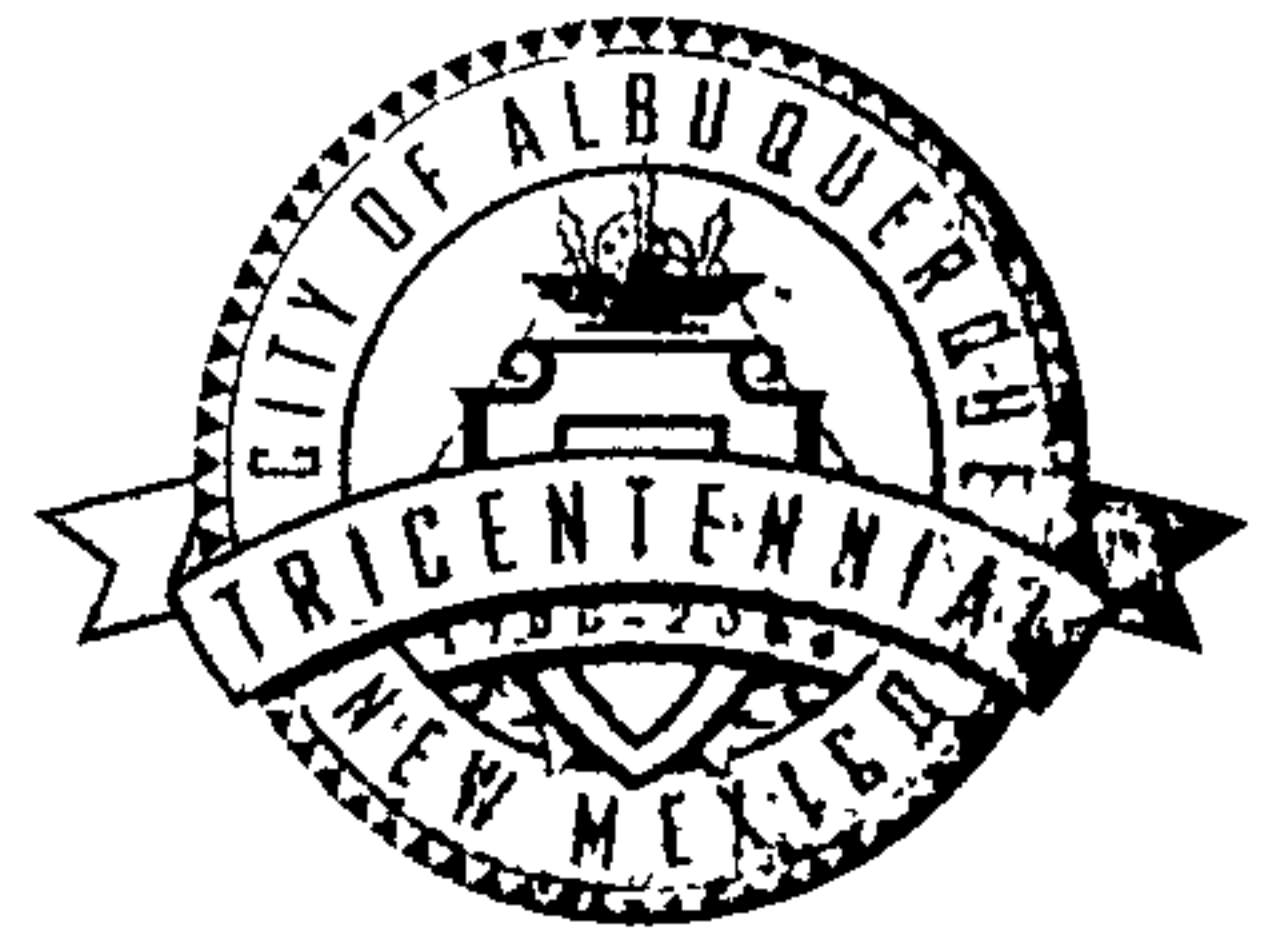
BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s).(H-9, J-8, J-9)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 6, 2005.

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: ~~1004223~~ **1004223** **AGENDA ITEM NO:** ~~1004223~~
3

SUBJECT:

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

P.O. Box 1293

ACTION REQUESTED:

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

Albuquerque

ENGINEERING COMMENTS:

*No objection to vacation
No adverse comment on plat*

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

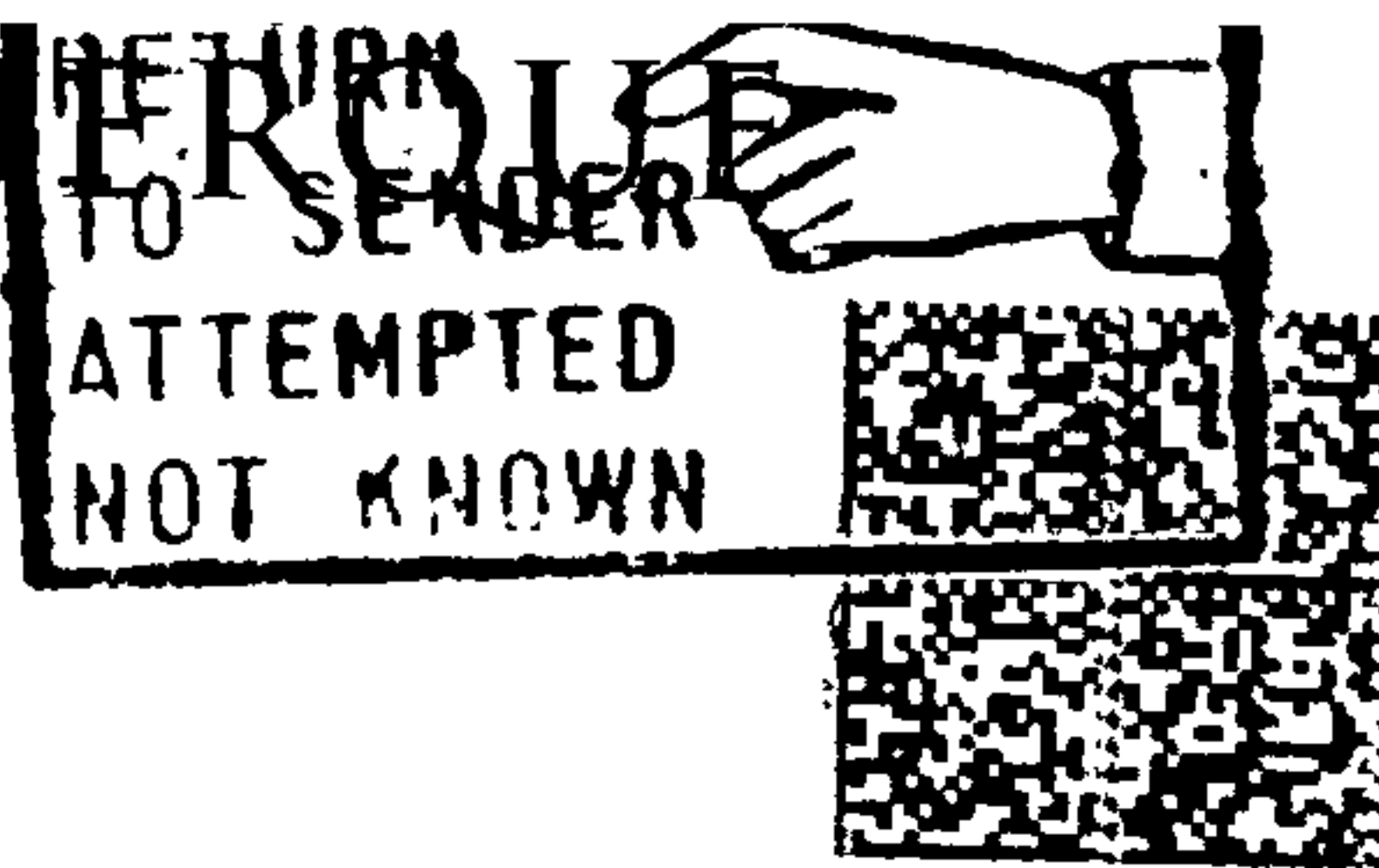
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

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

DATE: *Nov 28, 07*

CITY OF ALBUQUERQUE



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.37⁰
0004329277 JUN 07 2005
MAILED FROM ZIP CODE 87102



DRB

Planning Department

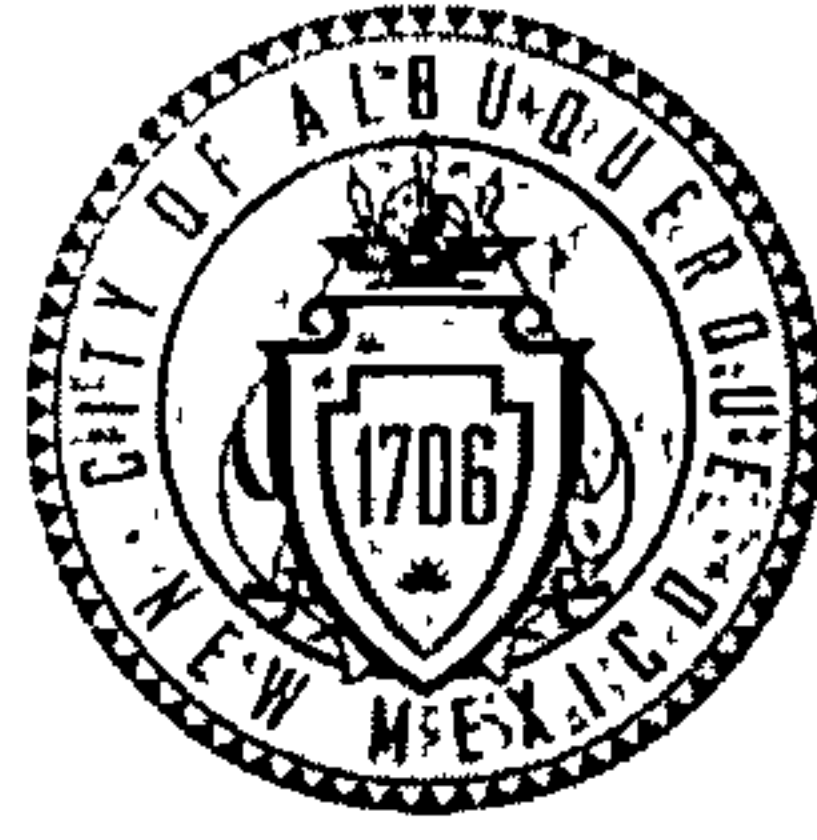
101606109709230407

P.O. Box 1293

BARLOW SCOTT & KRISTINE
2315 GRIEGOS PL NW
ALBUQUERQUE NM 87107

Albuquerque, NM 87103

87107+2874 25



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

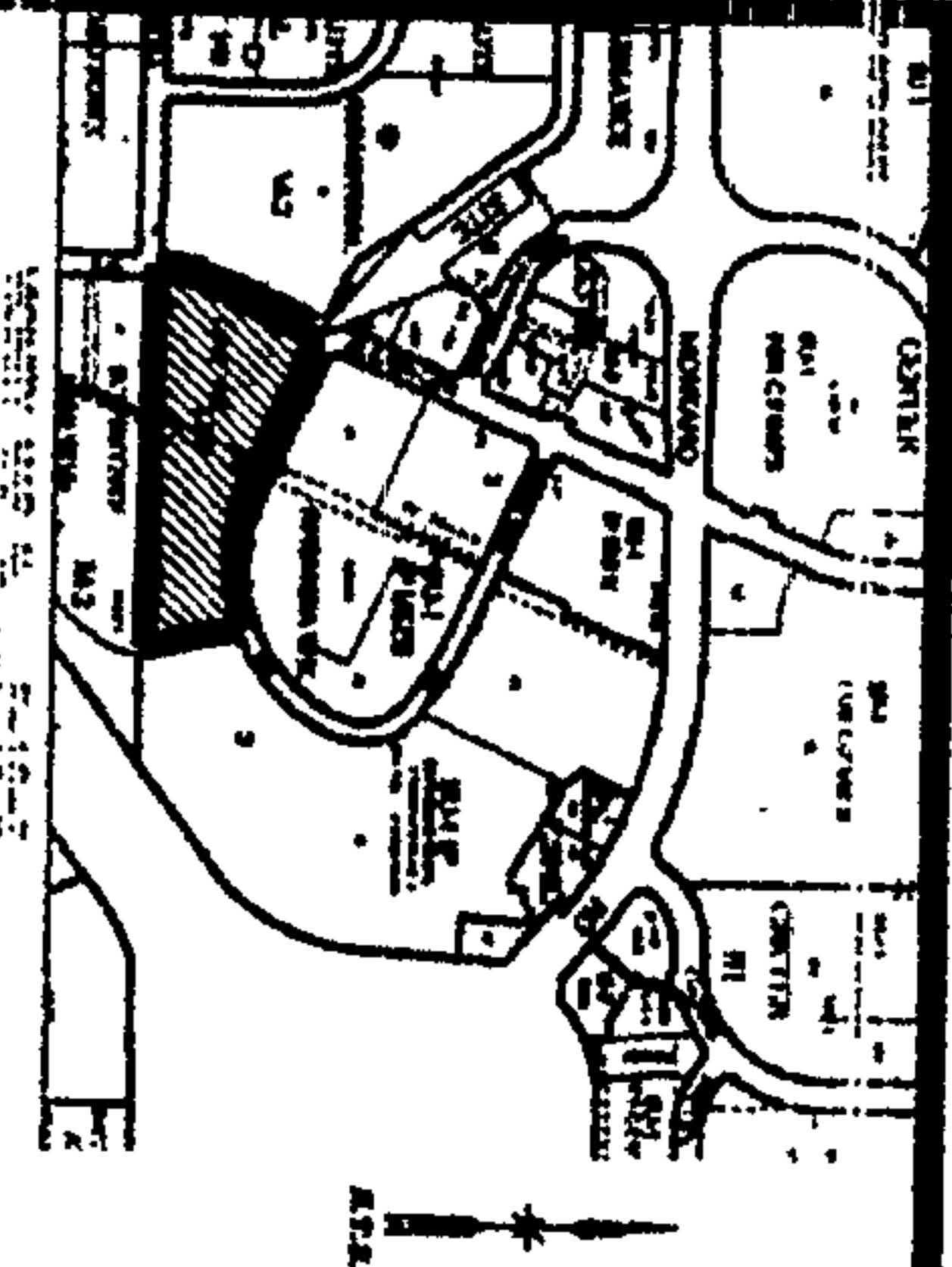
TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004223

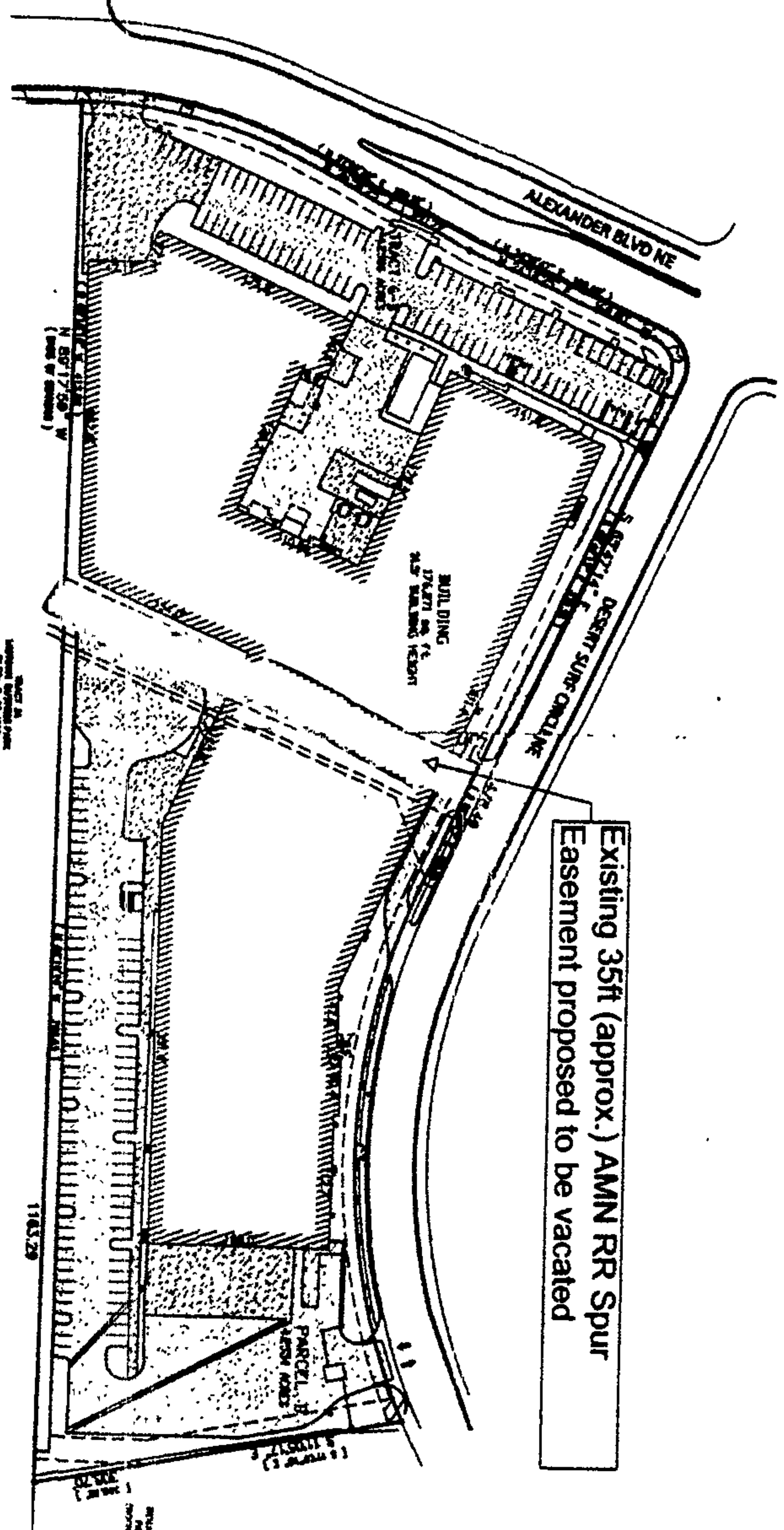
Board hearing date:

WEDNESDAY, February 10, 2016



DESCRIPTION:
 Tract numbered Str-4 (6-8), of SUNDT'S INDUSTRIAL CENTER, Report of Tract 1-A, 1-B, 2, 3, 5 and 6 of Lot 6 & 7 of Block 4, Albuquerque, New Mexico, on the same to shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 27, 1983, in Plat Book C22, Folio 180.
 AND
 Parcel lettered "D", of RENAISSANCE III, a Report of Lots 3 & 4, Block 4 & Tract 6-A of Sundt's Industrial Center, Albuquerque, New Mexico, on the same to shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 26, 1987, in Plat Book C24, Folio 6.

SITE SKETCH
 OF
TRACT 6-B
SUNDT'S INDUSTRIAL CENTER
 - AND -
PARCEL D
RENAISSANCE III
 SECTION 34, T.11 N., R3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2015



PARKING
 TOTAL PARKING: 170 SPACES
 STANDARD: 102
 HANDICAP: 4 (MARKED)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	400.00'	107.74'	25°28'34"	N 12°26'20" E	108.57'
	(400.00')	(107.68')	(25°28'05")	(N 12°22'36" E)	(108.51')
C2	25.00'	39.26'	89°57'02"	N 89°09'52" E	35.34'
	(25.00')	(39.27')	(90°00'00")	(N 89°10'47" E)	(35.36')
C3	560.00'	440.06'	47°04'22"	S 80°22'23" E	447.25'
	(560.00')	(450.67')	(47°01'50")	(S 80°20'08" E)	(440.87')

PROJECT: 10041223
DATE: 2-10-16
APP: 16-70011 (VRE)

Vacation Exhibit A
THE SURVEY OFFICE, LLC
 303 LOMBAS BLVD., N.E. 87102
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 898-0305
 FAX: (505) 898-0305



Supplemental Form (SF)

SUBDIVISION	S Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action		
<input checked="" type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision		
<input type="checkbox"/> for Building Permit		
<input type="checkbox"/> Administrative Amendment/Approval (AA)		
<input type="checkbox"/> IP Master Development Plan	D	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)		
STORM DRAINAGE (Form D)	L A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RHD Engineering, llc PHONE: 288-1621
 ADDRESS: 4305 Purple Sage Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengineering@outlook.com

APPLICANT: Gerald Peters PHONE: 263-2426
 ADDRESS: 333 Lomas FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Tortilla Bid., LLC

DESCRIPTION OF REQUEST: Vacation of a 35ft AMN Railroad Spur Easement

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

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

Lot or Tract No. Parcel D-1, Renaissance Center 3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: M-2 Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): F-16Z UPC Code: 101606111402330110 & 101606117501230117

CASE HISTORY:

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

Project # 1004223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 8.5250

LOCATION OF PROPERTY BY STREETS: On or Near: Alexander blvd
 Between: Desert Surf Circle and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE Jan 11, 2016
 (Print Name) Richard Dourte Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>11eDRB -70011</u>	<u>VPE</u>	_____	\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>February 10, 2016</u>			Total
	<u>1-11-16</u>			\$ <u>140.00</u>

Staff signature & Date: [Signature] Project # 1004223

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
Copies The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
Copies Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 → Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 → Sign Posting Agreement
 → Fee (see schedule)
 — List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Richard Duarte
 Applicant name (print)
[Signature] 1-11-16
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
16-DRB-70011

Form revised 4/07
[Signature] 1-11-16
 Planner signature / date
 Project # 1004223

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 Jan. 26, 2016 to Feb. 10, 2016

5. REMOVAL

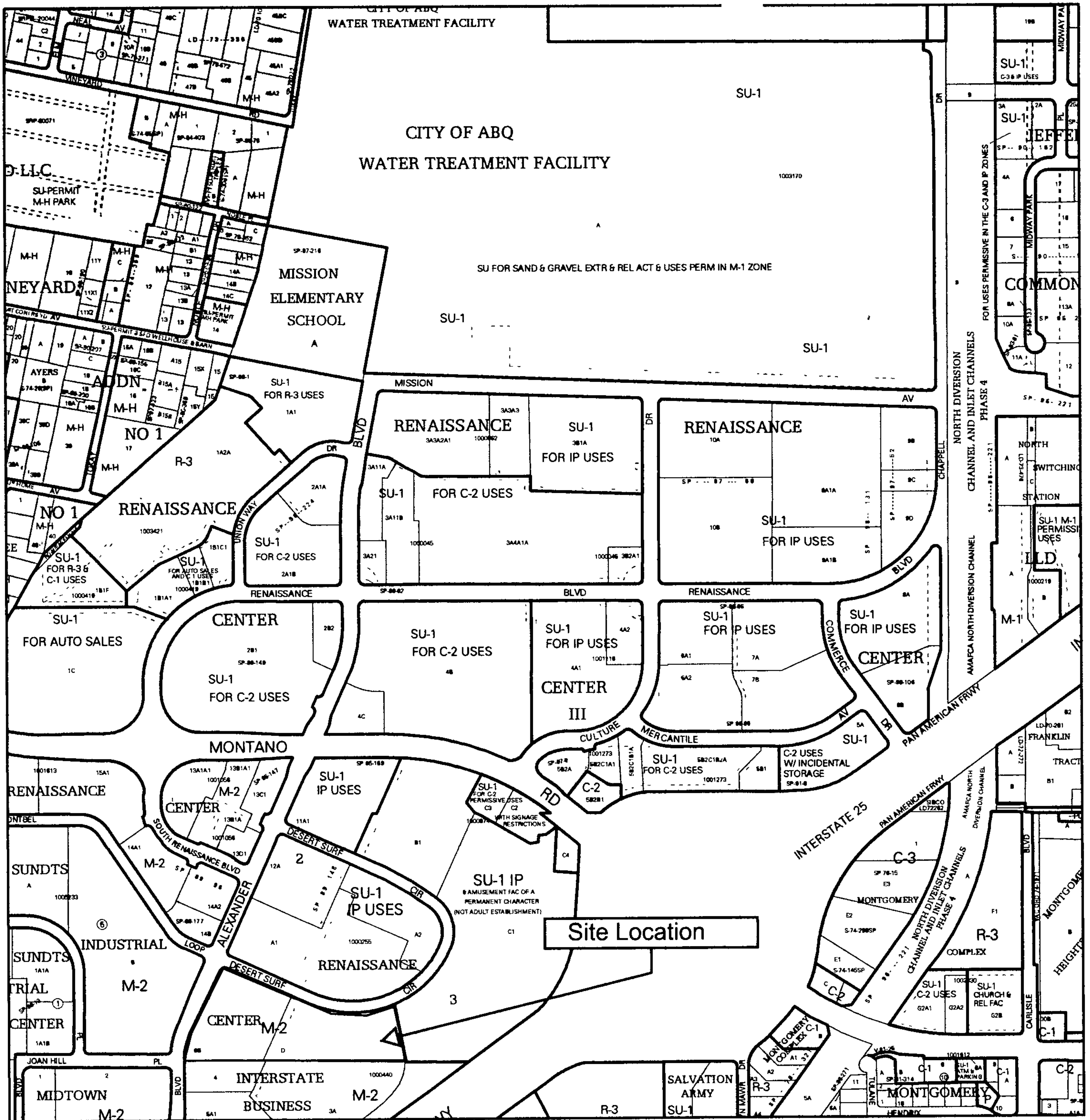
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Rob Dade
(Applicant or Agent) 1-11-16
(Date)

I issued 2 signs for this application, 1-11-16
(Date) [Signature]
(Staff Member)

PROJECT NUMBER: 1004223



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

Albuquerque Geographic Information System

Map amended through: 4/2/2012

Vicinity Map

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

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

0 750 1,500 Feet

RHD Engineering, LLC

Richard H. Dourte
4305 Purple Sage Ave. NW
Albuquerque, NM 87120
(505)288-1621

January 11, 2016

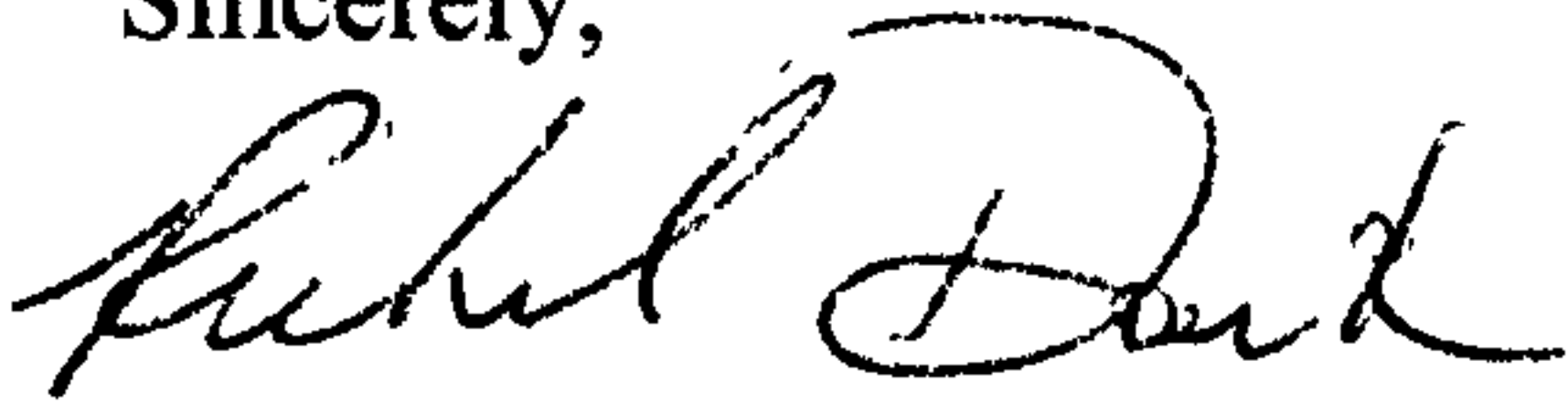
To: DRB Members

Re: Vacation of 35ft (approximately) AMN Railroad Spur Easement

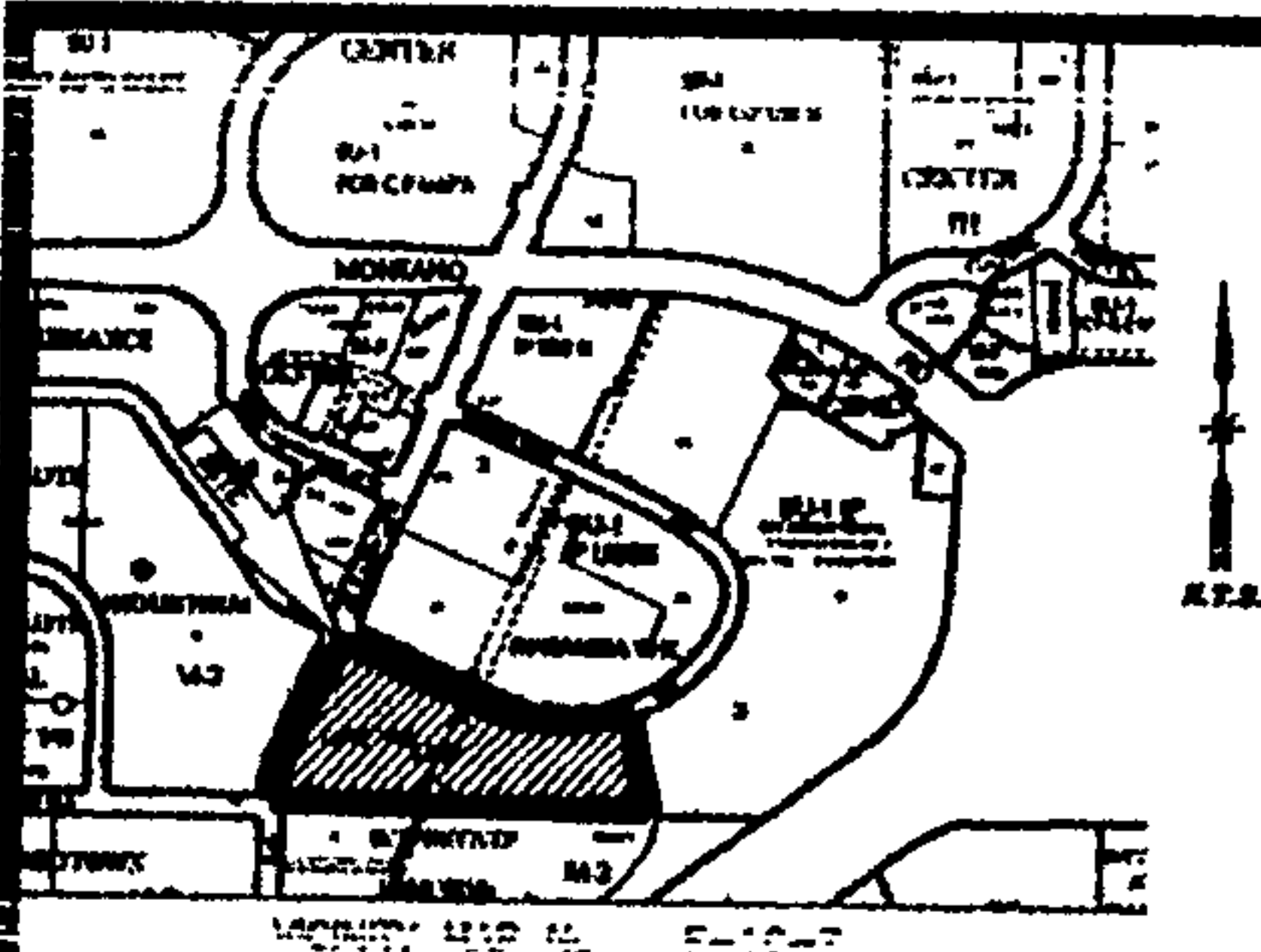
The purpose of vacating this 35ft (approx.) AMN railroad spur easement is to remove this easement from under the existing building as shown on the enclosed attachment. No railroad tracks exist within this easement, the railroad spur easement just to the north of this site was previously vacated by City project no. 1000255 and DRB-95-6 in 2000 and 1995 respectively (copies of the plats are included). The original document that created this easement has not been found. Please see the copy of the enclosed email regarding this issue from the title company. A copy of the assignment for this RR spur has been enclosed.

Your consideration is appreciated...

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Dourte". The signature is written in a cursive, flowing style.

Richard Dourte, PE
RHD Engineering, llc



SITE SKETCH
 OF
TRACT 6-B
SUNDT'S INDUSTRIAL CENTER
 - AND -
PARCEL D
RENAISSANCE III
 SECTION 34, T.11 N., R3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

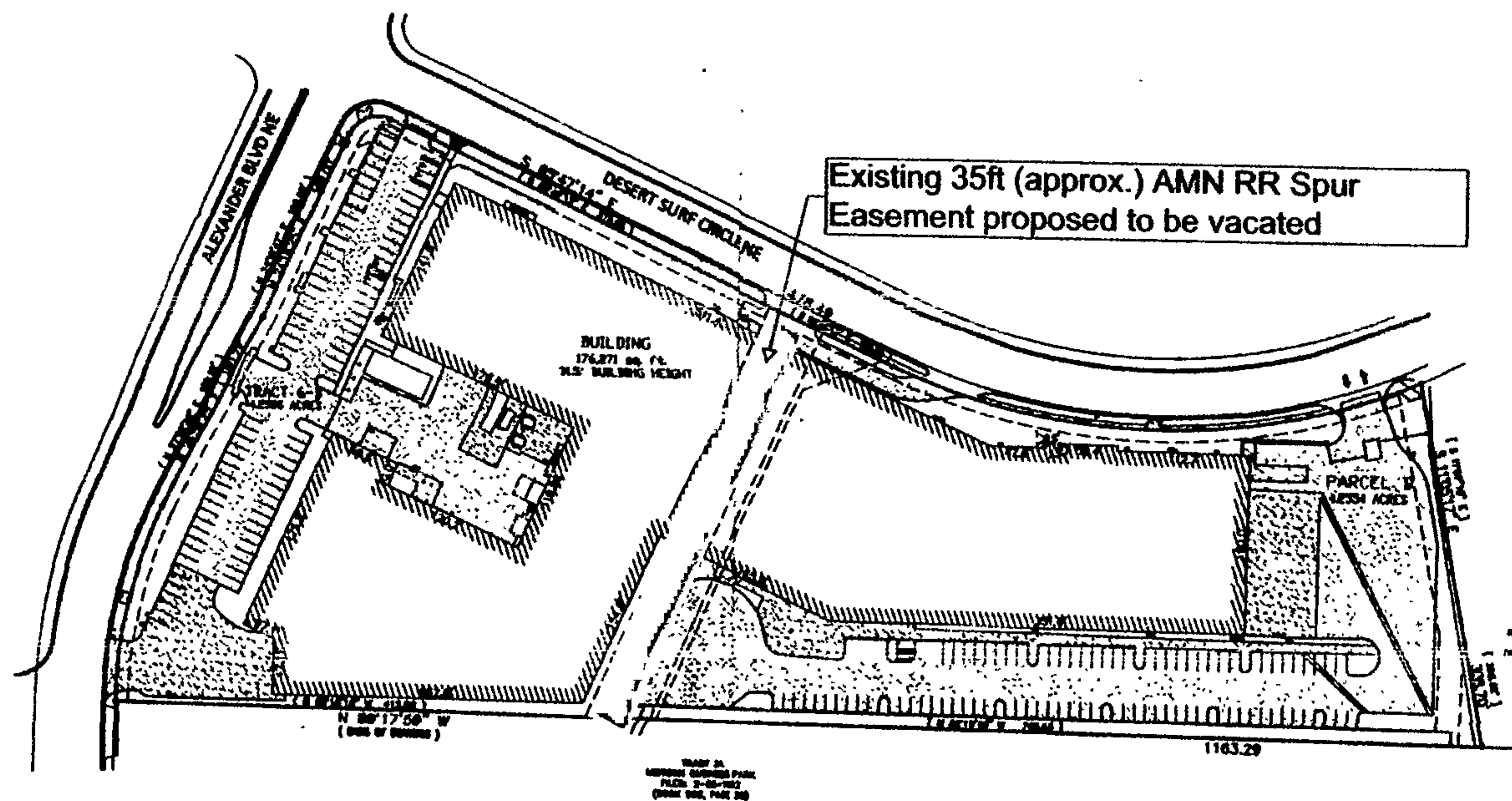
JANUARY 2015

DESCRIPTION:

Tract numbered 6-B (6-B), of SUNDT'S INDUSTRIAL CENTER, Replot of Tract 1-A, 1-B, 2, 3, 5 and 6 of Matbel & AGP Lands, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 27, 1983, in Plat Book C22, Folio 180.

AND

Parcel lettered "D", of RENAISSANCE III, a Replot of Lots 3 & 4, Block 4 & Tract 6-A of Sundt's Industrial Center, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1987, in Plat Book C34, Folio 6.



PARKING
 TOTAL PARKING: 170 SPACES
 STANDARD: 168
 HANDICAP: 4 (MARKED)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.09' (409.09')	187.74' (187.66')	23°29'34" (23°29'05")	N 12°28'20" E (N 12°22'39" E)	188.57' (188.51')
C2	25.00' (25.00')	39.25' (39.27')	89°57'02" (90°00'00")	N 89°09'52" E (N 89°10'47" E)	35.34' (35.36')
C3	580.00' (580.00')	480.08' (450.67')	47°04'22" (47°01'50")	S 89°22'23" E (S 89°20'08" E)	447.25' (448.87')

Vacation Exhibit A

THE SURVEY OFFICE, LLC
 233 LOMAS BLVD., N.E. 87102
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 988-0303
 FAX: (505) 988-0305

From: "Friberg, Dean" <dfriberg@OldRepublicTitle.com>

Date: January 6, 2016 at 10:18:56 AM MST

To: Gary Maple <maple@thesurveyoffice.com>

Subject: File # 1408305

To whom it may concern,

I searched the below legal back to the 1930's and found NO rail road easement of record, in the Bernalillo County Clerks records. The only reference to the A.M.N. Railroad Spur Easement, is on the plat filed June 26, 1987 in Plat Book C34, Folio 6, Note states "A.M.N. Railroad Spur Easement Granted by Agreement Dated 12-13-73", both Gary Maple and I, searched several times trying to find this "Agreement", from 1973, with nothing found.

Thanks Dean Friberg

Parcel lettered D-One (D-1), Plat of **RENAISSANCE CENTER 3**, within Elena Gallegos Land Grant, Projected Section 34, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the Replat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 28, 2015, in Plat Book 2015C, Folio 180, as Document No. 2015111939.

Dean Friberg

Title Examiner | Production Department

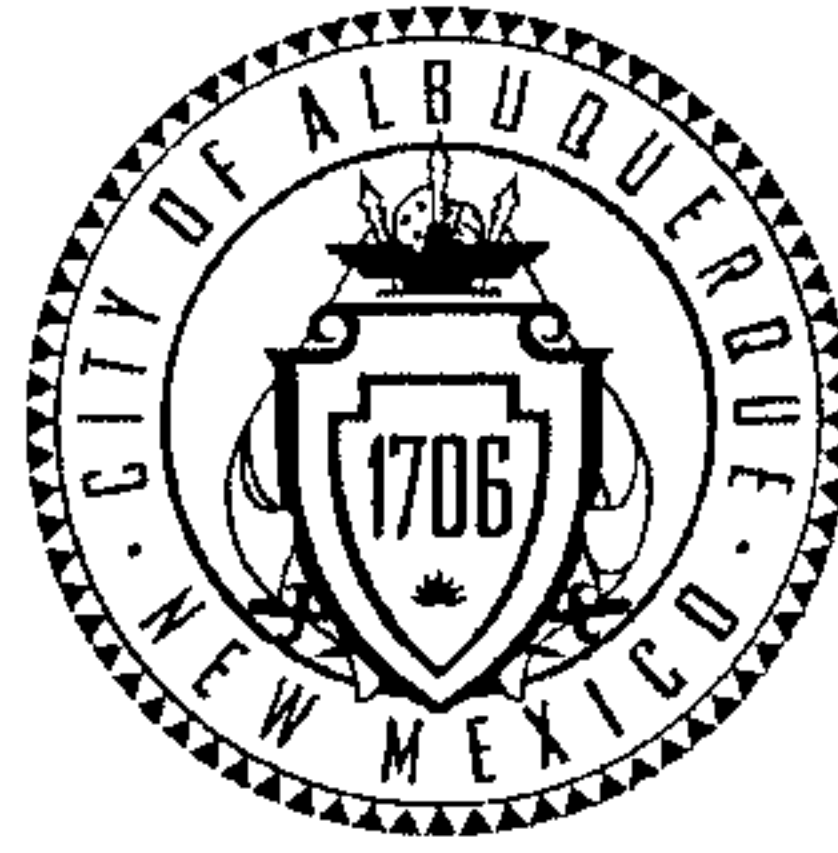
T: 505.994.6682 | F: 1-866-758-9754 | Shoretel: 16682

dfriberg@oldrepublictitle.com

Old Republic National Title Insurance Company | Old Republic Insurance Group

8300 Jefferson | Albuquerque, New Mexico, 87113

oldrepublictitle.com



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 30, 2015

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **December 30, 2015:**

Contact Name: RICHARD DOURTE

Company or Agency: RHD ENGINEERING, LLC
4305 PURPLE SAGE AVE. NW/87120
PHONE: 505-288-1621 / FAX:

contacted the Office of Neighborhood Coordination requesting the contact names **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) SECTION 34 T11N 3E ELENA GALLEGOS GRANT, PARCEL D-1, LOCATED ON ALEXANDER BLVD. NE AND DESERT SURF CIRCLE NE/I-25 FREEWAY zone map F-16.**

Our records indicate that as of December 30, 2015, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnnona/hoaform(02/18/13)

-9211139

0003025

AMN RAIL SPUR
PARTIAL ASSIGNMENT AND OPERATING AGREEMENT

THIS AGREEMENT is made this 3rd day of February, 1992
by and between AMN SPUR LINE, INC., a New Mexico corporation
(herein "AMN"), and TECHNOLOGY INVESTORS, LTD., a New Mexico
corporation (herein "TIL").

RECITALS

A. Albuquerque Gravel Products Company, a New Mexico corporation, Montgomery Heights, Inc., a New Mexico corporation, Eugene C. Montgomery and Thelma B. Montgomery, husband and wife, and J.R. Nance, Inc., a New Mexico corporation (such parties are hereinafter referred to together as the "AMN Joint Venturers"), entered into that certain Agreement for Construction and Maintenance of Spur Track dated December 18, 1973 ("Agreement for Construction"), a copy of which was recorded on September 20, 1990 as Exhibit "A" to the Assignment and Indemnity Agreement recorded as Document No. 9073314, in the Real Property records of Bernalillo County, New Mexico at Book BCR 90-15, pages 6180 through 6187.

B. Pursuant to the Agreement for Construction, the AMN Joint Venturers constructed the Railroad Spur Track known as the AMN Spur Line ("Rail Spur") which is located as more particularly described on the attached Exhibit "A", across certain lands owned by them respectively, for which an easement was granted by them to each other and to their successors and assigns, as described in the Agreement for Construction.

C. The AMN Joint Venturers also entered into that certain Contract for Industry Track dated as of March 7, 1975, by and between the Atchison Topeka and Santa Fe Railway Company ("Railway Company") and AMN, a Joint Venture composed of the AMN Joint Venturers (herein the "Contract for Industry Track"). The Contract for Industry Track was recorded on September 20, 1990 as Exhibit "B" to the Assignment and Indemnification recorded as Document No. 9073314, in the Real Property records of Bernalillo County, New Mexico, at Book BCR 90-15, pages 6188 through 6197.

D. Also pursuant to the Agreement for Construction, the AMN Joint Venturers entered into that certain Agreement with the City of Albuquerque dated June 6, 1975, that certain Agreement with the State of New Mexico dated May 22, 1975 and that certain Agreement with the U.S. Department of Reclamation dated June 17, 1975, which were recorded on September 20, 1990, as Exhibits "C",

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"D" and "E", respectively, to the Assignment and Indemnification recorded as Document No. 9073314 in the Real Property Records of Bernalillo County, New Mexico, in Book BCR 90-15, pages 6192 through 6206.

E. J.R. Nance, Inc. also entered into that certain License Agreement with the City of Albuquerque dated February 24, 1978, and that certain Right-of-Way and Easement with the County of Bernalillo dated January 5, 1978, copies of which were recorded on September 20, 1990 as Exhibits "F" and "G", respectively, to the Assignment and Indemnification recorded in the Real Property Records of Bernalillo County, New Mexico as Document No. 9073314, in Book BCR 90-15, pages 6207 through 6213. The documents referred to in this Recital "E" and in the preceding Recital "D" are hereinafter referred to collectively as the "Crossing Agreements."

F. The AMN Joint Venturers collectively or individually entered into Third Party Agreements which may pertain to the use of the Rail Spur with at least the following known entities:

1. Springer Building Materials
2. Nobel, Inc.
3. American Furniture
4. New Mexico Beverage Company
5. Premiere Distributing
6. E.L.H. Company
7. 64 Lumber Company
8. National Industries
9. Plastech Corporation

Summaries and/or copies of said agreements or portions thereof were recorded on September 20, 1990 as Exhibits "H" and "I" to the Assignment and Indemnification recorded in the Real Property records of Bernalillo County, New Mexico as Document No. 9073314 at Book BCR 90-15 pages 6214 through 6222. Such Third Party Agreements and any other agreements between the AMN Joint Venturers individually and third party purchasers of the land and in the vicinity of the Rail Spur from such AMN Joint Venturers are hereinafter referred to as the "Third Party Agreements".

G. Of the Third Party Agreements, only Plastech Corporation's (the "Plastech Third Party Agreement") pertains to or directly affects that portion of the Rail Spur lying east of the easterly right-of-way line of Yale Boulevard, N.E., Albuquerque, New Mexico.

H. Pursuant to various assignments, AMN has acquired all of the rights, title and interest originally held by the AMN Joint Venturers in and to the Rail Spur and the easements underlying the Rail Spur, as well as their interests in the AMN

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Joint Venture, the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements and the Third Party Agreements, and rights to operate the Rail Spur. AMN has also acquired all of the right, title and interest of the heirs of J.R. Nance in and to J.R. Nance, Inc. and its assets, including without limitation such assets relating to the AMN Joint Venture.

1. AMN has agreed to assign and convey to TIL, and TIL has agreed to purchase, all of AMN's right, title and interest in and to the Rail Spur, the easements underlying it, rights to operate it, the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements, and the Plastech Third Party Agreement (but no other Third Party Agreements), to the extent and only to the extent that such rights, title and interest pertain to or affect that portion of the Rail Spur (the "TIL Portion") which lies east of the easterly right-of-way line of Yale Boulevard, N.E., Albuquerque, New Mexico, and subject to all of the terms and provisions of this Agreement. The remainder of the Rail Spur is referred to herein as the "AMN Portion."

NOW THEREFORE, in consideration of the premises, the sum of ONE AND NO/100 (\$1.00) and other good and valuable consideration paid by TIL to AMN, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. RECITALS. The foregoing Recitals are incorporated herein as material portions of this Agreement.

2. ASSIGNMENT. AMN hereby grants, conveys and assigns to TIL all of its right, title and interest in, to and under the TIL Portion, the easements underlying it, rights to operate it, and the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements, easements, the Plastech Third Party Agreement and any other contracts, agreements, leases or easements relating to the Rail Spur, to the extent and only to the extent that they pertain to or directly affect the TIL Portion. This assignment specifically does not assign any rights, title, or interest in, to or under any Third Party Agreements, except the Plastech Third Party Agreement. To the extent the rights assigned hereby are interests in real property, this assignment is made with special warranty covenants. This assignment shall be deemed to include and to convey, without further act or deed, any and all future-acquired rights, titles or interests of AMN of the type described herein.

3. ACCEPTANCE. TIL hereby accepts such grants, conveyances and assignments, subject to all of the terms and provisions of this Agreement.

4. WARRANTIES AND REPRESENTATIONS. AMN hereby warrants.

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and represents to TIL that AMN is the owner of all of the rights originally held by the AMN Joint Venturers in and to the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements, the Plastech Third Party Agreement, and the fixtures, equipment and easements constituting the Rail Spur, including all such fixtures and easements as are necessary for the operation thereof and are currently used in the operation thereof, subject only to any valid and enforceable rights of third parties under the Third Party Agreements. AMN warrants and represents to the best of its knowledge that there are no other Third Party Agreements except those specifically listed in Recital "F" above, and agrees that if any additional Third Party Agreement is discovered which pertains to or directly affects the TIL Portion, AMN shall give to TIL prompt written notice thereof and hereby grants to TIL a free option to have AMN's rights thereunder assigned to TIL within thirty (30) days after AMN sends notice of such discovery to TIL. AMN warrants and represents that it has all necessary power and authority to own and operate the Rail Spur and to convey, grant and assign the rights and interests and properties covered by this Agreement and that such rights, properties and interests are not subject to any prior lien, claim or encumbrance, or prior conveyance or assignment. AMN warrants and represents that it has no notice or knowledge of any potential or claimed violation of any law or agreement by the Rail Spur or by AMN in connection with the Rail Spur, except certain claims under the Third Party Agreements by which users of the Rail Spur assert ownership rights and/or the free right to use the Rail Spur. AMN warrants and represents that it has no notice or knowledge of any potential or claimed hazardous substance or pollution on, under or from the Rail Spur, nor of any violation or potential violation of any federal, state or local law, ordinance, order or regulation relating to hazardous substances or pollution on, under or from the Rail Spur. All of the representations and warranties set forth herein are made by AMN for the reliance of TIL in entering into this Agreement and accepting the grants, conveyances, and assignments set forth herein.

5. RAIL SPUR MAINTENANCE, OPERATION AND CONSTRUCTION. AMN agrees with TIL, for the benefit of TIL and any and all users of the Rail Spur whose access to the Rail Spur is located within the TIL Portion (the "TIL Portion Users"), that AMN will, at no expense to TIL or the TIL Portion Users, (i) maintain the AMN Portion in a safe and usable condition, (ii) perform all necessary construction, including crossings, gates, changes of grade and other construction work whether similar or different, within the AMN Portion, and (iii) do all things necessary to operate the AMN Portion in such a manner as to permit unimpeded passage between the Railway Company main line and the TIL Portion, all in compliance with all applicable laws, rules,

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regulations, and other requirements, including the requirements of the Railway Company and all contractual requirements of the Crossing Agreements, the Contract for Industry Track and any valid and enforceable Third Party Agreements. Except as provided in this Agreement, each party shall be free to operate its Portion and to deal with users using such party's Portion in any manner it deems proper, and neither party shall be liable to any person for any claim relating to the other party's Portion and operation of its Portion.

6. OBLIGATIONS AND LIABILITIES.

a. Past and Existing Conditions, Obligations, and Liabilities. AMN retains all obligations and liabilities in any way related to the Rail Spur or any portion thereof, including (without limitation) any related to or arising out of hazardous substances now present on, in or under the Rail Spur, violations of laws, and the Contract for Industry Track, the Agreement for Construction, the Crossing Agreements, or the Third Party Agreements (including disputes under the Third-Party Agreements or otherwise in which users assert ownership rights and/or the free right to use the Rail Spur), which arose or relate to any period of time prior to the date of this Agreement, and TIL expressly does not assume any of such obligations or liabilities, nor does TIL agree to take the rights, titles and interests hereby assigned and conveyed subject to any of such obligations or liabilities. AMN shall defend and indemnify TIL and hold TIL harmless of and from any loss, cost or expense arising from such obligations and liabilities and claims relating thereto, including court costs, witnesses' fees, attorneys' fees and other expenses incurred in defense or settlement of any such claim.

b. Future Obligations and Liabilities. Subject to the foregoing, neither party shall have any obligation or liability arising on or after the date of this Agreement with respect to the other party's Portion of the Rail Spur, and each party shall be solely responsible for any such obligations or liabilities arising in the future and claims arising out of them to the extent they relate to that party's Portion of the Rail Spur. Each party shall defend and indemnify the other and hold it harmless from any loss, cost or expense arising from such future obligations and liabilities relating to the indemnifying party's Portion, and claims relating thereto, including court costs, witnesses' fees, attorneys' fees and other expenses incurred in defense or settlement of any such claim.

c. Third Party Agreements. TIL shall have no obligation or liability with respect to any claims now or hereafter asserted by any party or parties under the Third Party Agreements, without regard to the Portion of the Rail Spur to which such claims relate. AMN shall defend and indemnify TIL and

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hold it harmless from any loss, cost or expense arising from such obligations and liabilities relating to the Third Party Agreements, and claims relating thereto, including court costs, witnesses' fees, attorneys' fees and other expenses incurred in defense or settlement of any such claim.

7. NO AGENCY OR PARTNERSHIP. The parties hereto do not intend to create a relationship of partnership or agency between themselves, and nothing herein (nor any future agreement or cooperation between the parties) shall be construed to create such a relation between them. The parties are and shall at all future times remain purely independent contracting parties as to each other and the successors and assigns of each of them.

8. SUCCESSORS AND ASSIGNS. The provisions of this agreement shall be binding upon the parties and their and each of their successors and assigns. Neither party shall assign any of its rights under this Agreement or allow any successor to succeed to any of such rights in any manner except after such successor or assignee executes a written agreement assuming all of such party's obligations and liabilities related to the Rail Spur arising after the date of such assignment, including all obligations and liabilities under this Agreement, the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements, any valid and enforceable Third Party Agreements with users of such party's Portion, and all other applicable requirements, including all laws, rules and regulations, and the requirements of the Railway Company. Such written agreement shall expressly state that it is intended to benefit the other party hereto, and a copy of such agreement shall be provided to the other party hereto along with written notice of the assignment. The rights of the parties hereunder shall inure to the benefit of such party's officers, directors, employees, shareholders, agents and affiliates, as well as such party's permitted successors and assigns.

9. MODIFICATIONS OF AGREEMENTS AND RIGHTS. Neither party hereto shall modify, waive, terminate or otherwise affect the Agreement for Construction, the Contract for Industry Track, the Crossing Agreements, the Third Party Agreements, or any other agreement, easement or other contractual, property or governmental rights or obligations affecting both parties hereto, without the prior written consent of the other, which shall not be unreasonably withheld.

10. CONSENT TO DISCONTINUE TIL PORTION. AMN, for itself and its successors and assigns, hereby consents to any future discontinuance of the operation of the TIL Portion, which may include removal of the Rail Spur from the TIL Portion, subject to any rights of other parties in its continued operation. This

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consent shall be deemed to fulfill the requirement for prior written consent in the preceding paragraph, for any modification or other effect such discontinuance may cause or require in any agreements, easements or other contractual, property or governmental rights or obligations.

11. NOTICES. All notices or other communications required by this Agreement shall be in writing and shall be sent by courier, registered or certified mail, or telecopy and shall be regarded as properly given in the case of a courier upon actual delivery to the proper place of address; in the case of a mailed letter, three (3) business days after the registered or certified mailing date if the letter is properly addressed and postage prepaid; in the case of telecopy, on the business day following the date of transmission if properly addressed and sent to the correct number; and shall be regarded as properly addressed if sent to the parties or their representatives at the addresses given below:

TIL: Dennis Frandsen
20 North Lake Street, #210
Forest Lake, MN 55025
Attention: D. Frandsen or T. Pesek
Telecopy No: 612-464-1814

AMN: Ray Montgomery
PO Box 6809
Abq, NM 87197
Attention: Ray Montgomery
Telecopy No: 505 260-1229

From time to time during the term of this Agreement the parties may designate other addresses, representatives, and/or telecopy numbers.

12. INDEMNITY; INSURANCE. In addition to the indemnities set forth elsewhere herein, each party shall indemnify the other, its officers, directors, shareholders and employees, provide for their defense by counsel of their own choice, and hold them harmless from any claim, litigation, cost, loss, damage or expense, including reasonable settlement payments, court costs, attorneys' fees, and fees and expenses of witnesses (including expert witnesses), related to or in any manner arising out of the indemnifying party's (or its officers', employees', agents' or contractors') negligence or willful misconduct, its breach of this Agreement, its activities under this Agreement, its assuming any authority not specifically granted, its contractual or other obligations to third parties, or its violation of any applicable law or regulation.

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13. LITIGATION AND ATTORNEYS' FEES. In the event of any litigation between the parties arising out of or in any way related to this Agreement, it is specifically agreed that the trial courts of the State of New Mexico or the United States District Court for the District of New Mexico shall have jurisdiction of the parties and the subject matter, exclusive of the courts of any other State or Federal District; that the exclusive venue of any such action shall be in Albuquerque, New Mexico; that process in such action may be served upon either party, wherever such party may be found, in the same manner and with the same effect as if served upon such party within Albuquerque, New Mexico; and that all court costs and reasonable attorneys' fees incurred by the prevailing party in such litigation, including on appeal, shall be awarded to and recoverable by such prevailing party against the non-prevailing party in such litigation.

14. FURTHER ASSURANCES AND COOPERATION.

a. AMN agrees to take any and all steps as may be necessary in the future (including the payment of any taxes, penalties or other amounts necessary) to perfect this assignment and TIL's rights, titles and interests intended to be assigned and conveyed hereby. Without limitation, AMN shall take any such steps as may be necessary to bring J.R. Nance, Inc. into good standing or to dissolve it, whichever is necessary or appropriate to perfect AMN's conveyance to TIL of the rights, titles and interests ever held by J.R. Nance, Inc. pertaining to the Rail Spur.

b. Without increasing their respective substantive obligations hereunder, the parties hereby agree that they will do such acts and execute such documents, if any, as may be necessary or appropriate to implement this Agreement according to its terms, at the sole expense of the party requesting the same. The parties further agree that they shall keep each other reasonably informed and shall cooperate in good faith in all matters where such communication and/or cooperation is necessary or appropriate to the reasonable observance and performance of the provisions and intent of this Agreement, provided that such agreement to cooperate shall not be deemed to require the expenditure of any money.

15. INDEMNITY LIMITATION. To the extent, if at all, Section 56-7-1, NMSA 1978 applies to any indemnity provision herein, it is expressly agreed that such indemnity provision shall not extend, and shall not be construed to extend, to indemnify any person or entity (the "indemnitee") against liability, claims, damages, losses or expenses, including attorney fees, arising out of:

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A. 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

B. the giving of or the failure to give directions or instructions by the indemnitee, or the agents or employees of 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 word "indemnify" as used in this section includes, without limitation, an agreement to remedy damage or loss caused in whole or in part by the negligence, act or omission of the indemnitee, the agents or employees of the indemnitee, or any legal entity for whose negligence, acts or omissions any of the foregoing may be liable.

16. GENERAL PROVISIONS. This Agreement contains the entire agreement of the parties on the subject matter herein and any prior agreements, arrangements, or understandings on the subject matter herein, whether oral or written, are merged herein, and this Agreement supersedes same. This Agreement may not be modified or amended nor may any provision or breach be waived except by a writing signed by the parties. This Agreement shall be binding upon and inure to the benefit of the parties and their legal representatives and successors-in-interest (of whatever kind). This Agreement shall be governed, construed, and enforced in accordance with the laws of New Mexico. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. If any term or condition of this Agreement is determined by a court of law in a final decision to be illegal or unenforceable, the remainder of this Agreement shall continue in full force and effect but shall be construed to give effect to the court's decision. The fact that one of the parties to this Agreement, and that party's attorneys, may have drafted this Agreement shall not be used to construe in any manner this Agreement in favor of or against such party. By signing this Agreement, each party certifies that such party has had the opportunity to have such party's own attorney fully review and advise upon the terms and conditions of this Agreement and that sufficient time has been allowed for such review and advice. All representations, warranties and provisions of this Agreement shall survive the execution and delivery and any recording of this Agreement and of any other instrument or

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document hereunder. Time is of the essence of this Agreement.

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

AMN:

AMN SPUR LINE, INC.
a New Mexico corporation

By Ray Montgomery
Its Pres.

TIL:

TECHNOLOGY INVESTORS, LTD.,
a New Mexico corporation

By Dennis [unclear]
Its [unclear]

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 31st day of January, 1992, by Ray Montgomery, President of AMN SPUR LINE, INC., a New Mexico corporation, on behalf of the corporation.

Janice M. Dow
Notary Public

My Commission Expires:
June 13 1997

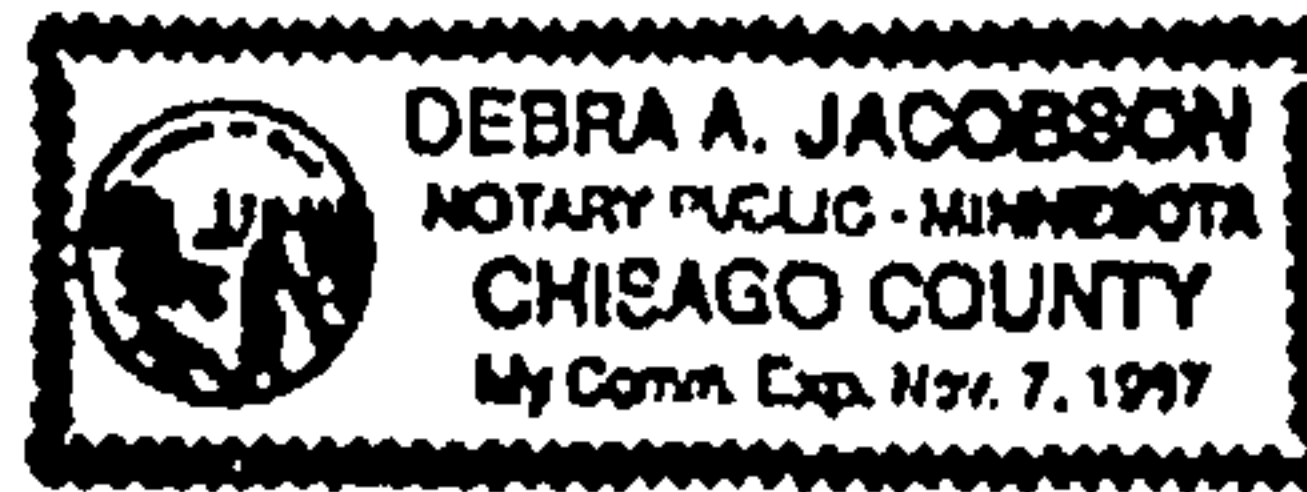
0003035

STATE OF Minnesota)
) ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 3rd day of February, 1992, by Dennis Frandsen President of TECHNOLOGY INVESTORS, LTD., a New Mexico corporation, on behalf of the corporation.

Debra A. Jacobson
Notary Public

My Commission Expires:
11-7-97



CAS(285)

0003036

EXHIBIT "A"

The Railroad Spur Track known as the AMN Spur Line ("Rail Spur"), located in the City of Albuquerque, County of Bernalillo, State of New Mexico, and described in the attached description designated as Parcels I-VI.

10-10-00

AMN Spur Line

The Railroad Spur Track known as the AMN Spur Line ("Rail Spur"), located in the City of Albuquerque, County of Bernalillo, State of New Mexico, and described in the attached description designated as Parcels I-VI.

0003037

PARCEL I

AMN SPUR LINE RIGHT-OF-WAY
AT&SF RAILROAD TO EDITH BOULEVARD, N.E.
BERNALILLO COUNTY, NEW MEXICO

A certain parcel of land situate in Bernalillo County, New Mexico, and being identified as a portion of Tract 6-A and a portion of Outlook Ranch, Parcel "A", Middle Rio Grande Conservancy District Property Map No. 33, being more particularly described as follows:

Beginning at the Northeast corner of the parcel herein described, said Northeast corner being a point on the Westerly right-of-way line of Edith Boulevard NE as shown on Sheet 4, Right-of-Way Plat of Edith Boulevard NE and portions of Griego Road NE, Montano Road NE and Osuna Road NE, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 26, 1970, whence the Closing Corner for Section 4, T10N, R3E, N31PM (1-1/2" Iron Pipe in place) with the East Boundary, Town of Albuquerque Grant bears N 83° 25' 32" E, 2185.13 feet distance; thence,
S 17° 03' 01" W, 4.77 feet distance along said Westerly right-of-way line of Edith Boulevard NE to the Southeast corner of the parcel herein described; thence,
N 78° 10' 44" W, 568.41 feet distance to a Point of Curvature; thence,
Southwesterly, 734.14 feet distance along the arc of a curve bearing to the left (said arc having a radius of 562.96 feet and a chord which bears S 64° 27' 44" W, 683.21 feet distance) to a Point on Curve, said Point on Curve being the most Southerly point of the parcel herein described and a point on the Easterly right-of-way line of the AT&SF Ry. Co.; thence,
N 17° 01' 03" E, 82.07 feet distance along said Easterly right-of-way line of the AT&SF Ry. Co. to a Point on Curve; thence,
Northeasterly, 679.16 feet distance along the arc of a curve bearing to the right (said arc having a radius of 582.96 feet and a chord which bears N 68° 26' 45" E, 641.39 feet distance) to a Point of Tangency; thence,
S 78° 10' 44" E, 420.14 feet distance to a point; thence,
S 72° 19' 04" E, 149.48 feet distance to the Northeast corner of the parcel herein described and place of beginning and containing 23,100 square feet (0.5303 acres) more or less, exclusive of the right-of-way for the Alameda Lateral.

NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

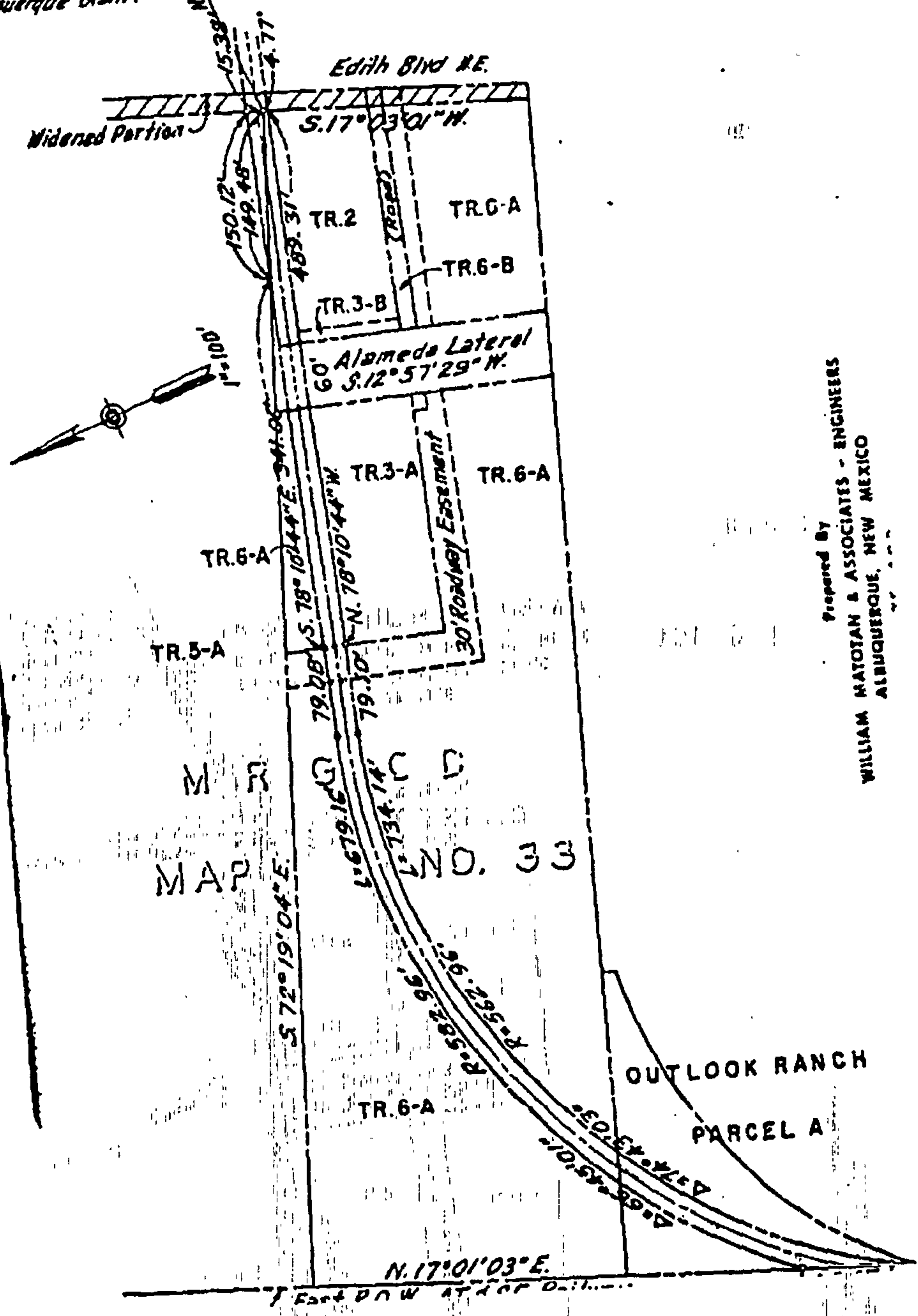
PARCEL I

0003038

tie to Closing Corner
Section 4, T. 10 N.,
R. 3 E., N.M.P.M.
in the East Boundary
of the Town of
Albuquerque Grant.

AMN SPUR LINE RIGHT-OF-WAY

AT. & S.F. RAILROAD TO EDITH BOULEVARD N.E.
BERNALILLO COUNTY, NEW MEXICO
JUNE 16, 1976



Prepared By
WILLIAM MATOTAN & ASSOCIATES - ENGINEERS
ALBUQUERQUE, NEW MEXICO

0003039

PARCEL II

AMN SPUR LINE RIGHT-OF-WAY
WEST SIDE EDITH BOULEVARD, N.E.
BERNALILLO COUNTY, NEW MEXICO

A certain parcel of land situate in Bernalillo County, New Mexico, and being identified as a Southeasterly portion of Tract 5-A, Middle Rio Grande Conservancy District Property Map No. 33, being more particularly described as follows:

Beginning at the Northeast corner of the parcel herein described, said Northeast corner being a point on the Westerly right-of-way line of Edith Boulevard NE as shown on Sheet 4, Right-of-Way Plat of Edith Boulevard NE and portions of Griegos Road NE, Montano Road NE, and Osuna Road NE, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 26, 1970, whence the Closing Corner for Section 4, T10N, R3E, NMPM (1 1/2" Iron Pipe in place) with the East boundary, Town of Albuquerque Grant bears N 83° 47' 41" E, 2179.04 feet distance; thence,

S 17° 03' 01" W, 15.32 feet distance along said Westerly right-of-way line of Edith Boulevard NE to the Southeast corner of the parcel herein described; thence,

N 72° 19' 04" W, 149.48 feet distance to the most Westerly point of the parcel herein described; thence,

S 78° 10' 44" E, 150.12 feet distance to the Northeast corner of the parcel herein described and place of beginning and containing 1145 square feet (0.0263 acre) more or less.

NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

0003040

MAP NOT AVAILABLE
FOR PARCEL II

0003040

0003040

0003041

PARCEL III

AMN SPUR LINE RIGHT-OF-WAY
EAST SIDE EDITH BOULEVARD, N.E.
BERNALILLO COUNTY, NEW MEXICO

A certain parcel of land situate in Bernalillo County, New Mexico, and being identified as a Northwesterly portion of Tract 1, Middle Rio Grande Conservancy District Property Map No. 33, being more particularly described as follows:

Beginning at the Northwest corner of the parcel herein described, said Northwest corner being a point on the Easterly right-of-way line of Edith Boulevard NE as shown on Sheet 4, Right-of-Way Plat of Edith Boulevard NE and portions of Griegos Road NE, Montano Road NE and Osuna Road NE, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 26, 1970 whence the Closing Corner for Section 4, T10N, R3E, NMPM (1-1/2" Iron Pipe in place) with the East boundary, Town of Albuquerque Grant bears N 82° 49' 24" E, 2080.04 feet distance; thence,

S 73° 24' 41" E, 277.79 feet distance to the most Easterly point of the parcel herein described, said most Easterly point being a Point of Curvature; thence,

Northwesterly, 237.54, feet distance along the arc of a curve bearing to the left (said arc having a radius of 2854.79 feet and a chord which bears N 75° 47' 42" W, 237.47 feet distance) to a Point of Tangency; thence,

N 78° 10' 44" W, 40.75 feet distance to the Southwest corner of the parcel herein described, said Southwest corner being a point on the Easterly right-of-way line of above mentioned Edith Boulevard NE as shown on said Sheet 4, Right-of-Way Plat of Edith Boulevard NE; thence,

N 17° 03' 01" E, 13.25 feet distance along said Easterly right-of-way line of Edith Boulevard NE to the Northwest corner of the parcel herein described and place of beginning and containing 1274 square feet (0.0292 acre) more or less.

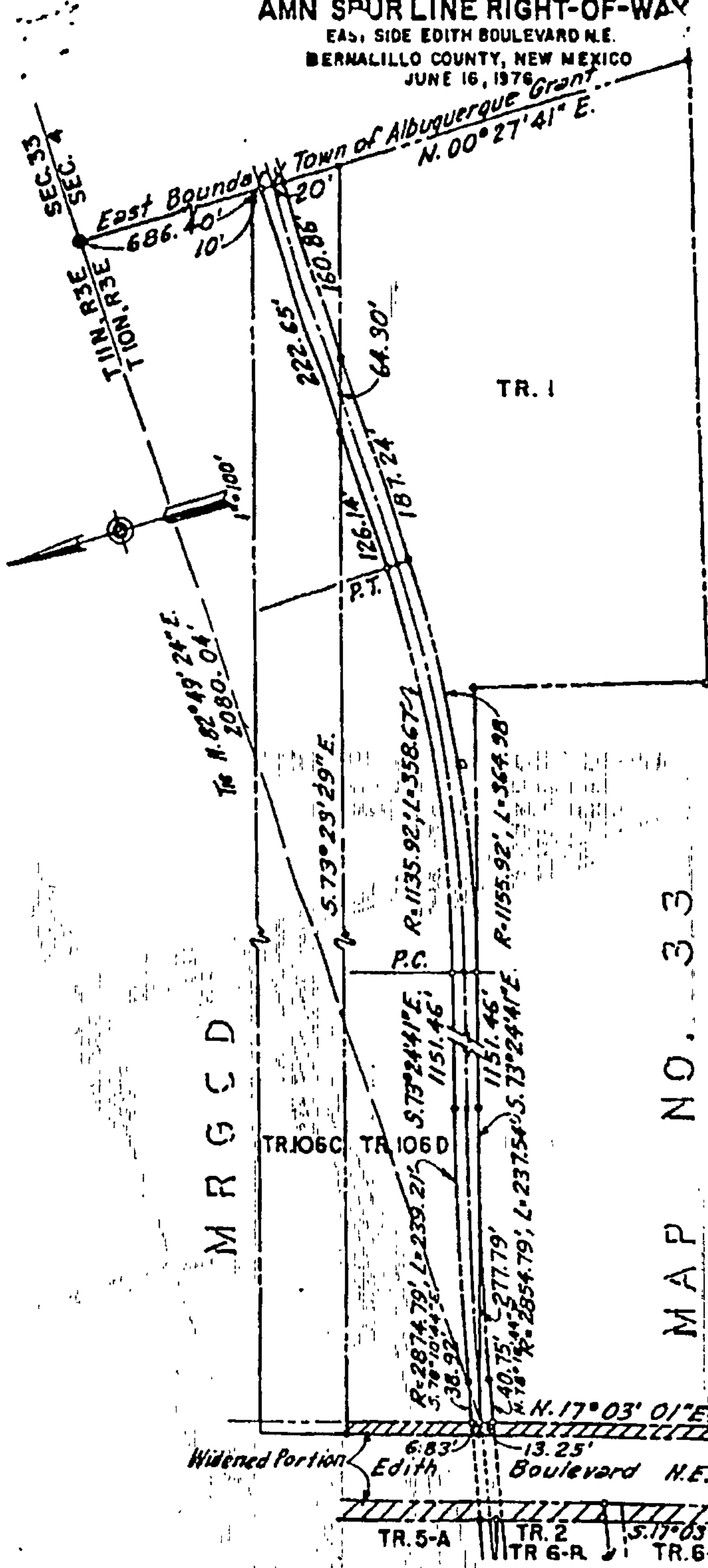
NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

AMN SPUR LINE RIGHT-OF-WAY

EAS, SIDE EDITH BOULEVARD N.E.
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 16, 1976

PARCEL D

0003042



Prepared By
WILLIAM MATOTAN & ASSOCIATES - ENGINEERS
 ALBUQUERQUE, NEW MEXICO

11
11
11
11
11

AMN SPUR LINE RIGHT-OF-WAY
EDITH BOULEVARD N.E. TO YALE BOULEVARD N.E.
BERNALILLO COUNTY, NEW MEXICO

PARCEL IV

0003043

A certain parcel of land situate in Bernalillo County, New Mexico, and being identified as a portion of Lot one (1), Section 4, Township 10 North, Range 3 East, New Mexico Principal Meridian and a portion of Tracts 106-C and 106-D Middle Rio Grande Conservancy District Map No. 33, being more particularly described as follows:

Beginning at the Northeast corner of the parcel herein described, said corner being a point on the Westerly right-of-way line of Yale Boulevard N.E., whence the closing corner for Section 4, T10N, R3E, NMPM on the East boundary of the Town of Albuquerque Grant (1-1/2" Iron Pipe in place) bears N 40° 04' 49" W, 877.50 feet distance; thence,

S 00° 29' 51" W, 20.01 feet distance along the Westerly right-of-way line of Yale Boulevard NE to the Southeast corner of the parcel herein described; thence,

S 88° 29' 51" W, 918.80 feet distance to a point of Curvature; thence, Northwesterly, 364.98 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1155.92 feet and a chord which bears N 82° 27' 25" W, 363.47 feet distance) to a Point of Tangency; thence,

N 73° 24' 41" W, 1429.25 feet distance to the Southwest corner of the tract herein described, said Southwest corner being a point on the Easterly right-of-way line of Edith Boulevard NE as shown on Sheet 4, Right-of-Way Plat of Edith Boulevard NE and portions of Griegos Road NE, Montano Road NE and Osuna Road NE, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 26, 1970; thence,

N 17° 03' 01" E, 6.83 feet distance along said Easterly right-of-way line of Edith Boulevard NE to the Northwest corner of the parcel herein described; thence,

S 78° 10' 44" E, 38.92 feet distance to a Point of Curvature; thence, Southeasterly, 239.21 feet distance along the arc of a curve bearing to the right (said arc having a radius of 2876.79 feet and a chord which bears S 75° 47' 42" E, 239.13 feet distance) to a Point of Tangency; thence,

S 73° 24' 41" E, 1151.46 feet distance to a Point of Curvature; thence, Southeasterly, 358.67 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1135.92 feet and a chord which bears S 82° 27' 25" E, 357.18 feet distance) to a Point of Tangency; thence,

N 88° 29' 51" E, 919.50 feet distance to the Northeast corner of the parcel herein described and place of beginning and containing 52,956 square feet (1.2157 acres) more or less.

NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

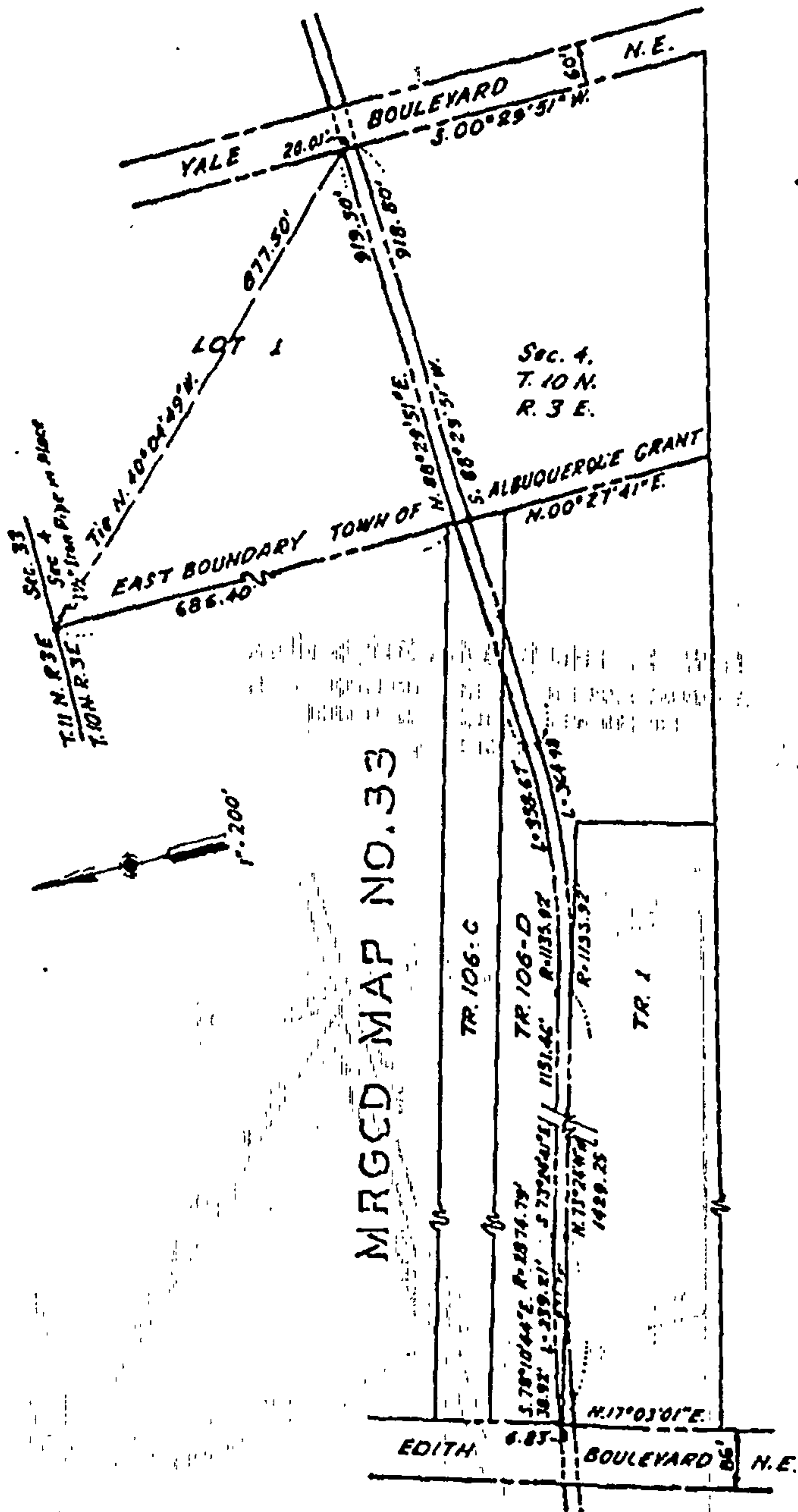
PARCEL 12

AMN SPUR LINE RIGHT-OF-WAY

EDITH BOULEVARD N.E. TO YALE BOULEVARD N.E.
BERNALILLO COUNTY, NEW MEXICO

JUNE 16, 1978

0003044



Prepared By
WILLIAM MATOTAN & ASSOCIATES - ENGINEERS
ALBUQUERQUE, NEW MEXICO

PARCEL V

APN SPUR LINE RIGHT-OF-WAY
YALE BOULEVARD N.E. to SOUTH BOUNDARY of the ELENA GALLEGOS GRANT
BERNALILLO COUNTY, NEW MEXICO

0003045

A certain parcel of land situate in Bernalillo County, New Mexico and being identified as a portion of the N 1/2, NW 1/4 of Section 3, T 10 N, R 3 E, NMPM and a portion of the S 1/2, SW 1/4 of Section 34, T 11 N, R 3 E, NMPM, being more particularly described as follows:

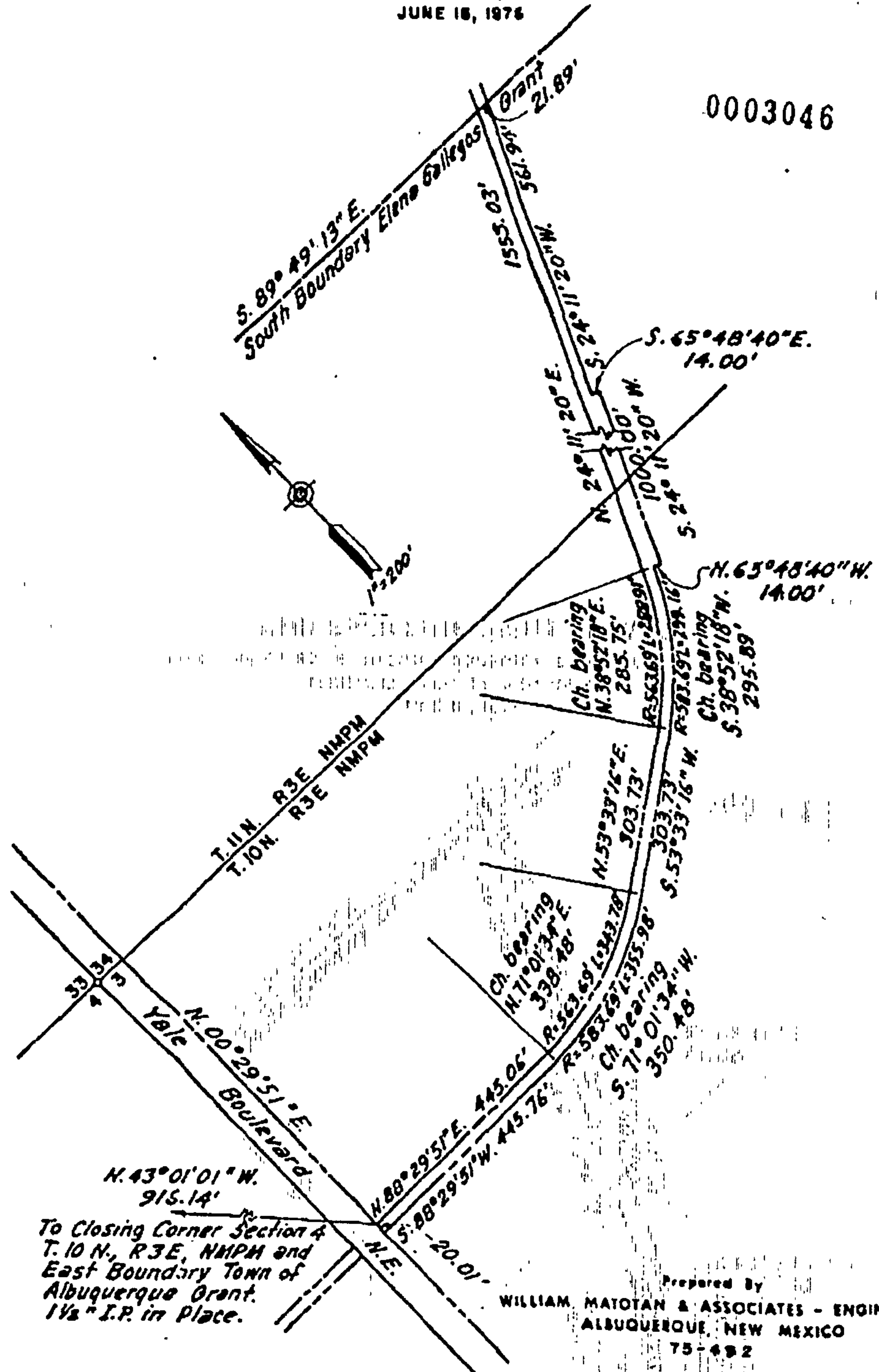
Beginning at the Northwest corner of the Westerly end of the parcel herein described, said corner being a point on the Easterly right-of-way line of Yale Boulevard N.E., whence the closing corner for Section 4, T 10 N, R 3 E, NMPM on the East boundary of the Town of Albuquerque Grant (1-1/2" Iron Pipe in place) bears N 43° 01' 01" W, 916.14 feet distance; thence,
N 88° 29' 51" E, 445.06 feet distance to a Point of Curvature, thence,
Northeasterly, 343.78 feet distance along the arc of a curve bearing to the left, said arc having a radius of 563.69 feet and a chord which bears N 71° 01' 34" E, 338.48 feet distance to a Point of Tangency; thence,
N 53° 33' 16" E, 303.73 feet distance to a Point of Curvature; thence,
Northeasterly, 288.91 feet distance along the arc of a curve bearing to the left, said arc having a radius of 563.69 feet and a chord which bears N 38° 52' 18" E, 285.75 feet distance to a Point of Tangency; thence,
N 24° 11' 20" E, 1553.03 feet distance to the Northwest corner of the Northerly end of the parcel herein described, said corner being a point on the South Boundary of the Elena Gallegos Grant; thence,
S 89° 49' 13" E, 21.89 feet distance along the South Boundary of the Elena Gallegos Grant to the Northeast corner of the Northerly end of the parcel herein described; thence,
S 24° 11' 20" W, 561.94 feet distance to a point; thence,
S 65° 48' 40" E, 14.00 feet distance to a point; thence,
S 24° 11' 20" W, 1000.00 feet distance to a point; thence,
N 65° 48' 40" W, 14.00 feet distance to a Point of Curvature; thence,
Southwesterly, 299.16 feet distance along the arc of a curve bearing to the right, said arc having a radius of 583.69 feet and a chord which bears S 38° 52' 18" W, 295.89 feet distance to a Point of Tangency; thence,
S 53° 33' 16" W, 303.73 feet distance to a Point of Curvature; thence,
Southwesterly, 355.98 feet distance along the arc of a curve bearing to the right, said arc having a radius of 583.69 feet and a chord which bears S 71° 01' 34" W, 350.48 feet distance to a Point of Tangency; thence,
S 88° 29' 51" W, 445.76 feet distance to the Southwest corner of the Westerly end of the parcel herein described, said corner being a point on the Easterly right-of-way line of Yale Boulevard N.E.; thence,
N 00° 29' 51" E, 20.01 feet distance along the Easterly right-of-way line of Yale Boulevard N.E. to the Northwest corner of the Westerly end of the parcel herein described and place of beginning and containing 73,004 square feet (1.6759 acres) more or less.

NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

AMN SPUR LINE RIGHT-OF-WAY

YALE BOULEVARD N.E. TO SOUTH BOUNDARY ELENA GALLEGOS GRANT
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 18, 1976

0003046



APN SPUR LINE RIGHT-OF-WAY
SOUTH BOUNDARY of the ELENA GALLEGOS GRANT to MONTANO ROAD, N.E.
BERNALILLO COUNTY, NEW MEXICO

PARCEL VI

0003047

A certain parcel of land situate in Bernalillo County, New Mexico and being identified as a portion of Tract A, Albuquerque Gravel Products Co., Inc. Subdivision of Tracts A, B, C, D & E (within the Elena Gallegos Grant), Bernalillo County, New Mexico, March 1971, being more particularly described as follows:

Beginning at the Southwest corner of the parcel herein described, said corner being a point on the South boundary of the Elena Gallegos Grant, whence the closing corner for Section 4, T 10 N, R 3 E, NMPM on the East boundary of the Town of Albuquerque Grant (1-1/2" Iron Pipe in place) bears S 62° 34' 21" W, 2760.31 feet distance; thence, N 24° 11' 20" E, 318.88 feet distance to the Northwest corner of the parcel herein described, said corner being a Point on Curve on the Southerly right-of-way line of Montano Road N.E.; thence, Southeasterly, 21.54 feet distance along the Southerly right-of-way line of Montano Road NE and along the arc of a curve bearing to the right, said arc having a radius of 1371.40 feet and a chord which bears S 87° 33' 50" E, 21.54 feet distance to the Northeast corner of the parcel herein described and a Point on Curve; thence, S 24° 11' 20" W, 317.96 feet distance to the Southeast corner of the parcel herein described, said corner being a point on the South boundary of the Elena Gallegos Grant; thence, N 89° 49' 13" W, 21.89 feet distance along the South boundary of the Elena Gallegos Grant to the Southwest corner of the parcel herein described and place of beginning and containing 6370 square feet (0.1462 acres) more or less.

NOTE: Bearings of the preceding description are based on the New Mexico State Plane Grid, Central Zone.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
92 FEB -6 PM 4: 16
12-3-3025-3048
[Signature]

PARCEL:

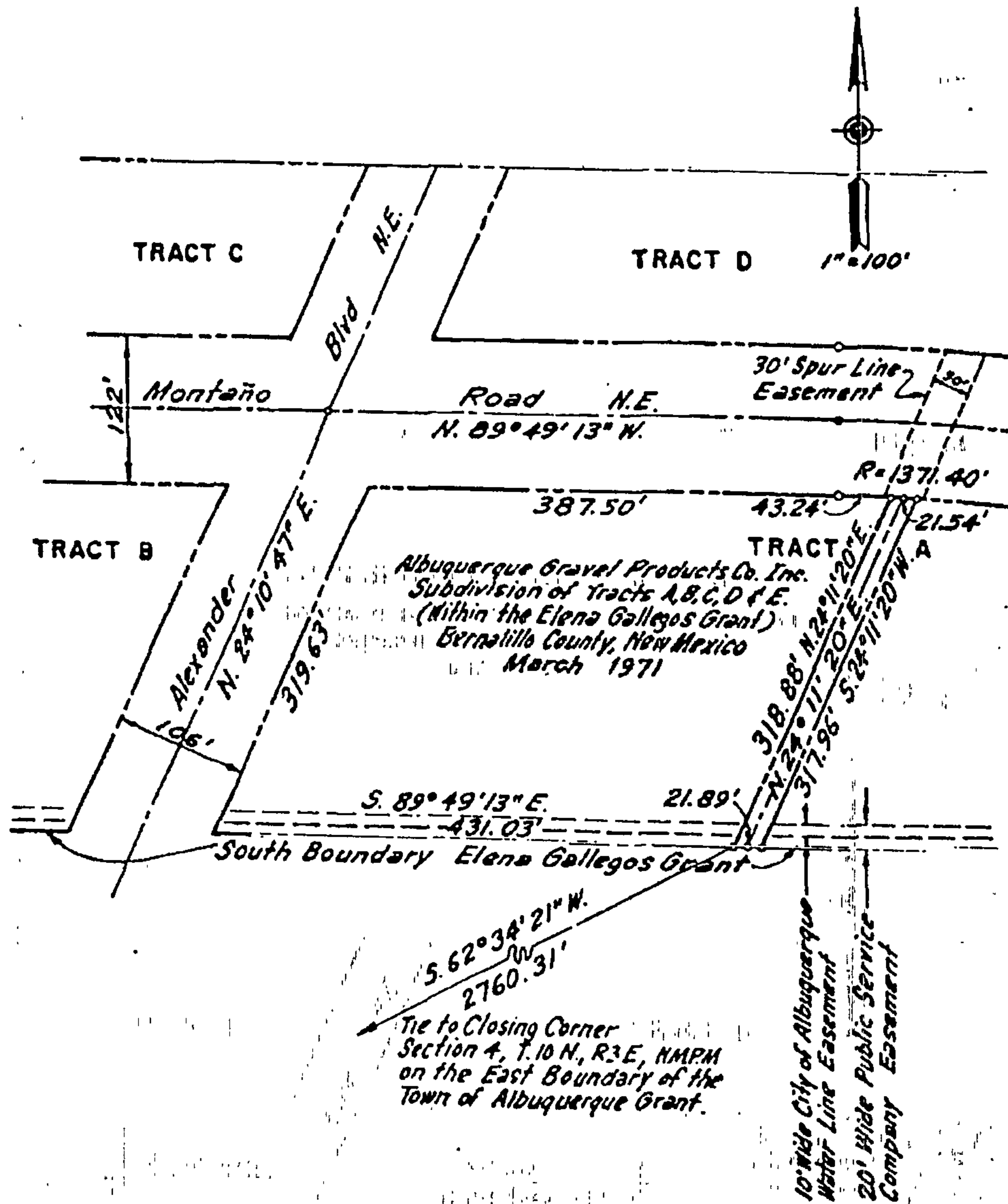
AMN SPUR LINE RIGHT-OF-WAY

SOUTH BOUNDARY ELENA GALLEGOS GRANT TO MONTAÑO ROAD N.E.

BERNALILLO COUNTY, NEW MEXICO

JUNE 18, 1976

0003048



Prepared By
WILLIAM MATOTAN & ASSOCIATES - ENGINEER
ALBUQUERQUE, NEW MEXICO

PROJECT #
1004223

February 10. 2016

VRE



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RHD Engineering, llc PHONE: 288-1621
 ADDRESS: 4305 Purple Sage Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengeering@outlook.com

APPLICANT: ~~Edward Rutledge~~ GERARD PETER PHONE: 263-2426
 ADDRESS: 333 Lomas NE FAX: _____
 CITY: Alb STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat property to complete a vacation action

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

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

Lot or Tract No. PARCEL D-1 / TRACT 6-B # PARCEL D Block: _____ Unit: _____
 Subdiv/Addr/TBKA: Elena Gallegos Grant
 Existing Zoning: M-2 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): F-16 Z UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

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

Project # 1004223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 8.5250
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd
 Between: Desert Surf and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Richard Douste DATE 1-13-15
 (Print Name) RICHARD DOUSTE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15DRB-70009</u>	<u>P&F</u>	_____	<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>\$235.00</u>

Hearing date Jan. 21, 2015

[Signature]

1-13-15
Staff signature & Date

Project # 1004223

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

required.

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

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Applicant name (print)

Applicant signature / date

Form revised October 2007

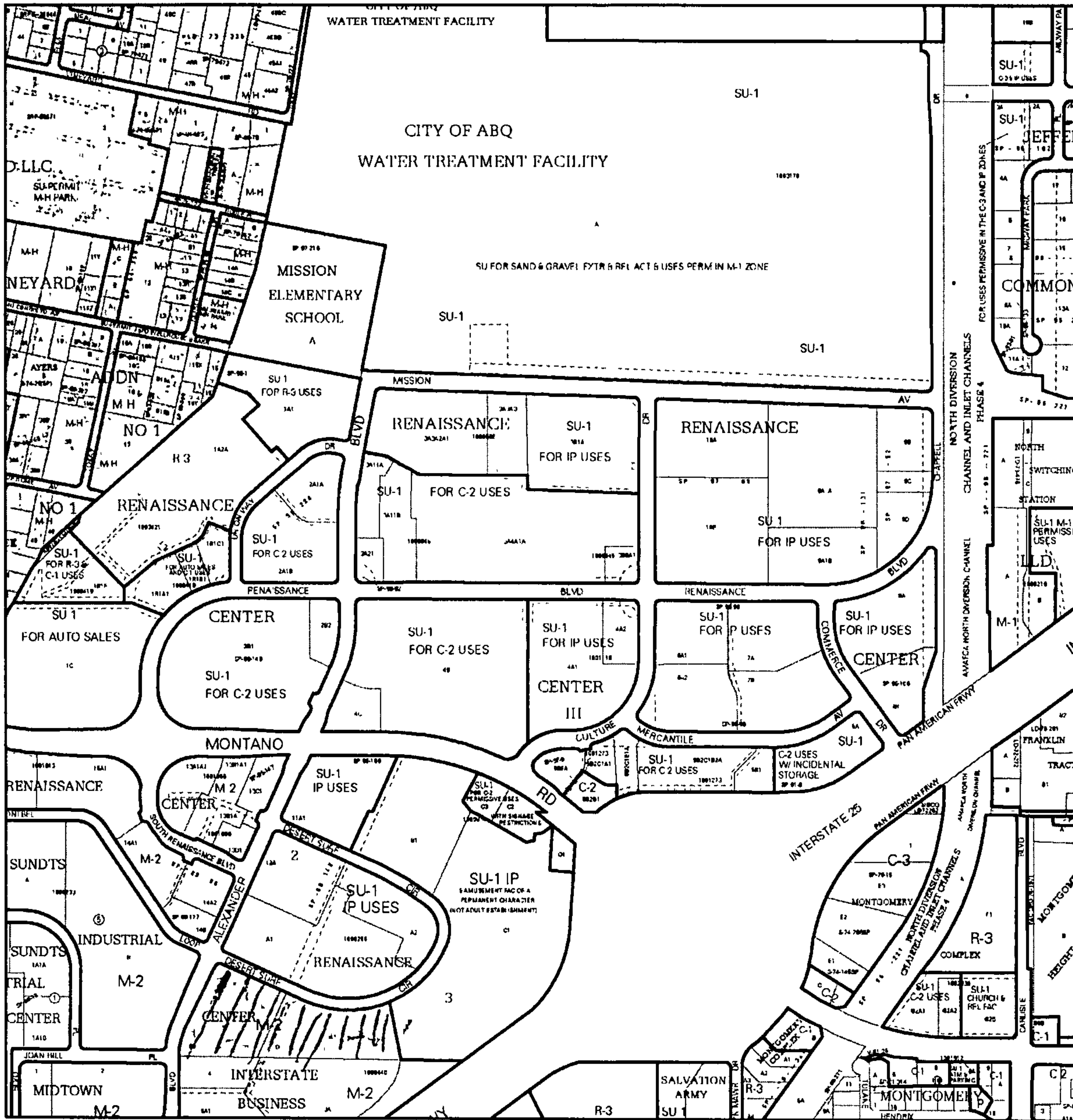
Planner signature / date 1-13-15

Project # 1004223

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

Application case numbers
15-DRB-70009





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

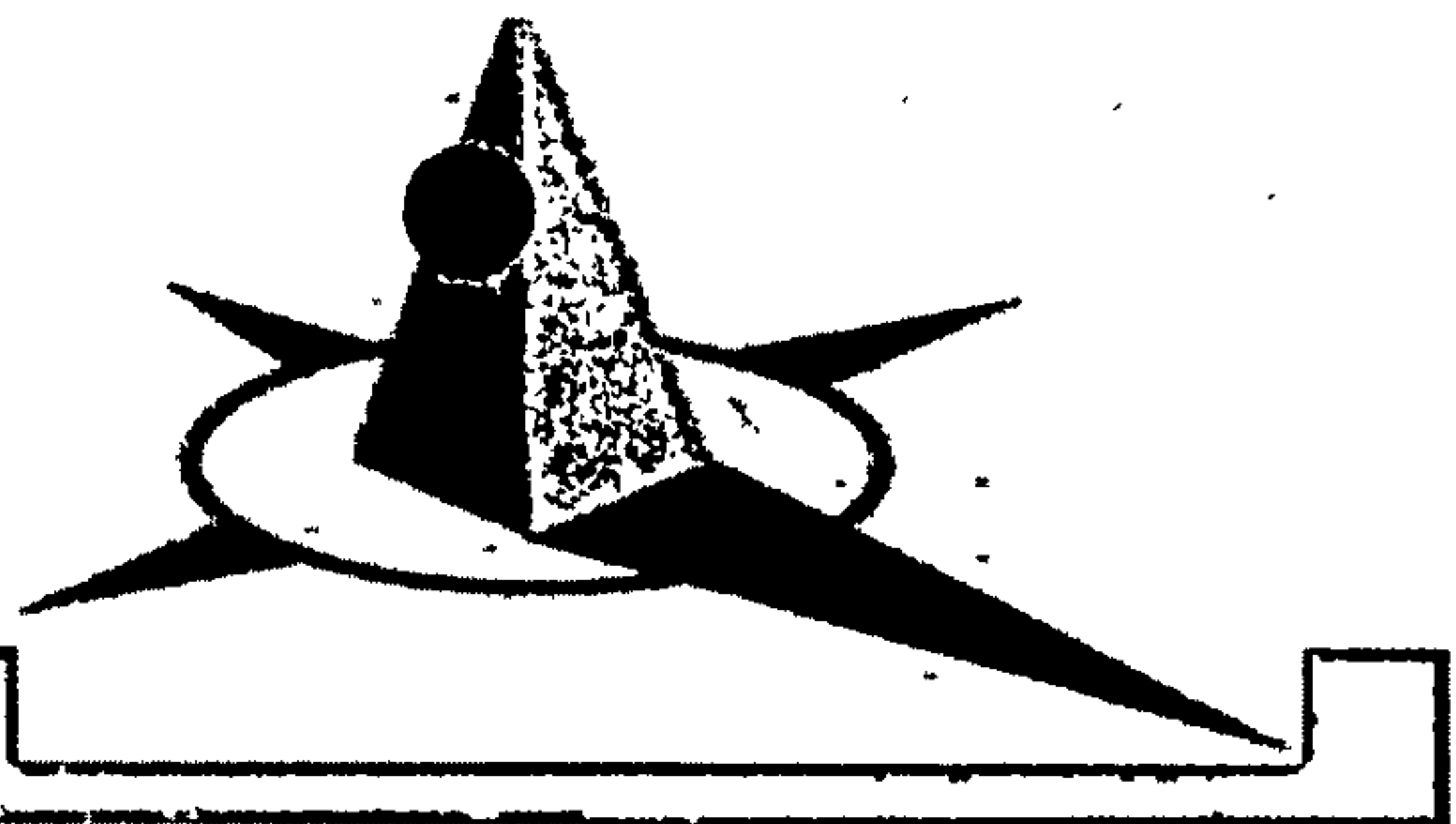
Map amended through. 4/2/2012

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

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



The Survey Office

333 Lomas Blvd. NE Albuquerque, NM 87102 505.998.0303 Office 505.998.0305 Fax Info@TheSurveyOffice.com

January 13, 2015

**Jack Cloud
Development Review Board
City of Albuquerque**

**RE: DRB #: 1004223
Minor Platting Action**

DRB Members,

The purpose of this plat is to complete the vacation of the public drainage easement between the two lots as shown on exhibit and to combine two lots into one new tract.

Sincerely,

Richard H. Dourte

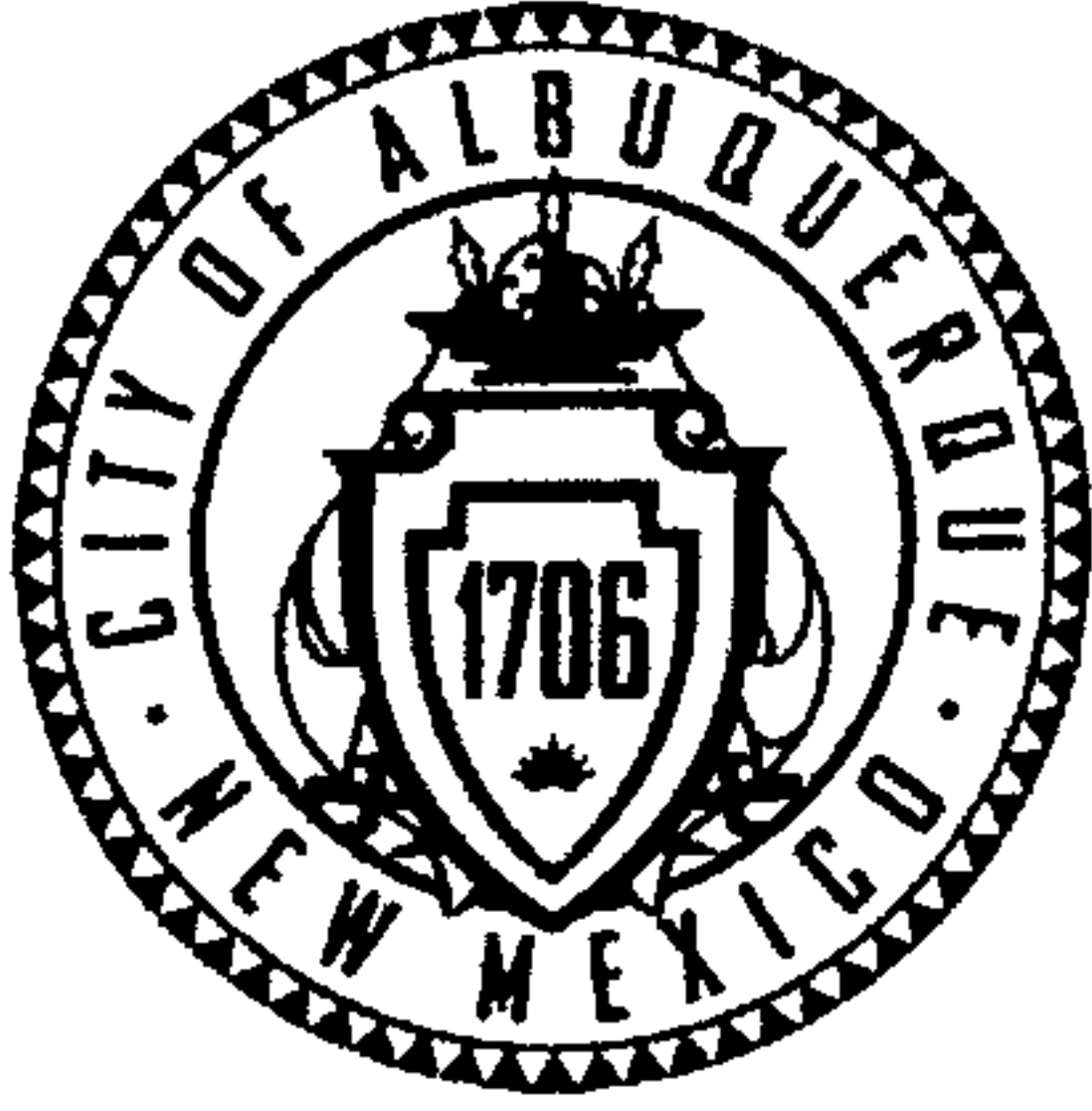
.....

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director



Richard J. Berry, Mayor

September 3, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Documentation

Project Number(s):

Case Number(s):

Agent:

Jack's High Country Inc

Applicant:

Tortilla Building LLC

Legal Description:

Lot 6-B, Parcel D, Renaissance 3

Zoning:

M-2

Acreage:

8.52 acres

Zone Atlas Page:

F-16

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

PROJECT #

100422B

January 21, 2015

Pif



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RHD Engineering, llc, Richard Dourte PHONE: 288-1621
 ADDRESS: 4305 Purple Sage Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengineering@outlook.com

APPLICANT: GERALD PETERS PHONE: 263-2426
 ADDRESS: 333 Comas FAX: _____
 CITY: Alb STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of a 20ft DRAINAGE ESMT

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

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

Lot or Tract No. Parcel D-1 / TRACT 6-B & Parcel D Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Elena Gallegos Grant
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-162 UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project # 1004223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 3.5250

LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd
 Between: Desert Surf Circle and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Richard Dourte DATE 12-04-14
 (Print Name) Richard Dourte Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>14DRB - 70401</u>	<u>VPE</u>	—	<u>\$ 45.00</u>
—	<u>ADV</u>	—	<u>\$ 75.00</u>
—	<u>CMF</u>	—	<u>\$ 20.00</u>
—	—	—	\$ —
—	—	—	\$ —
—	—	—	\$ —
Total			<u>\$ 140.00</u>

Hearing date December 31, 2014

[Signature] 12-4-14
 Staff signature & Date

Project # 1004223

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 December 16, 2014 To December 31, 2014

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.

Phillip Durr
(Applicant or Agent)

12-4-14
(Date)

I issued 2 signs for this application, 12-4-14
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004223



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Gordon & Associates, P.A. PHONE: 505 220
 ADDRESS: PO Box 90606 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87189 E-MAIL: kgordon@markgordonengineers.com

APPLICANT: Amasazi Ridge, LLC PHONE: 505-1100
 ADDRESS: PO Box 12217 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: _____
 Proprietary interest in site: owners List all owners: _____

DESCRIPTION OF REQUEST: vacation of Public Right of Way for Amasazi Ridge 3.

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

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

Lot or Tract No. _____ Block _____ Unit: 3
 Subdiv/Addn/TBKA: Amasazi Ridge
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 10100213009121008

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____
Project # 1004245 14DRB 70218, 70219, 70220 70221

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 1 No. of proposed lots: Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Sipapu Drive
 Between: McMahon Blvd and Westside Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Diane Hebel DATE 11-25-14
 (Print Name) Diane Hebel, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70391</u>	<u>APR</u>	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CWF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	UT36	_____	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>UT36</u>	_____	<u>\$300.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$395.00</u>

Hearing date 12/31/14

Michael Stigall 11/25/14
 Staff signature & Date

Project # 1004245

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Diane Hoelzer
Applicant name (print)
Diane Hoelzer 11-25-14
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
141 DRB-70391

Form revised 4/07
[Signature] 11/25/14
Planner signature / date
Project # 1004245

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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1. LOCATION

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- 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 December 5, 14 To December 31, 14

5. REMOVAL

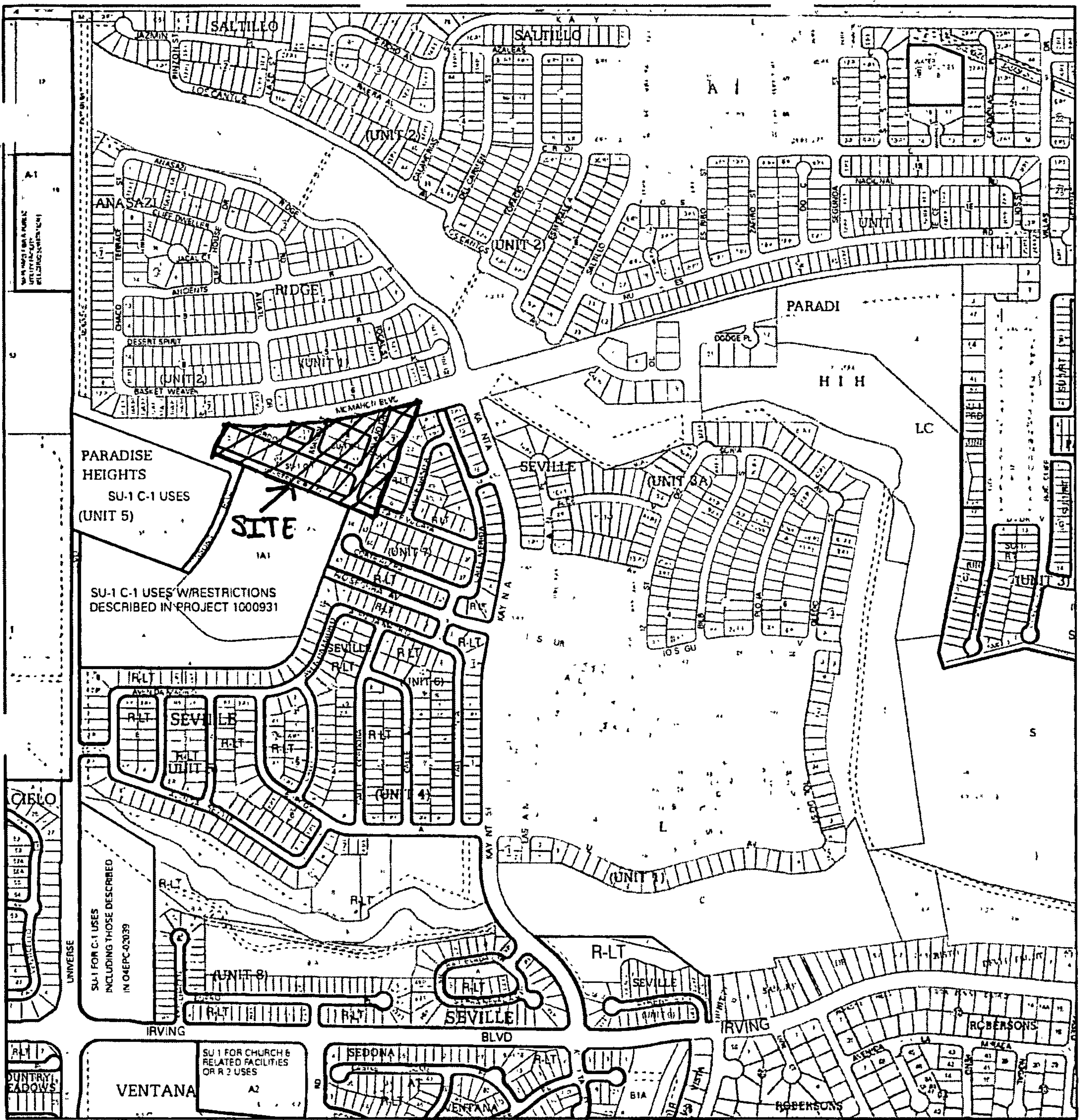
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Kay Brown _____ (Date)
(Applicant or Agent)

I issued 1 signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: 1004245



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

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

November 25, 2014

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge Unit 3 (DRB 1004245)
Request Vacation of Public right of way

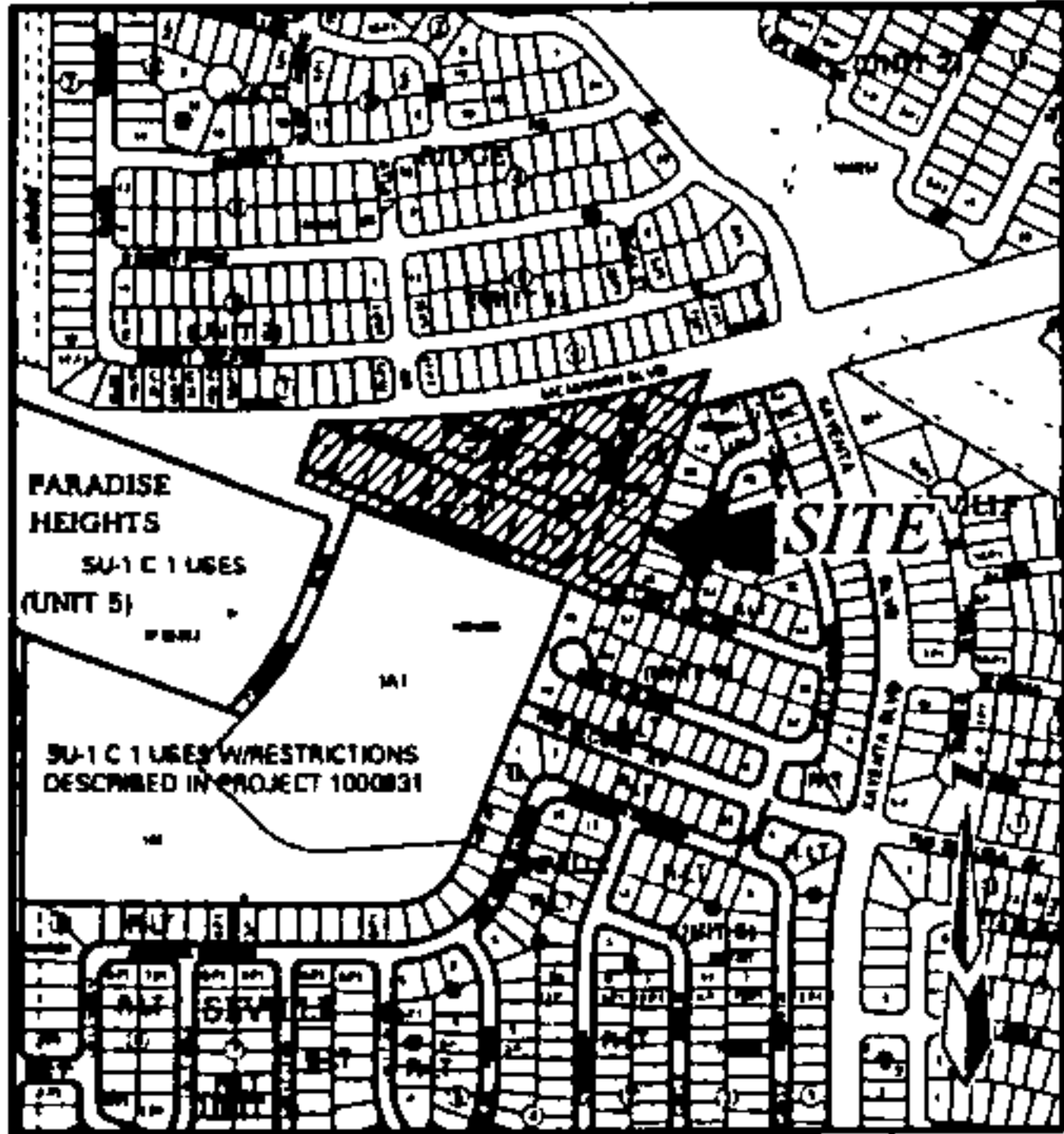
Dear Mr. Cloud:

Per conversations with City Attorneys and Real Property, Lot 9, Block 8 was recently negotiated and acquired by the City of Albuquerque for purposes of incorporation as McMahan Blvd. right-of-way. There is a remnant triangular portion that is to be incorporated into our project site that is un-necessary for use as right of way.

As a follow up to our discussion at the DRB hearing November 19, 2014, I am requesting this portion of right of way be vacated and incorporated into our project site.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer



ZONE ATLAS MAP A-10-2 VICINITY MAP SCALE NTS

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LOT 5 and all of LOTS 4 thru 9, BLOCK 7, all of LOTS 9 thru 13, BLOCK 8, all of LOT 12, BLOCK 9, all of LOTS 2 thru 10, BLOCK 14 and portions of NAVAJO DRIVE NW, GORDON AVENUE NW, MASON DRIVE NW, WESTSIDE BOULEVARD NW and McMAHON BOULEVARD NW PARADISE HEIGHTS UNIT 5 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County New Mexico on March 12, 1973 in Volume D5, Folio 111 and 112, and containing 8.9828 acres more or less

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.99'	5078.00'	01°28'38"	N 87°53'53" E	127.99'
C2	108.50'	5078.00'	01°13'27"	N 83°21'42" E	108.50'
C3	57.43'	5078.00'	00°38'53"	S 81°22'28" W	57.43'
C4	58.81'	5078.00'	00°40'28"	S 77°32'34" W	58.81'
C5	1.23'	5078.00'	00°00'50"	S 75°33'56" W	1.23'

EASEMENTS

- EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-1973, 05-111 & 112) TO BE VACATED (BOCP TYPE) V-
- EXISTING PUBLIC ROADWAY EASEMENT (07-18-2006, Bk. A120, Pg. 6715)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°11'54" W	1018.47'
L2	(N89°09'38" W)	123.33'
L3	(N20°33'20" E)	282.17'
L4	(S89°28'40" E)	38.15'
L5	(N89°28'40" W)	80.00'
L6	(N20°33'20" E)	(90.00')
L7	(S89°28'40" E)	119.82'
L8	(S20°50'24" W)	45.38'
L9	(S20°50'24" W)	87.30'
L10	(N20°50'24" E)	80.00'
L11	(S89°28'40" E)	119.87'
L12	(S20°48'18" W)	31.04'
L13	(S20°33'20" W)	81.84'
L14	(S89°28'40" E)	119.36'
L15	(S20°48'18" W)	504.18'
L16	(S20°45'12" W)	53.00'
L17	(S20°50'22" W)	(53.00')

LEGEND

- FOUND SURVEY MONUMENT
- LIMITS OF VACATION
- ▨ LIMITS OF DEDICATED R.O.W.

SITE BENCHMARK

AGRS Aluminum Cap stamped "2-A10 2003"
 From the intersection of Irving Boulevard NW and Keyante Street NW,
 go north on Keyante Street NW 0.20 miles to the station on the left
 it is 339 feet south of the centerline of Bureau Avenue NW and 2.8 feet
 west of the west back of curb
 Geographic Position (in feet) NAD83
 N.M. State Plane Coordinates (Central Zone)
 N = 1530345.636, E = 1499909.436
 Elevation (in feet) NAVD88 = 5362.970

AGRS MONUMENT AND BENCHMARK
 "2-A10"
 N=1530345.636
 E=1499909.436
 G-C=0.999670028
 Az = -00°16'16.21"
 CENTRAL ZONE
 ELEVATION=5362.970
 (NAD83/NAVD88)

PRELIMINARY PLAT FOR
ANASAZI RIDGE UNIT 3
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2014

SUBDIVISION DATA

GROSS ACREAGE	8.7831 AC
ZONE ATLAS NO	A-10-2
NO OF LOTS CREATED	23 LOTS
NO OF TRACTS CREATED	2 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	1.7823 AC
RIGHT-OF-WAY AREA VACATED	1.6248 AC
NEW PUBLIC EASEMENT	0.0591 AC
ZONING	R-1
DATE OF SURVEY	NOVEMBER, 2013

PURPOSE OF PLAT

- SUBDIVIDE TRACT INTO 23 RESIDENTIAL LOTS AND 2 TRACTS
- DEDICATE RIGHT-OF-WAY AS SHOWN
- GRANT NEW EASEMENTS AS SHOWN
- VACATE EASEMENTS AND R/W AS SHOWN

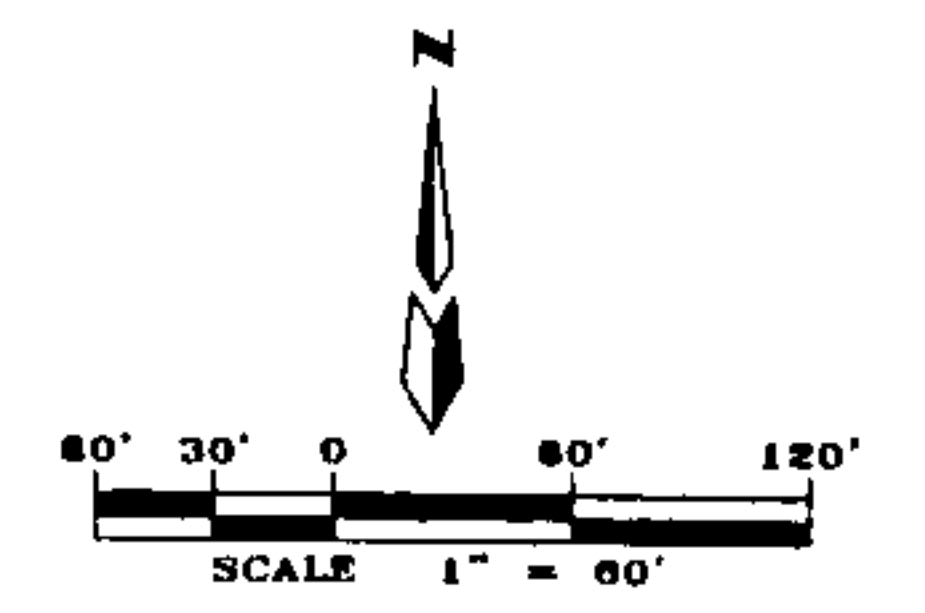
NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- Distances are ground distances.
- Bearings and distances in parenthesis are record
- Base of boundary are the following plats and documents of record entitled:
 PLAT OF "ANASAZI RIDGE UNIT 1", (06-28-2006, 2006C-207)
 PLAT OF "ANASAZI RIDGE UNIT 2", (03-16-2007, 2007C-67)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-1973, 05-111 & 112)
 PLAT OF "PARADISE HEIGHTS UNIT FIVE TRACT B-1" (09-19-1995, 95C-348)
 PLAT OF "SEVILLE", (09-19-2002, 2002C-312)
 PLAT OF "SEVILLE, UNIT 7" (02-28-2004, 2004C-83)
 PLAT OF "SEVILLE UNIT 7A", (10-20-2008, 2008C-315)
 records of Bernalillo County New Mexico
 5 Date of Survey November 2013
 6 Title Report(s) provided by LandAmerica Albuquerque Title File No. 237777D (Effective Date 01-15-04)

APPROVED

Robert P. Rankin P.S. 10/14
 City Surveyor City of Albuquerque N.M. Date

ANASAZI-RIDGE LLC
Michael Pickard
 Managing Member Date



C:\Users\goodwin\Documents\Projects\ANASAZI RIDGE UNIT 3\ANASAZI RIDGE UNIT 3.dwg 12/11/14 11:58:11 AM 1530345.636 1499909.436 5362.970
 User: D:\goodwin\goodwin.dwg
 Date: 12/11/14 11:58:11 AM

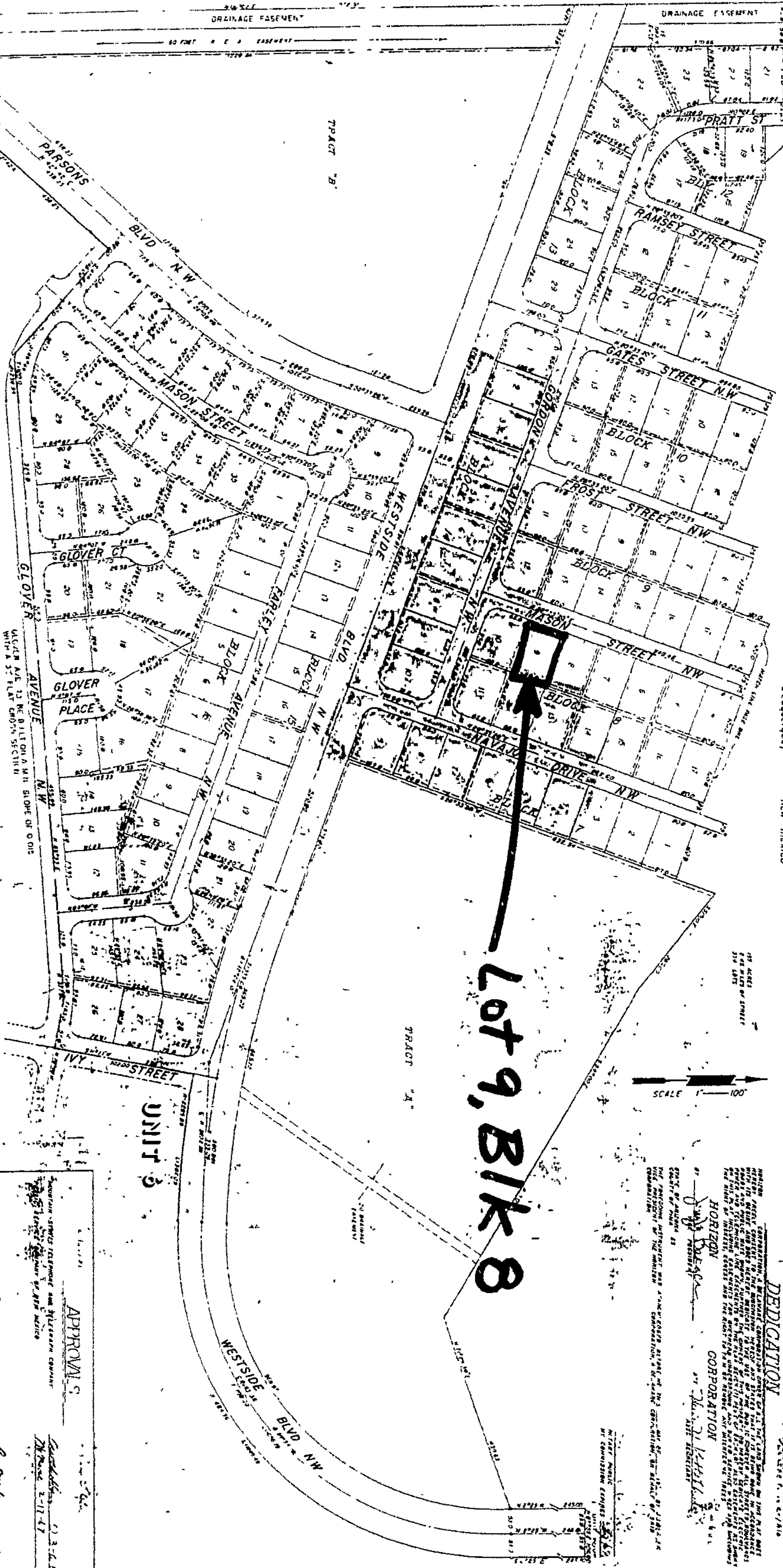
OWNERS
 ANASAZI RIDGE LLC
 P.O. BOX 12317
 ALBUQUERQUE, NEW MEXICO 87195
 (505) 827-5582

ENGINEERS
 D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90808
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

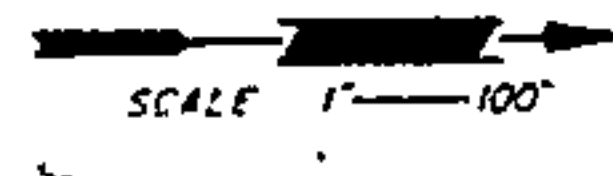
SURVEYOR
 ALDRICH LAND SURVEYING
 P.O. BOX 3001
 ALBUQUERQUE, NEW MEXICO 87190
 (505) 884-1980

Scale 1" = 100'
Date of Survey
1972
Surveyed by
H. E. Rios, Engineer
C. E. Rios, Engineer
D. J. Rios, Engineer

PARADISE HEIGHTS
UNIT FIVE
TOWN OF ALAMEDA GRANT, BERNILLO COUNTY, NEW MEXICO
LEVERTON ENGINEERING, INC.
ALBUQUERQUE, NEW MEXICO
PAGE TWO



Lot 9, Bk 8



APPROVED BY THE EXECUTIVE SECRETARY, City Planning Commission
APPROVED BY THE CITY PLANNING COMMISSION AT ITS MEETING OF JULY 10, 1972 AS PLAT NO. 822-2-30
APPROVED BY THE COUNTY PLANNING COMMISSION AT ITS MEETING OF JULY 10, 1972 AS PLAT NO. 822-2-30
TAXES
I, H. E. RIOS, DO HEREBY CERTIFY THAT THE APPLICABLE TAXES HAVE BEEN PAID FOR THE PAST TEN YEARS UP TO AND INCLUDING 1972.
BY: [Signature]
H. E. RIOS, ENGINEER

DEDICATION
I, H. E. RIOS, ENGINEER, DO HEREBY CERTIFY THAT THE APPLICABLE TAXES HAVE BEEN PAID FOR THE PAST TEN YEARS UP TO AND INCLUDING 1972.
BY: [Signature]
H. E. RIOS, ENGINEER

NOTICE TO CONTRACTORS
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAT.
BY: [Signature]
H. E. RIOS, ENGINEER

UNIT 7

UNIT 3

TRACT 7B
TRACT 7A
TRACT 7C

APPROVALS
[Signatures and names of officials]

ENGINEERS CERTIFICATION



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

PLEASE NOTE: The NA/HOA 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.

November 21, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **November 21, 2014:**

Contact Name: KAY BRASHEAR
Company or Agency: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539
E-MAIL: kbrashear@goodwinengineers.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – ANASAZI RIDGE, UNIT 3, LOCATED ON SIPAPU DRIVE NW BETWEEN McMAHON BOULEVARD NW AND WESTSIDE BOULEVARD NW** zone map **A-10**.

Our records indicate that as of November 21, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

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

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

PROJECT #

1004245

DECEMBER 31, 2014

VRU



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): RHD Engineering, llc, Richard Douste PHONE: 288-1621
 ADDRESS: 4305 Purple Sage Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rhdengineering@outlook.com

APPLICANT: GERALD PETERS PHONE: 263-2426
 ADDRESS: 333 Comas FAX: _____
 CITY: Alb STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of a 20ft DRAINAGE ESMT

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

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

Lot or Tract No. PARCEL D-1 / TRACT 6-B & PARCEL D Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Elena Gallegos Grant
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-16Z UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
Project # 1004223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 1 Total site area (acres): 3.5250
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander BLVD
 Between: Desert Surf Circle and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Richard Douste DATE 12-04-14
 (Print Name) Richard Douste Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

14DRB - 70401

Action

VPE

ADV

CMF

S F.

Fees

\$ 45.00

\$ 75.00

\$ 20.00

\$

\$

Total

\$ 140.00

Hearing date December 31, 2014

[Signature]

12-4-14
Staff signature & Date

Project # 1004223

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 → The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**
 (Not required for City owned public right-of-way.)
 → Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 → Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 → Sign Posting Agreement - FR: CAJ
 → Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Richard Dourte
 Applicant name (print)
R. Dourte 12-4-14
 Applicant signature / date



Form revised 4/07

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 14DRB - 20401

[Signature] 12-4-14
 Planner signature / date
 Project # 1004223

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 December 16, 2014 To December 31, 2014

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.

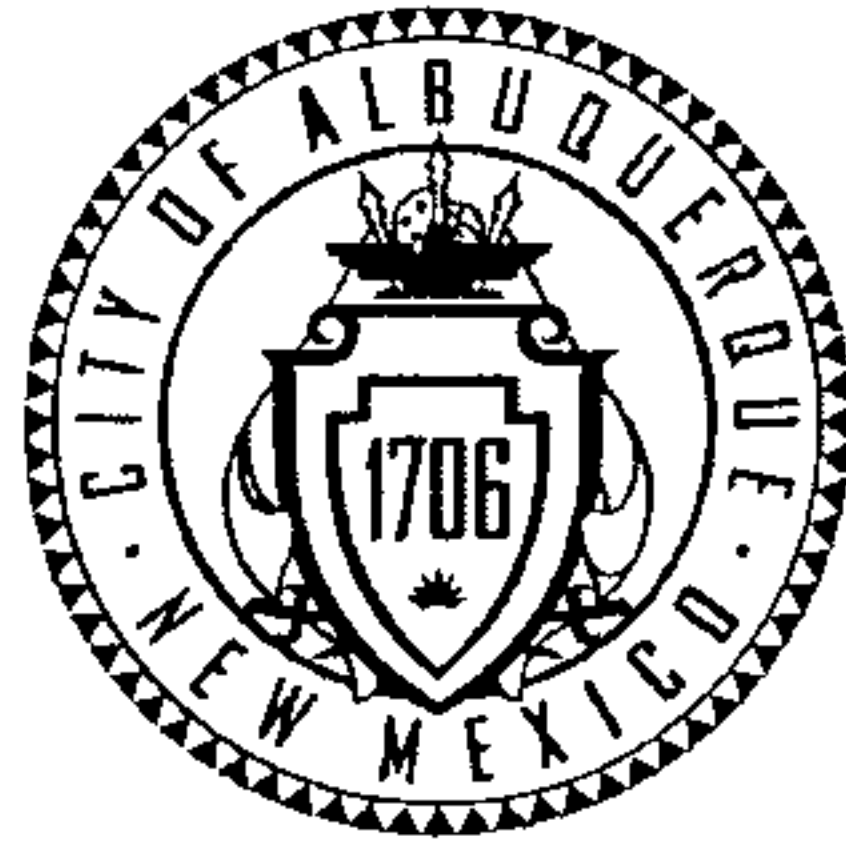
Phillip Dale
(Applicant or Agent)

12-4-14
(Date)

I issued 2 signs for this application, 12-4-14
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004223



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 3, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **December 3, 2014:**

Contact Name: RICHARD DOURTE

Company or Agency: RHD ENGINEERING, LLC.
4305 PURPLE SAGE AVE. NW
PHONE: 288-1621

contacted the Office of Neighborhood Coordination requesting the contact names **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) PARCEL D-1, ELENA GALLEGOS GRANT LOCATED ON DESERT SURF CIRCLE BETWEEN ALEXANDER BLVD. AND I-25** zone map F-16.

Our records indicate that as of December 3, 2014, there were no Neighborhood and/or Homeowner Associations in this area.

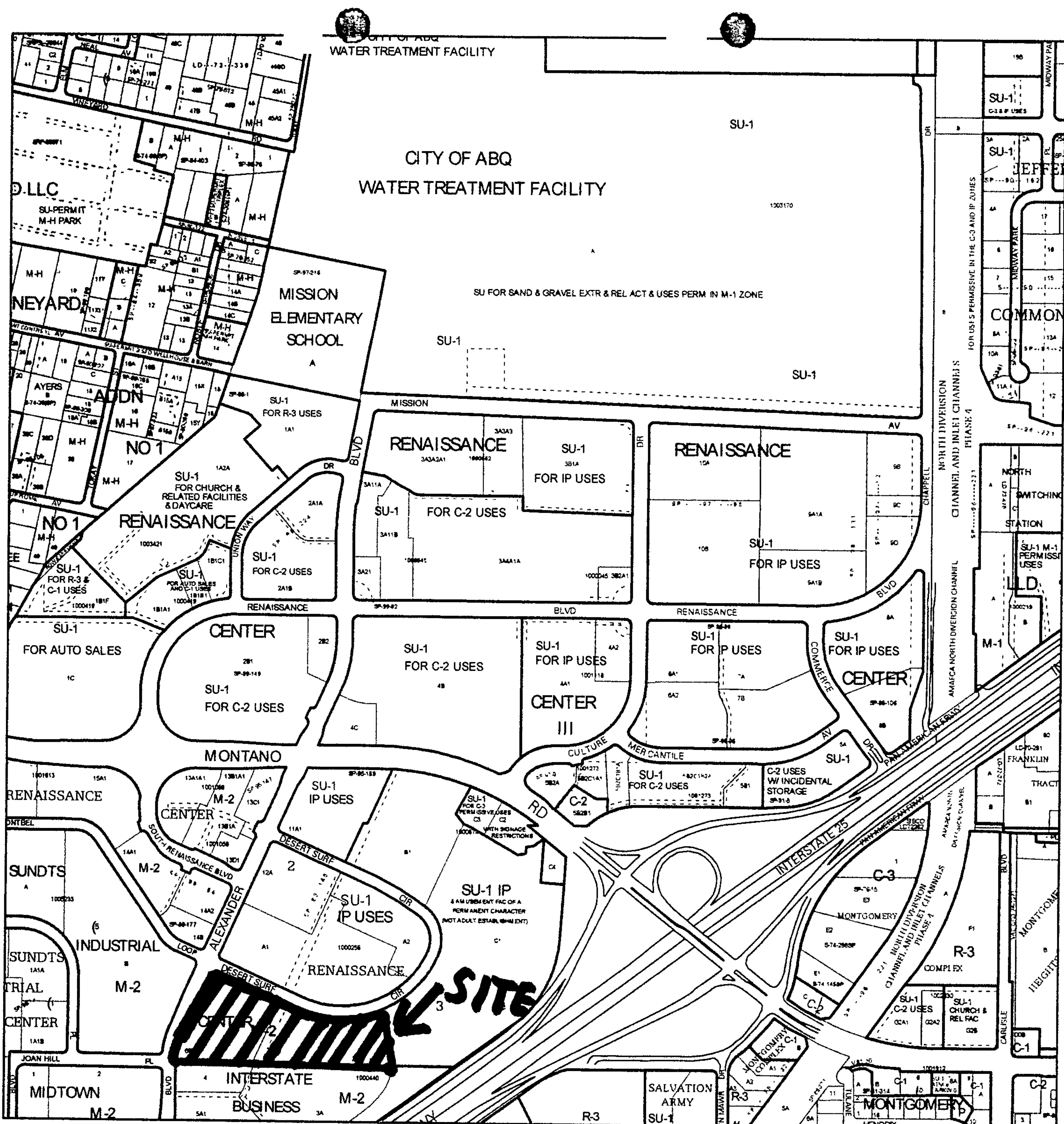
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

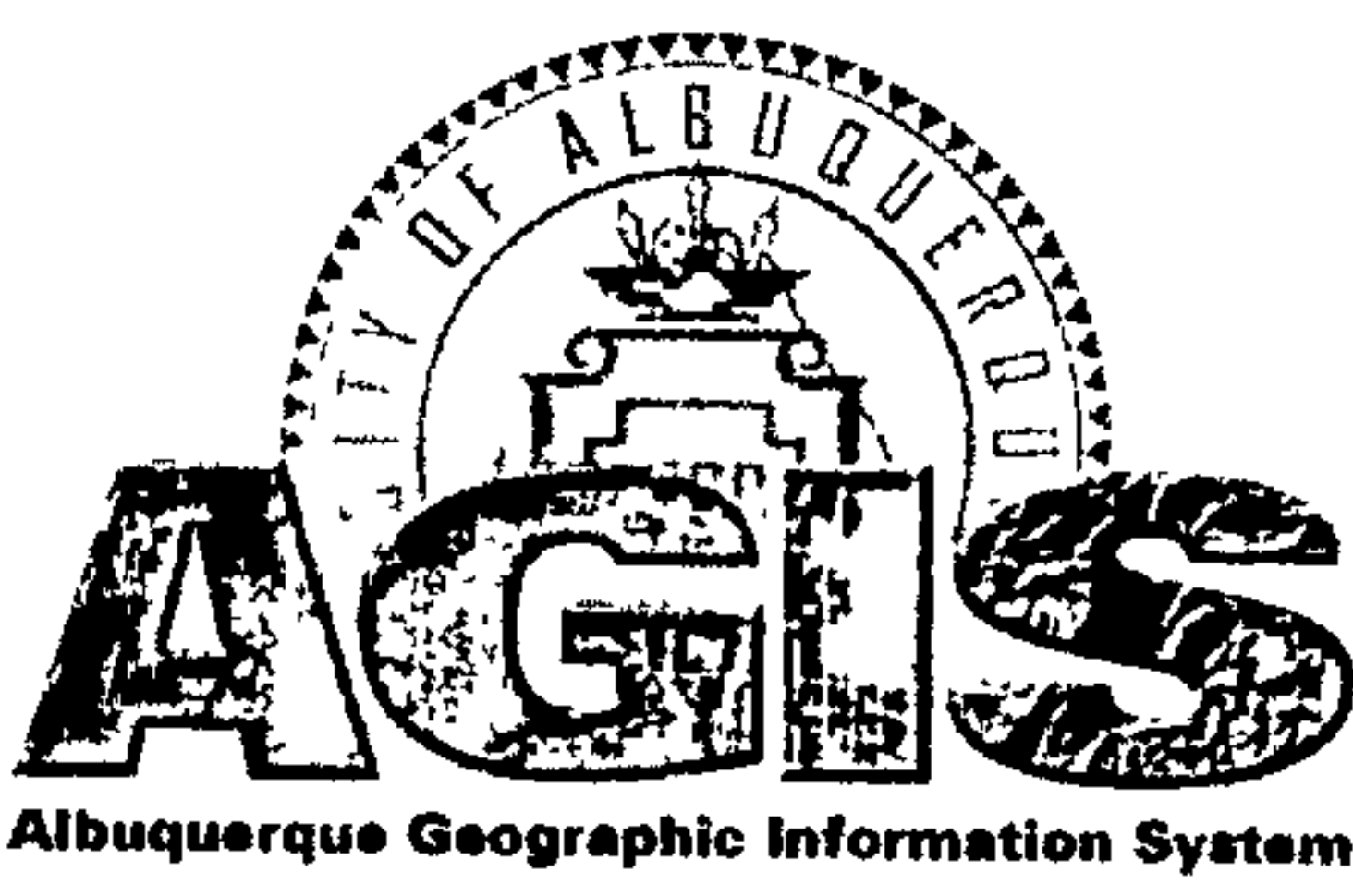
Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

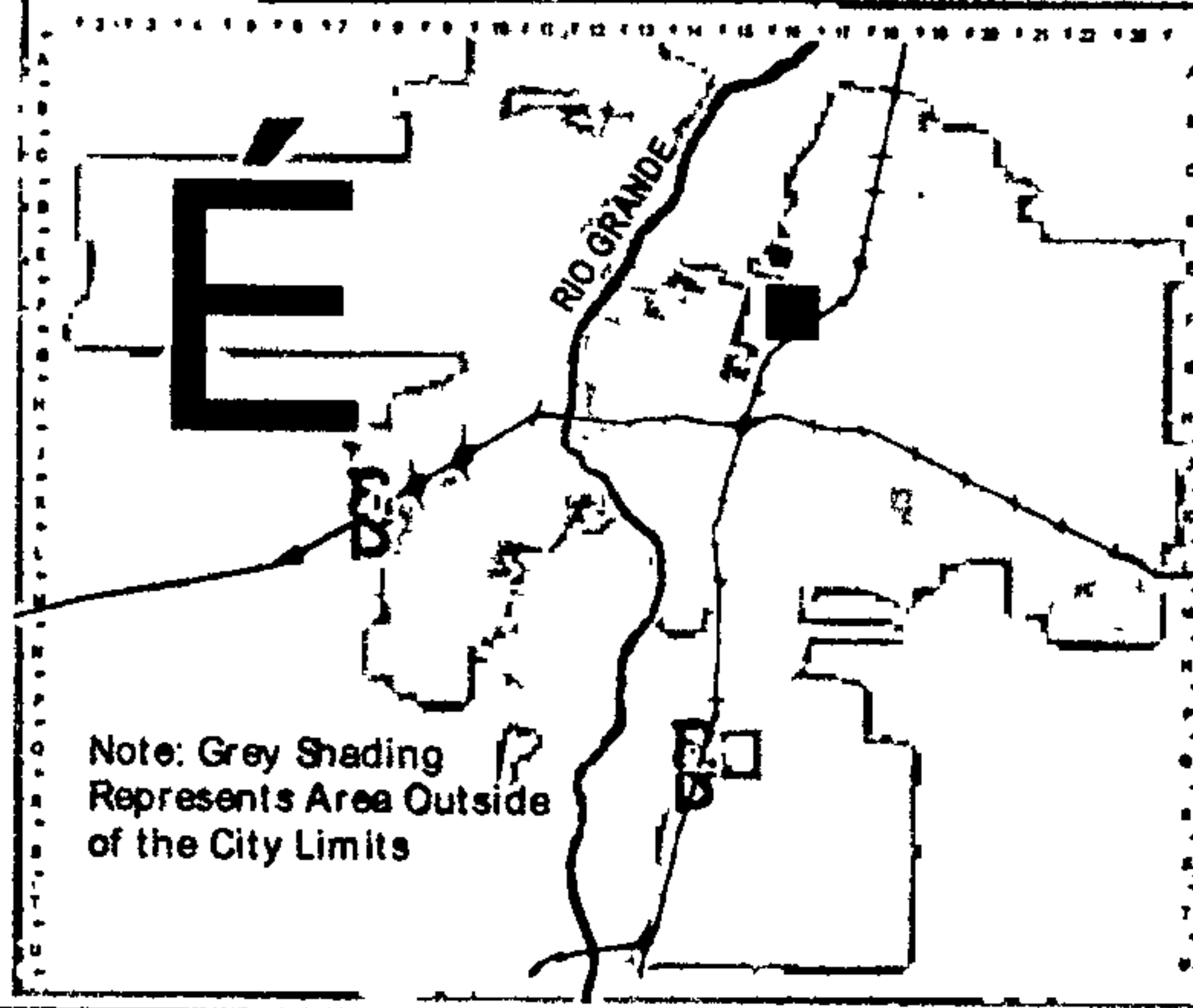
Planningnona/hoaform(02/18/13)



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



Map amended through: 1/24/2011



Zone Atlas Page:
F-16-Z

Selected Symbols

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



December 2, 2014

To: DRB Members

Re: Vacation of 20ft Public Drainage Easement

The purpose of vacating this public drainage easement is to remove this easement from under the existing building as shown on an enclosed attachment.

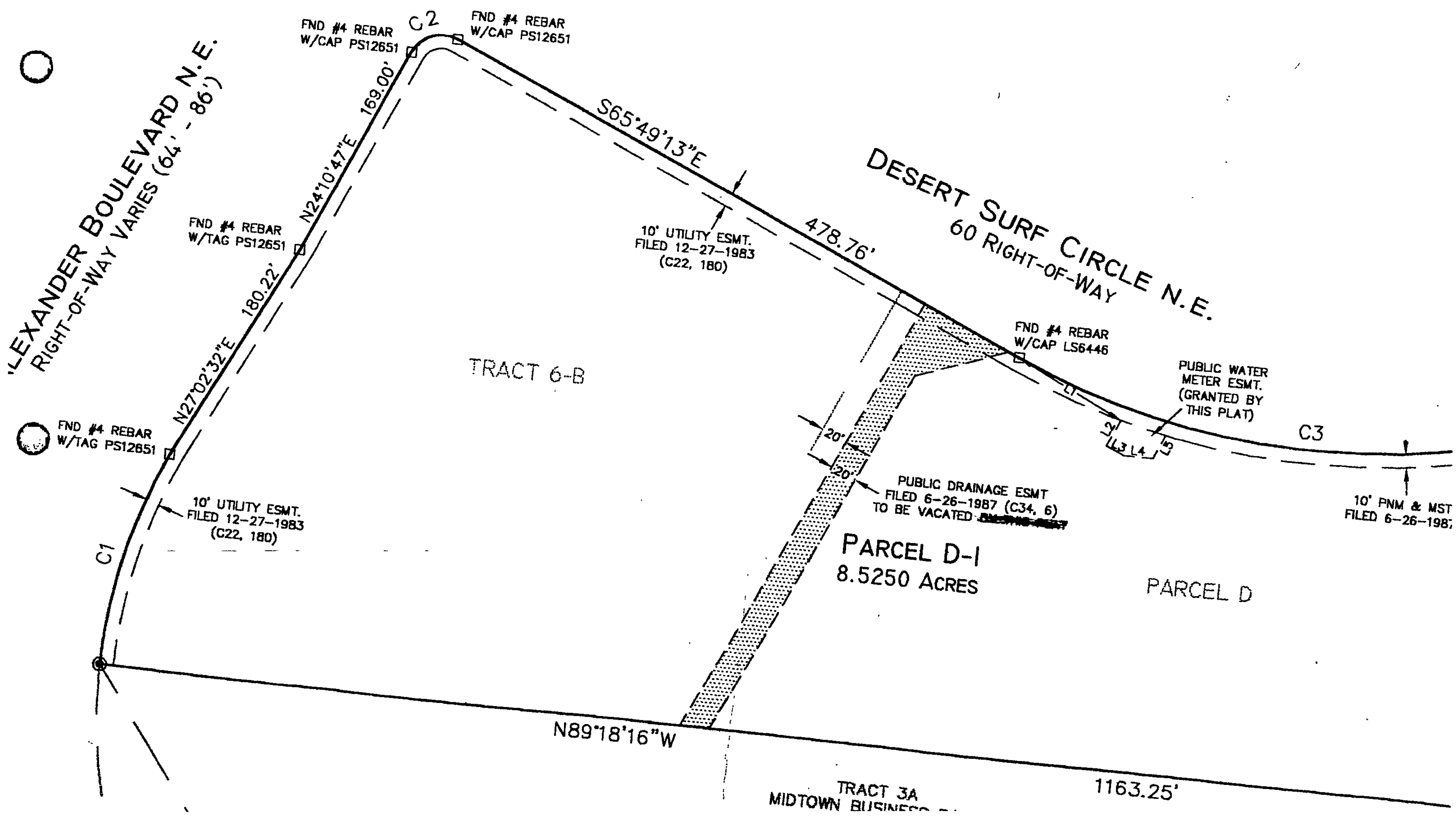
Your consideration is appreciated...

Sincerely,



Richard Dourte, PE
RHD Engineering, llc

CHORD LENGTH
166.51'
35.36'
446.87'





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2012

Project# 1004223
12DRB-70349 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agent(s) for LUTHER MARTINEZ request(s) the referenced/ above action(s) for a Public Drainage Easement on PARCEL D, ELENA GALLEGOS GRANT, zoned M-2, located on the south side of DESERT SURF CIRCLE NE east of ALEXANDER BLVD NE containing approximately 4.2561 acre(s). (F-16)

At the November 28, 2012 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

Findings

The vacation application was filed by the owner of the majority of the frontage for the easement.

Based on revised grading and drainage plans and construction, the public welfare is in no way served by retaining the easement.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 13, 2012 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.

1

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.

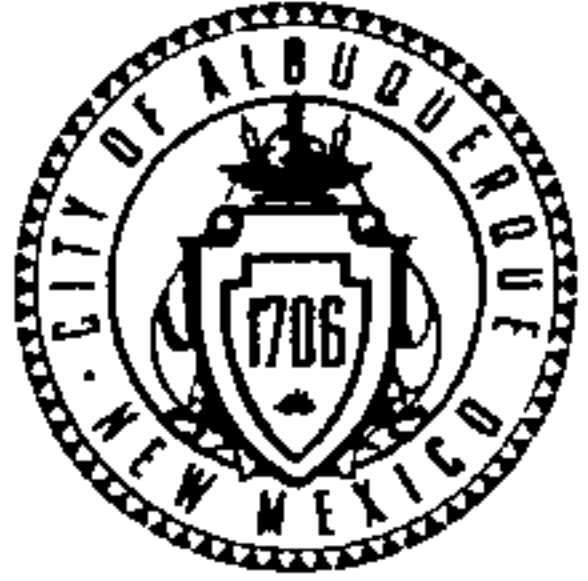
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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.)



Jack Cloud, DRB Chair

Cc: JACKS HIGH COUNTRY INC
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 28, 2007

Project# 1004223

07DRB-70355 VACATION OF PUBLIC EASEMENT

07DRB-70356 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTRAL**, zoned M-2, located on MONTANO RD NE BETWEEN ALEXANDER BLVD NE AND DESERT SURF CIRCLE NE containing approximately 8.525 acre(s). (F-16)

At the November 28, 2007 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easement and the vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easements.

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

CONDITIONS:

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

The preliminary plat was approved with final sign off delegated to Planning for the 15 day appeal period and to the City Engineer for a Letter of Completion and Acceptance.

If you wish to appeal this decision, you must do so by December 13, 2007 in the manner described below.

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

OFFICIAL NOTICE OF DECISION

Page 2

Project # 1004223

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.)


Andrew Garcia, Planner

Cc: Survey's Southwest Ltd – 333 Lomas Blvd NE – Albuquerque, NM 87102

Cc: Luther Martinez – 4300 Alexander Blvd NE – Albuquerque, NM 87107

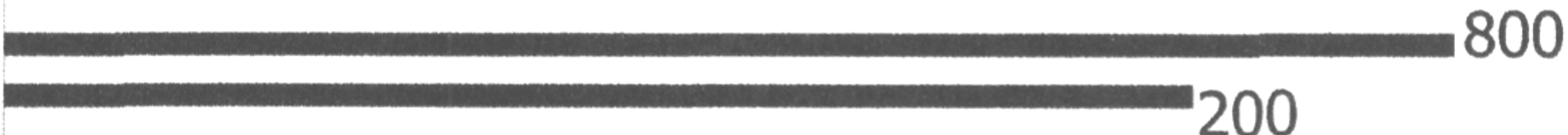
Marilyn Maldonado

File



Google earth

feet
meters



T11N R3E SEC. 34

SURVEYS SOUTHWEST LTD.
1111 SOUTH MAIN ST.
DENVER, CO 80202

THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE SURVEYOR.

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

6. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

7. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

8. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

PLAT OF
PARCEL D-1
RENAISSANCE III
PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BENAVILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 1 OF 2

T11N R3E SEC. 34

SURVEYS SOUTHWEST LTD.
1111 SOUTH MAIN ST.
DENVER, CO 80202

THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE SURVEYOR.

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE LAND DESCRIBED HEREIN.

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PLAT OF
PARCEL D-1
RENAISSANCE III
PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BENAVILLO COUNTY, NEW MEXICO
FEBRUARY 2003
SHEET 2 OF 2

PROJECT #
1004223

DECEMBER 31.2014

(VFE)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Jack's High Country Inc. (Jack Spilman Pres.) PHONE: 505-898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: Jackshighcountry@comcast.net

APPLICANT: The Tortilla Bldg. LLC Alan Brown Treasurer PHONE: _____
 ADDRESS: 4300 Alexander Blvd. NE CITY: Albuquerque STATE: NM ZIP: 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Requesting the combination of Tract G-B and parcel D into Tract D-1, and vacate the existing drainage easements as shown

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

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

Lot or Tract No. Lot G-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Parcel D of Renaissance 3
 Existing Zoning: M-2 Proposed zoning: M-2 MRGCD Map No. _____
 Zone Atlas page(s): F-16 Z UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY: List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
DRB 96-377 05DRB-00884 00885 Project # 1004-223

CASE INFORMATION: Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: Two No. of proposed lots: One Total site area (acres): 8.5238
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd. N.E.
 Between: Desert Surf Circle NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE _____
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70668</u>	<u>P&F</u>		<u>\$215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Sept. 11, 2013</u>			Total <u>235.00</u>
	<u>9-4-13</u>	Project # <u>1004223</u>		

[Handwritten Signature]

Staff signature & Date

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is**
required.
- ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

Jack Spilman
Applicant name (print)

Jack A. Spilman
Applicant signature / date



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

Application case numbers
13 - DRB - 70668

Form revised **October 2007**

[Signature]
Planner signature / date

Project # 1009815

9-4-13



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. (Jack Spilman Pres.) PHONE 505-898-3707
 ADDRESS 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: The Tortilla Bldg. LLC Alan Brown Treasurer PHONE: _____
 ADDRESS 4300 Alexander Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site. _____ List all owners: _____

DESCRIPTION OF REQUEST: Requesting the combination of Tract G-B and parcel D into Tract D-1 and vacate the existing drainage basements as shown

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

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

Lot or Tract No. Lot G-B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____ Parcel D of Renaissance 3
 Existing Zoning: M-2 Proposed zoning: M-2 MRGCD Map No _____
 Zone Atlas page(s): F-162 UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc):
DRB 96-377 05DRB-00884 00885 Project # 1004-223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No of existing lots: Two No. of proposed lots: One Total site area (acres): 8.5238
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd. N.E.
 Between Desert Surf Circle NE and I-25

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SIGNATURE Jack A. Spilman DATE _____
 (Print Name) Jack Spilman Applicant. Agent.

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13DRB - 70668</u>	<u>P&F</u>	_____	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
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<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				<u>235.00</u>

Hearing date Sept. 11, 2013

[Signature]
 9-4-13
 Staff signature & Date

Project # 1004223

Revised: 4/2012

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

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Extension of preliminary plat approval expires after one year.

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 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
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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.

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 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

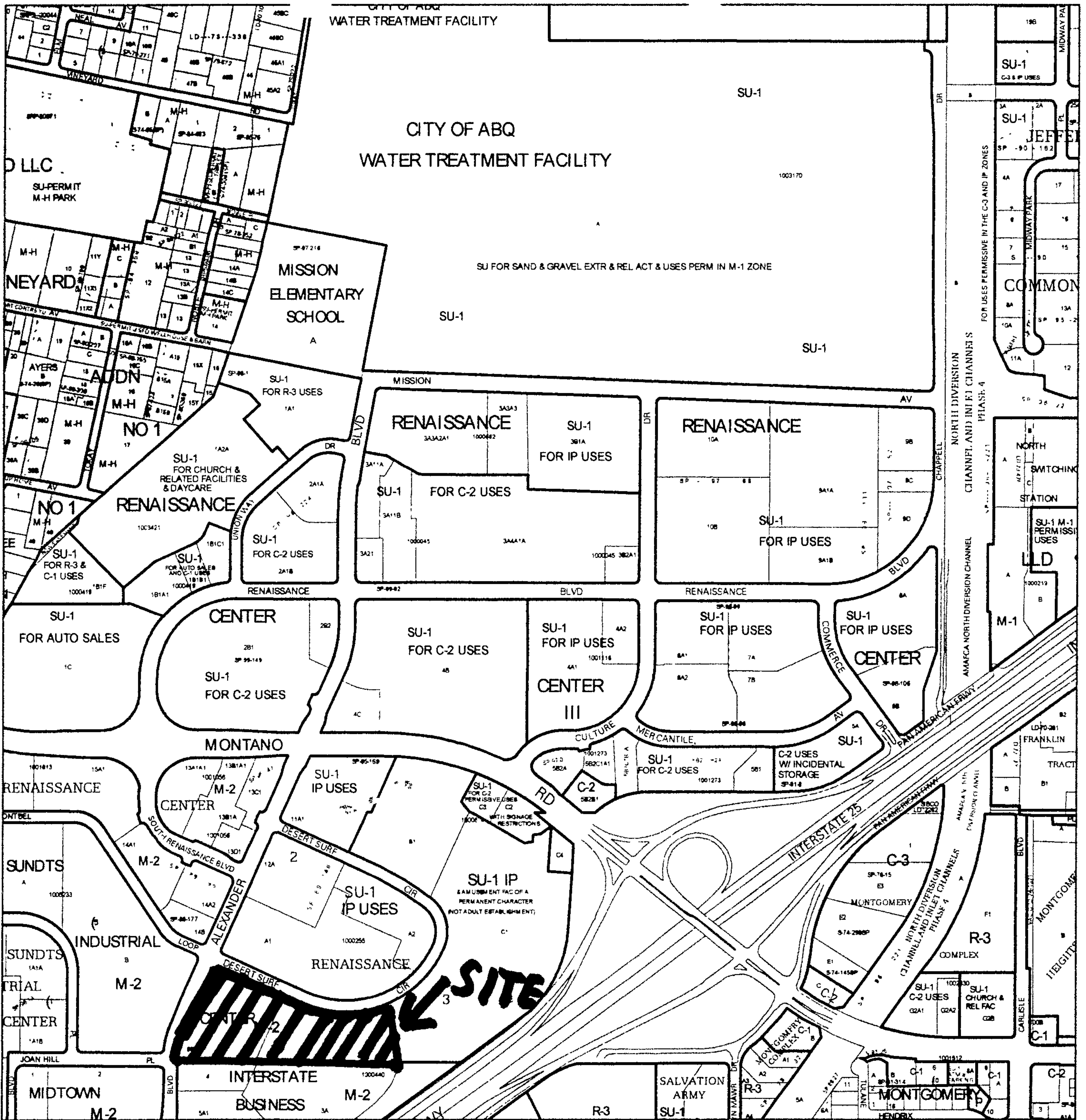
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jack Spilman
Applicant name (print)
Jack A. Spilman
Applicant signature / date

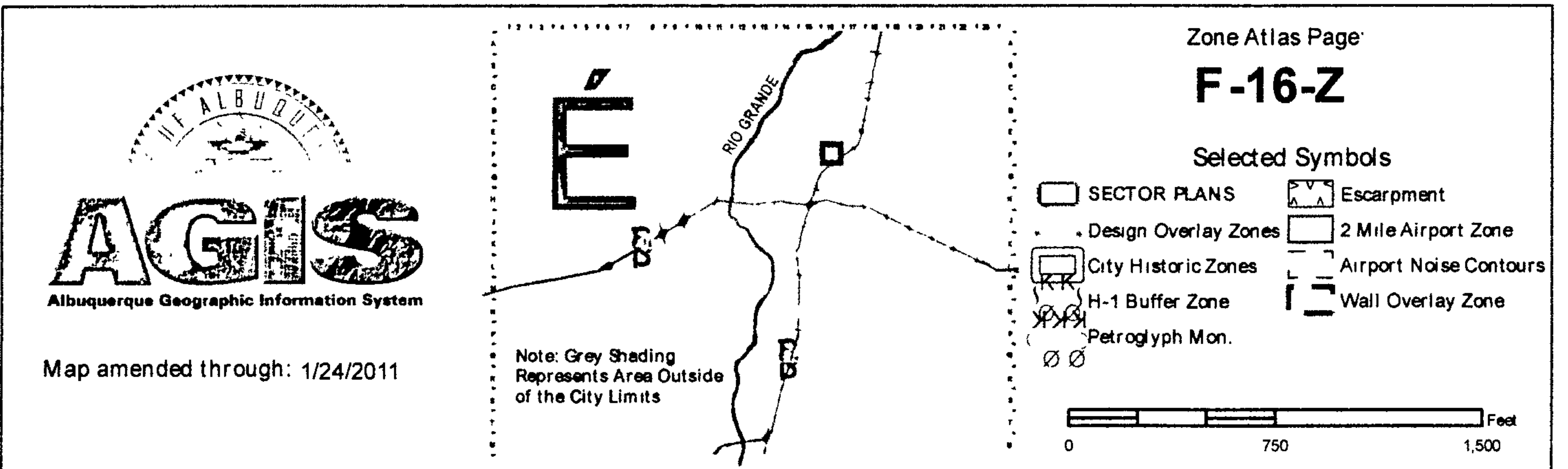


- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70668

Form revised **October 2007**
[Signature]
Planner signature / date
9-4-13
Project # 1009815



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



Jack's High Country, Inc.(Agent)
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

To: City of Albuquerque Development Review Authority

Re: Lot 6-B , Parcel D of Renaissance 3

Subject: The purpose of this plat is to combine Tract 6-B and parcel D into Tract D-1, vacate the existing drainage easements as shown.

August 28, 2013

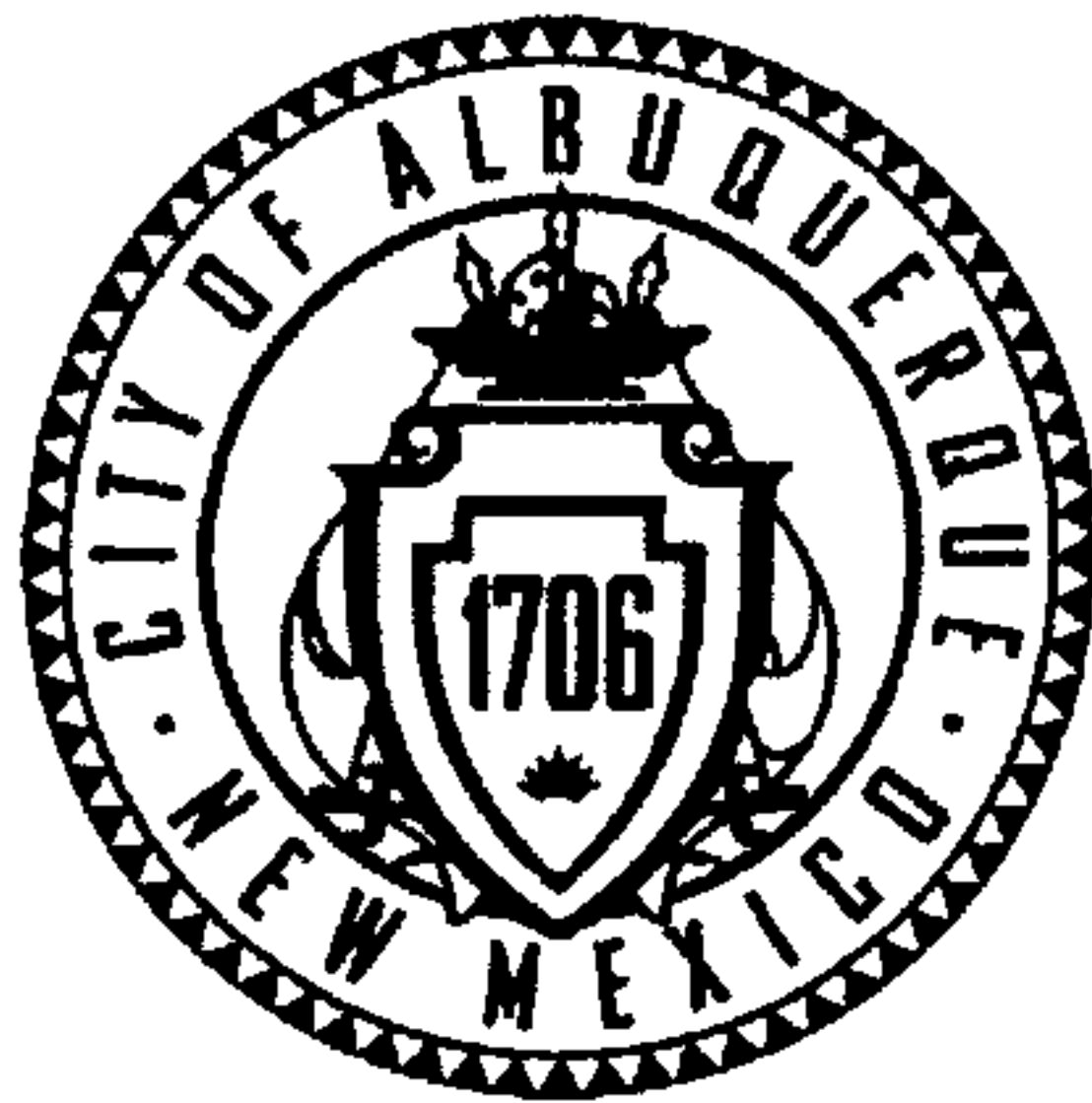
TORTILLA BLDG.

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Suzanne Lubar, Director



Richard J. Berry, Mayor

September 3, 2013

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance

Documentation

Project Number(s):

Case Number(s):

Agent:

Jack's High Country Inc

Applicant:

Tortilla Building LLC

Legal Description:

Lot 6-B, Parcel D, Renaissance 3

Zoning:

M-2

Acreage:

8.52 acres

Zone Atlas Page:

F-16

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance) .***

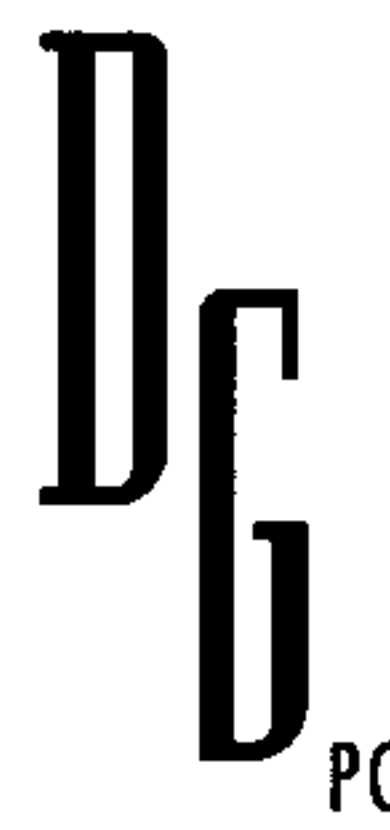
SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

City Archaeologist

September 11. 2013



LAW OFFICE OF GEORGE "DAVE" GIDDENS, P.C.

August 7, 2012

Mr. Jack Cloud
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Subdivision Improvement Agreement
Lute & Rose, LLC
4300 Alexander Boulevard NE
Albuquerque, NM

Dear Mr. Cloud:

Ms. Jane Rael provided me with your name concerning the captioned matter. This Firm represents the Tortilla Building Company, LLC ("Company"), the current holder of obligations owed by Lute & Rose, LLC ("Lute"). The obligations of Lute are secured by the captioned property ("Property"). Also burdening the Property is the Subdivision Improvement Agreement ("Agreement") executed by Lute with the City of Albuquerque which required Lute to make certain modifications to the Property to secure the City's release of the Agreement.

We understand that Lute may have abandoned its efforts to vacate the drainage easement as described in the Agreement, a copy of which is enclosed. Ms. Rael has provided us with copies of some of the documents from the City of Albuquerque's ("City") file. The Company is gathering information and preparing a new Development Review Application ("Application") in an effort to secure the City's release of the Agreement. A copy of the original Application is enclosed.

To assist in preparing a new Application, the Company requests that the City provide a copy of the City's complete file with respect to the Agreement. Please call me with the cost of securing the complete file. Our office will deliver a check to your office and pick up the records at your earliest convenience.

Please telephone at your earliest convenience to discuss any questions you may have concerning the Company's request.

10400 ACADEMY

NORTHEAST

SUITE 350

ALBUQUERQUE

NEW MEXICO

87111

505.271.1053

FAX 505.271.4848

GIDDENSLAW.COM

Law Office of George
"Dave" Giddens, P.C.
Letter to Mr. Jack Cloud
August 7, 2012
Page 2

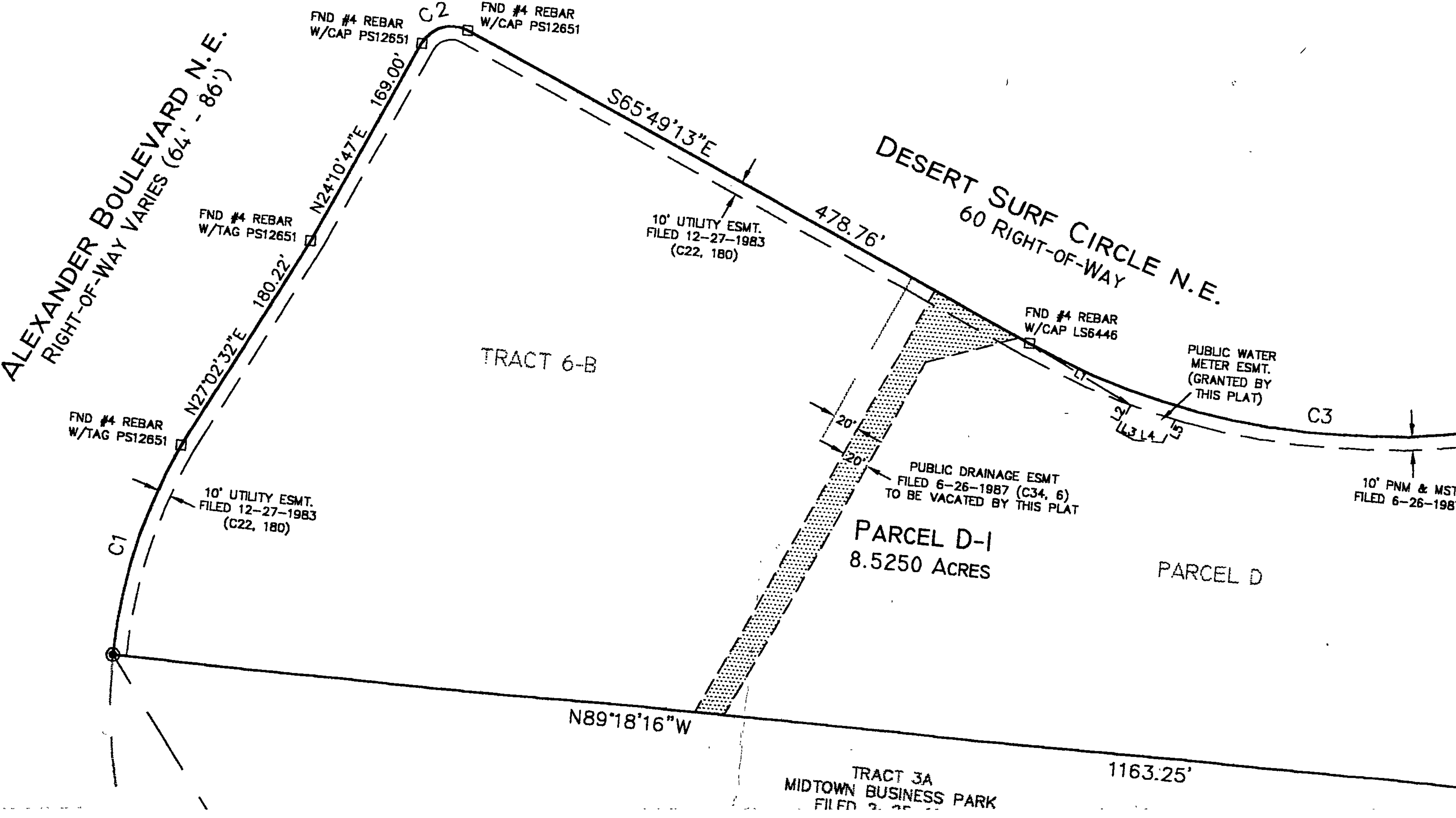
Yours very truly,

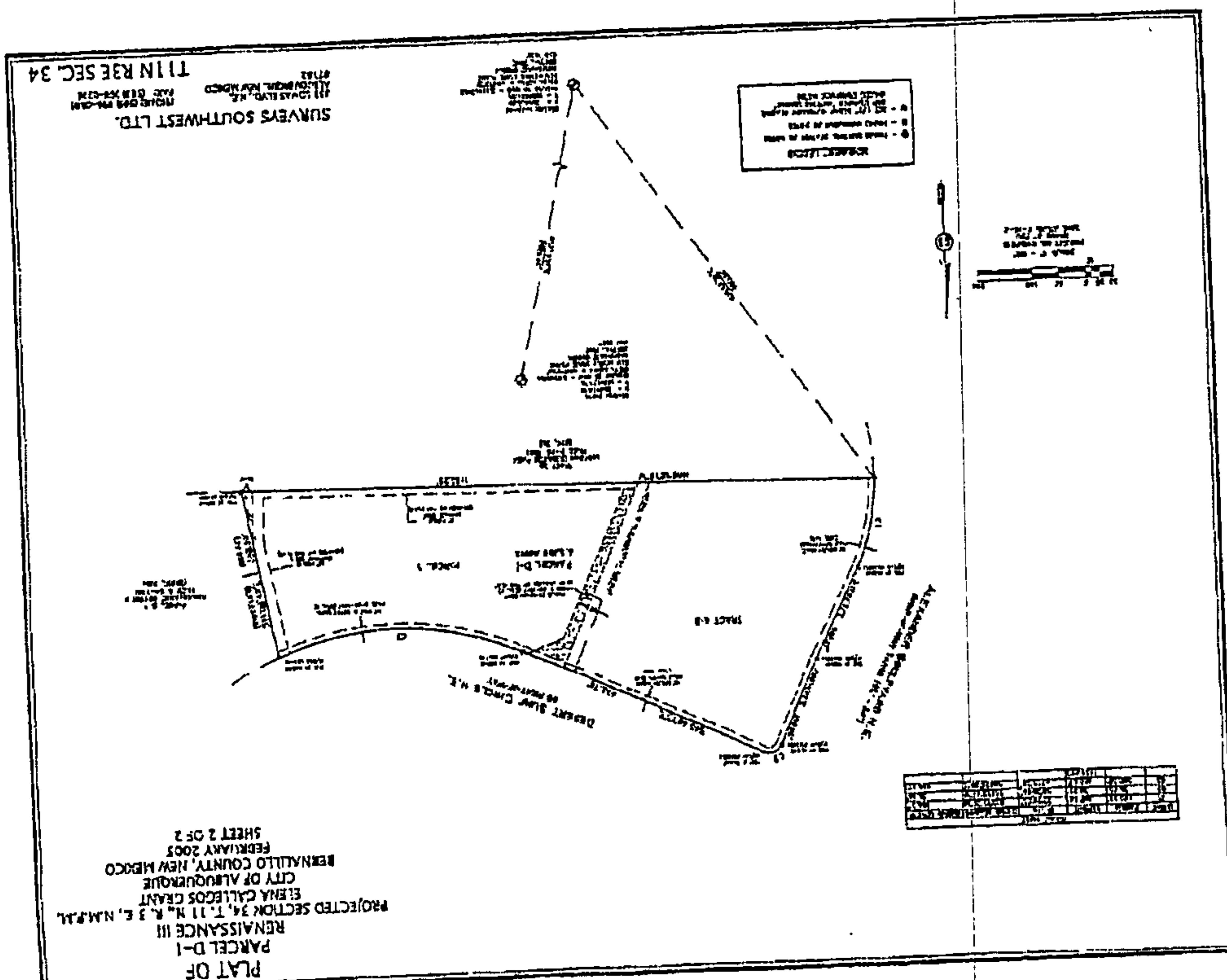
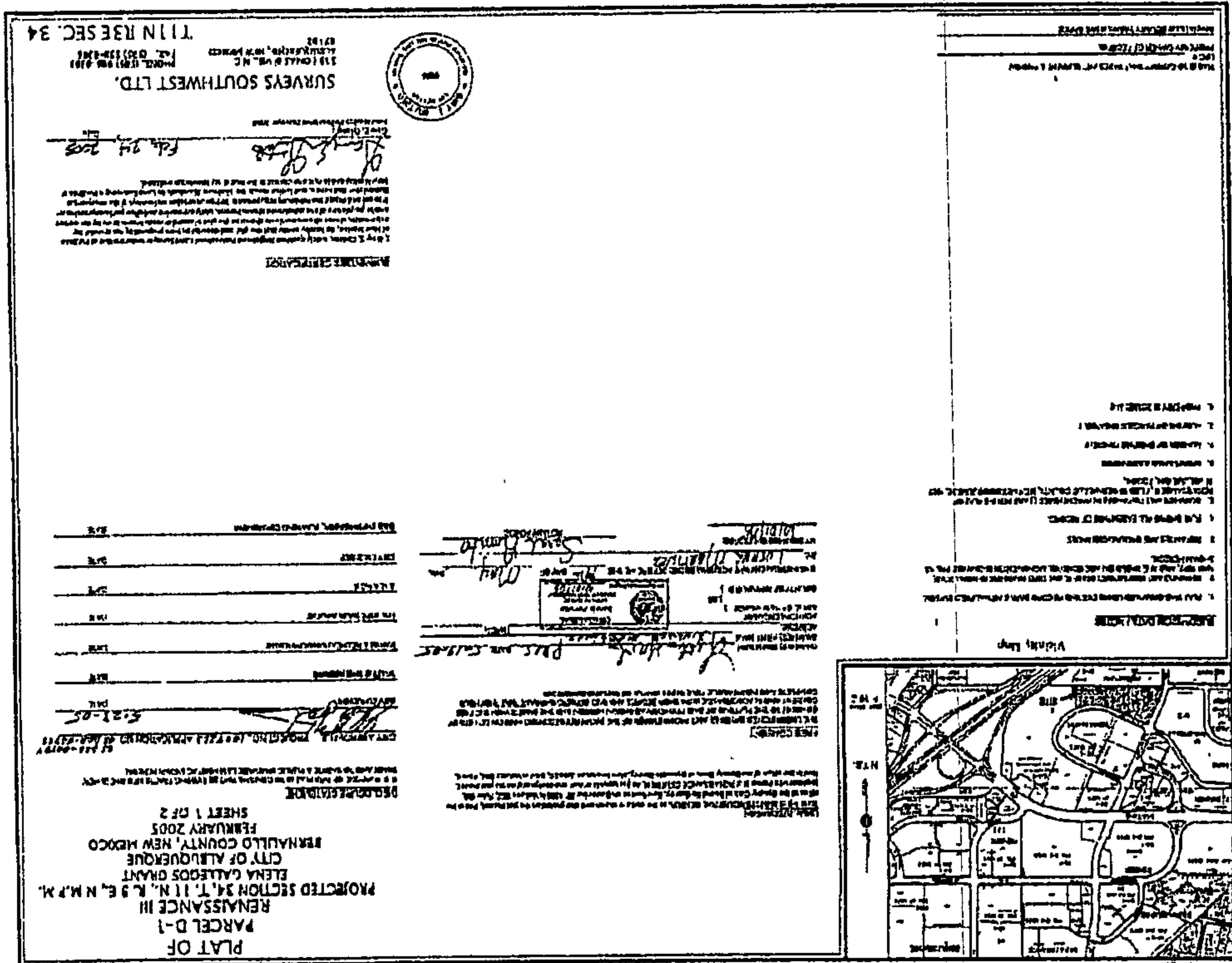
LAW OFFICE OF GEORGE
"DAVE" GIDDENS, P.C.

By 
Dean Cross

cc: client (via e-mail)

CHORD LENGTH
166.51'
35.36'
446.87'







Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Jack's High Country Inc. (Jack Spilman Pres.) PHONE 505 898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: Jackshighcountry@Comcast.net

APPLICANT: Luther Martinez PHONE: _____
 ADDRESS: 4300 Alexander Blvd. NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: We are requesting the vacation of a 20 foot public drainage easement.

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

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

Lot or Tract No. Parcel D-1 (Tract G-B & Parcel D) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Elena Gallegos Grant
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-162 UPC Code: 1-016 081 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB 96-377 05DRB-00884 00885 Proj # 1009223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: Two Total site area (acres): 8.5250
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd N.E.
 Between: Desert Surf Circle NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE Nov. 2012
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB 70349</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>November 28, 2012</u>				Total <u>\$ 140.00</u>

[Signature]
 Staff signature & Date 11-1-12

Project # 1009223

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27) 1

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Jack Spilman
Applicant name (print)
Jack A. Spilman Nov. 1 2012
Applicant signature / date



Form revised 4/07

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

Application case numbers
12DRB-_____-70349
_____-_____-_____
_____-_____-_____

[Signature] 10-1-12
Planner signature / date
Project # 1004223

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 November 13, 2012 To November 28, 2012

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.

Paul A. Spelman
(Applicant or Agent)

Nov. 1 2012
(Date)

I issued 2 signs for this application, 11-1-12
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004223



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1004223

Wednesday, November 28, 2012

Comments must be received by:

Friday, November 23, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. (Jack Spilman Pres.) PHONE 505 898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net
 FAX: _____

APPLICANT: Luther Martinez PHONE: _____
 ADDRESS: 4300 Alexander Blvd. NE CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: We are requesting the vacation of a 20 foot public drainage easement.

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

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

Lot or Tract No. Parcel D-1 (Tract G-B & Parcel D) Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Elena Gallegos Grant
 Existing Zoning: M-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): F-162 UPC Code: 1-016 061 175 012 30117
1-016 061 114 023 30110

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB 96-377 05DRB-00884 00885 Proj *1009223

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: Two Total site area (acres): 8.5250
 LOCATION OF PROPERTY BY STREETS: On or Near: Alexander Blvd NE
 Between: Desert Surf Circle NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack G. Spilman DATE Nov. 2012
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB 70349</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 140.00</u>

Hearing date November 28, 2012

Project # 1004223

11-1-12
 Staff signature & Date

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

VACATION OF PUBLIC EASEMENT (DRB27) I

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

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

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

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

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Jack Spilman
Applicant name (print)
Jack Spilman Nov. 1 2012
Applicant signature / date

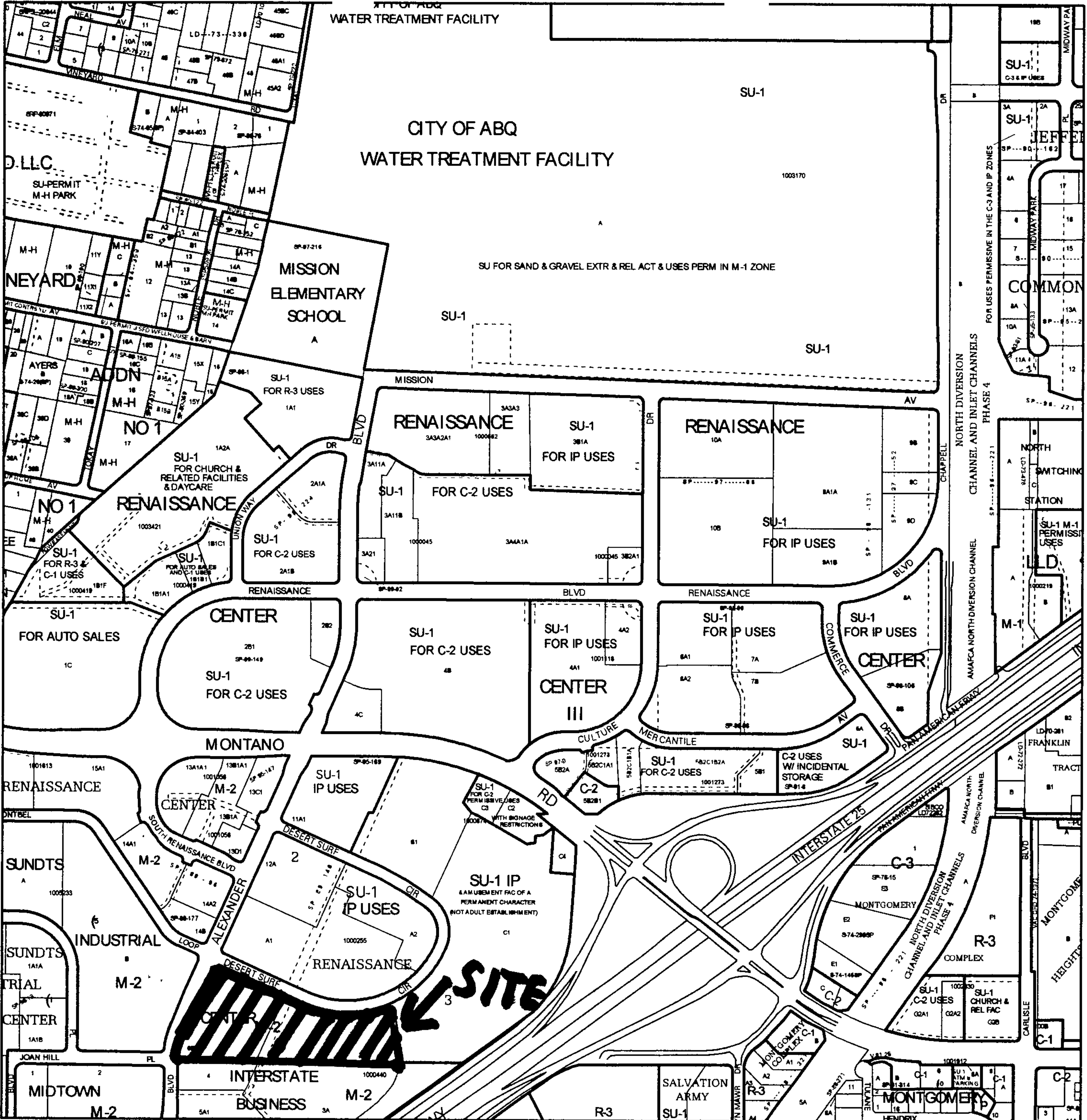


Form revised 4/07

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

Application case numbers
12DRB-70349

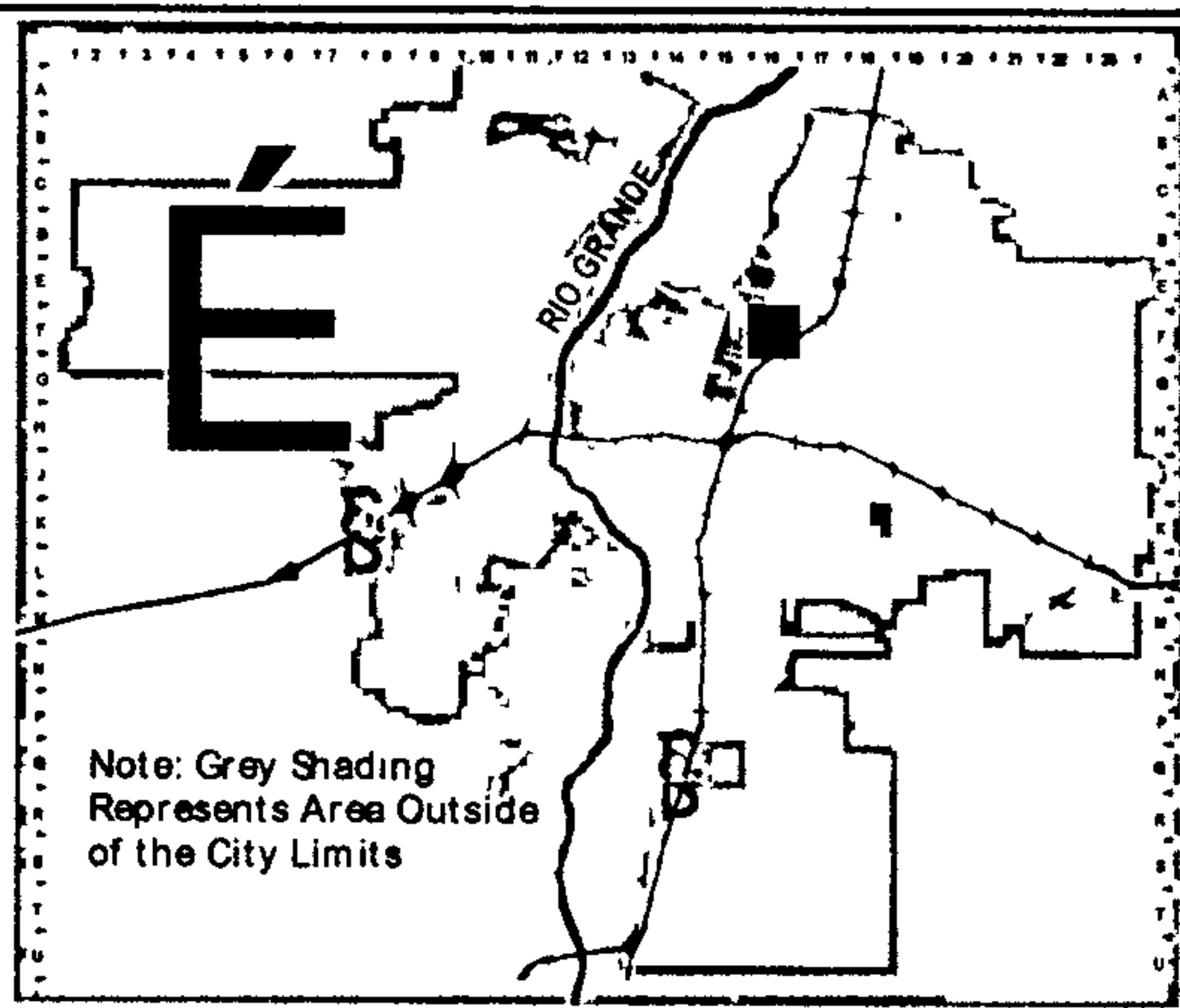
[Signature] 10-1-12
Planner signature / date
 Project # 1004223



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

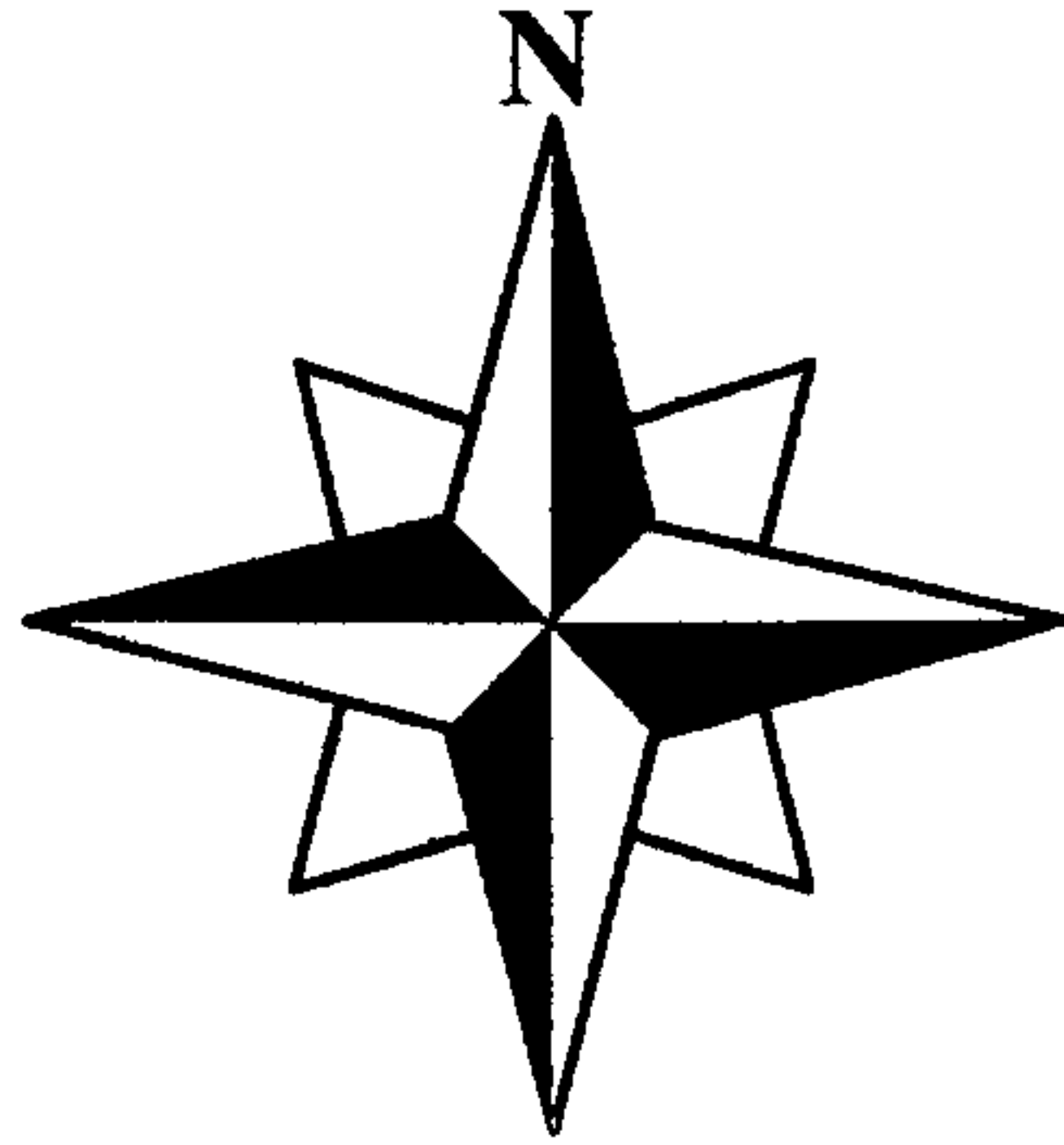


Zone Atlas Page:
F-16-Z

Selected Symbols

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

0 750 1,500 Feet



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

October 29, 2012

To: DRB Board Members

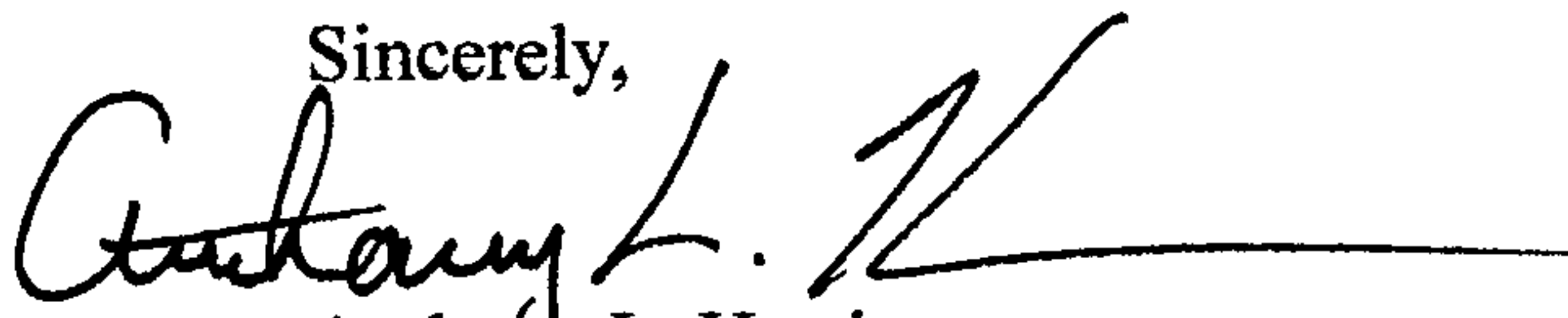
Re: Vacation of Public Drainage Easement

Dear: Members

The purpose of vacating the 20 foot Public Drainage Easement is to match the existing site plan for this site. The building has been constructed over the easement and the grading and drainage plan has been prepared moving the drainage out of this easement.

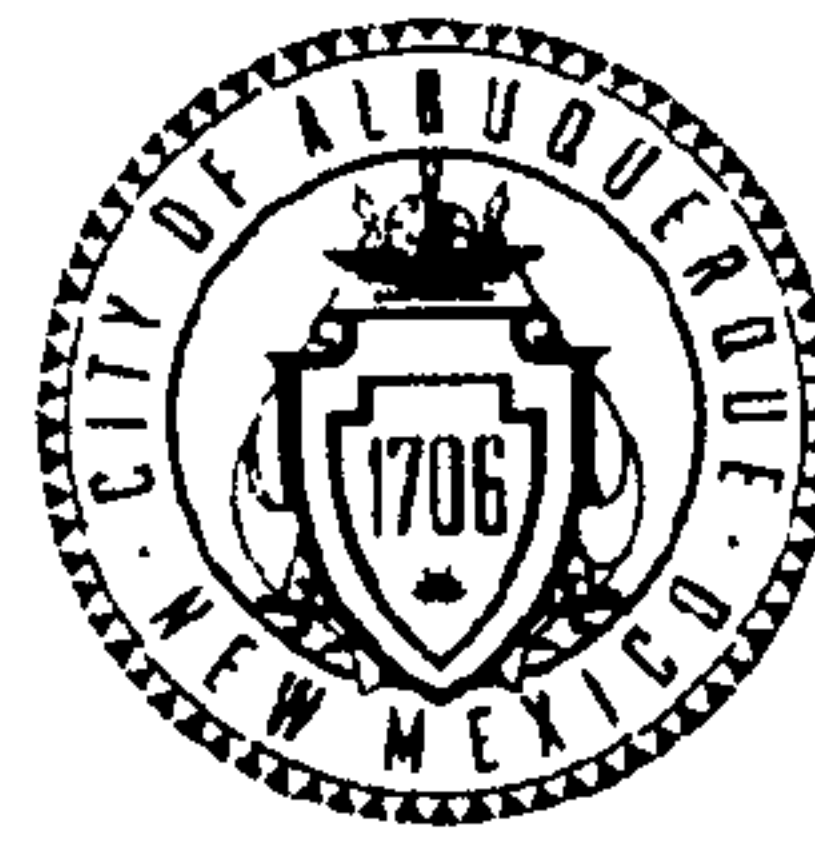
If there are any questions please feel free to contact me at my office.

Sincerely,



Anthony L. Harris

DRB
Submittal



City of Albuquerque

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

Date: October 31, 2012

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 31, 2012
(date)

TO CONTACT NAME: Jack Spilman
COMPANY/AGENCY: Jack's High Country, Inc.
ADDRESS/ZIP: 8953 2nd St. NW / 87114
PHONE/FAX #: 898-3707

Contacted the Office of Neighborhood Coordination requesting the contact names for **ALL Affected Neighborhood and/or Homeowner Associations** affected by their request concerning a Zoning Action or Site Development Plan, etc. at Section 34 T. 11 N 3E
Elena Gallegos Grant, Parcel D-1, located on Alexander Blvd. NE
and Desert Court Circle NE / I-25 Freeway
zone map page(s) F-16.

Our records indicate that as of 10/31/12, there were **No Affected**
(date)

Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Winkleplick
OFFICE OF NEIGHBORHOOD COORDINATION

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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.


INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

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

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

(Below this line for ONC use only)

Date of Inquiry: 10/31/12 Time Entered: 9:15 am ONC Rep. Initials: 

November 28. 2012

17

8

No. of Lots:
Nearest Major Streets

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 20th day of October, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1295 (One Civic Plaza), Albuquerque, New Mexico 87103, and

"Subdivider", a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "Individual," etc.]: Lute + Rose LLC, whose address is 4300 Alexander Blvd NE, Albuquerque 87107 and whose telephone number is 505-344-4011, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Legal. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description]: see Exhibit B, recorded on _____ pages _____ through _____ in the records of the Bernalillo County Clerk at book _____, pages _____ through _____, and 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: Lute + Rose LLC "owner".

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tract of Sundt's Industrial Center Parcel of Remission describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance "S.O." and/or the Zoning Code, Section 14-10-3-11, 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 [state the "improvements"], to the satisfaction of the City, on or before the 20th day of April, 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. 767301.

3. Final Plat. The Subdivider agrees to file a final plat will be filed 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 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 execution of this Agreement. The final plat must be filed with the Development Review Board ("DRB"), unless

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Gerard



Mary Herrera

Bern. Co. REG

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Page: 1 of 6

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the DNE 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	\$.75' of Actual Construction Cost
Excavation And Sidewalk Ordinances, Street Section Allow Fees	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 Baseline Field Services (Jill Rodriguez). Construction surveying of the private improvements shall be performed by N/A. 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, quality 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 Art Blesser w/ Claudio Vigil Architects and inspection of the private improvements shall be performed by N/A, both are State Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

07/01



Mary Herrera Bern. Co. RPRE R 19.89 2065158701 6352730 Page 2 of 8 10/21/2005 10:53A Bk-R108 Pg-6263

General

007100

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.

10. Field Testing. Field testing of the construction of the public improvements shall be performed by AMEC, and field testing of the private improvements shall be performed by N/A, 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 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.

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

12. 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 meet 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. **"Not Seeking Final Plat"**

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

Type of Financial Guaranty: **"Not seeking Final Plat"**
Amount: _____ Name of Financial Institution or Surety providing Guaranty: _____
Date City first able to call Guaranty: _____
(Construction Completion Deadline): 20
If guaranty other than a Bond, last day City able to call Guaranty is: _____
Additional information: _____

13. Notice of Start of Construction. Before construction begins, the Subdivider shall submit an acceptable Notice of Progress to the City and shall arrange or participate in a conference and all required inspections.

14. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See City Ordinance 1, Chapter 1, 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 City Ordinance. After the City approves the final acceptance package, the City shall release this Agreement and the financial Guaranty.



Nary Herrera

Bern. Co. AGRE

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Page 3 of 6

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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 under a subsequent interest of the Subdivider has entered into a Subdivider's 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 plan 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, 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 shall terminate, 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. Amendment. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Severability and Governability. 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. Headings. The captions to the sections or paragraphs of this Agreement are for reference only and shall not affect the meaning or construction of any of the provisions.

20. Form Not Changed. Subdivider agrees that changes to this form are not binding unless made in writing, signed by the Subdivider and signed by the City or Legal Department on this form.

21. Power of Attorney. If the Subdivider signing below is not the Owner of the property, he or she must execute the Power of Attorney below.

General



2685156701
5352790
Page: 5 of 6
18/21/2005 10:59A
BK-A105 Pg-6265

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

SUBDIVIDER: Lute + Rose, LLC
By Signature: [Signature]
Name: Luther Martinez
Title: Managing Member
Date: 10-11-05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 10-20-05
WFC 10/20/05

RECEIVED
OCT 17 2005
10:17:05

SUBDIVIDER'S NOTARY

STATE OF NM
COUNTY OF Bernalillo

This instrument was acknowledged before me on 11th day of October, 2005 at Albuquerque, New Mexico, in the presence of Luther Martinez, Managing Member of Lute + Rose LLC, for himself, "President" or "owner" of Lute + Rose LLC, of Albuquerque.



Official Seal
Tommy Ramos
Notary Public
State of New Mexico
Commission Expires: 04-23-08

[Signature]
Notary Public

My Commission Expires: 04-23-08

CITY OF ALBUQUERQUE NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 20th day of October, 2005 at Albuquerque, New Mexico, in the presence of Richard Amate, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2005136701
8352758
Page: 6 of 8
10/21/2005 19:59
BK-R195 Pg-6205

Mary Herrera Bern. Co. RSRE R 19.00

PICK-UP / DELIVERY REQUEST FC

Albuquerque Reprographics
4716 McLeod Rd NE
Albuquerque, NM 87109
Phone: (505) 884-0862 Fax: (505) 883-6452
Pickup Only: (505) 884-0885

Date: _____

PLEASE CALL/DELIVER COPIES & INVOICE TO:

Name: _____

Address: _____

Phone: _____

PLEASE RETURN ORIGINALS

TO: City of Albuquerque
Planning Department/Publications
2nd Level (on the west side from the entry area)
600 2nd St. NW Suite 201

CONTACT: Sandy Handley ----- 924-3861
Linda Evans ----- 924-3979

Document: _____

Released To: _____

Date: _____

Returned To: _____

Date: _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT: (DRB27) DRAINAGE EASEMENT**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - (Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)** **6 copies**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 - Scale drawing showing the easement to be vacated (8.5" by 11")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Dan Graney
 Applicant name (print)

Dan Graney 10-04-07
 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - _____ - 70355

Form revised 4/07

Andrew Smith 10/2/07
 Planner signature / date

Project # 1004223

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

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

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

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

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

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

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

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

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

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

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

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

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

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

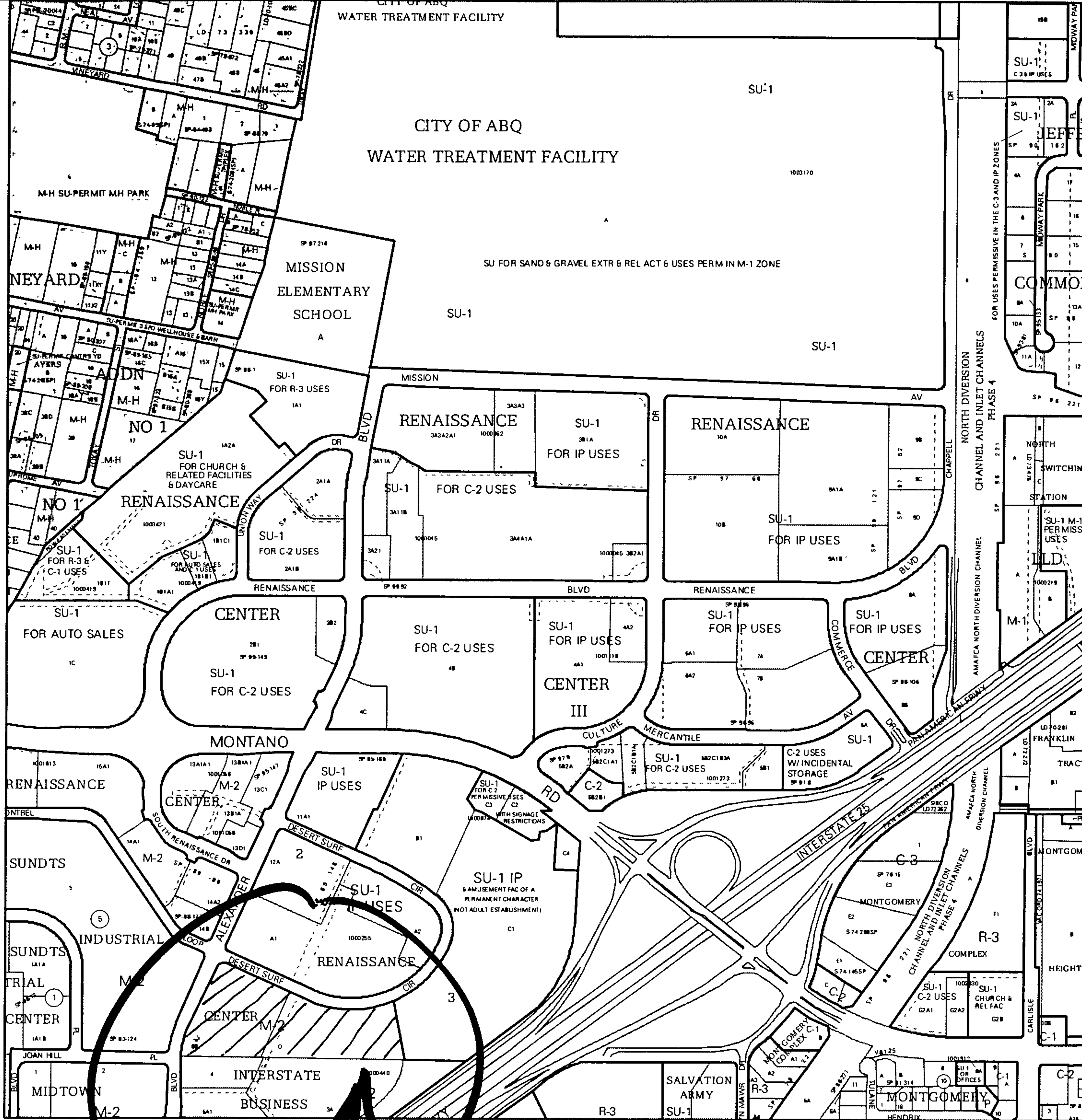
Dan Graney
 Applicant name (print)
Dan Graney 10-01-07
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - 70356

Andrew 11/2/07
 Planner signature / date
 Project # 1004223



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

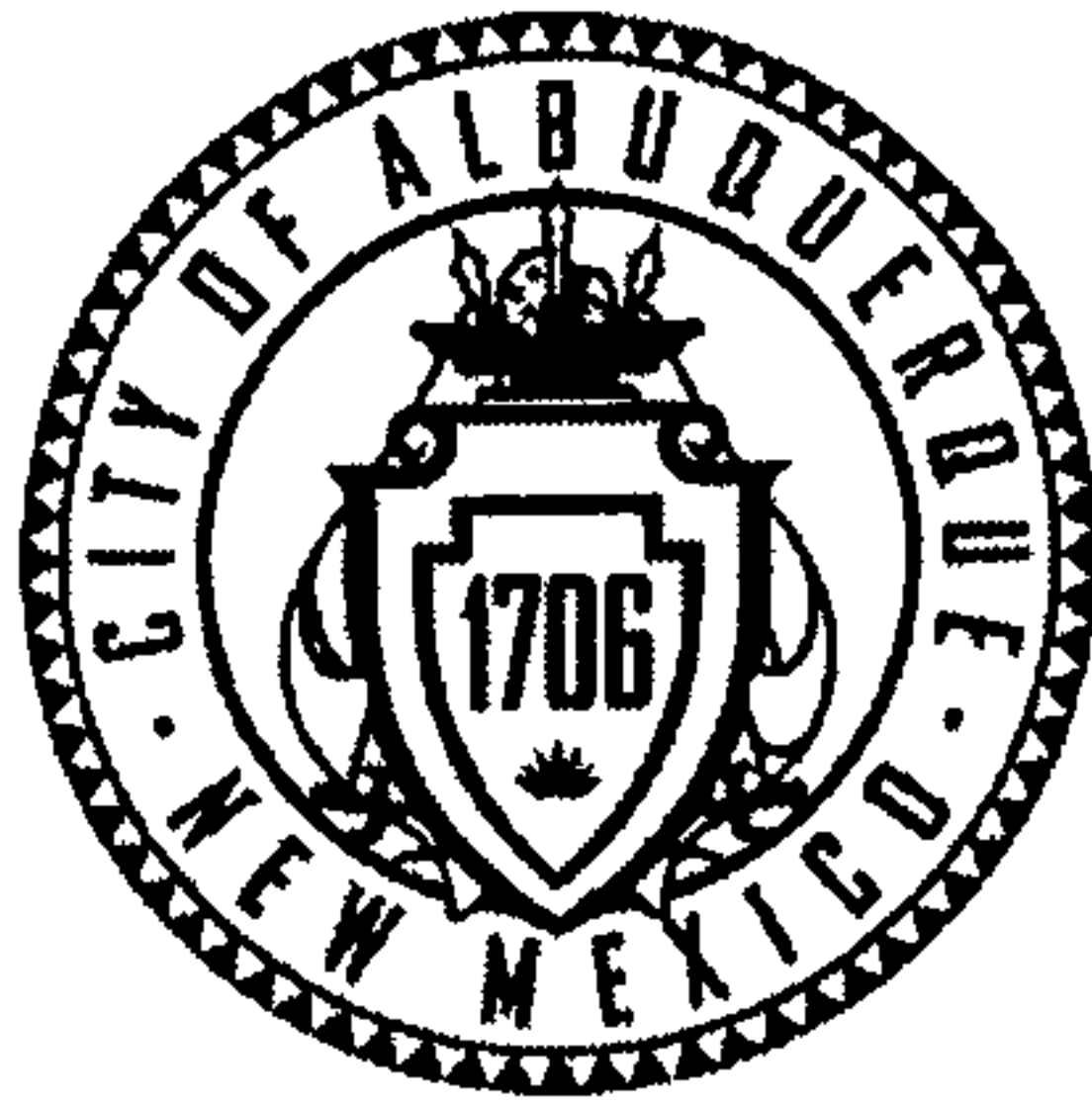
Selected Symbols

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

Map amended through: 10/25/2006

0 750 1,500 Feet

SITE



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 15, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Surveys Southwest, Ltd.

Applicant: Albuquerque Tortilla Company

Address: 4300 Alexander Blvd NE

Legal Description: Tract 6-B, Sundt's Industrial Center

Acreage: 4.27 ac

Zone Atlas Page: F-16

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:

DISCOVERY:

SUPPORTING DOCUMENTATION:

**Geotechnical Engineering Study Report-- Additions to Albuquerque Tortilla Company
4300 Alexander Blvd NE. by AMEC Earth & Environmental, Inc. (June 2004).**

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2), extensive previous land disturbance).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



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

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

October 3, 2007

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on October 3, 2007:

CONTACT NAME: SARAH
COMPANY OR AGENCY: SURVEYS SOUTHWEST, LTD.
333 Lomas Boulevard NE/87102
Phone: 505-998-0303/Fax: 505-998-0306

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D, RENAISSANCE CENTER III**, zone map F-16.

Our records indicate that as of October 3, 2007, there were no Recognized Neighborhood Associations in this area.

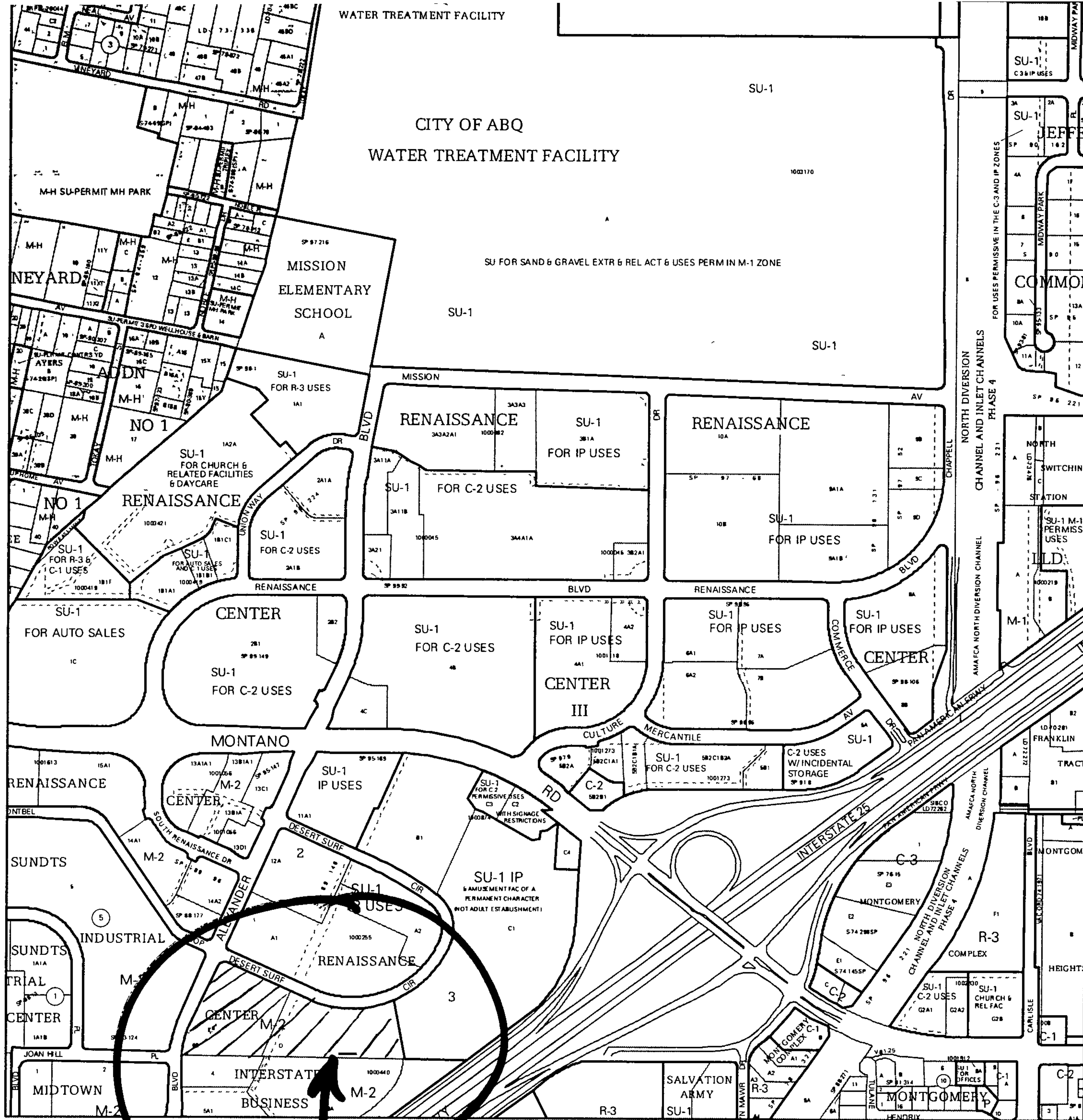
If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,


Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

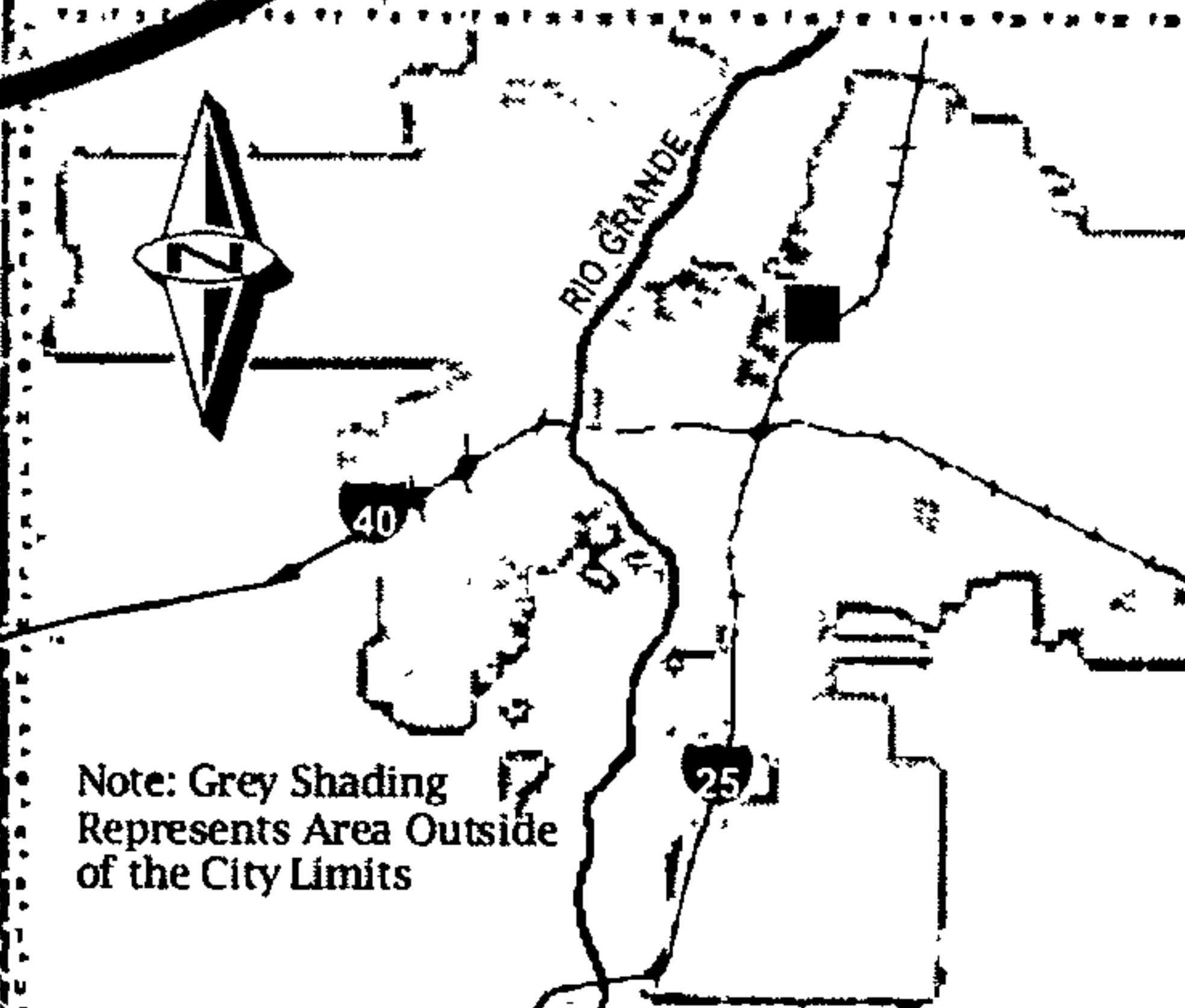
planningrnaform(07/23/07)



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



Map amended through: 10/25/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-16-Z

Selected Symbols

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

0 750 1,500 Feet

SITE

Surveys Southwest, Ltd

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

October 4, 2007

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

REF: PROJECT #1004223 – PARCEL D-1, RENAISSANCE CENTER III

Dear Board Members:

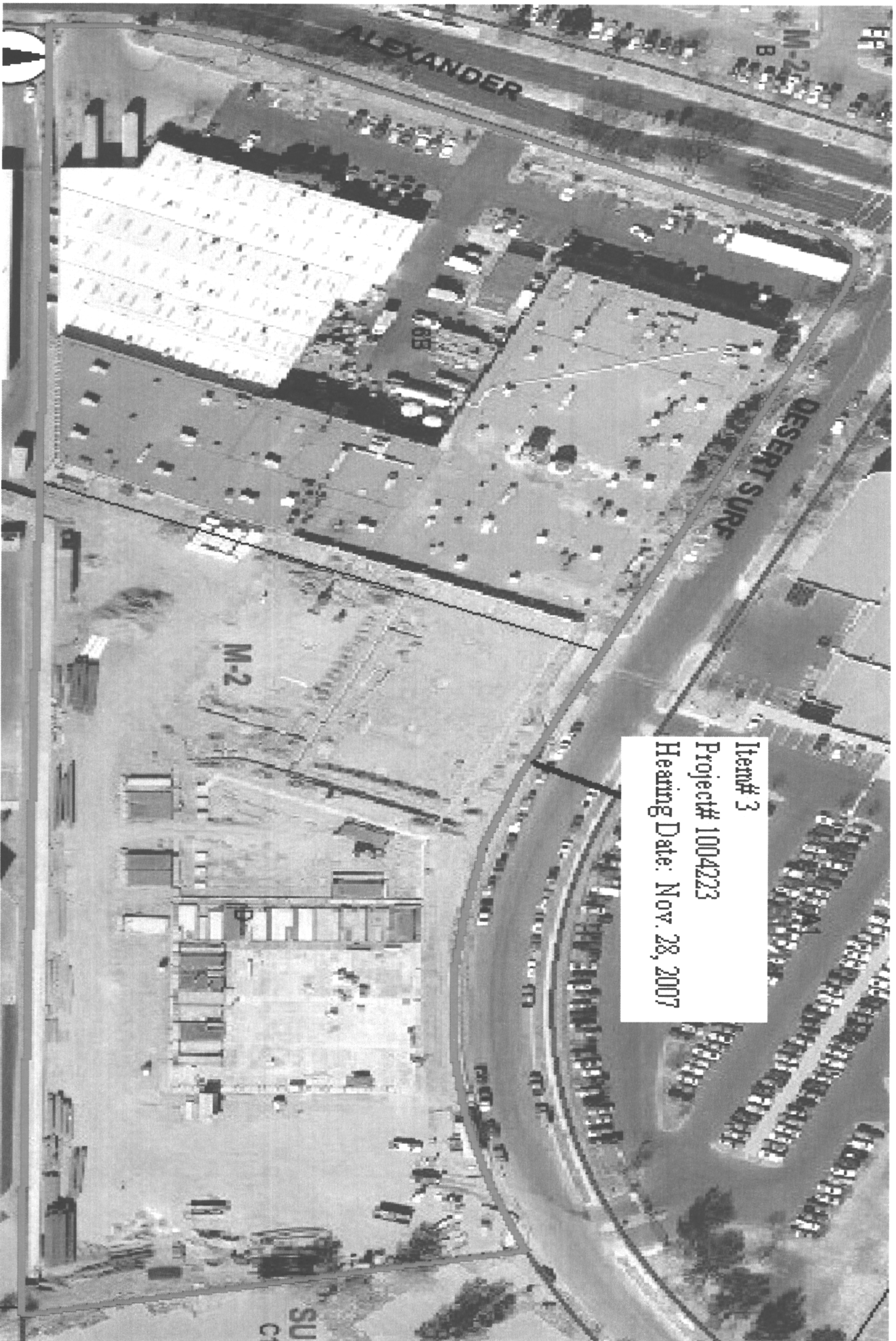
The purpose of this vacation and replat submittal is to vacate an existing drainage easement and eliminate a lot line.

The existing building has been expanded. The original vacation and preliminary plat expired July 12, 2007. The infrastructure has been completed.

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

Sincerely,

Dan Graney
President



Item# 3
Project# 1004223
Hearing Date: Nov. 28, 2007

Surveys Southwest, Ltd

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

October 4, 2007

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

REF: PROJECT #1004223 – PARCEL D-1, RENAISSANCE CENTER III

Dear Board Members:

The purpose of this vacation and replat submittal is to vacate an existing drainage easement and eliminate a lot line.

The existing building has been expanded. The original vacation and preliminary plat expired July 12, 2007. The infrastructure has been completed.

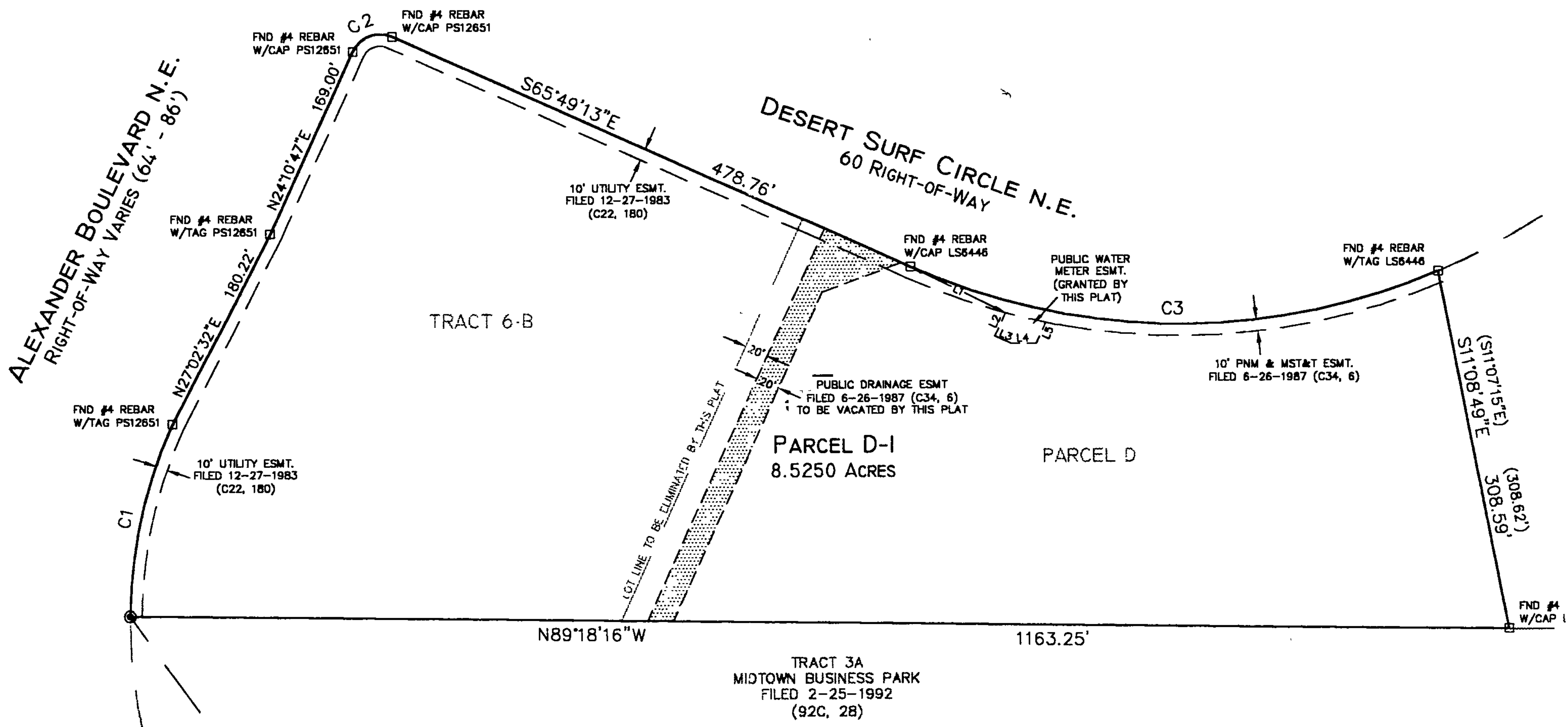
If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

CURVING	CHORD LENGTH
39"E	166.51'
47"E	35.36'
08"E	446.87'

H
54'
75'
48'
73'
64'



STATION 2-F16
 X = 390920.06
 Y = 1504671.78
 GROUND TO GRID = 0.9996718
 DELTA ALPHA = -00°12'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

Exhibit



ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARCEL D-1 RENAISSANCE 111

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D RENAISSANCE CENTER

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 01/29/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 6/29/05
Date Preliminary Plat Expires: 6/29/06
DRB Project No.: 05DRB-8821, OCE
DRB Application No.: 1004223

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
			REMOVE EXISTING CONCRETE DRAINAGE CHANNEL IN VACATED PUBLIC DRAINAGE EASEMENT				/	/	/
			REMOVE EXISTING TRENCH DRAIN COVER PLATES, REPAIR SIDEWALK AREA - ADJACENT TO DESERT SURF CIR. NE				/	/	/
		10'	CONSTRUCT NEW CONCRETE DRAINAGE CHANNEL WITHIN NEW PUBLIC DRAINAGE EASEMENT - EAST PROPERTY LINE				/	/	/
		24"	INSTALL DRAINAGE PIPE ADJACENT TO DESERT SURF CIR. NE PUBLIC DRAINAGE EASEMENT - NORTH PROPERTY LINE				/	/	/
			INSTALL SIDEWALK CULVERT ADJACENT TO DESERT SURF CIR. NE NORTH PROPERTY LINE				/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DAN GRANEY
NAME (print)

SURVEYS SOUTHWEST LTD
FIRM

Dan Graney 6.28.05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

McIntosh 6/29/05 DRB CHAIR - date

Christina Sandoral 6/29/05 PARKS & GENERAL SERVICES - date

Will Ay 6-29-05 TRANSPORTATION DEVELOPMENT - date

Robert Shea 6/29/05 UTILITY DEVELOPMENT - date

Bradley L. Benfan 6/29/05 CITY ENGINEER - date

AMAFCA - date _____

_____ - date _____

_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

EXTENSION OF PRELIM PLAT

S Z ZONING & PLANNING

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

SITE DEVELOPMENT PLAN

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

P

L A APPEAL / PROTEST of...

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

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

APPLICANT INFORMATION:

NAME: LUTHER MARTINEZ PHONE: 344-4011
 ADDRESS: 4300 ALEXANDER BLVD NE FAX: 344-3231
 CITY: ALBU STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: REQUESTING EXTENSION OF PRELIMINARY PLAT

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

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

Lot or Tract No. TRACT U-B, SUNDT'S INDUS. CENTER Block: N/A Unit: N/A
 Subdiv. / Addn. W PARCEL D, RENAISSANCE CENTER TIL
 Current Zoning: M-2 & SU-1 TP Proposed zoning: N/A
 Zone Atlas page(s): F-16-Z No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 8.5250 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. 1-016-061-114-023-30110 & 1-016-061-175-012-30117 MRGCB Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTANA BLVD NE
 Between: ALEXANDER BLVD NE and DESERT SURF CIRCLE 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.): V-96-84
DRB 96-377, 05DRB-00884, 00885 Proj # 1004223

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

SIGNATURE Dan Grancy DATE 5-15-06
 (Print) Dan Grancy _____ 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

06DRB-00913

Action

EPP
CME

S.F.

5(3)

Fees

\$ 50.00
 \$ 20.00
 \$ _____
 \$ _____
 \$ _____
 Total
 \$ 70.00

Hearing date 07/12/06

Sandy Handley 06/22/06

Project # 1004223

- 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

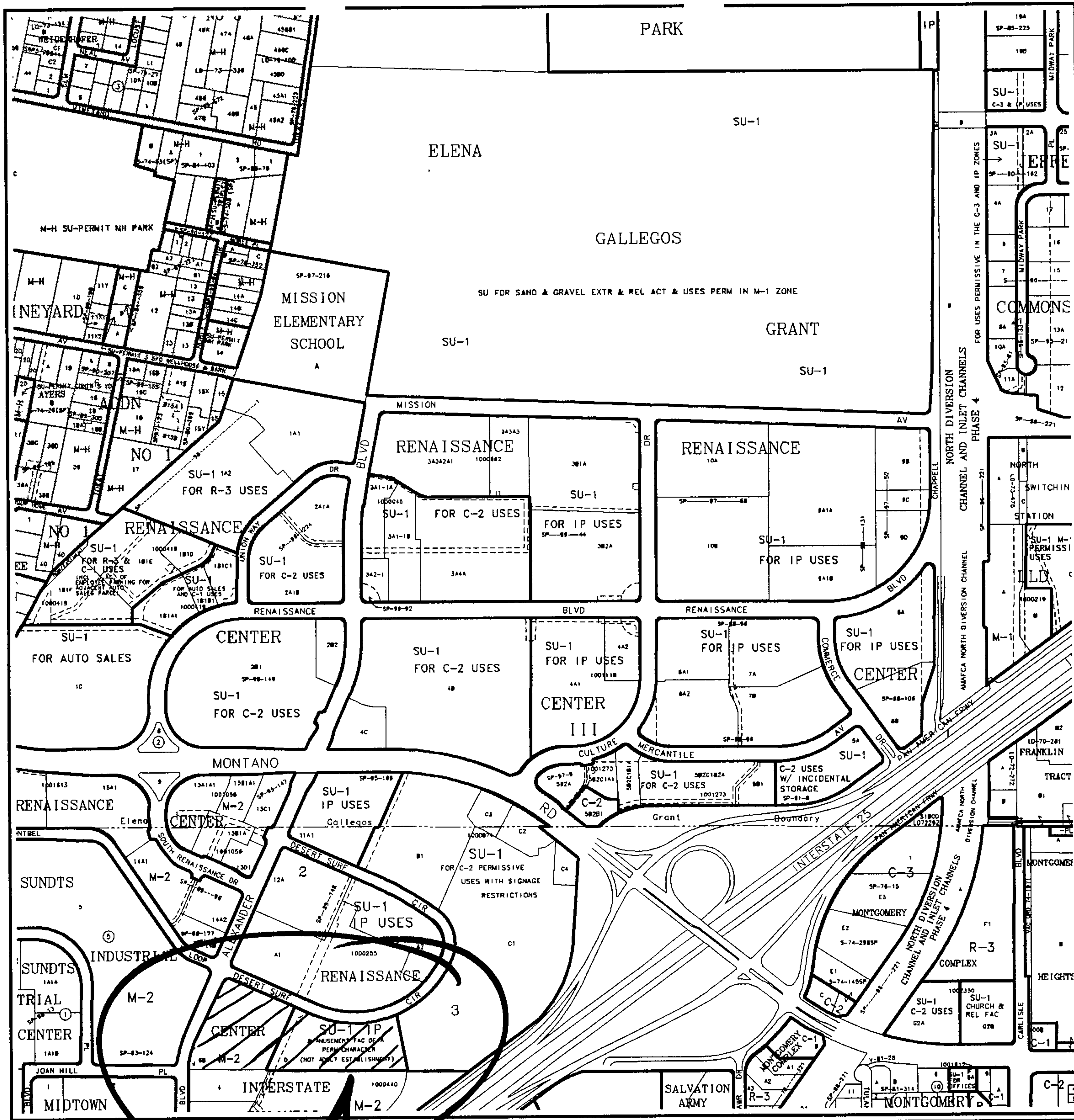
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Dan Graney Applicant name (print)
Dan Graney Applicant signature / date
 5.15.06



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06223 - 00913
- Sandy Handley Planner signature / date
- Project # 1004223**



PARK

ELENA

GALLEGOS

GRANT

RENAISSANCE

RENAISSANCE

CENTER

CENTER

MONTANO

RENAISSANCE

CENTER

SUNDT'S

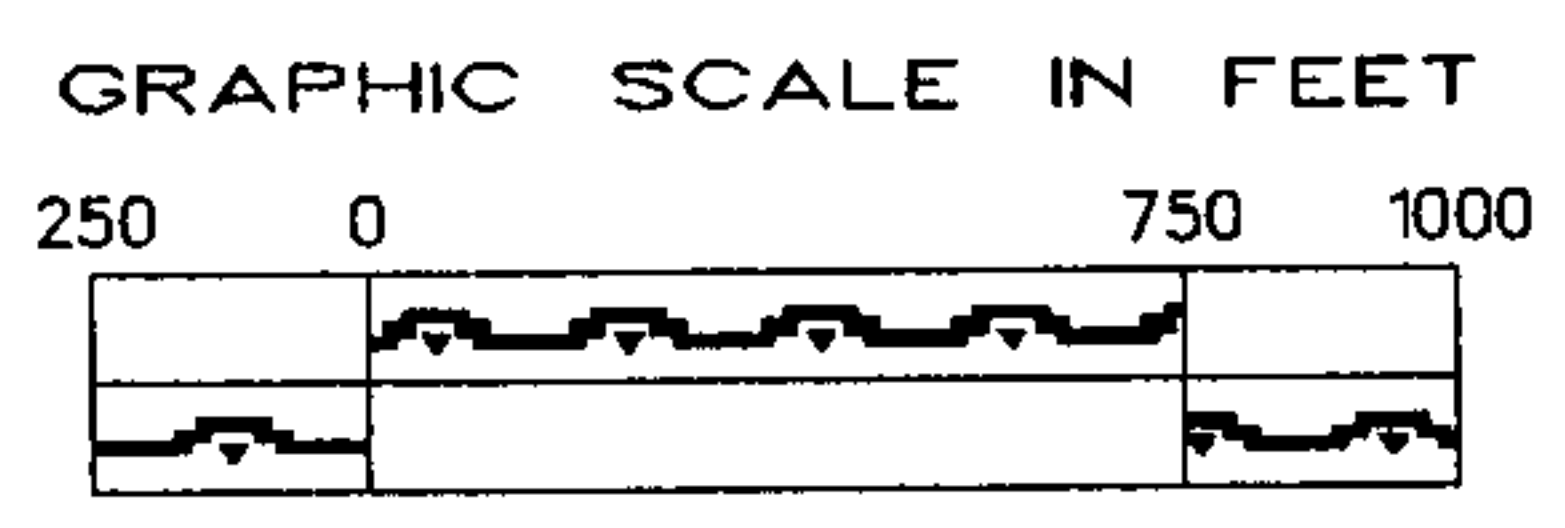
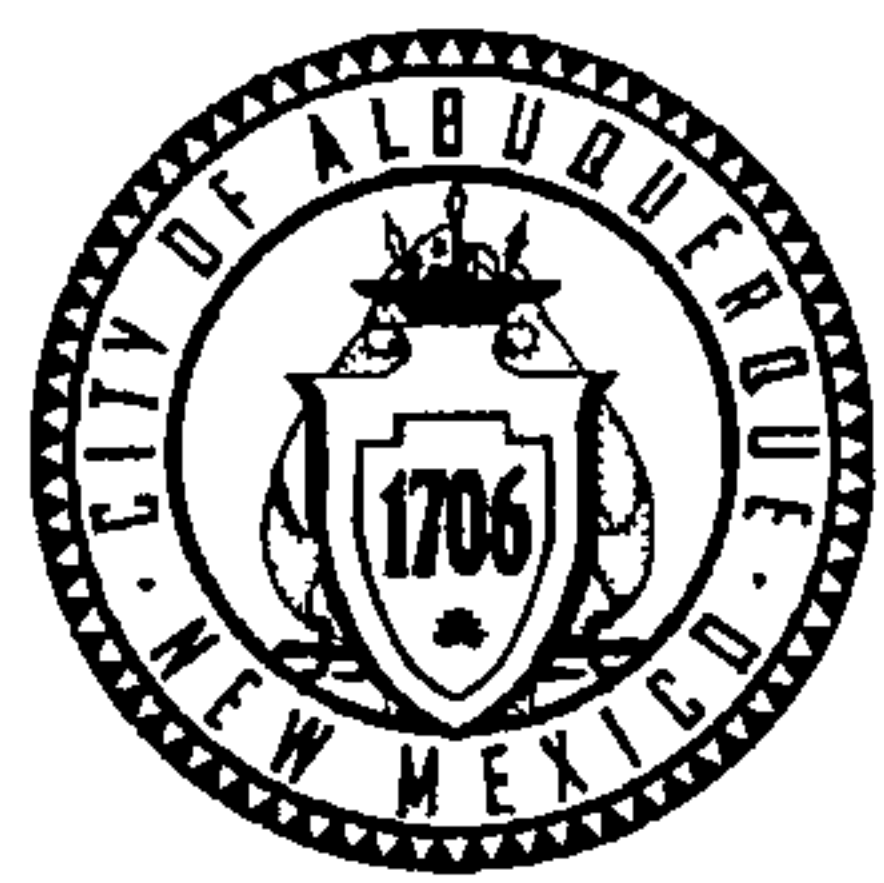
SUNDT'S

TRIAL CENTER

MIDTOWN

SALVATION ARMY

MONTGOMERY



Zone Atlas Page

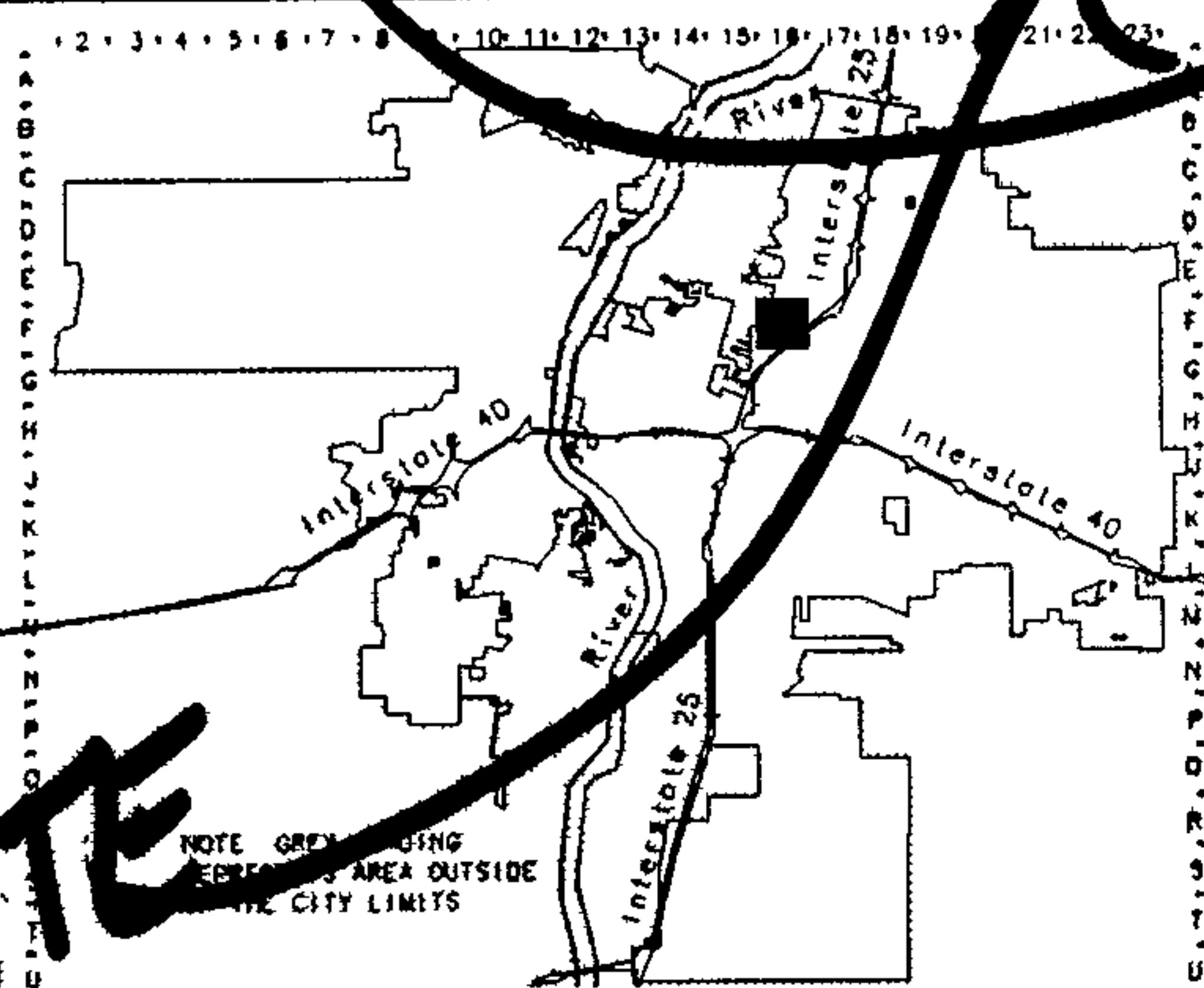
F-16-Z

Map Amended through August 03, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

SITE

NOTE GREEN SHADING INDICATES AREA OUTSIDE CITY LIMITS



Surveys Southwest, Ltd

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

May 15, 2006

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

REF: PROJECT #1004223 / TRACT 6-B, SUNDT'S INDUSTRIAL CENTER WITH
PARCEL D, RENAISSANCE CENTER III.

Dear Board Members:

The purpose of this request is to obtain a One (1) year extension of the preliminary plat and infrastructure.

The contractor is currently working on the site and requires more time to complete the project.

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

Sincerely,

Dan Graney
President

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARCEL D-1 RENAISSANCE 111

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D RENAISSANCE CENTER

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
			REMOVE EXISTING CONCRETE DRAINAGE CHANNEL IN VACATED PUBLIC DRAINAGE EASEMENT				1	1	1
			REMOVE EXISTING TRENCH DRAIN COVER PLATES, REPAIR SIDEWALK AREA - ADJACENT TO DESERT SURF CIRCLE NE				1	1	1
		10'	CONSTRUCT NEW CONCRETE DRAINAGE CHANNEL WITHIN NEW PUBLIC DRAINAGE EASEMENT - EAST PROPERTY LINE				1	1	1
		24"	INSTALL DRAINAGE PIPE ADJACENT TO DESERT SURF CIR. NE PUBLIC DRAINAGE EASEMENT - NORTH PROPERTY LINE				1	1	1
			INSTALL SIDEWALK CULVERT ADJACENT TO DESERT SURF CIR. NE NORTH PROPERTY LINE				1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAN GRANEY
 NAME (print)

SURVEYS SOUTHWEST LTD
 FIRM

Dan Graney 6.28.05
 SIGNATURE - date

Matson 6/29/05
 DRB CHAIR - date

Christina Sandoral 6/29/05
 PARKS & GENERAL SERVICES - date

Bill Sy 6-29-05
 TRANSPORTATION DEVELOPMENT - date

Robert Shea 6/29/05
 UTILITY DEVELOPMENT - date

Bradley L. Binfan 6/29/05
 CITY ENGINEER - date

_____ AMAFCA - date

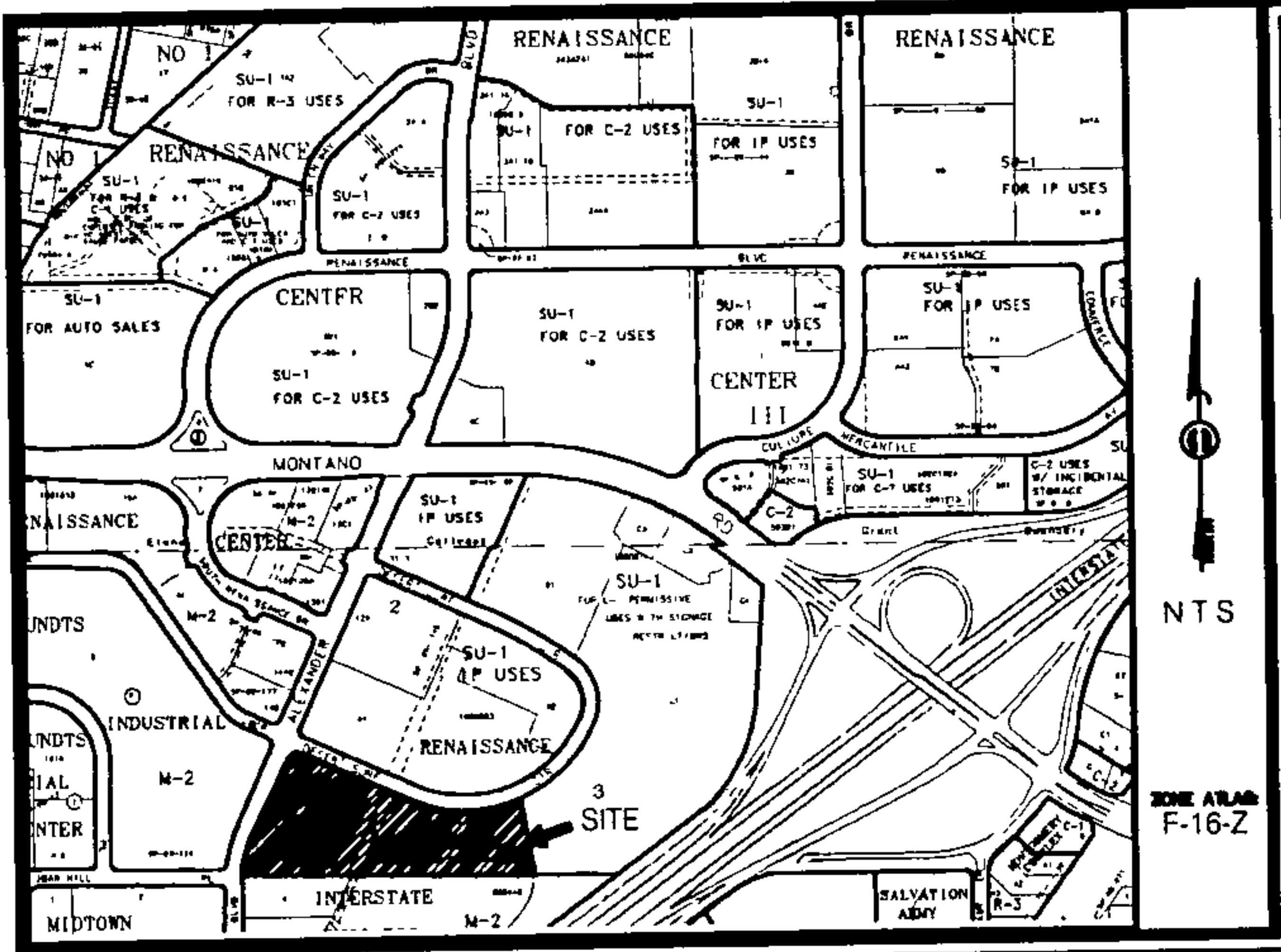
_____ - date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Vicinity Map

SUBDIVISION DATA / NOTES

- 1 PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY
- 2 BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS I-25-20 AND 2-F16, AS SHOWN HEREON
- 3 DISTANCES ARE GROUND DISTANCES
- 4 PLAT SHOWS ALL EASEMENTS OF RECORD
- 5 BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF RENAISSANCE III, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 26, 1987 IN VOLUME C34, FOLIO 6
- 6 GROSS AREA 8 5250 ACRES
- 7 NUMBER OF EXISTING TRACTS 2
- 8 NUMBER OF PARCELS CREATED 1
- 9 PROPERTY IS ZONED M-2 AND SU-1 IP

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD _____
 BERNALILLO COUNTY TREASURER'S OFFICE

**PLAT OF
 PARCEL D-1
 RENAISSANCE III
 PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2005
 SHEET 1 OF 2**

LEGAL DESCRIPTION
 Tract 6-B of SUNDT'S INDUSTRIAL CENTER, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 1983 in Volume C22, Folio 180, together with Parcel D of RENAISSANCE CENTER III as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 26, 1987 in Volume C34 Folio 6

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

OWNER(S) SIGNATURE _____ DATE _____
 OWNER(S) PRINT NAME _____
 ADDRESS _____ TRACT _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005
 BY _____
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) NEW TRACT AND TO VACATE A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON

CITY APPROVALS	PROJECT NO	APPLICATION NO
_____	_____	_____
CITY SURVEYOR	_____	DATE
_____	_____	_____
TRAFFIC ENGINEERING	_____	DATE
_____	_____	_____
PARKS & RECREATION DEPARTMENT	_____	DATE
_____	_____	_____
UTILITIES DEVELOPMENT	_____	DATE
_____	_____	_____
A M A F C A	_____	DATE
_____	_____	_____
CITY ENGINEER	_____	DATE
_____	_____	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____	DATE
_____	_____	_____

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief

Gary E. Gritsko
 New Mexico Professional Surveyor, 8686

Date



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

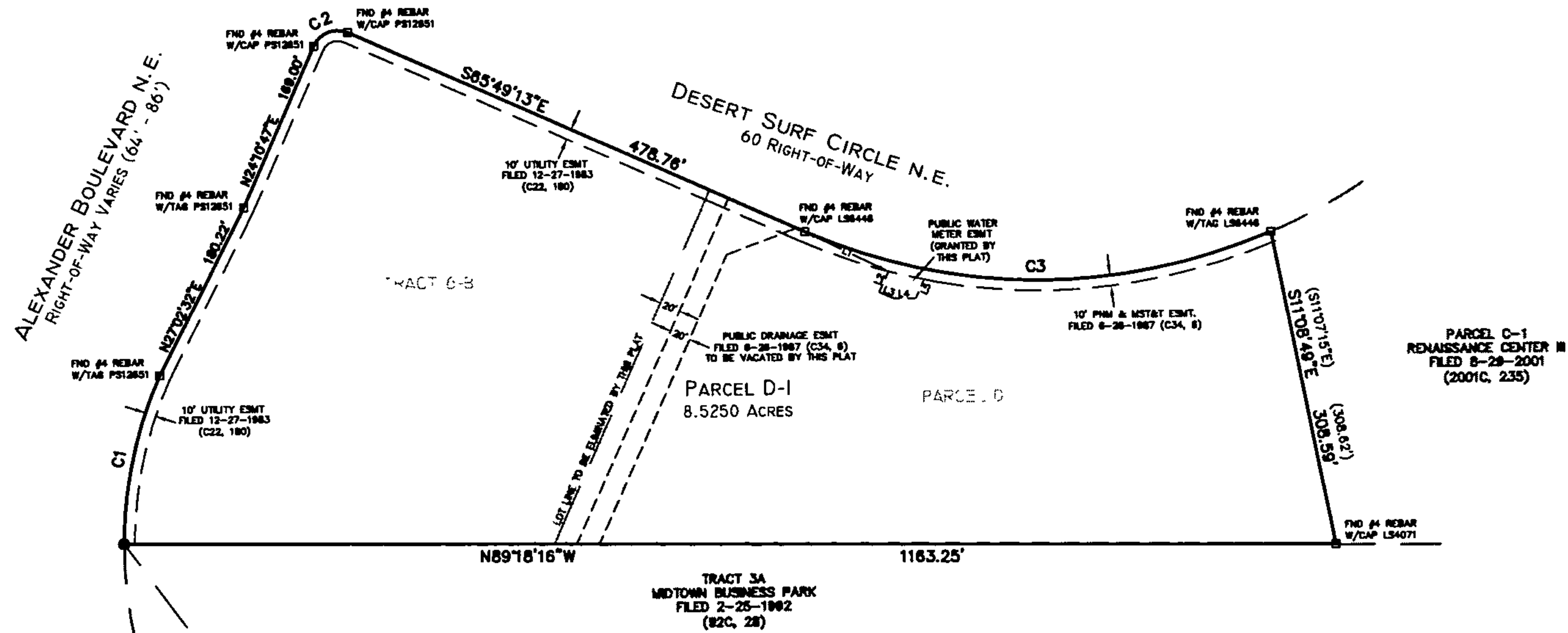
PHONE (505) 998-0303
 FAX: (505) 998-0306

T11N R3E SEC. 34

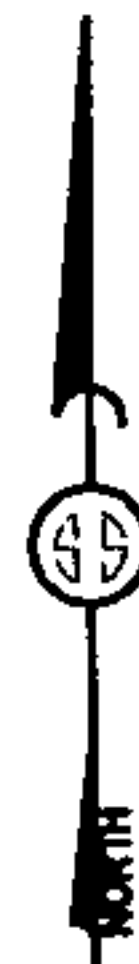
PLAT OF
 PARCEL D-1
 RENAISSANCE III
 PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2005
 SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	408.00'	187.88'	23°28'09"	S12°22'38"W	188.51'
C2	25.00'	39.27'	90°00'00"	S89°10'47"W	35.34'
C3	580.00'	458.87'	47°01'50"	S89°20'08"E	448.87'
		(458.81')			

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°48'12"E	88.54'
L2	S24°28'54"W	21.73'
L3	S85°28'04"E	14.48'
L4	S89°18'18"E	21.73'
L5	N24°28'54"E	18.64'



SCALE: 1" = 100'
 PROJECT NO. 0408PB12
 DRAWN BY PGB
 ZONE ATLAS: F-18-Z
 WMESMT.CRS



MONUMENT LEGEND	
◆	- FOUND CONTROL STATION AS NOTED
□	- FOUND MONUMENT AS NOTED
●	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8486" UNLESS OTHERWISE NOTED

STATION 2-F18
 X = 390820.08
 Y = 1504871.78
 GROUND TO GRID = 0.9996718
 DELTA ALPHA = -00°12'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 1-25-20
 X = 390403.88
 Y = 1502304.85
 GROUND TO GRID = 0.99967080
 DELTA ALPHA = -00°12'39"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T11N R3E SEC. 34



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

8. Project # 1004223

05DRB-00884 Major-Vacation of Public Easements

05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [*Deferred from 6/22/05*] (F-16)

At the June 29, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 6/29/05 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA.

If you wish to appeal this decision, you must do so by July 14, 2005, in the manner described below.



OFFICIAL NOTICE OF DECISION
PAGE 2

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: Luther Martinez, 4300 Alexander Blvd NE, 87107
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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

PAID RECEIPT

APPLICANT NAME LUTHER MARTINEZ
AGENT SURVEYS SOUTHWEST LTD
ADDRESS 333 LOMAS BLVD NE
PROJECT & APP # 1004223/06PRB00913
PROJECT NAME TR6-B SUNDT'S INDUSTRIAL CENTER

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 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
\$ 70.00 TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

8648

DATE
6/22/06

AMOUNT

\$ 70.00

PAY
TO THE
ORDER
OF:

SEVENTY 00/100
CITY OF ALBU.

David Gurney

⑈008648⑈ ⑆107000783⑆ 0078921323⑈

Claire

Date Submitted: 4/29/05

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 6/29/05

Date Preliminary Plat Expires: 6/29/06

DRB Project No.: 05120-0021, 0085

DRB Application No.: 1004223

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PARCEL D-1 RENAISSANCE 111

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D RENAISSANCE CENTER

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
			REMOVE EXISTING CONCRETE DRAINAGE CHANNEL IN VACATED PUBLIC DRAINAGE EASEMENT				/	/	/
			REMOVE EXISTING TRENCH DRAIN COVER PLATES, REPAIR SIDEWALK AREA - ADJACENT TO DESERT SURF CIRCLE NE				/	/	/
		10'	CONSTRUCT NEW CONCRETE DRAINAGE CHANNEL WITHIN NEW PUBLIC DRAINAGE EASEMENT - EAST PROPERTY LINE				/	/	/
		24"	INSTALL DRAINAGE PIPE ADJACENT TO DESERT SURF CIR. NE PUBLIC DRAINAGE EASEMENT - NORTH PROPERTY LINE				/	/	/
			INSTALL SIDEWALK CULVERT ADJACENT TO DESERT SURF CIR. NE NORTH PROPERTY LINE				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DAN GRANEY
NAME (print)

SURVEYS SOUTHWEST LTD
FIRM

Dan Graney 6.28.05
SIGNATURE - date

McIntosh 6/29/05 - DRB CHAIR - date

Christina Sandora 6/29/05 - PARKS & GENERAL SERVICES - date

Jeff Sj 6-29-05 - TRANSPORTATION DEVELOPMENT - date

Logan Shea 6/29/05 - UTILITY DEVELOPMENT - date

Bradley L. Binfan 6/29/05 - CITY ENGINEER - date

_____ - date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME LUTHER MARTINEZ
 AGENT SURVEYS SOUTHWEST
 ADDRESS 333 LOMAS BLVD. NE
 PROJECT & APP # 1004223/00884
 PROJECT NAME _____

City of Albuquerque
Treasury Division

5/24/2005 12:04PM LOC: ANNX
 RECEIPT# 00043192 WSH 007 TRAC# 0019
 Account 441018 Fund 0110
 Activity 4971000 TRSLJ5
 Trans AMT \$355.00
 J24 Misc \$75.00
 CK \$355.00
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 260.00 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
 \$ 355.00 TOTAL AMOUNT DUE

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

8358

95-145/1070

ALBUQUERQUE TORTILLA COMPANY, INC.
 4300 ALEXANDER BLVD., NE 505-344-4011
 ALBUQUERQUE, NM 87107

DATE 5-19-05

PAY TO THE ORDER OF City of Albuquerque \$ 355.00/100
Three Hundred Fifty Five 00/100 DOLLARS

City of Albuquerque
Treasury Division

5/24/2005 12:04PM LOC: ANNX
 RECEIPT# 00043192 WSH 007 TRAC# 0019
 Account 441032 Fund 0110
 Activity 3424000 TRSLJ5

FOR 008358 #1070014521: 001371847003424000

www.fsbnm.com

J24 Misc \$20.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

- SUBDIVISION**
- Major Subdivision action
 - Minor Subdivision action
 - Vacation PUBLIC DRAINAGE; **V**
 - Variance (Non-Zoning) EASEMENT;

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

Supplemental form **Z**

- 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: LUTHER MARTINEZ PHONE: 344-4011
 ADDRESS: 4300 ALEXANDER BLVD NE FAX: 344-3231
 CITY: ALBU STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: COMBINE TWO EXISTING TRACTS INTO ONE NEW TRACT & TO VACATE A PUBLIC DRAINAGE EASEMENT (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. TRACT U-B, SUNDT'S TUDUS. CENTER Block: N/A Unit: N/A
 Subdiv. / Addn. W PARCEL D RENAISSANCE CENTER III
 Current Zoning: M-2 & SU-1 IP Proposed zoning: N/A
 Zone Atlas page(s): F-16-2 No. of existing lots: 2 No. of proposed lots: 1
 Total area of site (acres): 8.5250 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. 1-016-061-114-023-30110 & 1-016-061-175-012-30117 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO BLVD NE
 Between: ALEXANDER BLVD NE and DESERT SURF CIRCLE 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.): V-96-84

DRB 96-377

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

SIGNATURE Dan Graney DATE: 5.20.05
 (Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	05 DRB - 00884	VPE	V	\$ 45.00
<input type="checkbox"/> All fees have been collected	05 DRB - 00885	PNF	S3	\$ 215.00
<input type="checkbox"/> All case #s are assigned	-	CMF	-	\$ 20.00
<input type="checkbox"/> AGIS copy has been sent	-	ADV	-	\$ 75.00
<input type="checkbox"/> Case history #s are listed	-	-	-	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	-	-	-	\$
<input type="checkbox"/> F.H.D.P. density bonus	-	-	-	\$
<input type="checkbox"/> F.H.D.P. fee rebate	-	-	-	\$
	Hearing date <u>06/22/05</u>			Total \$ 355.00

Sandy Sandley 05/24/05
 Planner signature / date

Project # 1004223

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 (DRAINAGE)

- ✓ 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 Applicant signature / date
 5.20.05



Form revised April 2003

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

Application case numbers

05DRB-00884

Sandy Sandley 05/24/05 Planner signature / date

Project # 1004223

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.
- 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
Applicant name (print)
Dan Graney
Applicant signature / date
5.20.05



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

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

Application case numbers
05DRB - _____ - 00885
_____-_____-_____
_____-_____-_____

Sandy Handley 05/24/05
Planner signature / date
Project # 1004223

Surveys Southwest, LTD

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

May 20, 2005

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

REF: PARCEL D-1, RENAISSANCE III

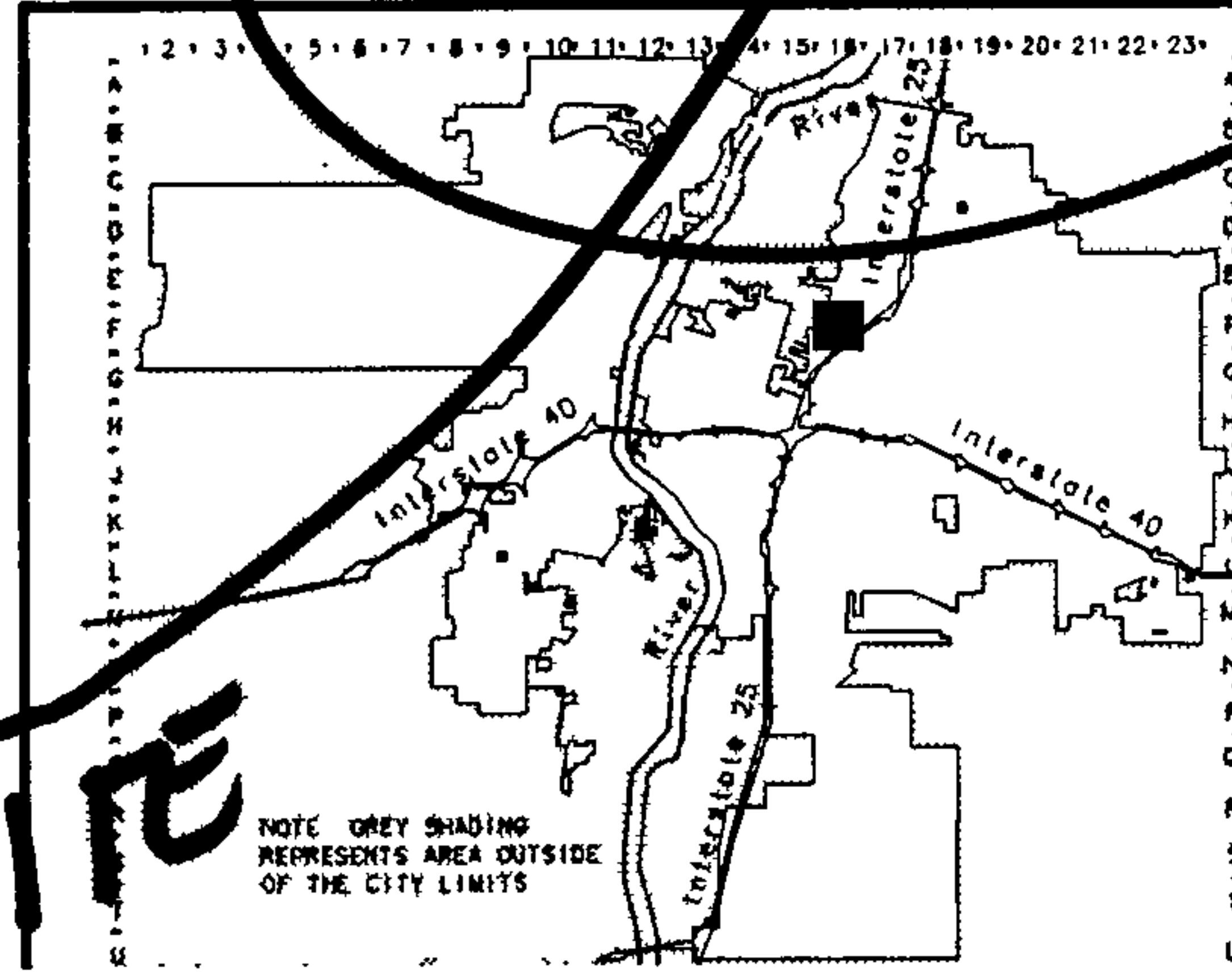
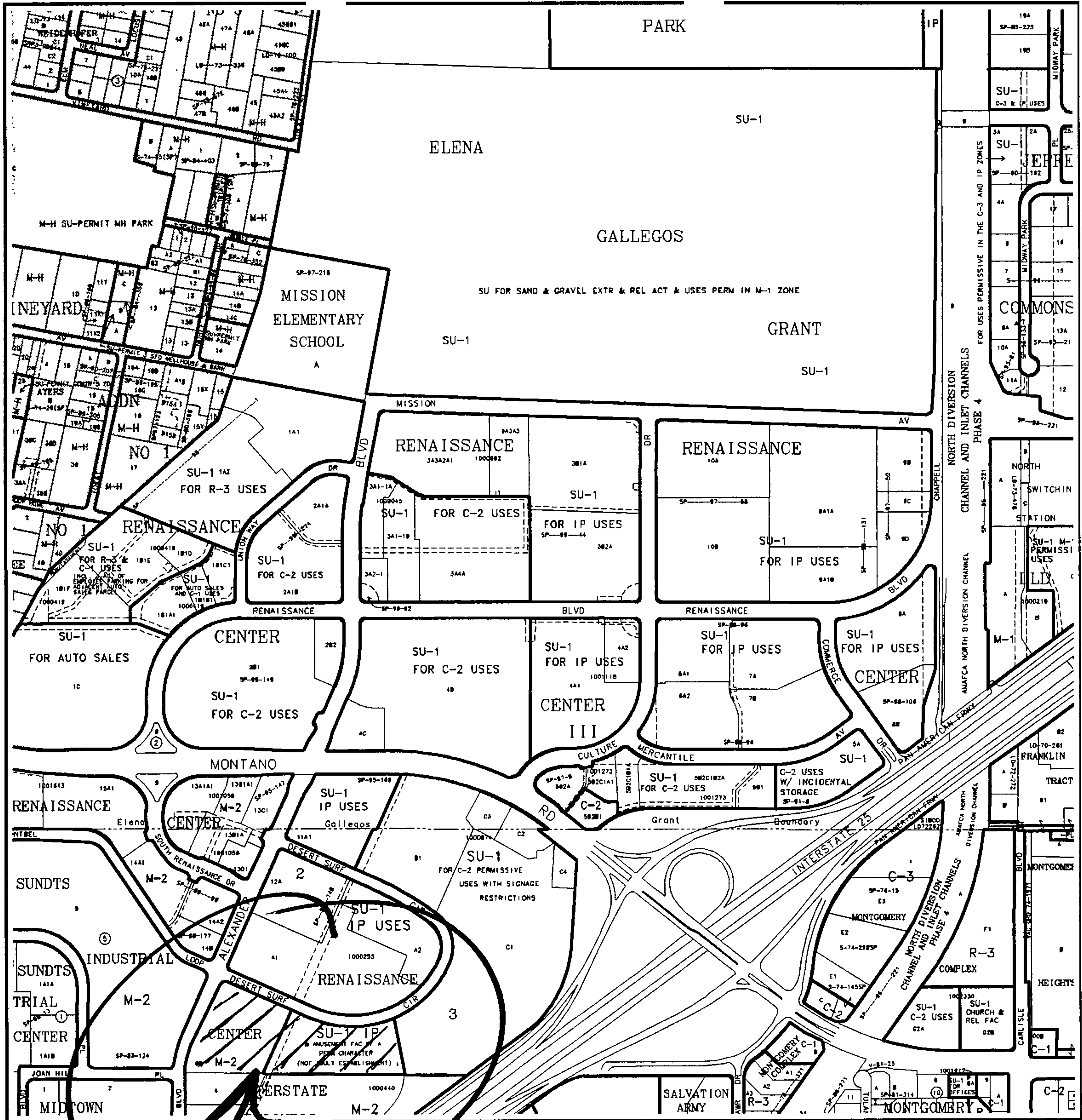
Dear Board Members:

The purpose of the above referenced property is to vacate an existing 20' public drainage easement and to eliminate a lot line to prepare the property for a building expansion.

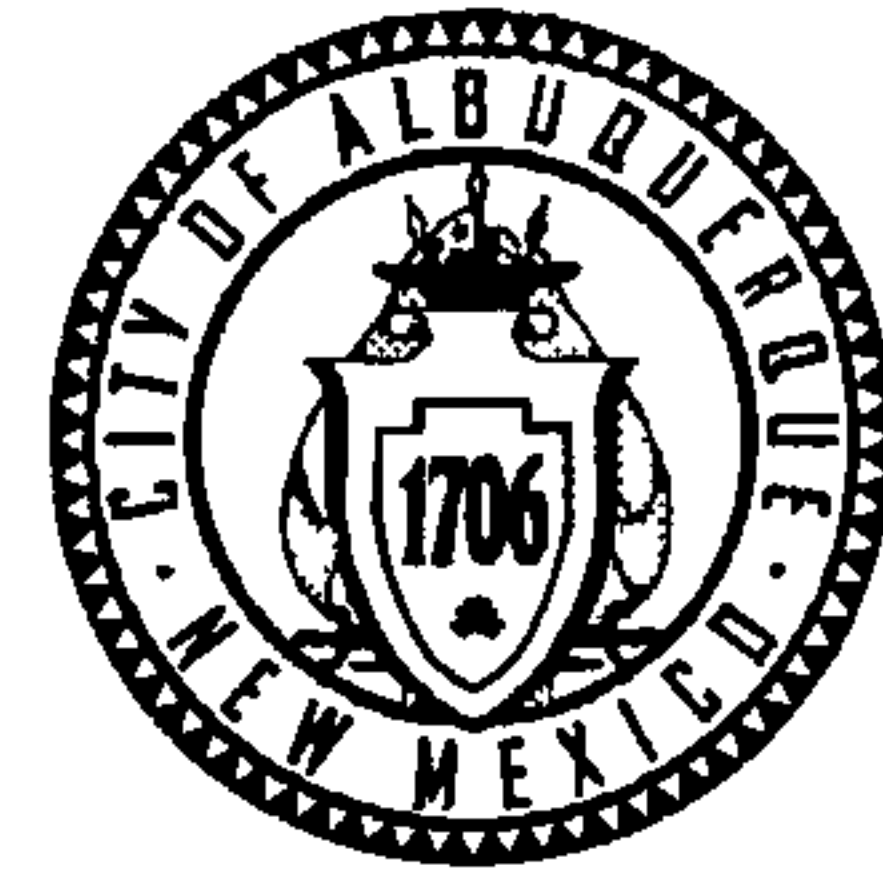
If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President



NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



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

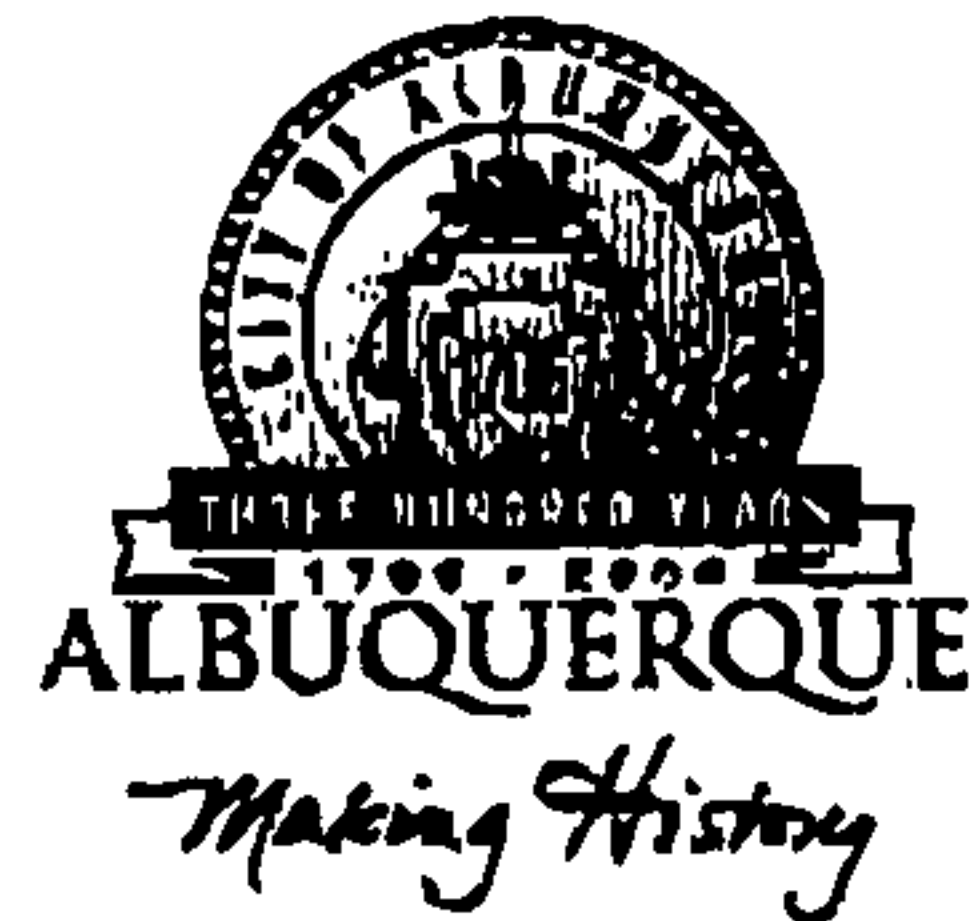
© Copyright 2004

Zone Atlas Page

F-16-Z

Map Amended through August 03, 2004

SITE



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

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

May 20, 2005

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 20, 2005:

CONTACT NAME: SARAH
COMPANY OR AGENCY: SURVEYS SOUTHWEST, LTD.
333 LOMAS BOULEVARD NE/87102
PHONE: 998-0305/FAX: 998-0306

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 6-B, SUNDT'S INDUSTRIAL CENTER AND PARCEL D, RENAISSANCE CENTER III** zone map **F-16**.

Our records indicate that as of May 20, 2005, there were no Recognized Neighborhood Associations in this area.

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 J. Winklepleck

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

planningnrnaform(10/08/04)

The association(s) listed below is an "unrecognized" association and doesn't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

Surveys Southwest, LTD

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

May 20, 2005

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

REF: PARCEL D-1, RENAISSANCE III

Dear Board Members:

The purpose of the above referenced property is to vacate an existing 20' public drainage easement and to eliminate a lot line to prepare the property for a building expansion.

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 LUTHER MARTINEZ
 AGENT SURVEYS SOUTHWEST
 ADDRESS 333 LOMAS BLVD. NE
 PROJECT & APP # 1004223/00884
 PROJECT NAME _____

DUPLICATE
 City Of Albuquerque
 Treasury Division

5/24/2005 12:04PM LOC: ANNX
 RECEIPT# 00043190 WSH 007 TRANSH 0019
 ACCOUNT 441032 Fund 0110
 ACTIVITY 3424000 TRSLJS
 Trans Amt \$355.00
 J24 Misc \$20.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 200.00 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
- \$ 355.00 TOTAL AMOUNT DUE

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

8358

95-145/1070

ALBUQUERQUE TORTILLA COMPANY, INC.
 4300 ALEXANDER BLVD., NE 505-344-4011
 ALBUQUERQUE, NM 87107

DATE 5-19-05

PAY TO THE ORDER OF City of Albuq. \$ 355.00/100

Three Hundred Fifty Five 00/100 DOLLARS

DUPLICATE
 City Of Albuquerque
 Treasury Division

Lucilla Martinez

RECEIPT# 00043192 WSH 007 TRANSH 0019
 ACCOUNT 441018 Fund 0110

008588 1070014521 001371312

Trans Amt \$355.00
 J24 Misc \$75.00
 CK \$355.00
 CHANGE \$0.00

Thank You

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 7, 2005 To June 22, 2005

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.

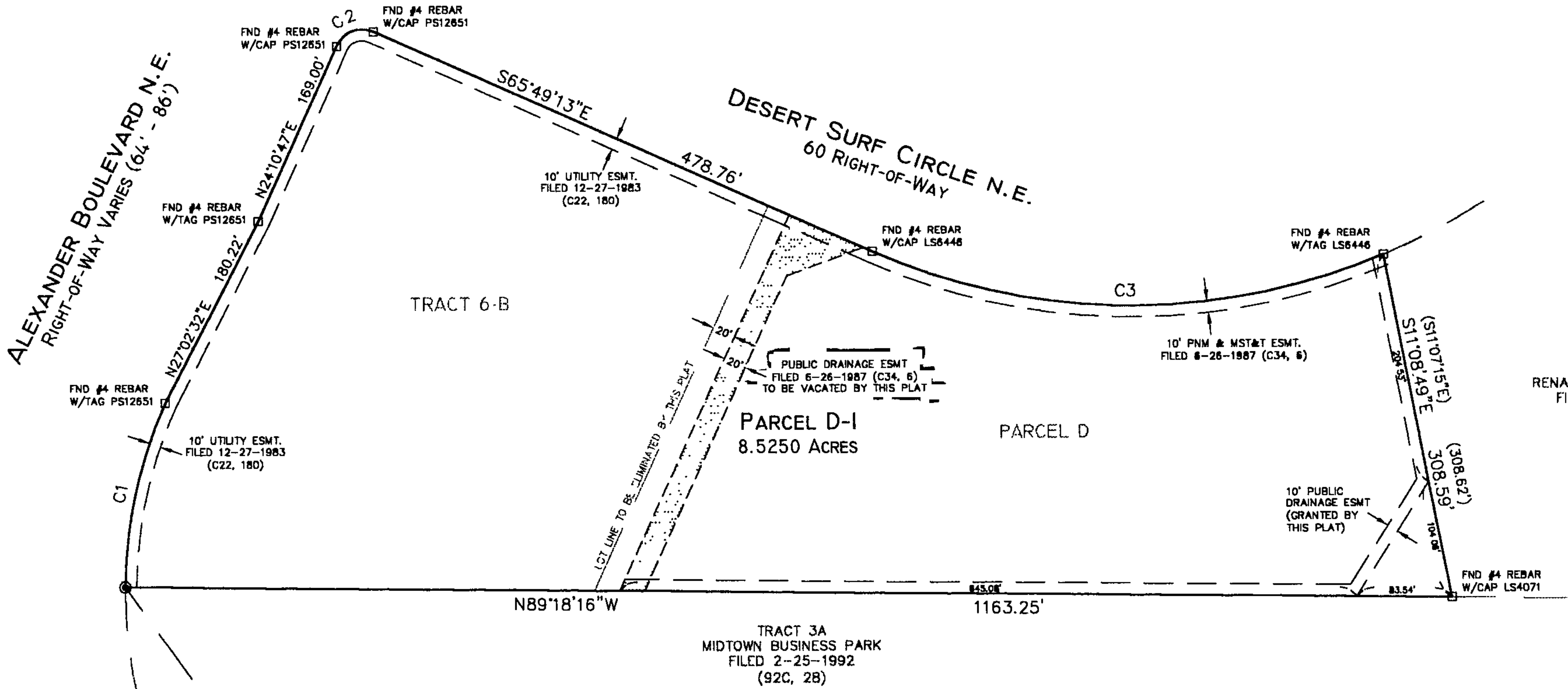
Sam Grady - Survey Southwest 5.25.05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 5-24-05, Alma
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004223

PARCEL D-1
RENAISSANCE III
 PROJECTED SECTION 34, T. 11 N., R. 3 E.,
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXIC
 FEBRUARY 2005
 SHEET 2 OF 2

CHORD BEARING	CHORD LENGTH
S12°22'39"W	166.51'
S69°10'47"W	35.36'
S89°20'08"E	446.87'



PARCEL C-1
 RENAISSANCE CENTER III
 FILED 8-29-2001
 (2001C, 235)

STATION 2-F16
 X = 390920.06
 Y = 1504671.78
 GROUND TO GRID = 0.9996718
 DELTA ALPHA = -00°12'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

EXHIBIT B
 Date 6/22/05



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

Date: April 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1000874*
 05EPC-00336 Zone Map Amendment

Lute & Rose, LLC
 4300 Alexander Blvd. NE
 Albuquerque, NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot(s) D, Renaissance 3, a zone map amendment from SU-1 for IP Uses Amusement Fac. of Permanent Character (not adult establishment) to M-2, located on Desert Surf Circle, between Alexander Blvd. and I-25, containing approximately 4.25 acres. (F-16) Stephanie Shumsky, Staff Planner

On April 21, 2005 the Environmental Planning Commission voted to approve Project 1000874/ 05EPC-00336, a request for zone map amendment from SU-1 for IP Uses for an Amusement Facility of a Permanent Character (not adult establishment) to M-2, for Lot D, Renaissance 3 Addition, based on the following Findings:

FINDINGS:

1. This zone map amendment request from SU-1 for IP Uses for an Amusement Facility of a Permanent Character (not adult establishment) to M-2 is for an approximately 4.25-acre site located on Alexander Boulevard between Montano Road and Desert Surf Circle.
2. This request furthers several *Comprehensive Plan*, Established Urban Area policies:
 - a. Policy e is furthered because the subject site is vacant, adjacent to existing development and located in an Activity Center. In addition, area neighborhoods are sufficiently buffered from the activity center therefore, the integrity of existing neighborhoods can be insured.
 - b. Policy i is furthered because the zone change will facilitate employment and service opportunities in the Renaissance Activity Center which is sited to minimize adverse effects of noise, lighting, polluting, and traffic on residential communities.

OFFICIAL NOTICE OF DECISION
APRIL 21, 2005
PROJECT #1000874
PAGE 2 OF 3

3. This request furthers the *Comprehensive Plan's, Activity Center goal* because the zone change would allow for expansion of an existing business. Because of the subject site's proximity to I-25, service and distribution costs will be decreased.
4. This request furthers the *Comprehensive Plan's, Economic Development goal and policies*:
 - a. The goal is furthered because the zone change will facilitate steady and diversified economic development.
 - b. Policy a is furthered because a zone change will facilitate the expansion of an existing business that requires a wide range of occupational skills and provides jobs located convenient to areas of most need.
 - c. Policy b is furthered because a zone change will facilitate the expansion of a local business.
 - d. Policy g is furthered because employment opportunities will be concentrated in the Renaissance Activity Center.
5. The request is justified per *R-270-1980*:
 - a. The requested zone will not be injurious to the health, safety or welfare of the community (Section 1.A)
 - b. The requested zone will provide stability of land, since it will compliment surrounding zoning (Section 1.B)
 - c. The request is not in conflict with any adopted master plan (Section 1.C.) and is more advantageous to the community as articulated in *Comprehensive Plan* goals and policies (Section 1.D.3)
 - d. Permissive uses will not be harmful to adjacent property since adjacent zoning allows the same or similar uses (Section 1.E.).
 - e. The requested zoning will allow for development that does not require any unprogrammed expenditures by the City (Section 1.F.)
 - f. R-270-1980 Sections G-J do not apply to this request.
6. The applicant states in the letter of justification that the subject site and the adjacent lot to the west will be replatted into one lot under single ownership and zoning.
7. There are no recognized neighborhood associations within the area. There is no known opposition from neighbors, adjacent property owners, surrounding businesses or others.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 6, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.


OFFICIAL NOTICE OF DECISION
APRIL 21, 2005
PROJECT #1000874
PAGE 3 OF 3

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

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

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

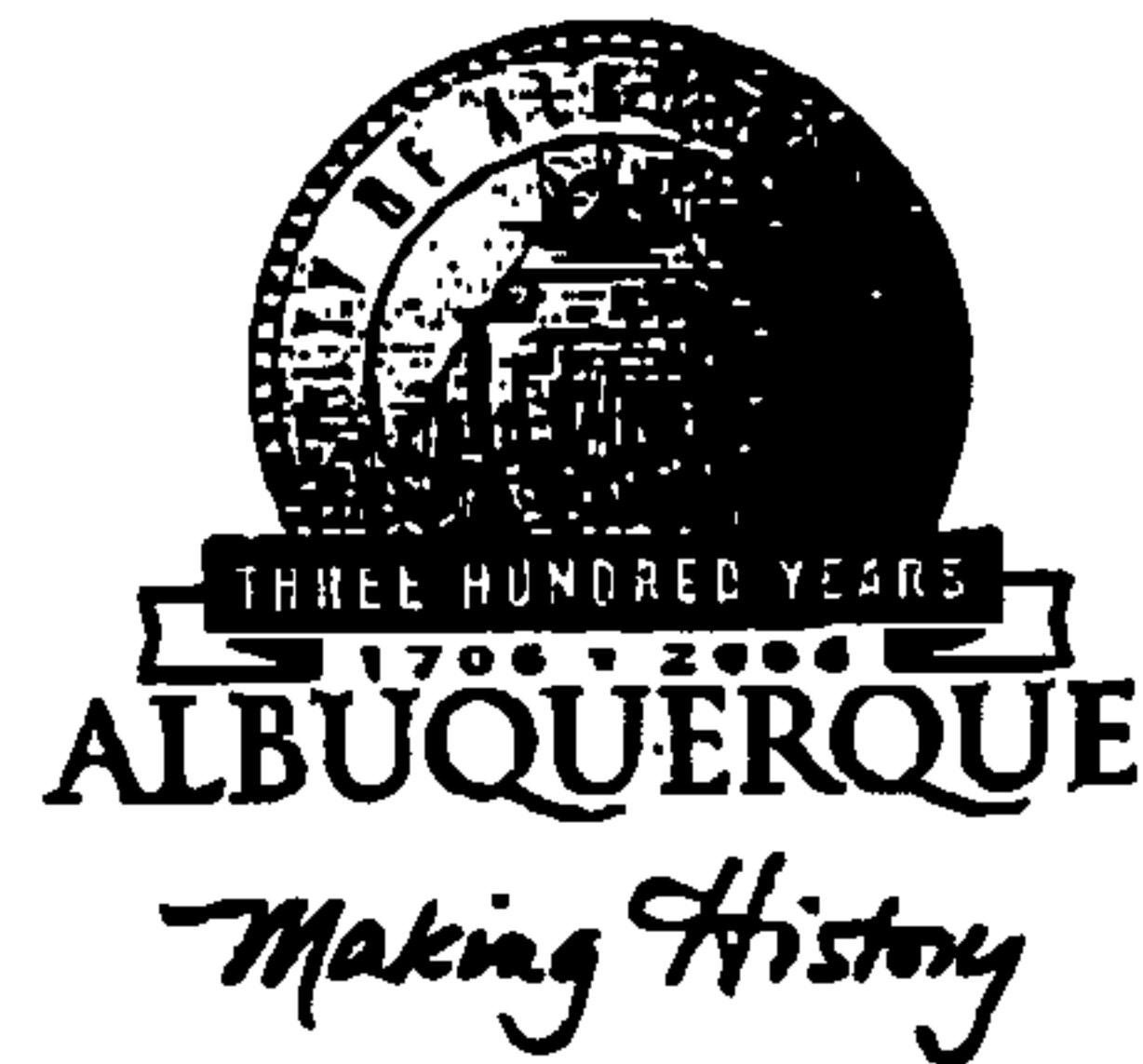
Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Claudio Vigil Arch., 18-1 Rio Grande Blvd. NW, Albuquerque, NM 87104

CITY OF ALBUQUERQUE



June 1, 2005

Claudio Antonio Vigil, R.A.
Claudio Vigil Architects
1801 Rio Grande Blvd. NW
Albuquerque, NM 87104

Re: **Albuquerque Tortilla Company, 4300 Alexander Blvd.
Traffic Circulation Layout - Architect's Stamp dated 5-27-05 (F16-D3A)**

Dear Mr. Vigil,

The TCL submittal received 5-26-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

P.O. Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

New Mexico 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

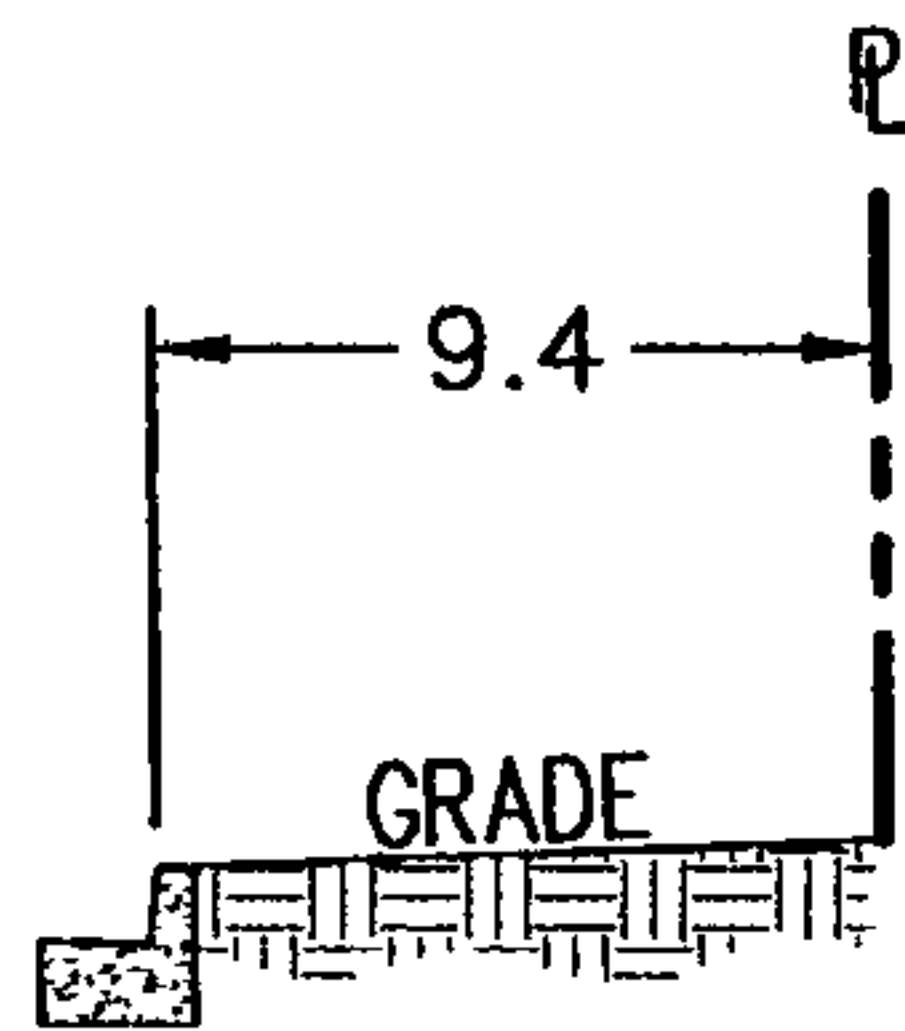
Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Planning Dept.
Development and Building Services

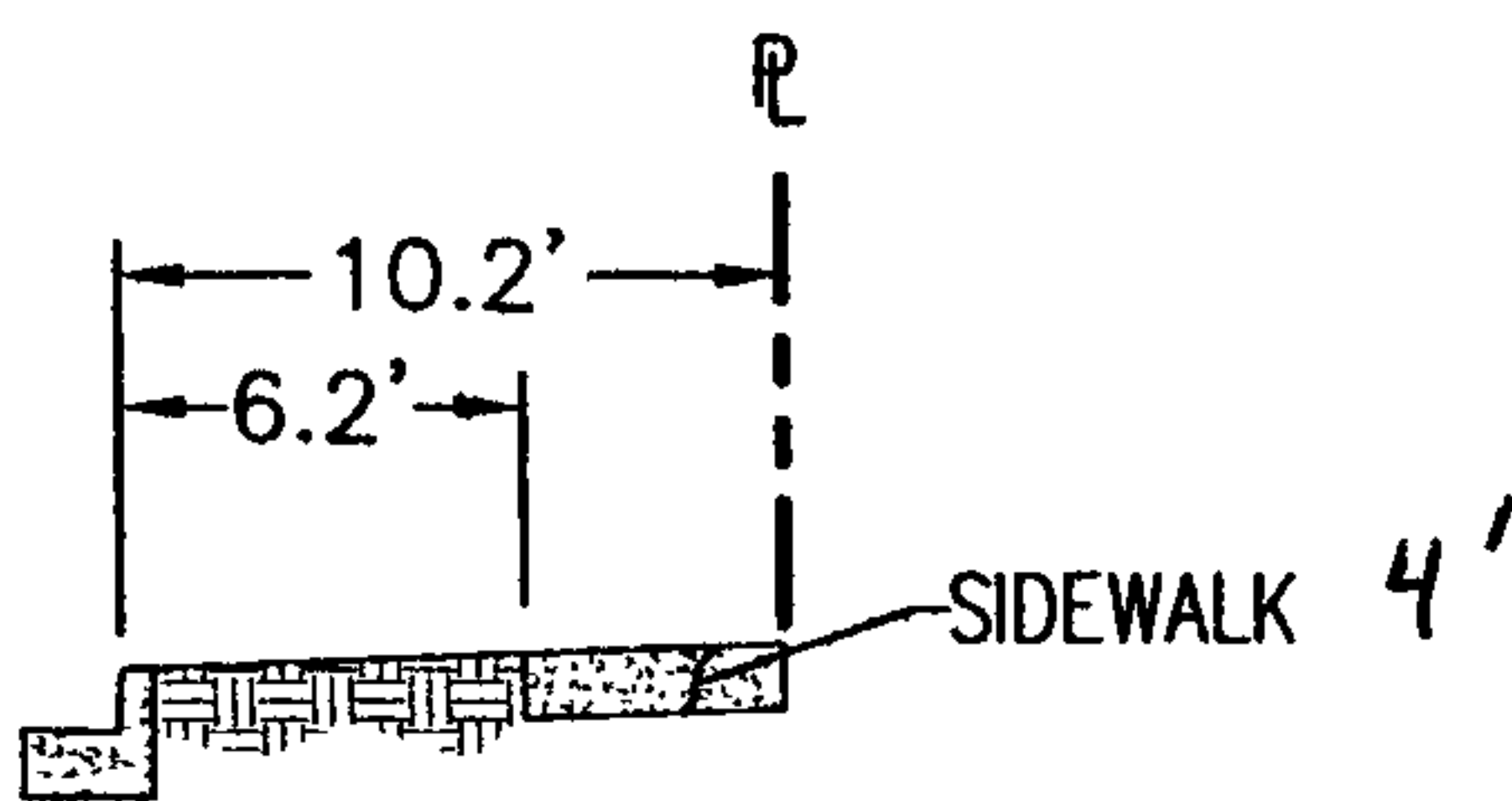
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#1004223

SIDEWALK EXHIBIT



ALEXANDER BLVD NE
TYPICAL DETAIL



DESERT SURF CIRCLE NE
TYPICAL SIDEWALK DETAIL