



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2011

Project# 1004428
11DRB-70330 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS, LLC request(s) the above action(s) for all or a portion of Tract(s) TR-RR-3-A-RR-3-E, **WESTLAND SOUTH** zoned SU-1/C-1 R-LT, located on DENNIS CHAVEZ BETWEEN MEADE AND 118TH ST containing approximately 98.907 acre(s). (P-9)

At the November 30, 2011 Development Review Board meeting, the one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by December 8, 2011, 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.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc:

Marilyn Maldonado
file

HEARING DATE: 11-9-11 (P&F)



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004228

11DRB-70275 VACATION OF PUBLIC WATERLINE EASEMENT

JACKS HIGH COUNTRY INC agent(s) for HEADSTART ENTERPRISES request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **GUTHRIE COMMERCE PARK** zoned M-1, located on the south side of MONTANO RD NE between EDITH BLVD NE and RENAISSANCE BLVD NE containing approximately 4.3675 acre(s). (F-15)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC & GAS No comments.
COMCAST No comments.
QWEST No comments.
ENVIRONMENTAL HEALTH
M.R.G.C.D 1. Please Add MRGCD R/W information to match MRGCD records. 2. MRGCD Signature Line and Approval Note required. 3. Final Plat Approval Signature required by the MRGCD
OPEN SPACE DIVISION No comments.

CITY ENGINEER

Hydrology has no objection.

TRANSPORTATION DEVELOPMENT

No objection to vacation request.

PARKS AND RECREATION

ABCWUA

PLANNING DEPARTMENT

Refer to comments from ABCWUA plus any public hearing comments regarding proposed vacation.

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

HEARING DATE: 10-26-11

#16



completed

5/10/07

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00538(FP)
Project Name: GUTHRIE COMMERCE PARK
Agent: TERRAMETRICS OF N.M.

Project # 1004228
Phone No: 881-2903

Project Number

1004228

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/9/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

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

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

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

OK



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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- _____
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- _____
- UTILITIES: _____
- _____
- _____
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OK

Project Number

1004228

4228

DXF Electronic Approval Form

DRB Project Case #: 1004228

Subdivision Name: GUTHRIE COMMERCE PARK TRACT A

Surveyor: PHILIP W TURNER

Contact Person: PHILP W TURNER

Contact Information: 881-2903

DXF Received: 5/7/2007

Hard Copy Received: 5/7/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

5.7.2007
Date

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

AGIS Use Only
Copied fc **4228** to agiscov on **5/7/2007** Contact person notified on **5/7/2007**



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

May 9, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: Adjourned: 11:40 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1002591**
07DRB-00464 Major-One Year SIA
- TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, **FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX**, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22) **A ONE YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002642**
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00556 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS SECTIONS AT 98TH ST AND TOWER RD, CROSS ACCESS EASEMENTS AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1004361**
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES**, zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16) **THE VACATION(S) WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005354**
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

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

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

5. **Project # 1005437**
07DRB-00559 Minor-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for MARBLE BREWERY INC request(s) the above action(s) for all or any portion of Lot(s) 9-12, Block(s) 5, (to be known as **MARBLE BREWERY**) zoned SU-2 C, located on the northwest corner of 1ST ST NW and MARBLE AVE NW and containing approximately 1 acre(s). *[Deferred from 05/09/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

6. **Project # 1004997**
07DRB-00557 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for 98TH TOWER JACK LLC request(s) the above action(s) for all or any portion of Lot(s) B-1-A, **TOWER WEST SUBDIVISION**, zoned SU-1 for C-1 and R-2 uses, located on TOWER RD SW between 98TH ST SW and 97TH ST SW containing approximately 2 acre(s). [REF: 06EPC00952, 06EPC00953, 07EPC00105] [**Catalina Lehner, EPC Case Planner**] (L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE CITY STANDARD WORK DRAWING NUMBERS, A WIDER CROSS ACCESS SIMILAR TO THE PLAT AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

7. **Project # 1004772**
07DRB-00560 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). *[Deferred from 05/09/07]* (C-18)
DEFERRED AT THE AGENT'S REQUEST TO 5/23/07.

8. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

07DRB-00364 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* *[Deferred from 5/09/07]* (E-17)
DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.

9. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] [Stephanie Shumsky, EPC Planner] [Def.11/22/06,1/24/07 & 2/7/07] (K-15 & K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA, ADDITIONAL SANITARY SEWER EASEMENTS ALONG THE ALLEY (5-FEET) AND PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES.**

07DRB-00555 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or any portion of Lot(s)16-21, Block(s) 1, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 for UC & R3C, located on HARVARD DR SE between CENTRAL AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: 06DRB01632] (K-15 & K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER AND SEWER EASEMENT AND TO PLANNING FOR APS LANGUAGE, AGIS DXF FILE AND TO RECORD.**

10. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [Carol Toffaleti, EPC Case Planner] [Deferred from 05/02/07 & 5/09/07] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

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

11. Project # 1005349
07DRB-00511 Minor-Prelim&Final Plat
Approval

ROLANDO PEREZ request(s) the above action(s) for all or any portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE SUBDIVISION**, zoned R-2 located on SAN PABLO ST NE between DOMINGO NE and CHICO NE containing approximately 1 acre(s). [REF: 07DRB-00097] [*Indef deferred 4/25/07*] (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OPENING NEW ACCOUNTS, TAPPING PERMITS AND SIDEWALK CONSTRUCTION AND TO PLANNING FOR AGIS DXF FILE, CROSS ACCESS EASEMENT AND TO RECORD.**

12. Project # 1004617
07DRB-00542 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY agent(s) for TONY & MYRA GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 100, Block(s) A, **LA VICTORIA**, zoned C-2 located on BLUEWATER NW between YUCCA NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06DRB00721] [*Final plat indef deferred form 5/09/07*] (J-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/09/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/17/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: PROOF THAT THE CONDITIONAL USE WAS REINSTATED FOR THE PROPERTY. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. Project # 1003128
07DRB-00514 Minor-Prelim&Final Plat
Approval

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1 - 5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 for C-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and PALOMAS NE containing approximately 3 acre(s). [*Indef deferred 4/25/07*](C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR AGIS DXF FILE, ZONING DESIGNATION ON THE PLAT AND TO RECORD.

14. **Project # 1000365**
07DRB-00073 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] [Deferred from 1/31/07 & 5/09/07] (K-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/16/07.**

- ~~15. **Project # 1004228**~~
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [Defer from 05/02/07] (F-15) **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

16. **Project # 1005536**
07DRB-00553 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or any portion of Lot(s) 57-58-59, ROSSITER ADDITION (to be known as **BACA TOWNHOMES SUBDIVISION**) zoned R-2 located on 12TH ST NW between GRIEGOS RD NW and CANDELARIA BLVD NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005537**
07DRB-00554 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for the NE ¼, NW ¼, SEC 8, 11N 2E, (to be known as **VENTANA OESTE**) zoned A-1 located on DEL OESTE RD NW between CORN MOUNTAIN PLACE NW and COYOTE CANYON PLACE NW containing approximately 40 acre(s).(B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1005538**
07DRB-00558 Minor-Sketch Plat or Plan

URS agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A-1 thru 4-A-4, **MESA DEL SOL**, zoned SU-2 Planned Community, located on UNIVERSITY BLVD SE between SOLAR MESA SE and MESA DEL SOL BLVD SE containing approximately 33 acre(s). [REF: 06DRB01612] (R-15/S-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005539**
07DRB-00561 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 - SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). (C-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005540**
07DRB-00562 Minor-Sketch Plat or Plan

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3**, zoned SU-2 – SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 1000922] (C-11/D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for May 2, 2007. **THE DRB MINUTES FOR MAY 2, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
~~Preliminary Plat~~

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Provide a letter of payment for the Montano work.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 9, 2007

(F-15/D036)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 2, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 12:20 P.M.

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

- | | |
|--|--|
| <p>1. Project # 1005185
07DRB-00262 Major-Preliminary Plat
Approval</p> | <p>ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as VILLA LOMA ESTATES) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL</p> |
|--|--|

PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07 & 4/25/07*] (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

2. **Project # 1005493**
07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

3. **Project # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVEN NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [*Deferred from 4/18/07 & 4/25/07*] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07, 2/28/07, 3/21/07, 04/11/07 & 05/02/07].* (R-16, Q-16, R-15, R-17, S-

14, S-16, S-17, T-16) DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.

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

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

6. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC
- GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Defered from 05/02/07]* (H-9) DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC
- BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). **[Maggie Gould, EPC Case Planner]** *[Deferred from 4/18/07]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.**
-

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

8. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp
Defer SDWK
- PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**
9. **Project # 1005529**
07DRB-00537 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION**, zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1004717**
07DRB-00534 Major-Final Plat Approval
- SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION**, zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**
-

11. **Project # 1003655**
07DRB-00522 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1003703**
07DRB-00521 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. **Project # 1003800**
07DRB-00539 Minor-Extension of
Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project # 1003674**
07DRB-00532 Minor-Final Plat Approval
07DRB-00533 Minor-Vacation of Private
Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003885**
07DRB-00523 Minor-Prelim&Final Plat
Approval
07DRB-00525 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, **BELL TRADING POST HOMES** (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15TH St NW and 16TH St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. **Project # 1004228**
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [Defer from 05/02/07] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

17. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**
07DRB-00536 Minor-Prelim&Final Plat
Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS**, zoned R-1 located on UTE RD NW between 47TH ST NW and 50TH ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000337**
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1**, zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 16

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

5-9-07

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

(F-15/D036)

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 2, 2007
DRB Comments**

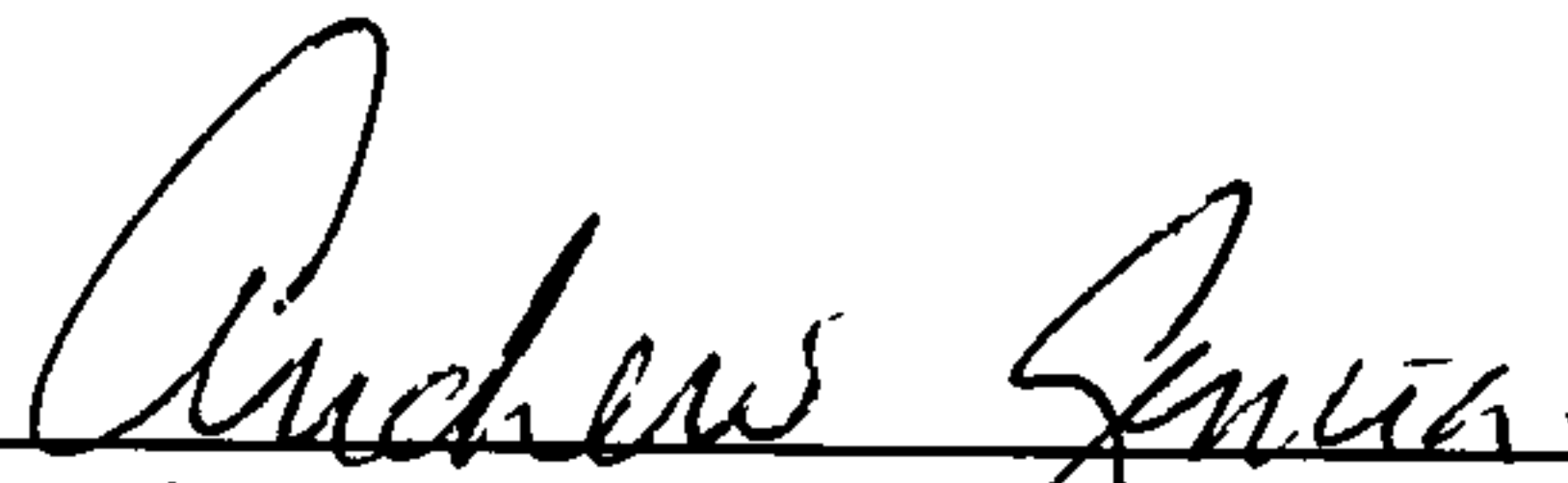
ITEM # 16

PROJECT # 1004228 APPLICATION # 07-00538

RE: Tract A, Guthrie Commerce Park/fp

A new plat is required because the previous plat request has expired.

A new plat needs to be resigned by the City Surveyor, as well as the surveyor of record in the planning file.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 28, 2007

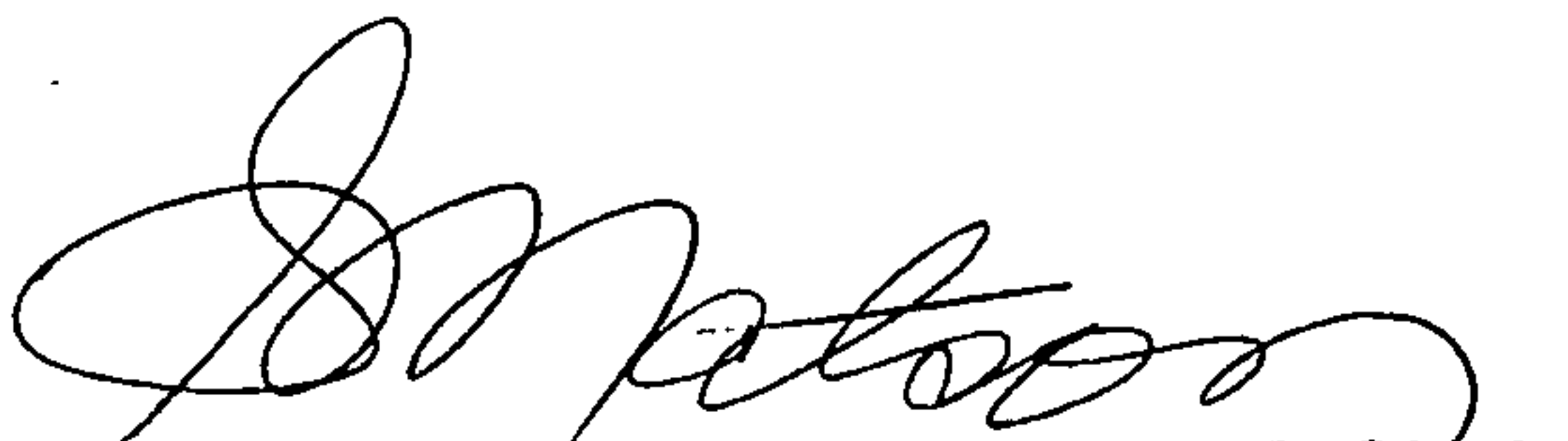
7. Project # 1004228
07DRB-00199 Minor-Amnd Prelim Plat Approval

THE DESIGN GROUP agent(s) for HEADSTART ENTERPRISES, JAMES GUTHRIE request(s) the above action(s) for Lot(s) 11-17 and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO RD NE, between EDITH BLVD NE and PAN AMERICAN FREEWAY NE (I-25) containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765, 06DRB-00937, 06DRB-01618] (F-15)

At the February 28, 2007, Development Review Board meeting, the amended preliminary plat was approved with the following condition:

Two water line easements need to be granted to the City of Albuquerque.

This amendment does not extend the expiration date of the already approved preliminary plat.



Sheran Matson, AICP, DRB Chair

Cc: Headstart Enterprises, James Guthrie, 5101 McLeod NE, 87109
The Design Group, 202 Central Ave SE, Suite 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 28, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 9:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003790**
07DRB-00118 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18) **A 1-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06, 12/13/06, 1/3/07, 1/17/07, 2/7/07 & 2/28/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**
3. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public
Easements
07DRB-00086 Minor-Prelim & Final Plat
Approval
- CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] [Deferred from 2/21/07 & 3/7/07] (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**
4. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub
Right-of-Way
- TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] [Deferred from 1/3/07 & 2/21/07] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: HOMEOWNER'S ASSOCIATION SHALL PURCHASE THE VACATED RIGHT-OF-WAY, AN INFRASTRUCTURE LIST IS REQUIRED UPON REPLAT, A PEDESTRIAN ACCESS IS REQUIRED, MUST CREATE A 25-FOOT WATER AND SEWER EASEMENT FOR EXISTING LINES.**

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

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

5. **Project # 1001523**
07DRB-00208 Minor-Amnd SiteDev Plan
Subd
07DRB-00207 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/14/07.**

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

6. **Project # 1004801**
06DRB-01747 Minor- Final Plat Approval
- TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] [*Final Plat was indeferred for the SIA 1/3/07*] (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT LANGUAGE AND PLANNING TO RECORD.**
7. **Project # 1004228**
07DRB-00199 Minor-Amnd Prelim Plat
Approval
- THE DESIGN GROUP agent(s) for HEADSTART ENTERPRISES, JAMES GUTHRIE request(s) the above action(s) for Lot(s) 11-17 and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, **SUNRISE HEIGHTS SUBDIVISION**, zoned M-1, located on MONTANO RD NE, between EDITH BLVD NE and PAN AMERICAN FREEWAY NE (I-25) containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765, 06DRB-00937, 06DRB-01618] (F-15) **THE AMENDED PRELIMINARY PLAT**

**WAS APPROVED WITH THE FOLLOWING CONDITION:
TWO WATER LINE EASEMENTS NEED TO BE
GRANTED TO THE CITY OF ALBUQUERQUE. THIS
AMENDMENT DOES NOT EXTEND THE EXPIRATION
DATE OF THE ALREADY APPROVED PRELIMINARY
PLAT.**

- 8. Project # 1005137**
07DRB-00205 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] [*Indef deferred from 2/28/07*] (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 9. Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat
Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER**, zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [*Deferred from 2/28/07*] (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**

10. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] [*Deferred from 9/13/06 & indef deferred on 9/27/06*] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A WATER AND SEWER EASEMENT IS REQUIRED ON THE NORTH EDGE OF TRACT B-1, ON THE PROPOSED 28-FOOT PRIVATE ACCESS EASEMENT AND ADD LANGUAGE FOR A PUBLIC WATER AND SEWER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR REQUIRED PARKING AND SIDEWALK DEDICATION OR EASEMENT.**

11. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] [*Deferred from 2/21/07*] (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: AN APPLICATION NEEDS TO BE MADE FOR THE VACATION SHOWN ON THE PRELIMINARY PLAT PRIOR TO APPROVAL OF THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

12. Approval of the Development Review Board Minutes for February 21, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 2/21/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

11
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#7
1004228
02/28/2007

F15

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**CITY OF ALUBQUERQUE
PLANNING DEPARTMENT
February 28, 2007
DRB Comments**

ITEM # 7

PROJECT # 1004228

APPLICATION # 07 drb-00199

RE: Sunrise Heights Addition/amend pp

Planning spoke with the agent for this project and explained that a new submittal is required for an amended preliminary plat with the owner's and City Surveyor's signatures. The original plat submitted to DRB was dated 4/05, almost 2 years ago.

The 5.5' public roadway easement listed as a condition of final plat will be shown on this amended preliminary plat.



Sheran Matson, AICP

DRB Chair

924-3880 fax 924 3864

smatson@cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 28, 2007
DRB Comments**

ITEM # 7

PROJECT # 1004228

APPLICATION # 07 drb-00199

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Sheran Matson, AICP

DRB Chair

924-3880 fax 924 3864

smatson@cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 7

SUBJECT:

Preliminary Plat – Amended

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 28, 2007



DRB CASE ACTION LOG ~~(P&F)~~ **FINAL**
REVISED 9/28/05

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

DRB Application No.: 05DRB-01765 (P&F)	Project # 1004228
Project Name: GUTHRIE COMMERCE PARK TR A	
Agent: Terrametrics of New Mexico	Phone No.: 379-4301

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

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): take the south 5' utility easement off the Plat all
- PLAN Signature AG
- AGIS dxg.
- _____
- _____

Project Number 1004228

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

OK

19
Pg 1004228
Brad

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 9th day of January, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Headstart Enterprises, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability Company, whose address is 5101 McCleod NE, Albuquerque, NM 87109, whose address is 505-881-8889, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 11-17 Sunrise Heights Subd, MRCCD TR89A2 recorded on 04/10/1947 in the records of the Bernalillo County Clerk at Book VOL C, pages FOLIO 69 through Folio 69 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Headstart Enterprises LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CAR CRAFTERS describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 7th day of December, 2007 ("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. 763181.

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



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

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

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

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



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

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

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

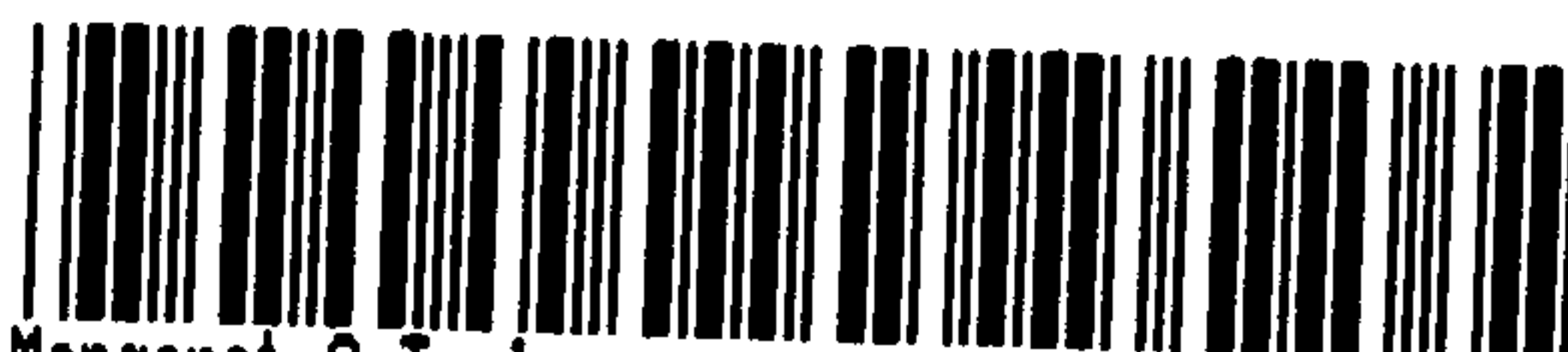
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

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

Type of Financial Guaranty: NOT SEEKING FINAL PLAT
Amount: \$ N/A 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:
_____, 20 _____
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

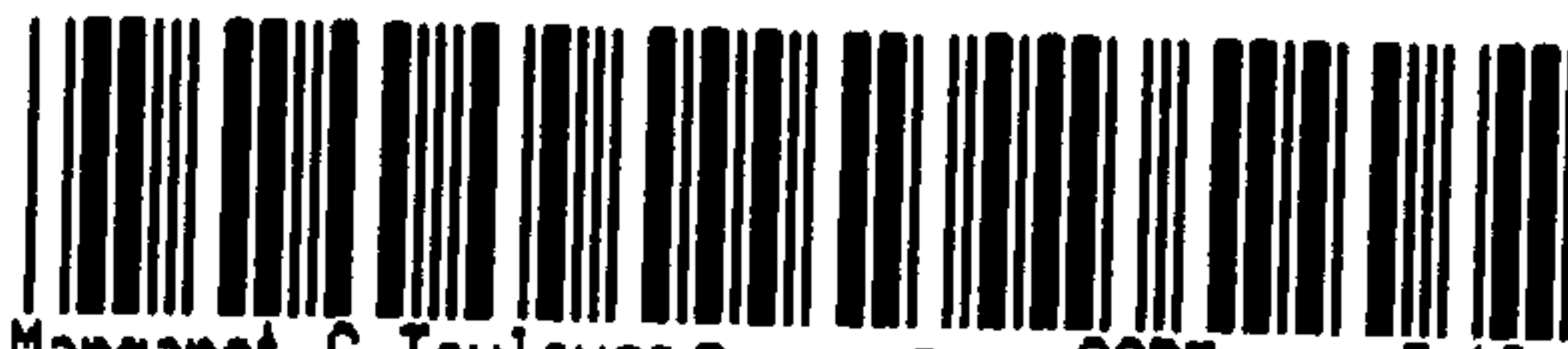
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature]: [Signature]
Name: James J. Guthrie
Title: General member
Dated: June 26, 2006

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 1-09-07
1/8/07

[Signature]
1-8-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico

COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 26th day of June, 20 06 by [name of person:] James J. Guthrie, [title or capacity, for instance, "President" or "Owner":] General member, [Subdivider:] Heatstart Enterprises, LLC of

My  OFFICIAL SEAL
KARA L. KADAS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 2-12-07

[Signature]
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 9th day of January, 20 07 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
July 5, 2010

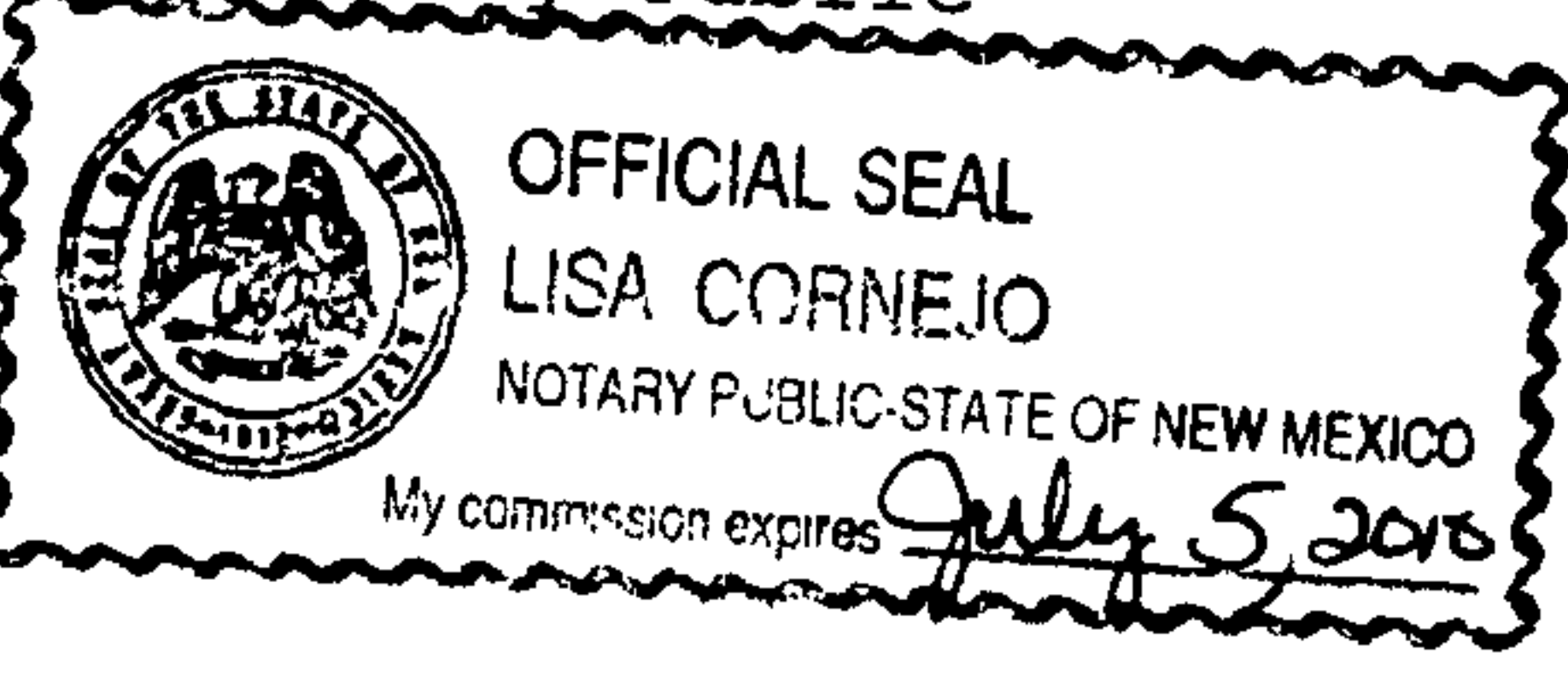
[Signature]
Notary Public
 OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires July 5, 2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Margaret C Toulouse Bern. Co. AGRE R 19.00

2007008190
6591137
Page: 6 of 6
01/16/2007 02:48P
BK-A130 Pg-8177

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Project Number: 763181

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-08)

EXHIBIT "A"

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

Date Submitted: Dec 6, 2005
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1004228
DRB Application No.: 05 DRB-01765

Car Crafters

12-20-06

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Lots 11-17 Sunrise Heights Subdivision and MRGCD Tracts 89-A-2
89-B-2

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 guarantees. 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		12"	Waterline	30' W/SAS EASEMENT Near East Pl ON EAST SIDE	North Pl	South Pl			
		8"	Waterline	20' W/SAS EASEMENT South Pl SOUTH & WEST SIDE	East Pl	West Pl @ Tahoe			
		8"	Waterline w/ MRGCD LIC AGR.	Tahoe Place	Existing End	West Pl @ Tahoe TAHOE PLACE			
		6'	Sidewalk	Montano	West Pl	East Pl			
		35'	Drive Pad 1 ^{20' MRGCD}	Montano	Near West Pl				
		46'	Drive Pad	Montano	Near Middle of Site				
		66'	Median Cut	Montano	Near Middle of Site				
		75'	Left turn lane and Taper	Montano	East of Median Cut	ON West bound lane.			

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:	Impact Fee Administrator Signature	Date	Approval of Creditable Items:	City User Dept. Signature	Date
-------------------------------	------------------------------------	------	-------------------------------	---------------------------	------

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David A Aube NAME (print) Design Group DRM [Signature] 12-6-05 SIGNATURE - date	[Signature] 12/7/05 DRB CHAIR - date	Christina Sandoval 12/7/05 PARKS & RECREATION - date
	[Signature] 12-7-05 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
	William J. Balch 12-7-05 UTILITY DEVELOPMENT - date	_____ - date
	Bradley D. Bingham 12/7/05 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	12-20-06	[Signature]	[Signature]	[Signature]



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 20, 2006

11. Project # 1004228
06DRB-01723 Minor-Extension of Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] (F-15)

At the December 20, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [*Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments*] [*Indef deferred on 12/20/06 for SIA*] (F-15)

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

Sheran Matson, AICP, DRB Chair

Cc: Terrametrics of New Mexico, 4175 Montgomery Blvd NE, 87109
James Guthrie, Headstart Enterprises, 5101 McLeod NE, 87109
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 Headstart Enterprises
AGENT Serranetrees of NM
ADDRESS _____
PROJECT & APP # 1004228 / 05 01765
PROJECT NAME Guthrie Commerce Park

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50⁰⁰ 441006/4983000 DRB Actions Deferral fee
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/14/2007 3:23PM LOC: ANNX
RECEIPT# 00076116 WS# 007 TRANS# 0025
Account 441006 Fund 0110
Activity 4983000 TRSMSP
Trans Amt \$50.00
J24 Misc \$50.00
VI \$50.00
CHANGE \$0.00

Thank You.

197
Pg 1004228

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 9th day of January, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Headstart Enterprises, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Liability Company, whose address is 5101 McCleod NE, Albuquerque, NM 87109 and whose telephone number is 505-881-8889, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

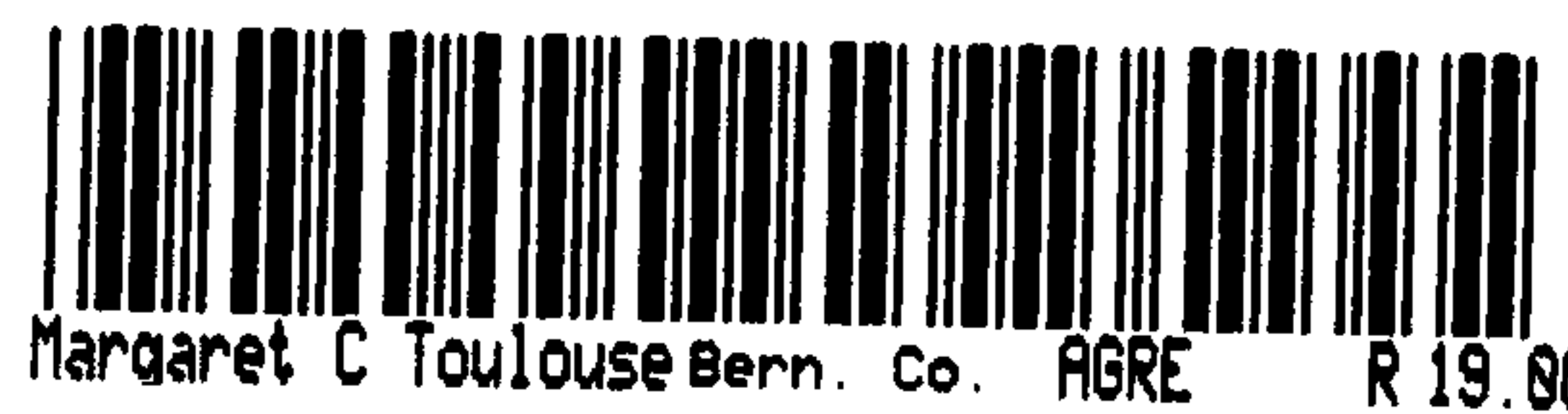
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 11-17 Sunrise Heights Subd, MRGCD TR89A2 recorded on 04/10/1947 in the records of the Bernalillo County Clerk at Book VOL C, pages FOLIO 69 through Folio 69 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Headstart Enterprises LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CAR CRAFTERS describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 7th day of December, 2007 ("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. 763181.

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



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

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

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

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



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

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

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

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

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

Type of Financial Guaranty: NOT SEEKING FINAL PLAT
Amount: \$ N/A 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:
_____, 20_____

Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER:

By [Signature] [Signature]
Name: James J. Guthrie
Title: General member
Dated: June 26, 2006

CITY OF ALBUQUERQUE

[Signature]
City Engineer

Dated: 1-09-07


1/8/07

1-8-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 26th day of June, 20 06 by [name of person:] James J. Guthrie, [title or capacity, for instance, "President" or "Owner":] General member, [Subdivider:] Healstart Enterprises, LLC of

My  My commission expires: 2-12-07

Kara L. Kadas
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 9th day of January, 20 07 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
July 5, 2010


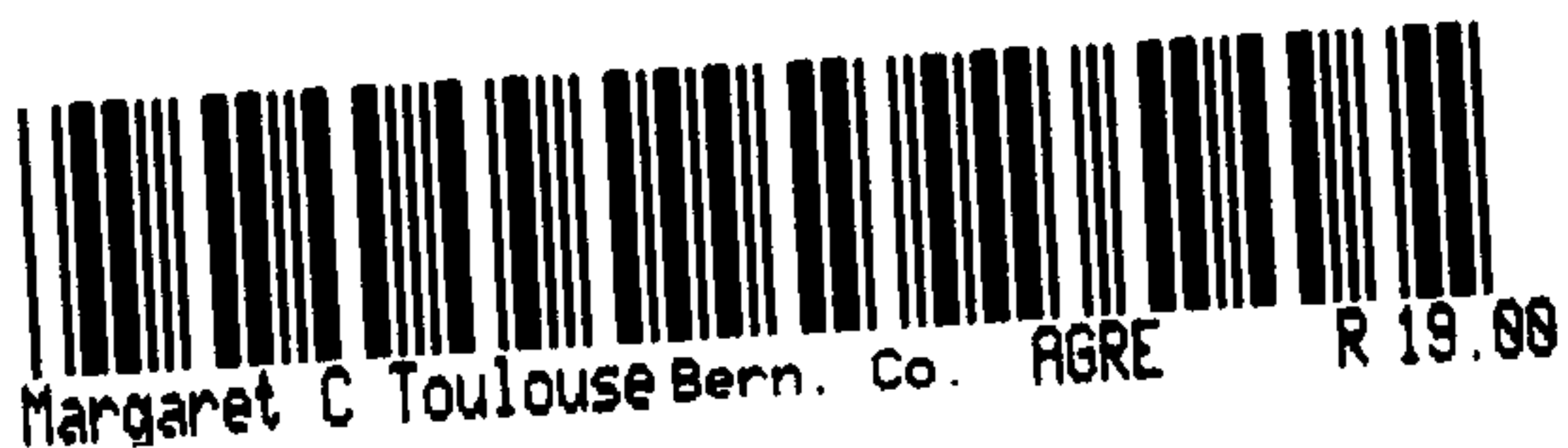
Lisa Cornejo
Notary Public
 OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires July 5, 2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Margaret C Toulouse Bern. Co. AGRE R 19.00

2007008190
6591137
Page: 6 of 6
01/16/2007 02:48P
Bk-A130 Pg-8177

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Project Number: 763181

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Submitted: Dec 6, 2005
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1004228
 DRB Application No.: 05DRB-01765
 12-20-06

Car Crafters

Lots 11-17 Sunrise Heights Subdivision and MRGCD Tracts 89-A-2
89-B-2

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12"	Waterline	30' W/SAS EASEMENT Near East Pl	North Pl	South Pl			
		8"	Waterline	ON EAST SIDE 20' W/SAS EASEMENT South Pl	East Pl	West Pl @ Tahoe			
		6"	Waterline w/ MRGCD LIC AGR.	Tahoe Place	Existing End	West @ Tahoe TAHOE PLACE			
		6'	Sidewalk	Montano	West Pl	East Pl			
		35'	Drive Pad at corner	Montano	Near West Pl				
		46'	Drive Pad	Montano	Near Middle of Site				
		66'	Median Cut	Montano	Near Middle of Site				
		75'	Left turn lane and Taper	Montano	East of Median Cut on West bound lane				

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cmt Engineer
<input type="checkbox"/>	<input type="checkbox"/>						1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1
<input type="checkbox"/>	<input type="checkbox"/>						1	1

NOTES
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

David A Aube
NAME (print)

Design Group
SIGNATURE - date
12-6-05

Andrew Davis
DRB CHAIR - date
12/7/05

Christina Sanderson
PARKS & RECREATION - date
12/7/05

William G. ...
TRANSPORTATION DEVELOPMENT - date
12-7-05

Bradley S. ...
UTILITY DEVELOPMENT - date
12/7/05

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
1	12-20-06	[Signature]	[Signature]	[Signature]



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 20, 2006

11. Project # 1004228
06DRB-01723 Minor-Extension of Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] (F-15)

At the December 20, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [*Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments*] [*Indef deferred on 12/20/06 for SIA*] (F-15)

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

Sheran Matson, AICP, DRB Chair

Cc: Terrametrics of New Mexico, 4175 Montgomery Blvd NE, 87109
James Guthrie, Headstart Enterprises, 5101 McLeod NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 20, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 11:00 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 # 1000965**
06DRB-01658 Major-Two Year SIA
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003673**
06DRB-01660 Major-Vacation of Public
Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

3. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat
Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1005031**
06DRB-01077 Major-Vacation of Public
Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01017 Major-Preliminary Plat
Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

06DRB-01282 Minor-Subd Design (DPM)
Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

5. Project # 1002739

06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *Deferred from 12/6/06 & 12/13/06 & 12/20/06* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *Deferred from 11/29/06 & 12/6/06 & 12/13/06* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARLY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

- 6. Project # 1004801**
06DRB-01748 Minor-SiteDev Plan
Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION**, zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and OSUNA NE containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* [Stephanie Shumsky, EPC Case Planner] (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

- 7. Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [Petra Morris, EPC Case Planner] *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**

06DRB-01740 Minor-Prelim... .nal Plat
Approval

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003272**
06DRB-01741 Minor-SiteDev Plan
BldPermit

CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

9. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS 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-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **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.**

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

10. Project # 1003257
06DRB-01720 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2**, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [Deferred from 12/20/06] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

11. Project # 1004228
06DRB-01723 Minor-Extension of
Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

THIS IS BEING
AMENDED

05DRB-01765 Minor-Final Plat
Approval

WD

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments] [Indef deferred on 12/20/06 for SIA] (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

12. **Project # 1000418**
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003778**
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. **Project # 1004091**
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS**, zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. **Project # 1005262**
06DRB-01745 Minor-Prelim&Final Plat
Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION**, zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). [Deferred from 12/20/06] (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION**, zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). [Deferred from 12/20/06] (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION**, zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 11

SUBJECT:

Final Plat
Preliminary Plat - Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 20, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 20, 2006
DRB Comments**

ITEM # 11

PROJECT # 1004228 APPLICATION # 06DRB-01723

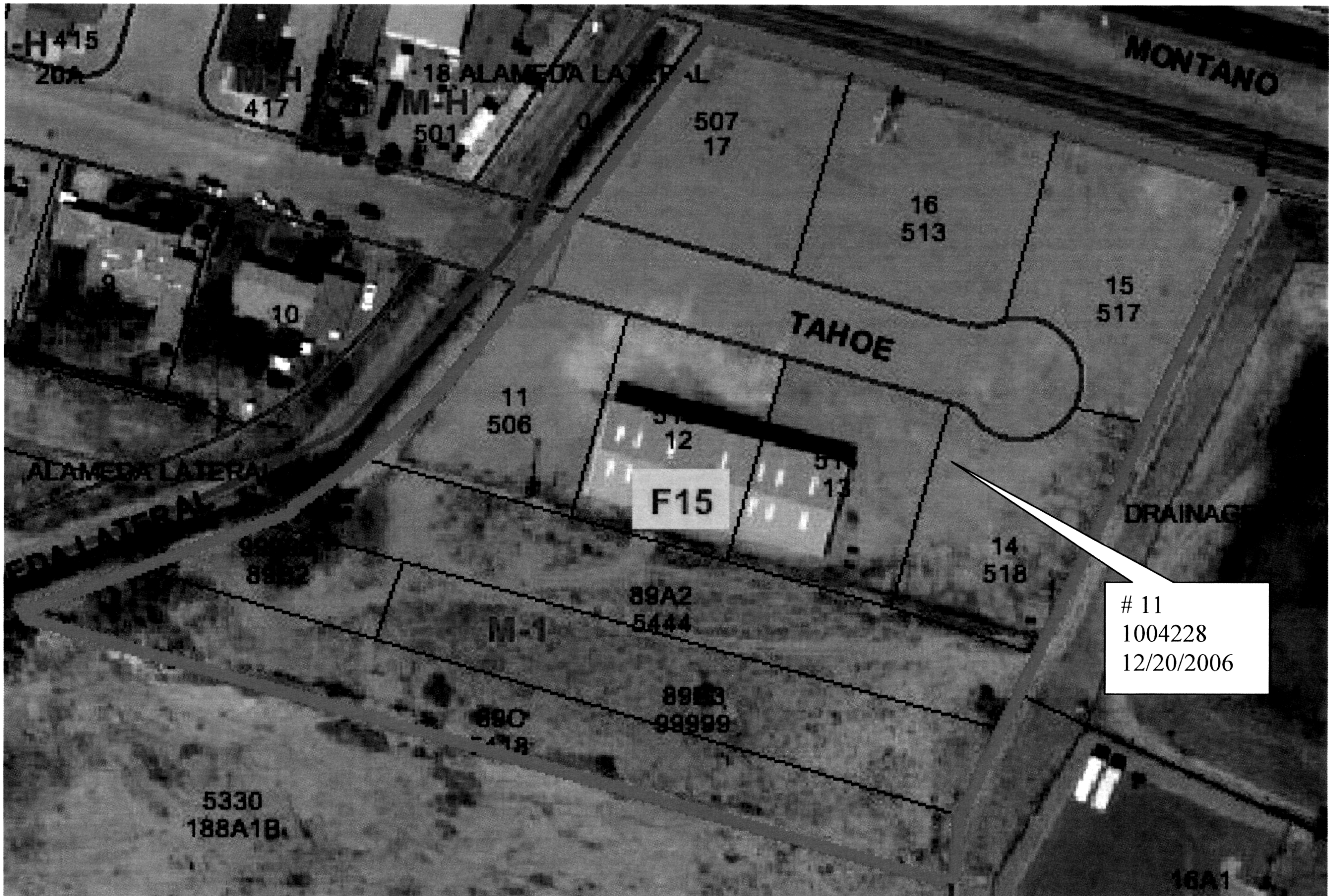
RE: Guthrie Commerce Park, Tract A/epp & fp

No objection to either request.

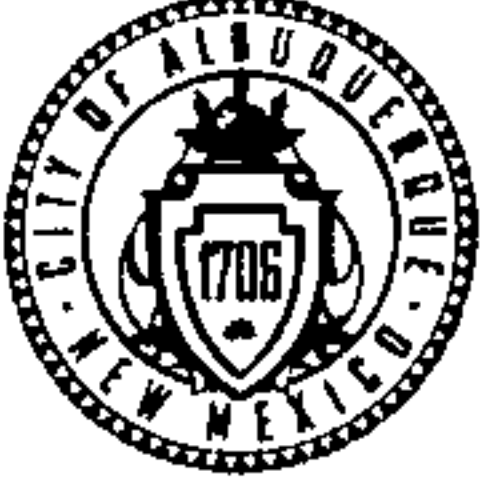
Planning will take delegation to record the plat.

A handwritten signature in cursive script that reads "Sheran Matson". The signature is written in black ink and is positioned above the printed name and title.

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



11
1004228
12/20/2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 20, 2006

11. Project # 1004228
06DRB-01723 Minor-Extension of Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] (F-15)

At the December 20, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

05DRB-01765 Minor- Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [*Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments*] [*Indef deferred on 12/20/06 for SIA*] (F-15)

~~The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).~~

Sheran Matson, AICP, DRB Chair

Cc: Terrametrics of New Mexico, 4175 Montgomery Blvd NE, 87109
James Guthrie, Headstart Enterprises, 5101 McLeod NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 6, 2006

4. Project # 1004228
06DRB-01618 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)

At the December 6, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 21, 2006, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION

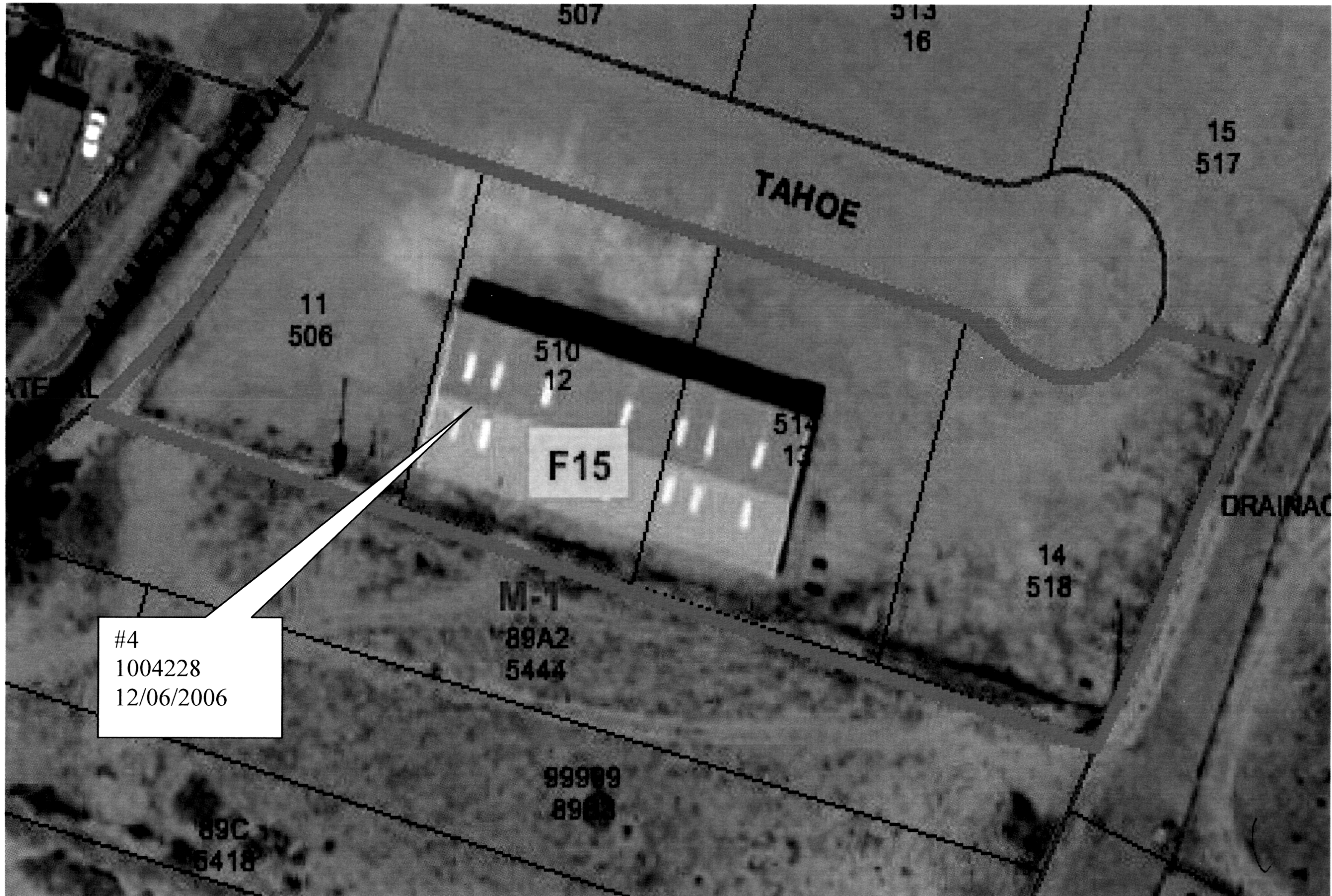
PAGE 2

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

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

Sheran Matson, AICP, DRB Chair

Cc: James Guthrie, Headstart Enterprises, 5101 McLeod Rd NE, 87109
Terrametrics of New Mexico, 4175 Montgomery Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



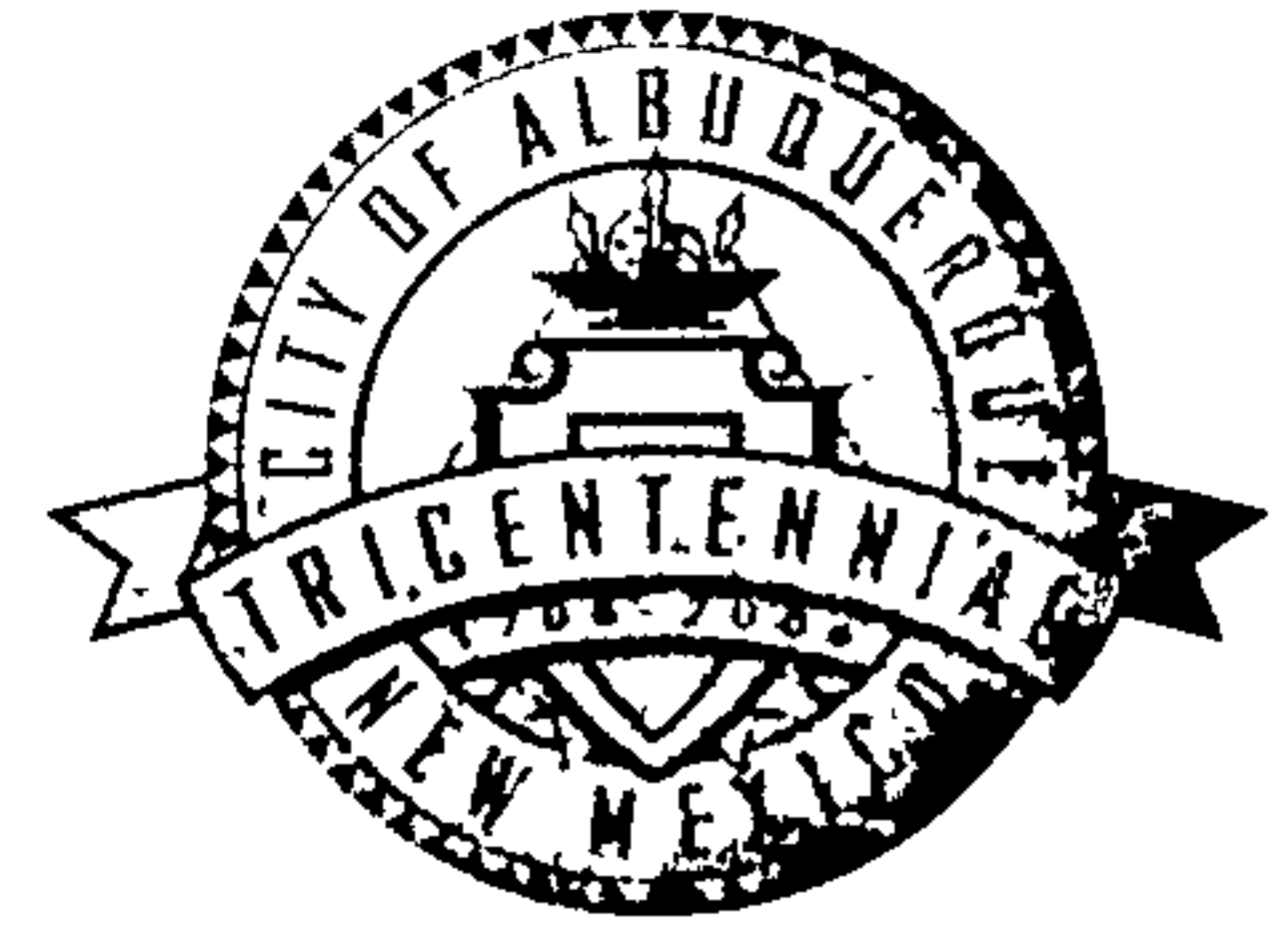
#4
1004228
12/06/2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004228 AGENDA#: 4 DATE: 12/6/06

1. Name: Phil Turner Address: _____ Zip: _____
2. Name: Dave O'Beirne 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: 1004228

AGENDA ITEM NO: 4

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 6, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 6, 2006

Project # 1004228
06DRB-01618 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Association.
APS	The request to vacate a public utility easement for Lots 14-17 of Sunrise Heights 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	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No adverse comments.

Transportation Development

Defer to the affected utilities.

Parks & Recreation

Defer to affected agencies.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the requested vacation. Applicant must record a plat showing the vacation within one year of DRB approval of the request if so granted.

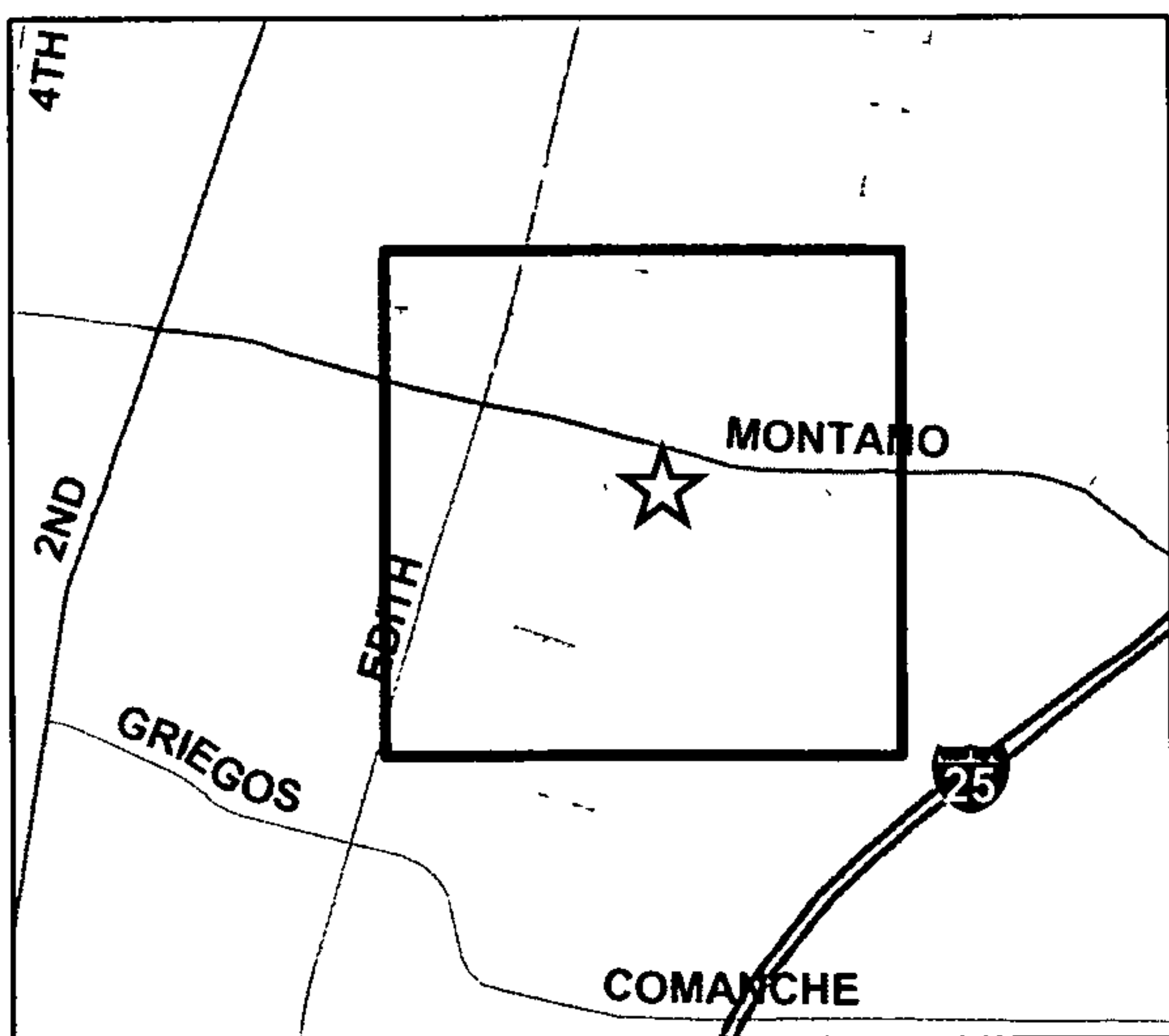
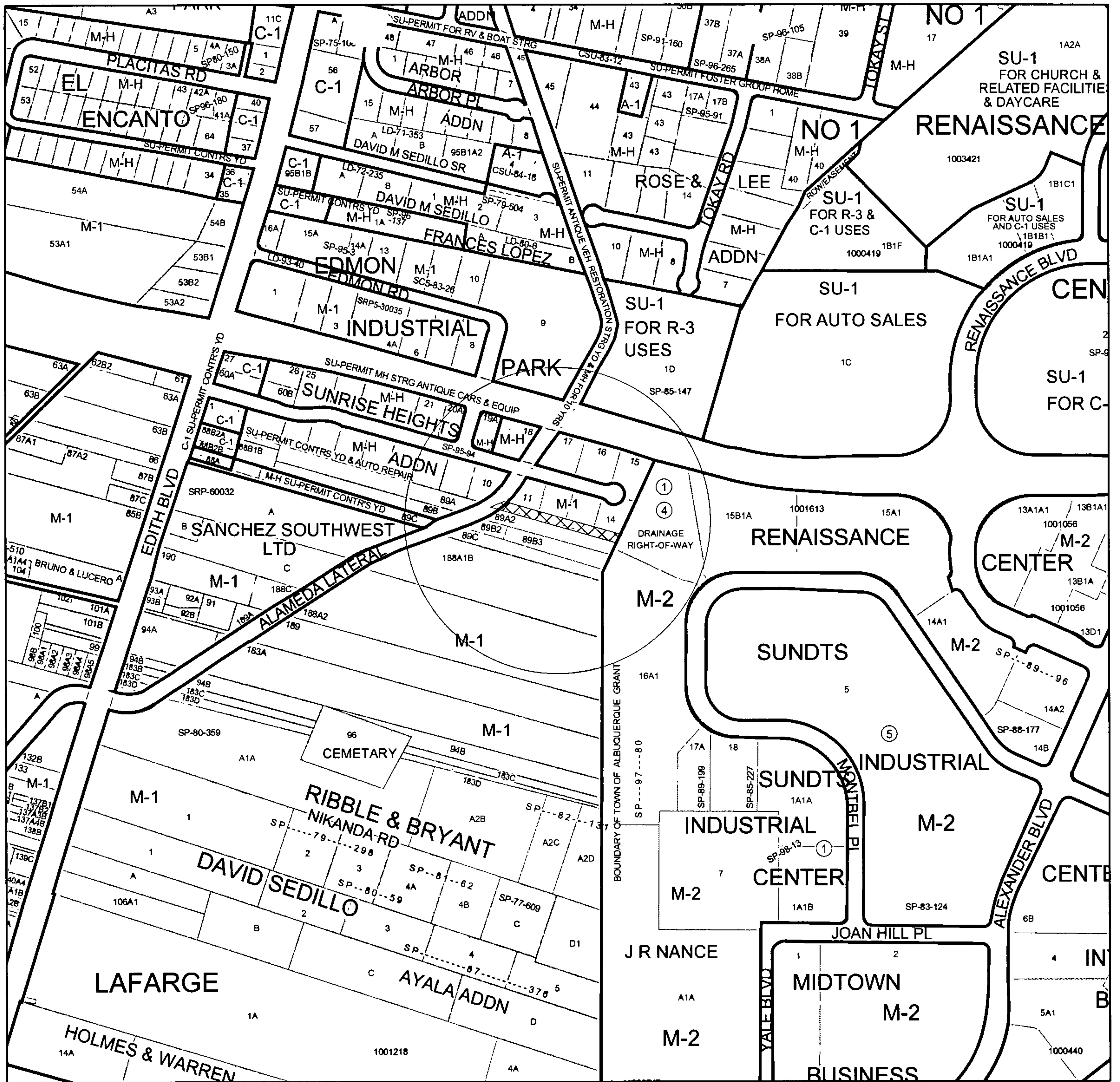
Impact Fee Administrator

No comment on the proposed vacation of public utility easement(s).

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

Cc:James Guthrie, Headstart Enterprises, 5101 McLeod Rd NE, 87109

Terrametrics of New Mexico, 4175 Montgomery Blvd NE, 87109



ZONING MAP

Note: Grey shading indicates County



1 inch equals 500 feet

Project Number:
1004228

Hearing Date:
12/6/2006

Zone Map Page:
F-15

Additional Case Numbers:
06DRB-01618

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

Meeting Date: December 6, 2006
Zone Atlas Page: F-15-Z
Notification Radius: 100 Ft.

**Project# 1004228
App#06DRB-01618**

Cross Reference and Location: MONTANO ROAD NE BETWEEN EDITH AND I-25

Applicant: JAMES P. GUTHRIE
HEADSTART ENTERPRISES
5101 MCLEOD RD NE
ALBUQUERQUE, NM 87109

Agent: TERRA METRICS OF NEW MEXICO
4175 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: NOVEMBER 17, 2006
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: James P. Guthrie/Headstart Enterprises PHONE: 881-8889
 ADDRESS: 5101 McLeod NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): TERRA METRICS OF NEW MEXICO PHONE: 881-2903
 ADDRESS: 4175 MONTGOMERY BLVD NE FAX: 881-2591
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: pturner1001@qwest.net

DESCRIPTION OF REQUEST: Vacation of Public Utility Easement

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

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

Lot or Tract No. Lot 11-14 Block: _____ Unit: _____
 Subdiv. / Addn. SUNRISE HEIGHTS
 Current Zoning: M-1 Proposed zoning: _____
 Zone Atlas page(s): F-15 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101506144515440244 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTARZO ROAD NE
 Between: EDITH and I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 06DRB-00937

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

SIGNATURE Philip W. Turner DATE 11-8-06
 (Print) PHILIP W. TURNER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB - 01618</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</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	_____	<u>Adv</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$</u>
Hearing date <u>December 6, 2006</u>				Total <u>\$ 140.00</u>

Richard Garcia 11/8/06 Project # 1004228

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- 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) 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 (not to exceed 8.5" by 14") 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 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 (not to exceed 8.5" by 14") 6 copies
 - 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.

VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
- 6 copies of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

Applicant name (print) _____
Applicant signature / date _____



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
06 DRB - 01618

Andrew Jones 11/8/06
Planner signature / date
Project # 1004228

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R STA TE	OWN ER ZIP CODE	PROP ERTY CLAS S	TAX DIST RICT	LEGAL
1	101506146 514940246	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 13 SUNRISE HEIGHTS ADD C ON T .3099 AC
2	101506145 816940250	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 17 SUNRISE HEIGHTS ADD C ON T .3432 AC
3	101506145 613840242	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	VAC	X1A	MRGCD MAP 32 TR 89B3 (AKA ELY POR TR 89B) CO
4	101506139 116040326	ARCHIBEQUE CLE MENTE & JUANITA	5444 EDITH BLV NE	ALBUQ UERQU E	NM	87107	VAC	X1A M	TR 89A-1 (AKA WLY POR TR 89- A) MRGCD MAP #32
5	101506143 115840327	MC COY GREGORY A & GRACE G	502 TAHOE PL NE	ALBUQ UERQU E	NM	87107 4113	RES	X1A M	* 010 SUNRISE HEIGHTS ADDN E XC EPT WEST 5 FT
6	101606100 514530401	TURNER BOB L	1100 MONT ANO RD NE	ALBUQ UERQU E	NM	87107	VAC	A1A	TRACT 15-B-1- A PLAT OF TRACTS 15-A-1 & 15- B- CENTER II BEING A R
7	101506148 111240803	COMCAST OF NEW MEXICO INC	PO BOX 173 838	DENVE R	CO	80217 3838	COM M	A1A	TR 16A1 PLAT OF TRACT A- 1, LAN DS OF J.R. NAN -A- 1, RENAISSANCE CE
8	101506145 113340241	HEADSTART ENTE RPRISES	5101 MCCL EOD NE	ALBUQ UERQU E	NM	87109	VAC	X1A	MRGCD MAP 32 TR 89C4 (AKA E LY POR OF TR 89C)
9	101506144 117540912	LEWIS ARCHIE B J R	501 TAHOE PL NE	ALBUQ UERQU E	NM	87107 4112	COM M	X1A M	*0018 SUNRISE HEIGHTS ADDN
10	101506143 213740270	HEADSTART ENTE RPRISES	5101 MCCL EOD NE	ALBUQ UERQU E	NM	87109	VAC	X1A	MRGCD MAP 32 TR 89C3 (AKA P OR OF TR 89C) CON
11	101506137 915540324	ARCHIBEQUE CLE MENTE & JUANITA	5444 EDITH BLV NE	ALBUQ UERQU E	NM	87107	VAC	X1A M	MRGCD MAP NO 32 TRACTS 89B -1 & 89C-1 CONT 0.
12	101506147 016740249	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 16 SUNRISE HEIGHTS ADD C ON T .3730 AC
13	101506145 414340243	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	VAC	X1A	TR 89A- 2 (AKA ELY POR OF TR 89 - A) MRGCD MAP C
14	101506142 016240328	RAUTMAN CHRIST OPHER A	418 TAHOE PL NE	ALBUQ UERQU E	NM	87107 4111	RES	X1A M	* 009 SUNRISE HGTS ADDL 9& W 5F T L10
15	101506144 515440244	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 11 SUNRISE HEIGHTS ADD C ON T .2900 AC
16	101506149 014440806	CITY OF ALBUQUE RQUE	PO BOX 129 3	ALBUQ UERQU E	NM	87103 1293	COM M	A1A	DRAINAGE R/W (BETWEEN BLKS 1 & 2) SUNDTS IND F LTS 1- A, 1-B, 2,
17	101506148 216340248	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	* 015 SUNRISE HGTS ADD
18	101506147 614740247	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 14 SUNRISE HEIGHTS ADD C ON T .3225 AC
19	101506143 814240271	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	VAC	X1A	MRGCD MAP 32 TR 89B2 (AKA P OR TR 89B) CONT 0
20	101606104 207530310	FIRST UNION NATI ONAL BANK TRUS	7000 CARDI NAL PL	DUBLIN	OH	43017	COM M	A1A	BLK 5 SUNDTS INDUSTRIAL CEN TER (REPLAT OF TR 7 62 AC

2 1	101506145 515340245	HEADSTART ENTE RPRISES	5101 MCLE OD RD NE	ALBUQ UERQU E	NM	87109	COM M	A1A	LT 12 SUNRISE HEIGHTS ADD C ON T .3099 AC
2 2	101506143 912540239	MCCORMICK JAME S A TRUSTEE	120 MADEI RA NE 220	ALBUQ UERQU E	NM	87103	VAC	X1A	MRGCD MAP 32 TRACT 188 A1B CON T 2.42 AC

Or Current Resident
ARCHIBEQUE CLEMENTE & JUANITA
5444 EDITH BLV NE
ALBUQUERQUE, NM 87107

Or Current Resident
COMCAST OF NEW MEXICO INC
PO BOX 173838
DENVER, CO 80217 3838

Or Current Resident
FIRST UNION NATIONAL BANK TRUS
7000 CARDINAL PL
DUBLIN, OH 43017

Or Current Resident
HEADSTART ENTERPRISES
5101 MCLEOD RD NE
ALBUQUERQUE, NM 87109

Or Current Resident
LEWIS ARCHIE B JR
501 TAHOE PL NE
ALBUQUERQUE, NM 87107 4112

Or Current Resident
MC COY GREGORY A & GRACE G
502 TAHOE PL NE
ALBUQUERQUE, NM 87107 4113

Or Current Resident
MCCORMICK JAMES A TRUSTEE
120 MADEIRA NE 220
ALBUQUERQUE, NM 87103

Or Current Resident
RAUTMAN CHRISTOPHER A
418 TAHOE PL NE
ALBUQUERQUE, NM 87107 4111

Or Current Resident
TURNER BOB L
1100 MONTANO RD NE
ALBUQUERQUE, NM 87107

Project# 1004228
JAMES P. GUTHRIE
Headstart Enterprises
5101 MCCLOUD NE
ALBUQUERQUE, NM 87109

Project# 1004228
PHILIP W. TURNER
Terra Metrics of New Mexico
4175 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

Or Current Resident

Or Current Resident

Or Current Resident

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Or Current Resident

Or Current Resident

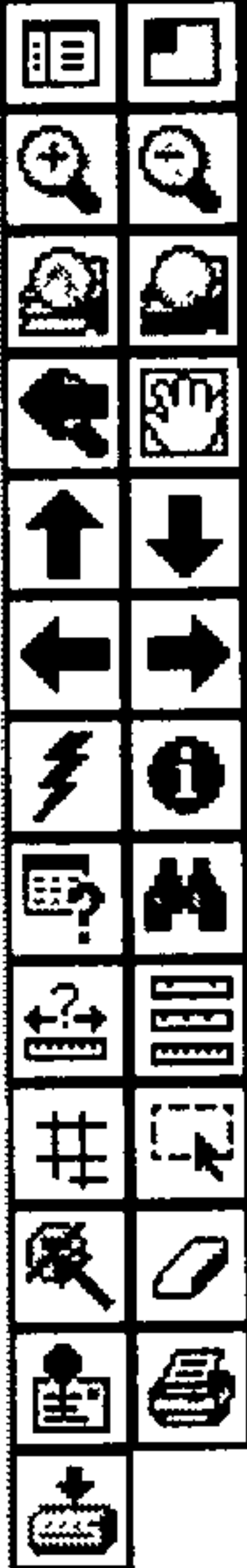
Or Current Resident

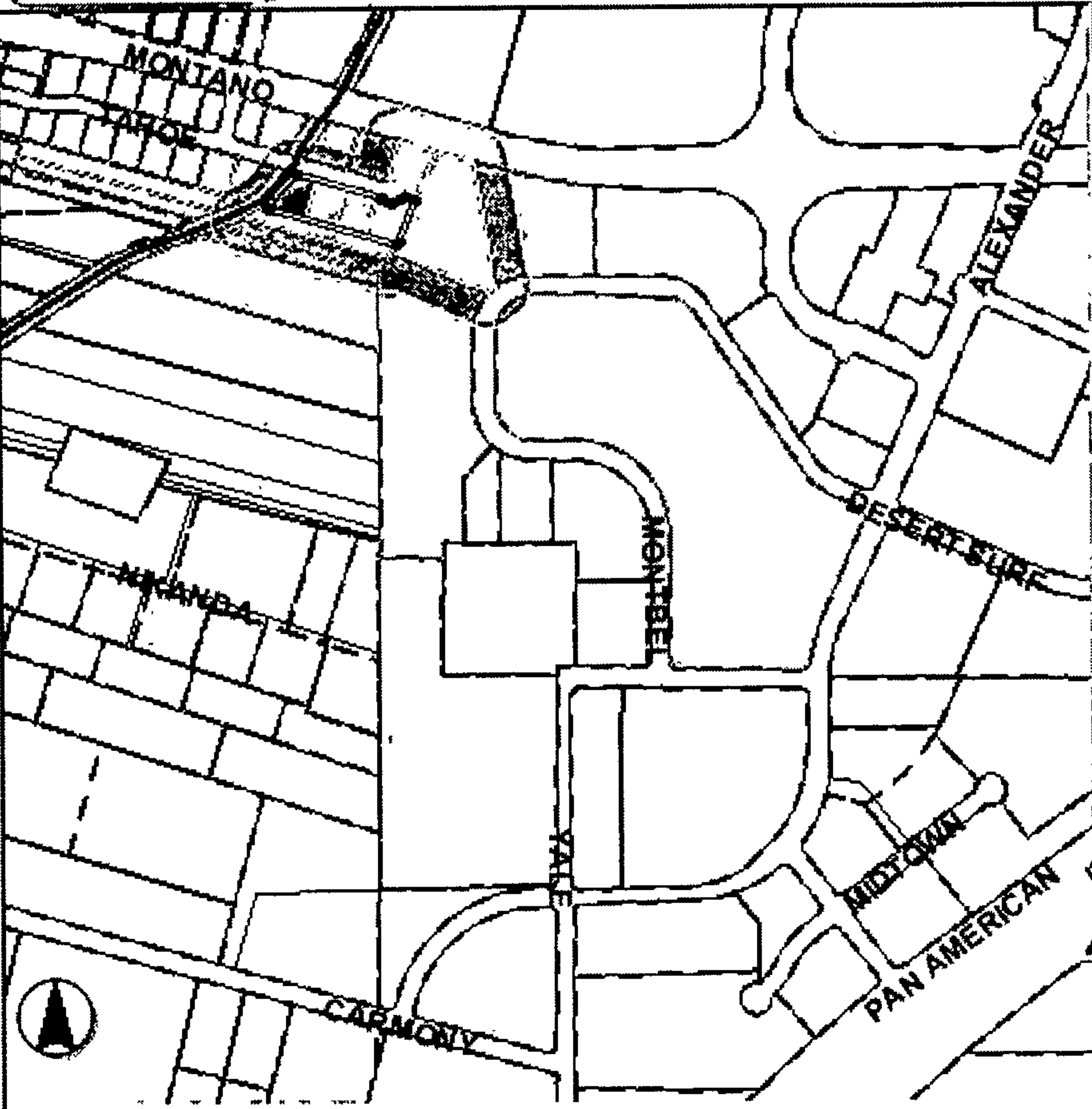
Or Current Resident



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

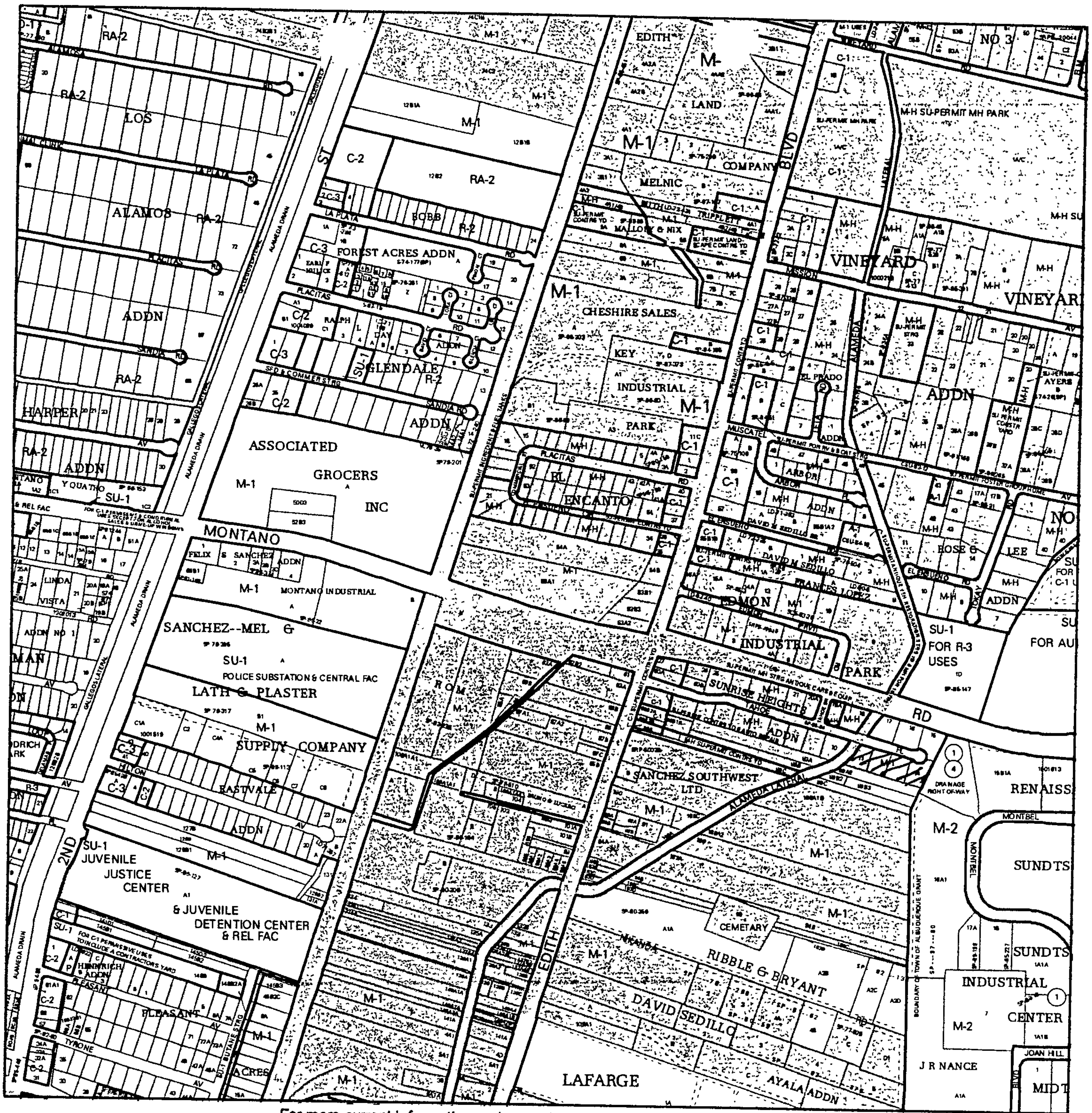
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101506146514940246	HEADSTART ENTERPRISES	5101 MCLEOD RD N
2	101506145816940250	HEADSTART ENTERPRISES	5101 MCLEOD RD N
2	101506145612840242	HEADSTART ENTERPRISES	5101 MCLEOD RD N

Pan
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)

[CONTACT](#)



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

AGIS
Albuquerque Geographic Information System

Map amended through: 10/25/2006

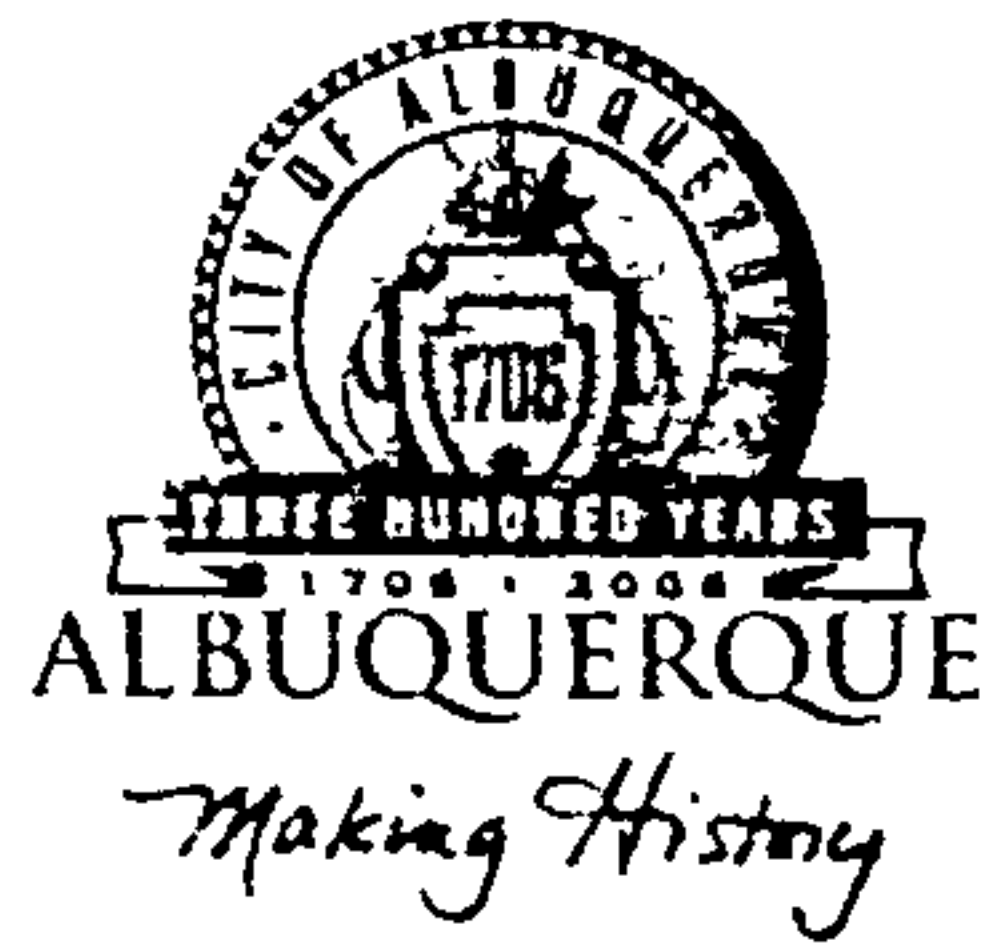
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-15-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.	

Feet
0 750 1 500



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: November 8, 06

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

This letter will serve to notify you that on 11-8-06
(date)

TO CONTACT NAME: Philip W. Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: 4125 Montgomery Blvd. NE - 87109
PHONE/FAX #: 881-2903 - (Fax - 881-2591)

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 Lot-11-14 of Sunrise Heights Subdivision
located on Montano Road between Edith Blvd and I-25
zone map page(s) F-15.

Our records indicate that as of 11-8-06, there were **no Recognized**
(date)

Neighborhood 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,



OFFICE OF NEIGHBORHOOD COORDINATION



**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, December 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1004564**
06DRB-01617 Major-Preliminary Plat Approval
- FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)
- Project # 1005251**
06DRB-01616 Major-Vacation of Pub Right-of-Way
- SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NE, between 1ST ST NW and MOUNTAIN RD NW. (J-14)
- ~~**Project # 1004228**~~
06DRB-01618 Major-Vacation of Public Easements
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)
- Project # 1004588**
06DRB-01620 Major-Vacation of Public Easements
- GARCIA/KRAEMER & ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Block(s) 11 & 12, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD SE, between ROSS AVE SE and GIBSON BLVD SE containing approximately 4 acre(s). (L-15)
- Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] (P-8)

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


Sheran Matspn, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 20, 2006.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 7, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1002819

05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat
Approval

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

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

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

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

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

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

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

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**
6. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [Deferred from 11/16/05 & 11/30/05] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

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

8. **Project # 1001523**
05DRB-01797 Minor-SiteDev Plan
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from 12/7/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**
9. **Project # 1003364**
05DRB-01788 Minor-SiteDev Plan
Subd/EPC
05DRB-01789 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] **[David Stallworth, EPC Case Planner] (C-19) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURNED: 10:50 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

2. Project # 1004228
06DRB-00937 Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

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

FINDINGS:

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

CONDITIONS:

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

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

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: James P Guthrie, Headstart Enterprises, 5101 MCLEOD NE, 87109
Terra Metrics of NM, 4175 Montgomery Blvd NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004228 AGENDA#: 2 DATE: 7.26.06

1. Name: Randy Aube Address: _____ Zip: _____
2. Name: Phil Jussier Address: Apt 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: 1004228

AGENDA ITEM NO: 2

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JULY 26, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

Project # 1004228
06DRB-00937 Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765](F-15)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No association.
APS	The requested vacation in order to support the building of an automotive shop (Car Crafters) 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	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.

Transportation Development

No objection to the request. A replat is required. How did the building permit get issued when the lot lines have not been removed?

Parks & Recreation

No objection.

Utilities Development

No objection to Vacation request.

Planning Department

No objection to the vacation. Defer to Transportation.

Be aware that any preliminary or final plat recorded on November 1, 2006 or thereafter must meet the requirements of R-06-76 regarding Pre-Development Facility Fee Agreements with APS.

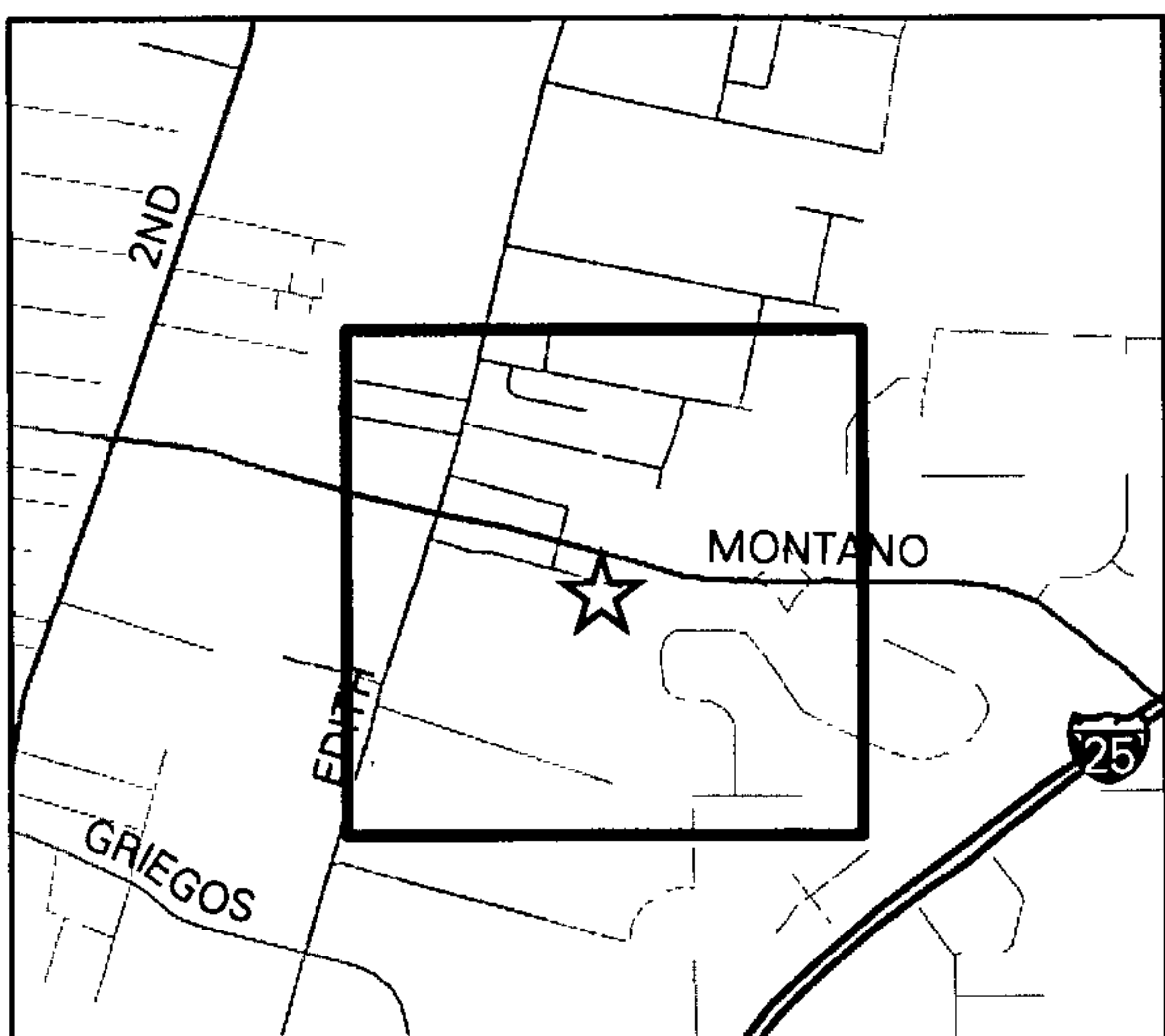
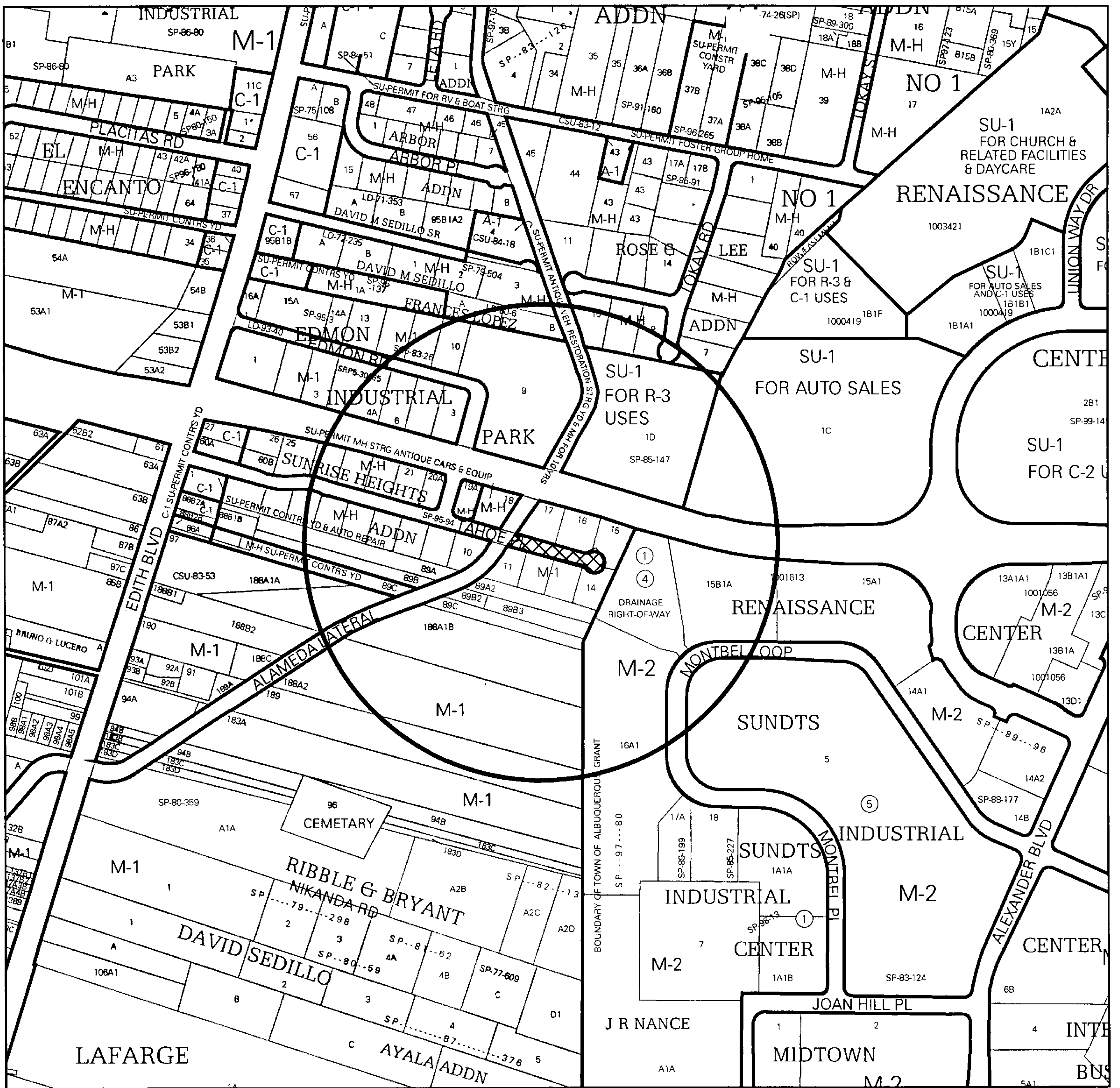
Impact Fee Administrator

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

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

cc:James P Guthrie, Headstart Enterprises, 5101 MCLEOD NE, 87109

Terra Metrics of NM, 4175 Montgomery Blvd NE, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1004228

Hearing Date:

7/26/06

Zone Map Page:

F-15

Additional Case Numbers:
06DRB-00937 05DRB-01765



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 26, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1004909

06DRB-00880 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

~~**Project # 1004228**~~

06DRB-00937 Major-Vacation of Pub Right-of-Way

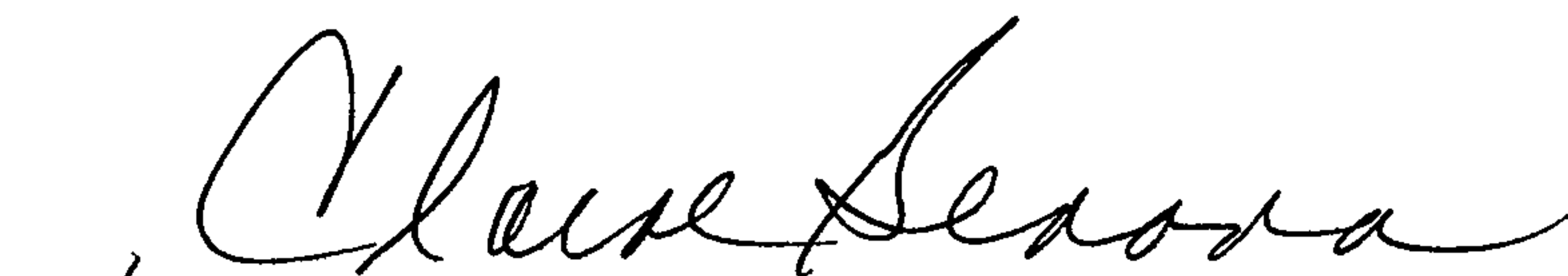
TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

Project # 1004091

06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Ext of SIA for Temp
Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

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

Meeting Date: JULY 26, 2006
Zone Atlas Page: F-15-Z
Notification Radius: 100 Ft.

Project# 1004228
App#06DRB-00937

Cross Reference and Location: MONTANO RD & RENAISSANCE NE

Applicant: JAMES P GUTHRIE / HEADSTART ENT.
Address: 5101 MCLEOD NE
ALBUQUERQUE, NM 87109

Agent: TERRA METRICS OF NM
4175 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JULY 7, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1004228
APPLICATION # _____

PAGE 1 **OF** 2

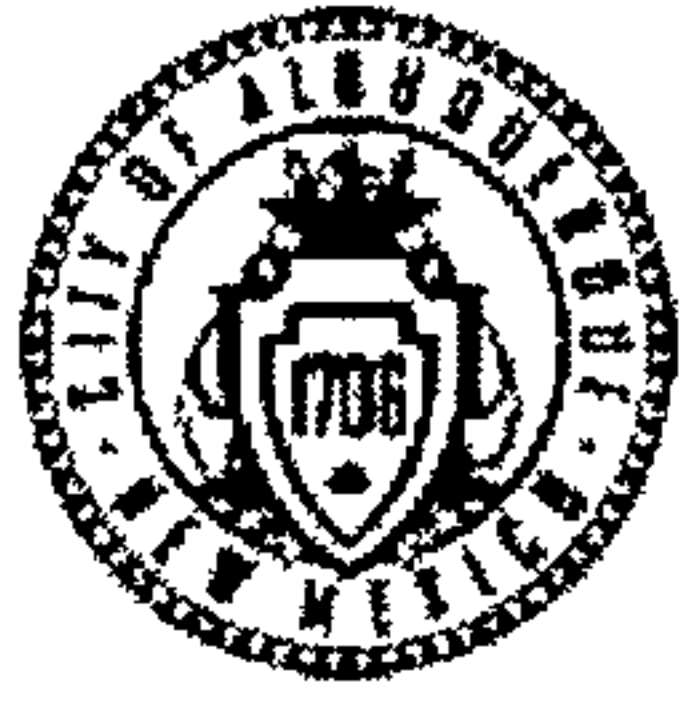
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
F-15	1015061	458-169	402-50	✓ Dup
		470-167	49	✓ Dup ²
		482-163	48	✓ Dup
		490-144	408-06	✓ COA
		476-147	402-47	✓ Dup ²
	1016061	005-145	304-01	✓
		052-144	02	✓
	1015061	481-112	408-03	✓
		465-149	402-46	✓ Dup ²
		455-153	45	✓ Dup ²
		445-154	44	✓ Dup ²
		441-175	409-12	✓
		430-177	11	✓
		420-162	403-28	✓
		431-158	27	✓
		391-160	26	✓ Dup

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1004228
APPLICATION # _____

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
F-15	1015061	379-155	403-24	✓ Dup ²
		454-143	402-43	✓ Dup ²
		438-142	71	✓ Dup ²
		456-138	42	✓ Dup ²
		432-137	70	✓ Dup ²
		451-133	41	✓ Dup ²
		367-150	403-22	✓
		411-165	29	✓
		490-210	401-15	✓ COA
	1016061	027-204	208-10	✓
	1015061	450-216	405-36	✓
		380-229	09	✓
		439-125	402-39	✓



mainframe@coa1mp3.ca To
bq.gov cc
07/05/2006 11:58 AM bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01015061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101506145816940250 LEGAL: LT 1 7 SU NRISE HEIGHTS ADD CONT .3432 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506147016740249 LEGAL: LT 1 6 SU NRISE HEIGHTS ADD CONT .3730 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506148216340248 LEGAL: 015 SUNR ISE HGTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506149014440806 LEGAL: DRAI NAGE R/W (BETWEEN BLKS 1 & 2) SUNDT S IND
CENTE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101506147614740247 LEGAL: LT 1 4 SU NRISE HEIGHTS ADD CONT .3225 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101606100514530401 LEGAL: TRAC T 15 -B-1-A PLAT OF TRACTS 15-A-1 & 15-B-1-A
RE LAND USE:
PROPERTY ADDR: 00000 MONTBEL
OWNER NAME: TURNER BOB L
OWNER ADDR: 01100 MONTANO RD NE
ALBUQUERQUE NM 87107
0101606105214430402 LEGAL: TRAC T 15 -A-1 PLAT OF TRACTS 15-A-1 & 15-B-1-A
RENA LAND USE:
PROPERTY ADDR: 00000 RENAISSANCE
OWNER NAME: EDENS PROPERTIES LLC
OWNER ADDR: 01200 S RENAISSANCE BL NE
ALBUQUERQUE NM 87107
0101506148111240803 LEGAL: TR 1 6A1 PLAT OF TRACT A-1, LANDS OF J.R. NANCE
AND LAND USE:
PROPERTY ADDR: 00000 MONTBEL
OWNER NAME: COMCAST OF NEW MEXICO INC
OWNER ADDR: PO BOX 173838
DENVER CO 80217

PAGE 2

0101506146514940246 LEGAL: LT 1 3 SU NRISE HEIGHTS ADD CONT .3099 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506145515340245 LEGAL: LT 1 2 SU NRISE HEIGHTS ADD CONT .3099 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506144515440244 LEGAL: LT 1 1 SU NRISE HEIGHTS ADD CONT .2900 AC
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506144117540912 LEGAL: 0018 SUN RISE HEIGHTS ADDN
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: PITTARELLI ANTHONY JAMES
OWNER ADDR: 00501 TAHOE PL NE
ALBUQUERQUE NM 87107
0101506143017740911 LEGAL: LT 1 9A P LAT OF LOTS 19A & 20A SUNRISE HEIGHTS
SUBD LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: ROMERO MELAQUIAS H & DEBBIE L
OWNER ADDR: 00417 TAHOE PL NE
ALBUQUERQUE NM 87105
0101506142016240328 LEGAL: 009 SUNR ISE HGTS ADDL 9& W5FT L10
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: RAUTMAN CHRISTOPHER A
OWNER ADDR: 00418 TAHOE PL NE
ALBUQUERQUE NM 87107
0101506143115840327 LEGAL: 010 SUNR ISE HEIGHTS ADDN EXCEPT WEST 5 FT
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: MC COY GREGORY A & GRACE G
OWNER ADDR: 00502 TAHOE PL NE
ALBUQUERQUE NM 87107
0101506139116040326 LEGAL: TR 8 9A-1 (AKA WLY POR TR 89-A) MRGCD MAP #32
CONT LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506137915540324 LEGAL: MRGC D MA P NO 32 TRACTS 89B-1 & 89C-1 CONT 0.504
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

PAGE 4

0101506145021640536 LEGAL: 9 ED MON INDUSTRIAL PARK PLAT MAP CONT 3.526 AC
LAND USE:

PROPERTY ADDR: 00000 MONTANO
OWNER NAME: ROSECLIFF REALTY FUNDING INC
OWNER ADDR: 00435 MONTANO RD NW

ALBUQUERQUE NM 87107

0101506138022940509 LEGAL: EDMO N RD NE (42' FT PRIVATE ROAD) EDMON
INDUSTRIAL LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: EDMON PARTNERSHIP
OWNER ADDR: 01421 CAMINO CERRITO SE

ALBUQUERQUE NM 87123

0101506143912540239 LEGAL: MRGC D MA P 32 TRACT 188 A1B CONT 2.42 AC
LAND USE:

PROPERTY ADDR: 00000 EDITH
OWNER NAME: MCCORMICK JAMES A TRUSTEE
OWNER ADDR: 00120 MADEIRA NE

ALBUQUERQUE NM 87103

QUIT

101506149014440806 LEGAL: DRAINAGE R/2 (BETWEEN BLKS 1&2) SUNDT S IND F LTS 1-A, 1-B, 2
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

101506148111240803 LEGAL: TR 16A1 PLAT OF TRACT A-1, LANDS OF J.R. NAN A-1,
RENAISSANCE CE
PROPERTY ADDR: 4611 MONTBEL LP NE

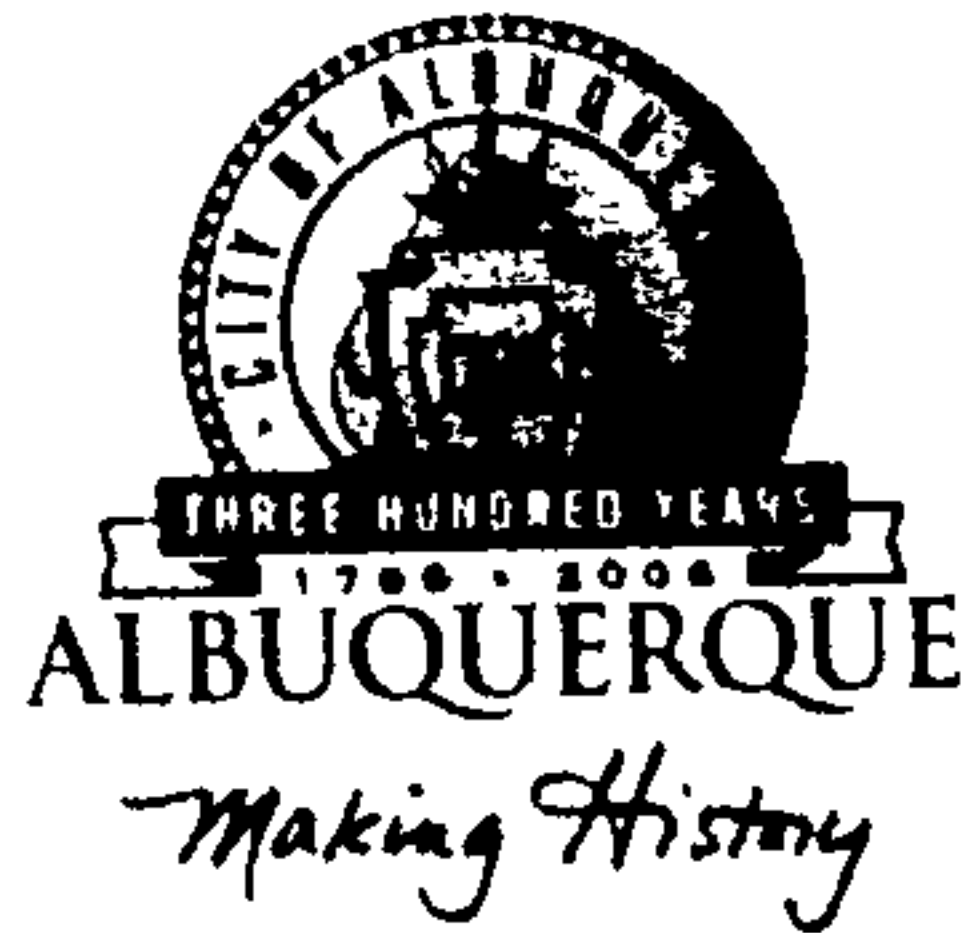
OWNERS NAME: COMCAST OF NEW MEXICO INC
OWNERS ADDR: PO BOX 173838
 DENVER, CO 80217

101506149021040115 LEGAL: TR 1D SUBD PLAT FOR RENAISSANCE CENTER CONT
PROPERTY ADDR: MONTANO RD NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
 ALBUQUERQUE, NM 87103

101606102720420810 LEGAL: TR 1C SUBD PLAT FOR RENAISSANCE CENTER CONT
PROPERTY ADDR: 1101 MONTANO BLVD NE

OWNERS NAME: RICHARDSON EW & BARBARA LEE
OWNERS ADDR: PO BOX 162255
 AUSTIN, TX 78731



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: 6-29-06

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

This letter will serve to notify you that on 6-29-06
(date)

TO CONTACT NAME: Philip Turner
COMPANY/AGENCY: Terra Metrics of New Mexico
ADDRESS/ZIP: 4175 Montgomery Blvd. NE 87109
PHONE/FAX #: 881-2903 881-2591

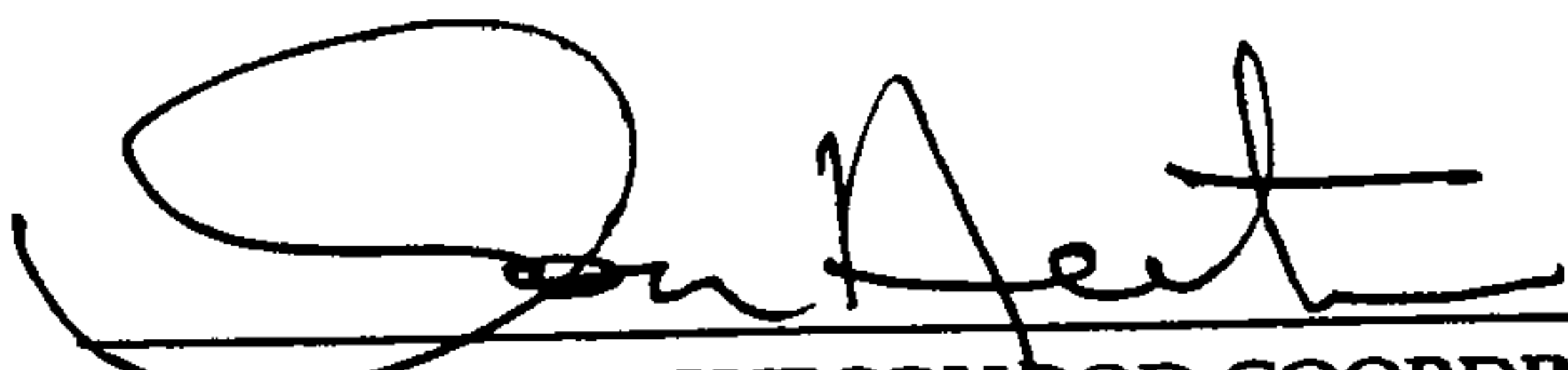
Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lots 11-17 Sunrise Heights Subdivision
on Montano NE between Edith NB and Interstate 25
zone map page(s) F-15.

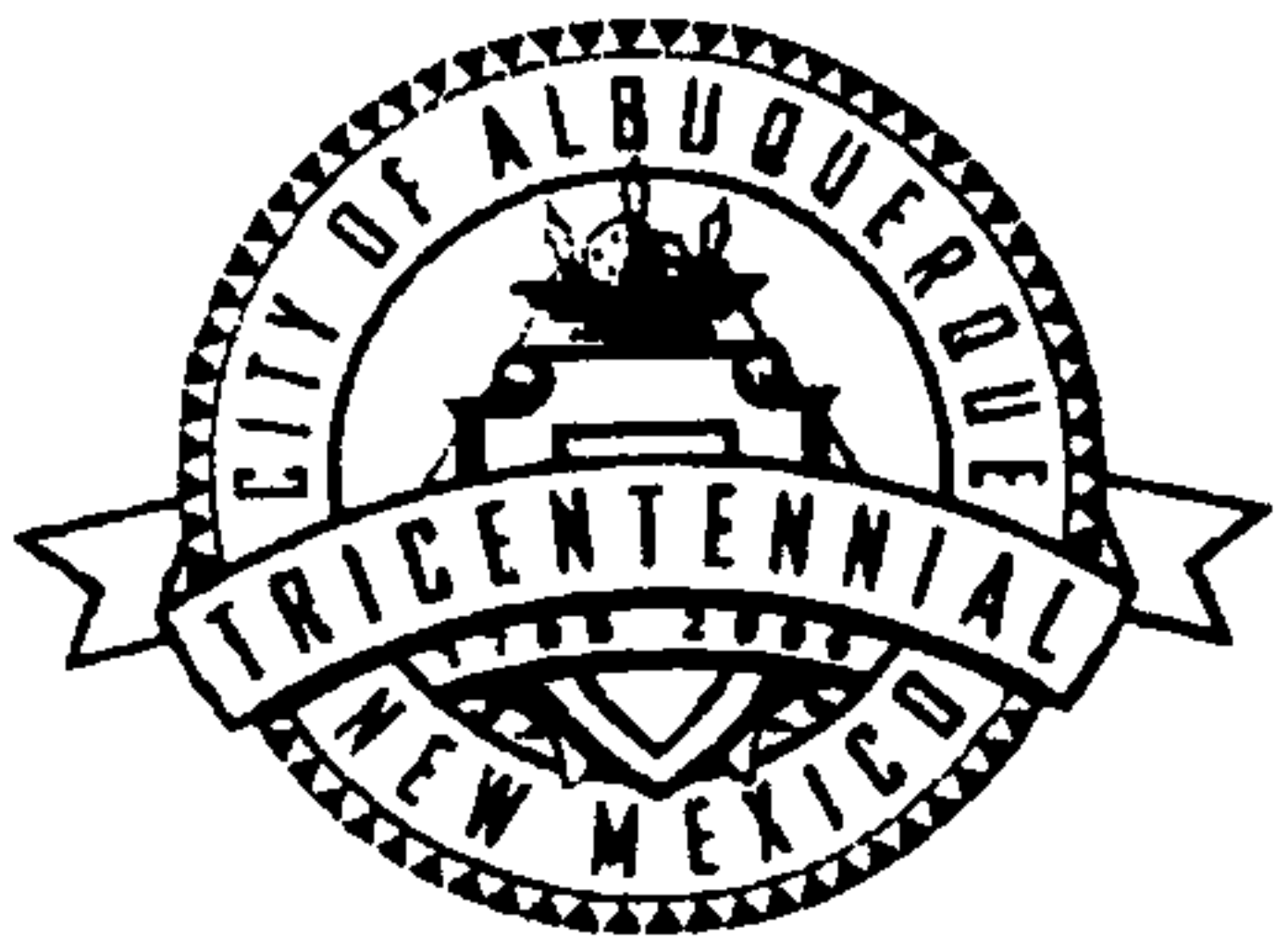
Our records indicate that as of 6-29-06, there were **no Recognized**
(date)

Neighborhood 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,


OFFICE OF NEIGHBORHOOD COORDINATION



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in

Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax –

(505) 924-3913 - will need the following information **BEFORE** neighborhood

association information will be released to the applicant/developer on any project

being presented to the Planning Department. If you have any questions, please feel

free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] -OR- Concealed Tower [];

Private Development []; City Project []; -OR- Other []

CONTACT NAME: Philip W. Turner

COMPANY NAME: Terrametrics of New Mexico

ADDRESS/ZIP: 4175 Montgomery Blvd NE

PHONE: 881-2903 FAX: 881-2591

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE

AREA OF THE PROPERTY DESCRIBED AS:

Lots 11-17 Sunrise Hights Subelivision

LEGAL DESCRIPTION

LOCATED ON

Montano Road NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Edith AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Interstate 25

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (_____).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

Project # 1004228

JAMES P0 GUTHRIE/HEADSTART ENT.
5101 MCLEOD NE
ALBUQUERQUE, NM 87109

Project # 1004228

TERRA METRICS OF NM
4175 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

101506145816940250

HEADSTART ENTERPRISES
5101 MCLEOD RD NE
ALBUQUERQUE NM 87109

101606100514530401

TURNER BOB L
1100 MONTANO RD NE
ALBUQUERQUE NM 87107

101606105214430402

EDENS PROPERTIES LLC
1200 S RENAISSANCE BL NE
ALBUQUERQUE NM 87107

101506148111240803

COMCAST OF NEW MEXICO INC
PO BOX 173838
DENVER, CO 80217

101506144117540912

PITTARELLI ANTHONY JAMES
501 TAHOE PL NE
ALBUQUERQUE NM 87107

101506143017740911

ROMERO MELAQUIAS H & DEBBIE L
417 TAHOE PL NE
ALBUQUERQUE NM 87105

101506142016240328

RAUTMAN CHRISTOPHER A
418 TAHOE PL NE
ALBUQUERQUE NM 87107

101506143115840327

MC COY GREGORY A & GRACE G
502 TAHOE PL NE
ALBUQUERQUE NM 87107

101506139116040326

ARCHIBEQUE CLEMENTE & JUANITA
5444 EDITH BL NE
ALBUQUERQUE NM 87107

101506136715040322

RPB ENTERPRISES
5418 EDITH BL NW
ALBUQUERQUE NM 87107

101506141116540329

GONZALES TOMMY JR
416 TAHOE PL NE
ALBUQUERQUE NM 87107

101506145021640536

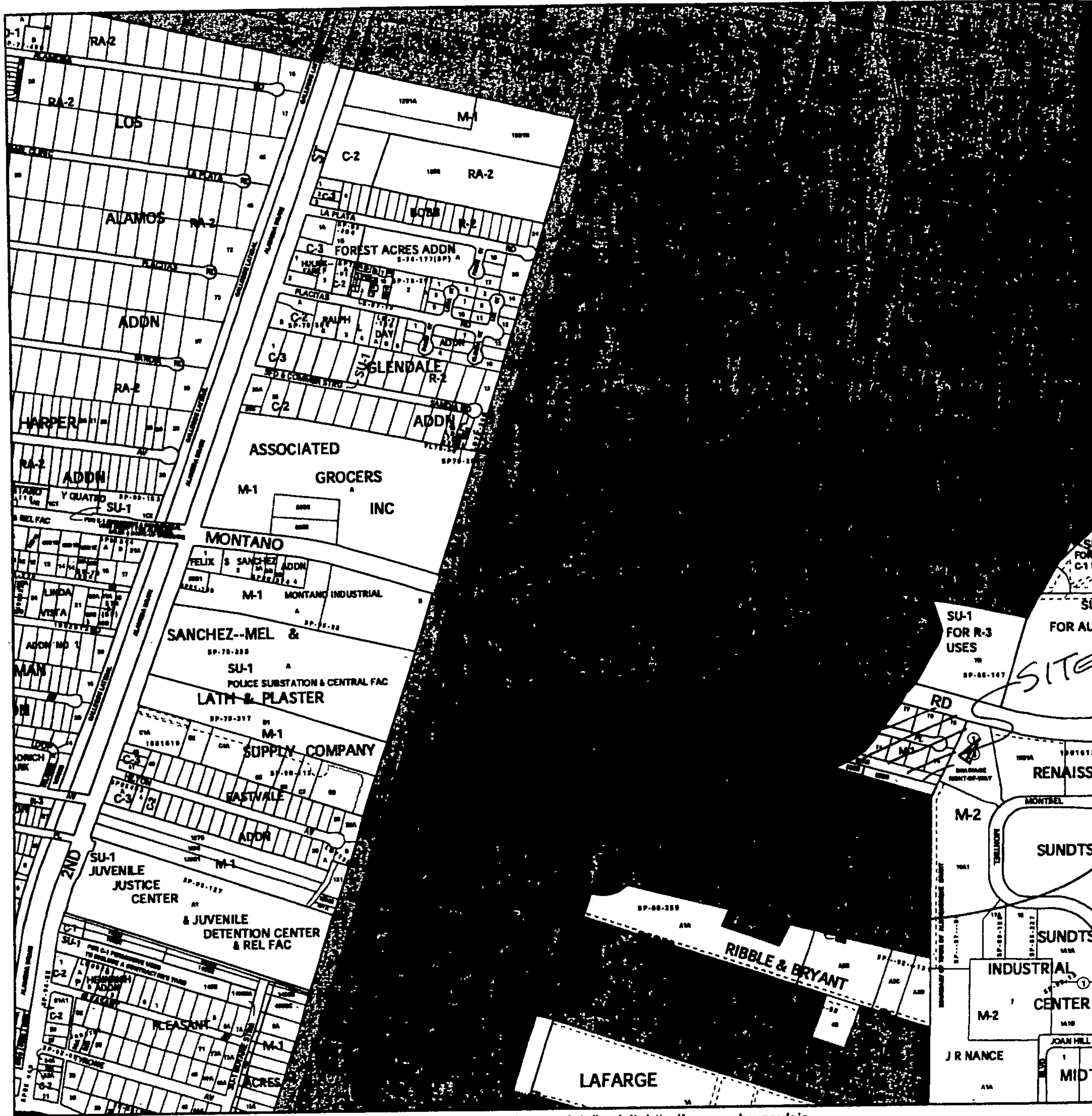
ROSECLIFF REALTY FUNDING INC
435 MONTANO RD NW
ALBUQUERQUE NM 87107

101506138022940509


EDMON PARTNERSHIP
1421 CAMINO CERRITO SE
ALBUQUERQUE NM 87123

101506143912540239

MCCORMICK JAMES A TRUSTEE
120 MADEIRA NE
ALBUQUERQUE NM 87103



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



Map amended through: Apr 22, 2005



Zone Atlas Page:
F-15-Z

Selected Symbols

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

0 760 1,500 Feet

Terrametrics of New Mexico
Professional Land Surveying
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

June 29, 2006

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Vacation of Tahoe Place Northeast east of the Alameda Ditch, Sunrise Heights Subdivision

City of Albuquerque Planning Department:

James P. and Melisa K. Guthrie, dba Headstart Enterprises, own Lots 11-17 of Sunrise Heights Subdivision. Tahoe Place Northeast is an undeveloped cul-de-sac that originally was platted to provide access to the said lots. The owners are in the process of consolidating all the properties into a single tract with access being gained from Montano Road along the north side of the property thereby rendering Tahoe Place unnecessary for access purposes. The right of way vacation was previously approved at the DRB hearing on June 22, 2005, but that approval is expiring as of July 7 2006, with no plat being approved as required by the ordinance and thus the vacation must be resubmitted. Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

4228

DXF Electronic Approval Form

DRB Project Case #: 1004228

Subdivision Name: GUTHRIE COMMERCE PARK TRACT A

Surveyor: PHILIP W TURNER

Contact Person: PHILIP W TURNER

Contact Information: 884-9087

DXF Received: 4/6/2006

Hard Copy Received: 4/5/2006

Coordinate System: NMSP Grid (NAD 27)

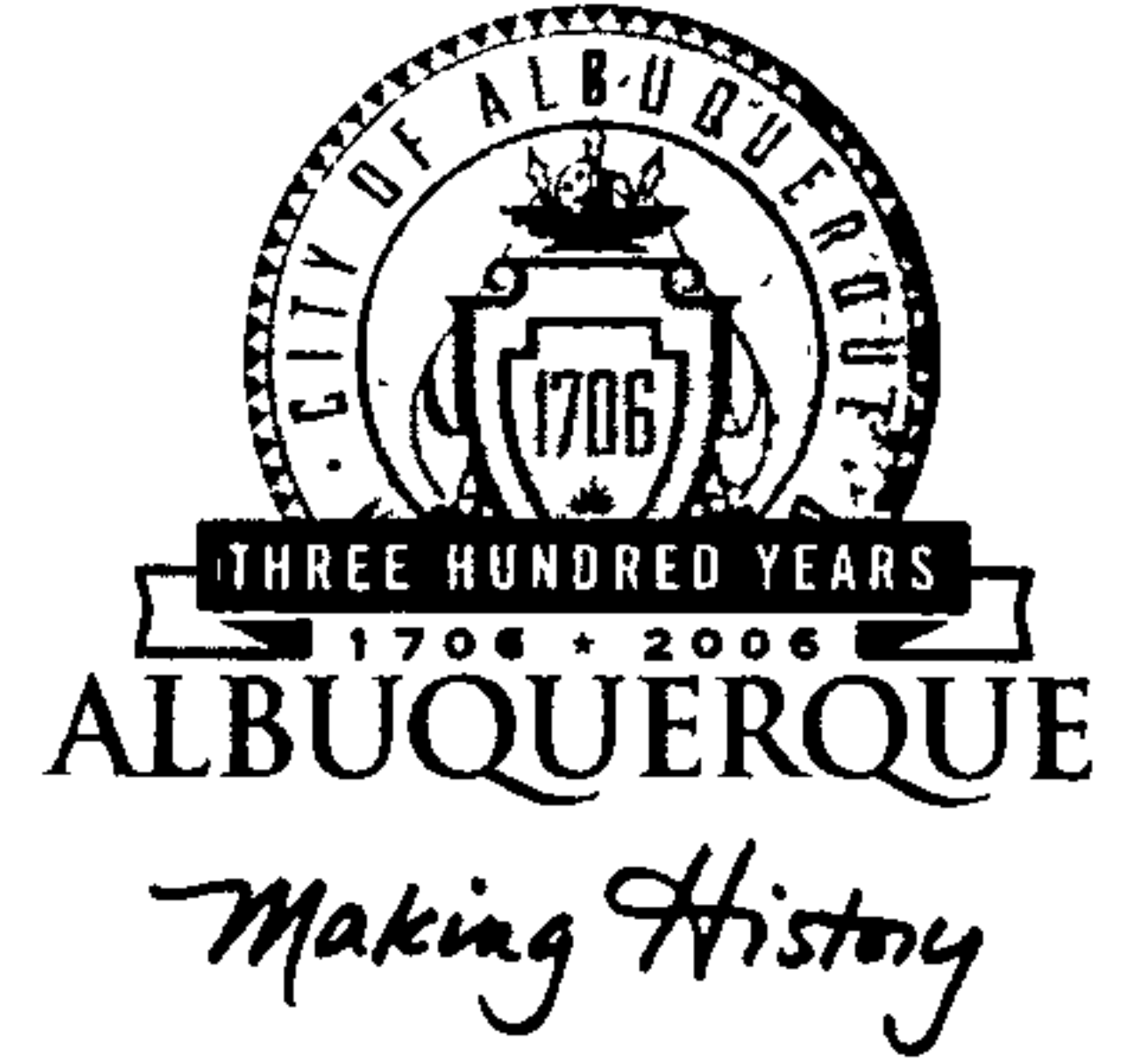

Approved

04.06.2006
Date

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

AGIS Use Only
Copied fc **4228** to agiscov on **4/6/2006** Contact person notified on **4/6/2006**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

Albuquerque

New Mexico 87103

RESOLUTION: *signed I.L.*

www.cabq.gov

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 7, 2005



CITY OF ALBUQUERQUE
Planning Department
November 30, 2005
DRB Comments

ITEM # 18

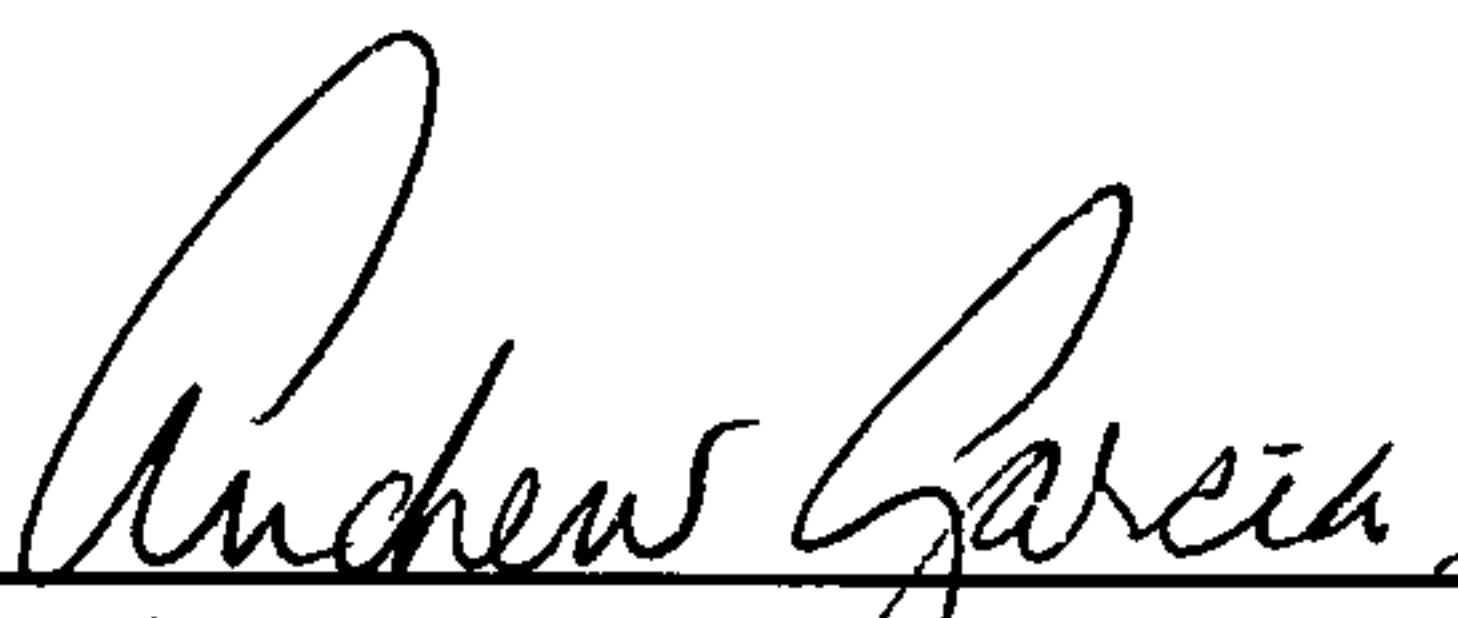
PROJECT # 1004228 APPLICATION # 05-01765

RE: Guthrie Commerce Park, Tract A

The 5' utility easement shown on the plat as vacated was not previously vacated through DRB action. Therefore, the plat cannot be approved as now presented. If there was a paper document creating this easement and it was never shown on a plat, it should not be shown on this plat either. If it was shown on a plat previously, the vacation must go through public hearing.

A previous condition of plat approval was that PNM sign the plat before DRB approval.

If approved, AGIS dxr approval is required before Planning signs the plat.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 30, 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:55 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000934**
05DRB-01696 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD @ 106TH STREET LP request(s) the above action(s) for all or a portion of Tract(s) B, SUNRISE RANCH WEST, UNIT 1 (to be known as **SUNRISE RANCH WEST, UNIT 2**) zoned RD, located on SUNSET GARDEN AVE SW, between 106TH ST SW and 98TH ST SW containing approximately 9 acre(s). (L-8) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004361**
05DRB-01698 Major-Preliminary Plat
Approval

D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ZHE VARIANCE APPROVAL FOR LOTS NOT FRONTING A STREET IS REQUIRED. PEDESTRIAN ACCESS EASEMENTS ARE REQUIRED. P-1 LOT DESIGNATION IS REQUIRED.**

3. **Project # 1002556**
05DRB-01636 Major-Vacation of Pub
Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] [*Deferred from 11/16/05*] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2

residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s).[Deferred from 11/16/05 & 11/30/05](J-10) DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.

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

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] [Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05] (J-8) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) P-1 LOT DESIGNATIONS. 2) ENTRADA VISTA CT SHALL BECOME A PRIVATE ACCESS EASEMENT. MAINTENANCE AND BENEFICIARY STATEMENT SHALL BE PLACED ON THE PLAT. 3) A SIDEWALK WAIVER SHALL BE APPLIED FOR. 4) THE HOME OWNERS ASSOCIATION OR OWNER'S SIGNATURE SHALL BE ON THE FINAL PLAT. 5) THE ZONING DESIGNATION SHALL BE ON THE FINAL PLAT. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

6. **Project # 1003885**
05DRB-01674 Major-Vacation of Pub
Right-of-Way
05DRB-01676 Major-Preliminary Plat
Approval
05DRB-01675 Minor-Subd Design
(DPM) Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE WAS APPROVED FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/4/05.**

8. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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

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

9. **Project # 1000766**
05DRB-01755 Minor-SiteDev Plan
BldPermit/EPC
- MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3B, TOWN OF ATRISCO GRANT (to be known as **AVALON OFFICE BUILDING**) zoned SU-1 FOR C-1 OR 0-1, located on UNSER BLVD SW, between TOWER SW and JAVELINA SW containing approximately 5 acre(s). [REF: 05EPC01387] [**Stephanie Shumsky, EPC Case Planner**] (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT, NEED PLAT TO SHOW 15-FOOT RIGHT-OF-WAY EASEMENT AND TO CHECK IF UNSER IS A 156-FOOT RIGHT-OF-WAY.**

10. **Project # 1001623**
05DRB-01709 Minor-SiteDev Plan
Subd/EPC
05DRB-01710 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat
Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] [Russell Brito for Debbie Stover, EPC Case Planner] [Deferred from 11/16/05] (A-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [Carmen Marrone, EPC Case Planner] [Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05] (J-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR CORRECTIONS ON THE UTILITY PLAN.**

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

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] [**Carmen Marrone, EPC Case Planner**] [*Indef Deferred from 11/2/05 & 11/23/05*] (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01742 Minor-Prelim&Final Plat
Approval

HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS**, zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652][*Deferred from 11/23/05*] (B-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. **Project # 1004475**
05DRB-01751 Minor-Prelim&Final Plat
Approval

SHIRLEY L SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARM ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARM LN NW, between CANDELARIA RD NW and containing approximately 1 acre(s)(G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY NOTE ON THE PLAT FOR LOT 8A AND TO COMPLETE SEWER TAPPING PERMIT FOR LOT 8B AND PLANNING FOR AGIS DXF FILE.**

14. **Project # 1004552**
05DRB-01767 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for PATRICIA M & PATRICK R PORTER request(s) the above action(s) for all or a portion of Lot(s) 46A, **DESERT HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2 HD, R-1, located on SNAKEDANCE CT NE, between QUAKING ASPEN PL NE and ELENA GALLEGOS PL NE containing approximately 3 acre(s). (E-24) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
15. **Project # 1003985**
05DRB-01768 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for SG PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3 & North 15 feet of Lot(s) 4, Block(s) E, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 / C-2, located on 2nd ST SW, between COAL SW and IRON AVE SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1001900**
05DRB-01775 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING agent(s) for NM AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1, H, **INDIAN MESA**, zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 02DRB-00617] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1001043**
05DRB-01778 Minor-Prelim&Final Plat
Approval

HUITT-ZOLLERS, INC. agent(s) for WEST BANDELIER LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, STONEBRIDGE POINTE (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON BLVD NW and BANDELIER DR NW containing approximately 8 acre(s). [REF: 05DRB-01182] (A-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. ~~Project # 1004228~~
05DRB-01765 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] [*Deferred from 11/30/05*] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

19. **Project # 1004407**
05DRB-01764 Minor-Prelim&Final Plat
Approval

FRANK PEREZ agent(s) for FRANK, MARY & ISAAC PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). [REF: 05DRB01377] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

20. **Project # 1003198**
05DRB-01777 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, **ATRISCO GRANT, UNIT 3**, zoned R-D & R-1, located on SAGE RD SW, between AMOLE DEL NORTE DIVERSION and COORS BLVD SW containing approximately 15 acre(s). [REF: 04EPC-00265, 04EPC-00059, 05DRB-01127, 05DRB-01129] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003004**
05DRB-01776 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES, INC. request(s) the above action(s) for Tract(s) 414, 415-B, 415-C, 415-D, 416, **ATRISCO GRANT, UNIT 3**, zoned R-D 6DU/AC, located on TOWER RD SW, between UNSER BLVD SW and STINSON STREET SW containing approximately 15 acre(s). [REF: 03EPC-01644, 04EPC-00132, 04DRB-01974, 04DRB-01975] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for November 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet

DRB- 1004228

Item No. 18

Zone Atlas F-15

DATE ON AGENDA 11/30/05

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION

() SKETCH PLAT PRELIMINARY PLAT () FINAL PLAT

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

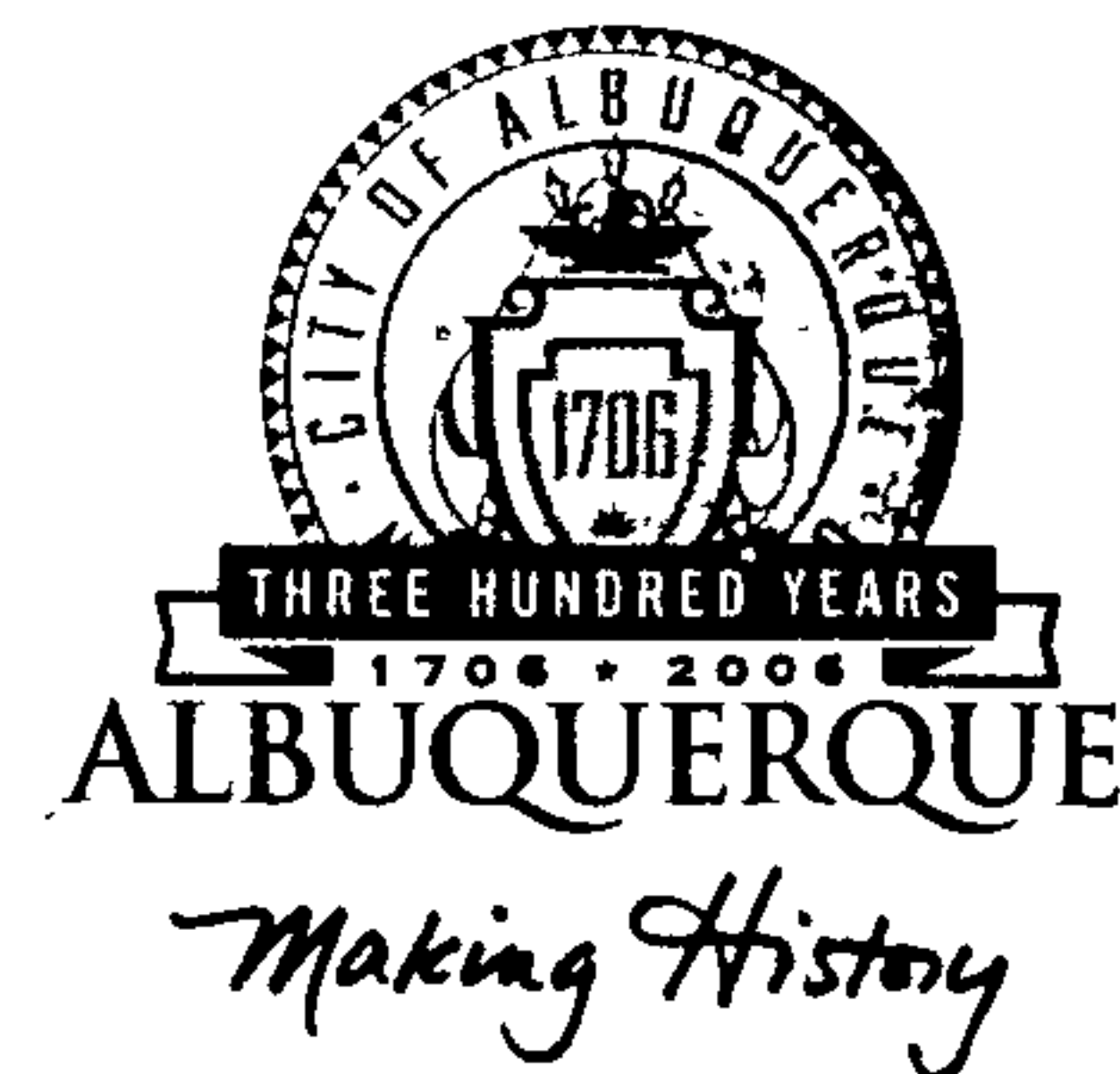
() SITE PLAN FOR BUILDING PERMIT

Comments:

1. Need infrastructure list for required water line extensions per the water/sewer availability statement.
2. Public water/sewer easements must be granted to the ABCWUA.
3. Need additional water line easement for water line loop connection from Tahoe per the water/sewer availability statement.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

MRGCD must sign plat prior to City Engineer.

Albuquerque

New Mexico 87103

RESOLUTION:

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

12-7-05

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 30, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2005

1. Project # 1004228
05DRB-01394 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15)

At the September 28, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit C in the Planning file, subject to these findings and conditions:

FINDINGS:

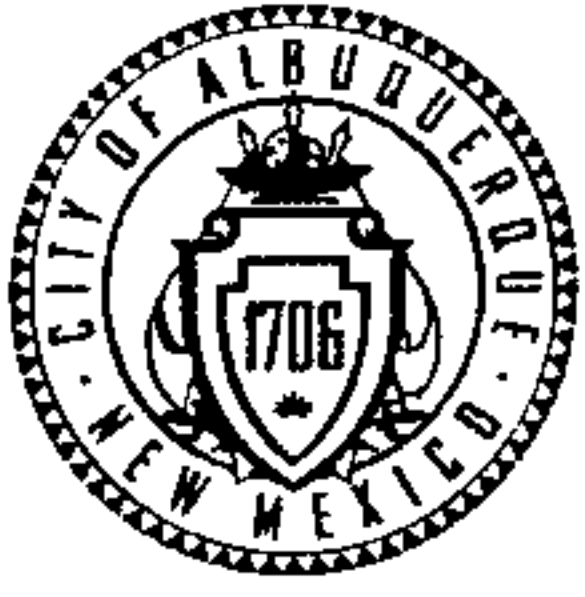
1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. PNM shall sign the plat prior to DRB approval.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by October 13, 2005, in the manner described below.

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

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: Headstart Enterprises, 5101 McLeod Blvd NE, 87107
Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004228 AGENDA#: 1 DATE: 9/28/05

1. Name: Phil Turner 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: _____

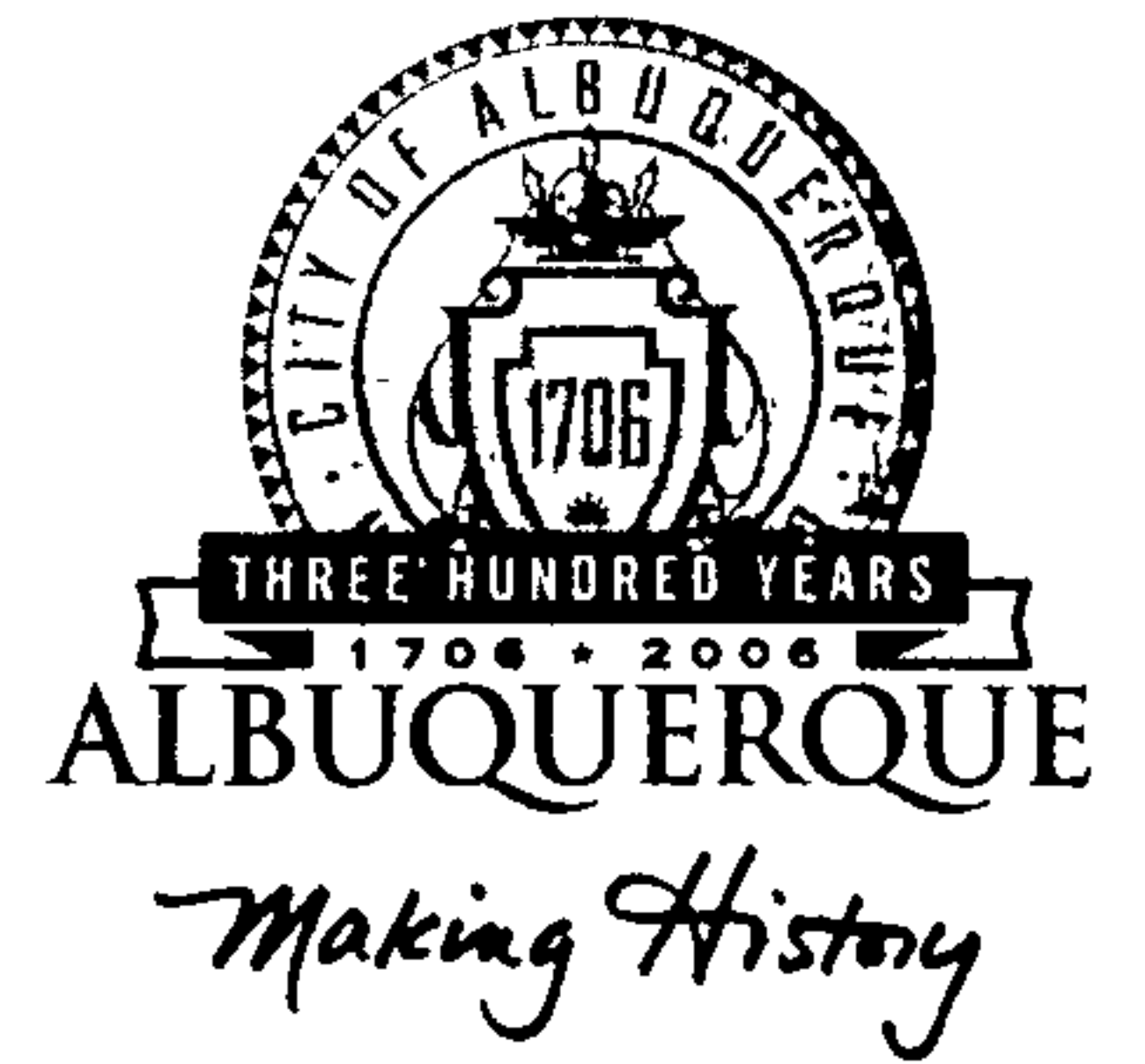
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 1

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

The Hydrology Section has no objection to the vacation request.

Albuquerque

RESOLUTION:

New Mexico 87103

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 28, 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, September 28, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004228

05DRB-01394 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15)

Project # 1003573

05DRB-01379 Major-Amended Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] (C-20)

Project # 1003523

05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

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

Project # 1002715

05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval

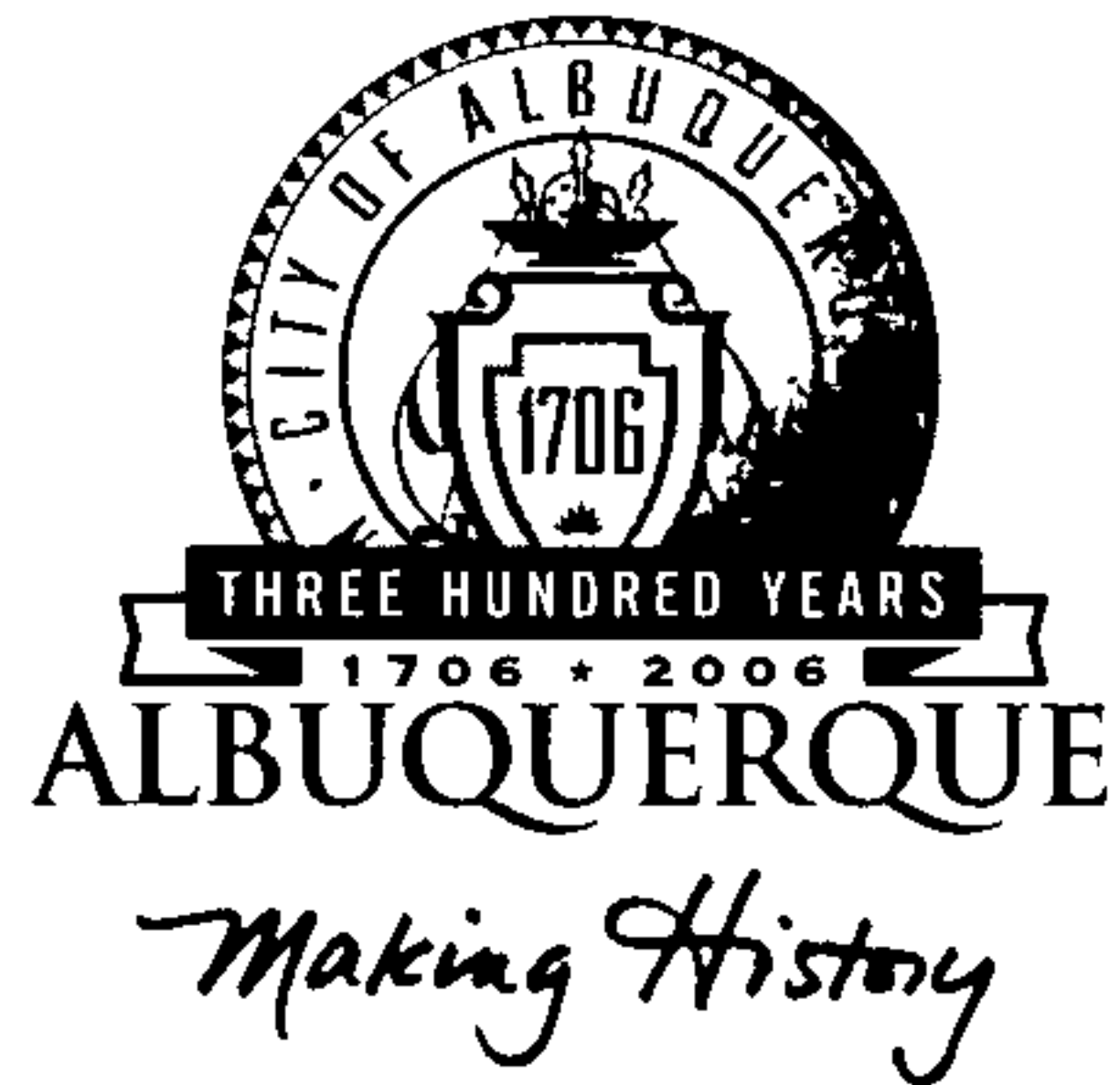
ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 12, 2005.

CITY OF ALBUQUERQUE



Planning Department

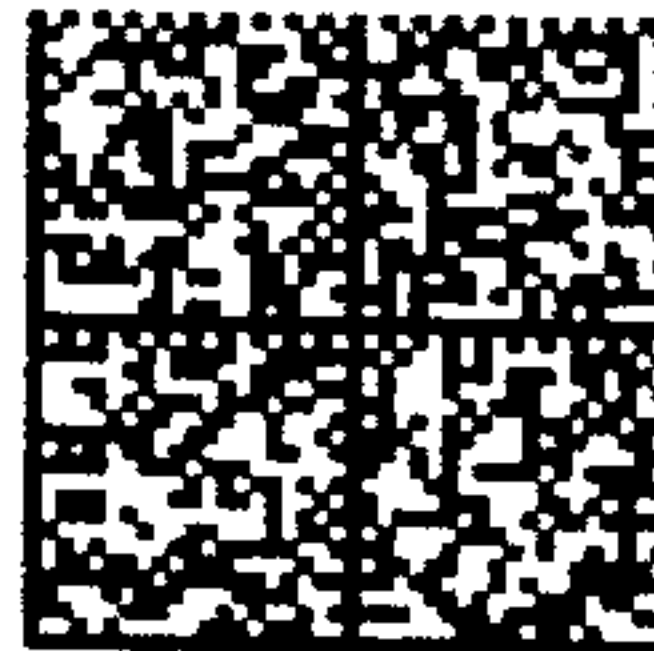
P.O. Box 1293

Albuquerque, NM 87103

DRB

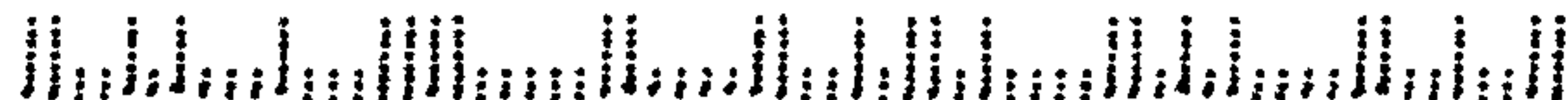
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CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87112



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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 28, 2005

Project # 1004228
05DRB-01394 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE.
[REF:05DRB00888] (F-15)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	No Associations.
APS	The request to vacate five feet of a public utility easement along the south line of lots 14-17 of the Sunrise Heights Addition will have <i>no adverse impacts</i> to the APS district.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM-Electric & Gas	

Major-Vacation of Public Easements: **NOT APPROVED**. PNM has facilities in this easement, replat should show replacement easement

Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

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

Transportation Development

No objection to the request. What will happen with the 5' easement on the parcel to the south?

Parks & Recreation

Defer to PNM.

Utilities Development

No objection to Vacation request.

Planning Department

There is no objection to this vacation request. Remember if the vacation action is approved by DRB, a replat of the property showing the vacation must be approved by DRB & recorded within 12 months of the DRB vacation approval date.

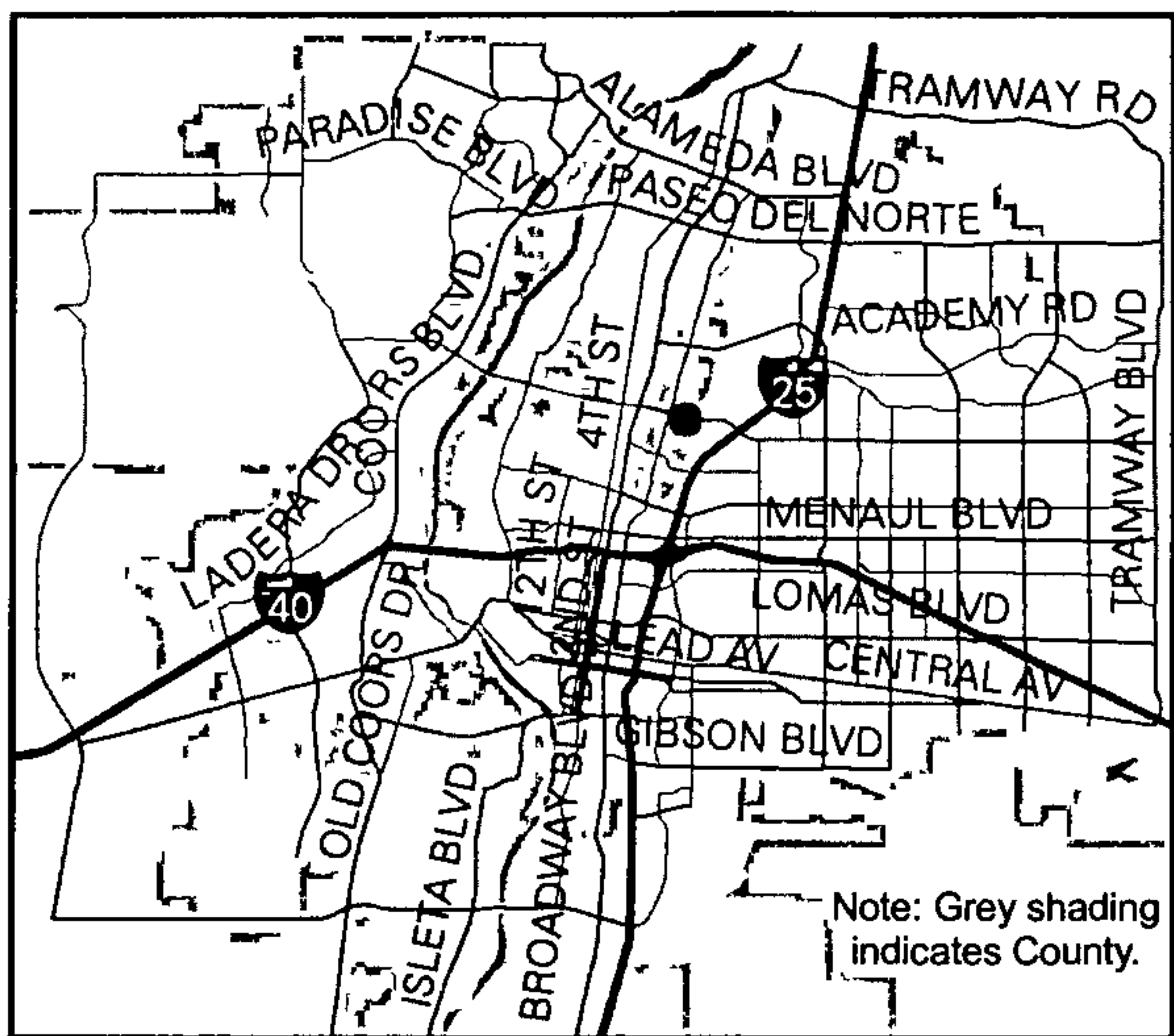
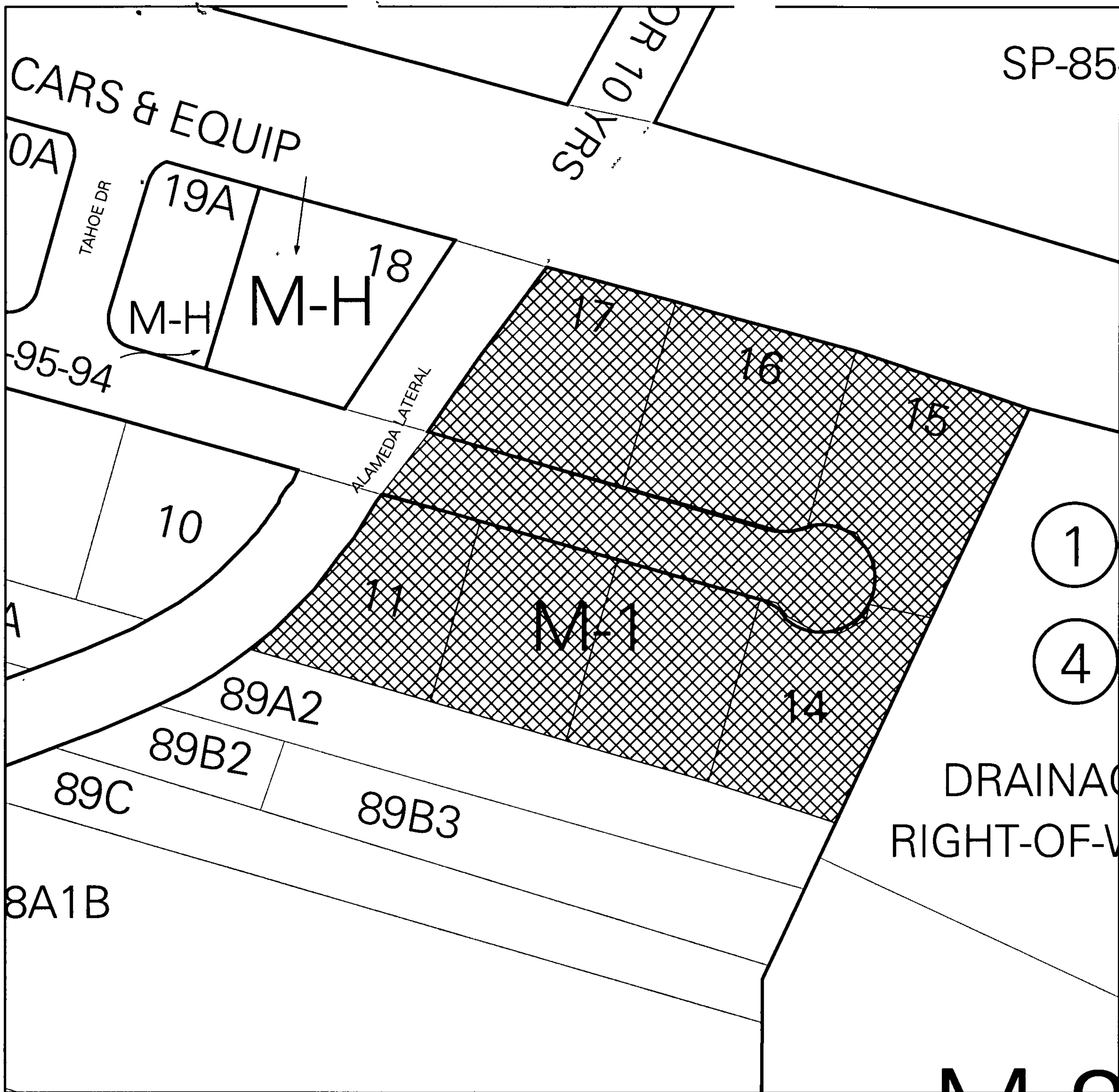
Impact Fee Administrator

No comment on proposed vacation of public utility easement.

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

cc: Headstart Enterprises, 5101 McLeod Blvd NE, 87107

Terrametrics of New Mexico, 4175-A Montgomery Blvd NE, 87109



ZONING MAP



1 inch equals 100 feet

Project Number:
1004228

Hearing Date:
9/28/05

Zone Map Page:
F-15

Additional Case Numbers:
05DRB-00888



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 28, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # ~~1004228~~**
05DRB-01394 Major-Vacation of Public Easements
TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15)
- Project # 1003573**
05DRB-01379 Major-Amended Grading Plan Approval
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] (C-20)
- Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK
RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s). [REF:04EPC-01003, 04EPC-01352, 04EPC-01489](J-8)
- Project # 1002715**
05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval
ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 12, 2005.

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

Meeting Date: SEPTEMBER 7, 2005
Zone Atlas Page: F-15-Z
Notification Radius: 100 Ft.

Project# 1004228
App# 05DRB-01394

Cross Reference and Location: Montano Rd between Edith Blvd and Pan American Free way (I-25)

Applicant: HEADSTART ENTERPRISES
Address: 5101 MCLEOD BLVD NE
ALBUQUERQUE, NM 87107

Agent: TERRAMETRICS OF NEW MEXICO
4175-A MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: SEPTEMBER 9, 2005

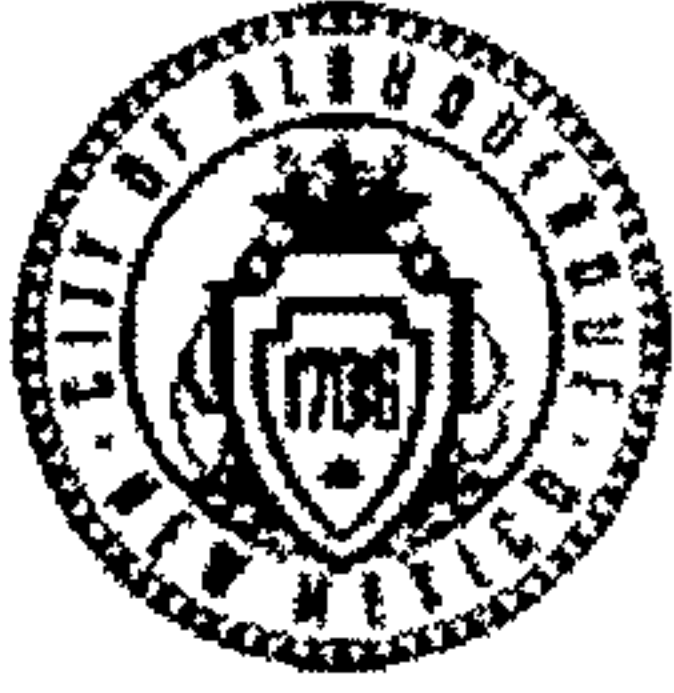
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1004228
Application# 05-DRB-01394

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F15	1015061	454-143	402-43	✓ Dup
		391-160	403-26	✓ Dup ²
		328-174	37	✓ Dup ²
		341-167	38	✓ Dup ²
		367-150	22	✓
		438-142	402-71	✓ Dup ²
		456-138	42	✓ Dup ²
		432-137	70	✓
		451-133	41	✓ Dup ²
		481-112	408-03	✓
		490-144	06	✓ COA
		005-145	304-01	✓ made label
		476-147	402-47	✓ Dup
		465-149	46	✓ Dup ²
		453-154	45	✓ Dup ²
		445-154	44	✓ made label
		431-158	403-27	✓
		420-162	28	✓
		411-165	29	✓
		401-167	30	✓
		391-170	31	✓
		381-172	32	✓
		371-175	33	✓
		361-176	34	✓



mainframe@coa1mp3.ca
bq.gov
09/06/2005 11:56 AM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01015061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101506145414340243 LEGAL: TR 8 9A-2 (AKA ELY POR OF TR 89-A) MRGCD MAP #32
CO LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506139116040326 LEGAL: TR 8 9A-1 (AKA WLY POR TR 89-A) MRGCD MAP #32
CONT LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506132817440337 LEGAL: MRGC D MA P NO 32 TRACTS 88B1A AND 88B2A CONT
0.1660 LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506134116740338 LEGAL: MRGC D MA P NO 32 TRACTS 88B2B AND 88B1B CONT
.2840 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506136715040322 LEGAL: MRGC D MA P 32 TRS 88A 88B1C & 89C2 (AKA POR OF
TR 8 LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ROBLES ALEX J & ELIZABETH &
OWNER ADDR: 05802 EDITH BL NE
ALBUQUERQUE NM 87107
0101506143814240271 LEGAL: MRGC D MA P 32 TR 89B2 (AKA POR TR 89B) CONT
0.137 A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506145613840242 LEGAL: MRGC D MA P 32 TR 89B3 (AKA ELY POR TR 89B) CONT
0.3 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107
0101506143213740270 LEGAL: MRGC D MA P 32 TR 89C3 (AKA POR OF TR 89C) CONT
0.19 LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ROBLES ALEX J & ELIZABETH & PA
OWNER ADDR: 05802 EDITH BL NE
ALBUQUERQUE NM 87107

PAGE 3

0101506140116740330	LEGAL: 007 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: CLARK V LAND & LYLA L	
	OWNER ADDR: 00414 TAHOE	PL NE
ALBUQUERQUE NM	87107	
0101506139117040331	LEGAL: 006 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: DAVIS JAMES L	
	OWNER ADDR: 00407 TAHOE	PL NE
ALBUQUERQUE NM	87107	
0101506138117240332	LEGAL: 005 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: GARCIA RITA & MANUEL T LUCERO	
	OWNER ADDR: 00307 DEL AKER	RD NW
ALBUQUERQUE NM	87107	
0101506137117540333	LEGAL: 004 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: BICKHAM JANE	
	OWNER ADDR: 00408 TAHOE	PL NE
ALBUQUERQUE NM	87114	
0101506136117640334	LEGAL: 003 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: GONZALES TOMMY V ETUX	
	OWNER ADDR: 00408 TAHOE	PL NE
ALBUQUERQUE NM	87107	
0101506134917940335	LEGAL: 002 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: BENSISH DENISE R & MARTHA HAD	
	OWNER ADDR: 00404 TAHOE	PL NE
ALBUQUERQUE NM	87107	
0101506133518340336	LEGAL: LOT 1 EX C POR TO R/W SUNRISE HEIGHTS ADDN	
LAND USE:	PROPERTY ADDR: 00000 EDITH	
	OWNER NAME: VIGIL LUCIAN WALLACE &	
	OWNER ADDR: 05450 EDITH	NE
ALBUQUERQUE NM	87107	
0101506148216340248	LEGAL: 015 SUNR ISE HGTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: HEADSTART ENTERPRISES	
	OWNER ADDR: 05101 MCLEOD	RD NE
ALBUQUERQUE NM	87109	
0101506147016740249	LEGAL: 016 SUNR ISE HEIGHTS ADD	
LAND USE:	PROPERTY ADDR: 00000 TAHOE	
	OWNER NAME: HEADSTART ENTERPRISES	
	OWNER ADDR: 05101 MCLEOD	RD NE
ALBUQUERQUE NM	87109	

PAGE 4

0101506145816940250 LEGAL: 017 SUNR ISE HEIGHTS ADD
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: HEADSTART ENTERPRISES
 OWNER ADDR: 05101 MCLEOD RD NE

ALBUQUERQUE NM 87109
0101506144117540912 LEGAL: 0018 SUN RISE HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: LEWIS ARCHIE B JR
 OWNER ADDR: 00501 TAHOE PL NE

ALBUQUERQUE NM 87107
0101506143017740911 LEGAL: LT 1 9A P LAT OF LOTS 19A & 20A SUNRISE HEIGHTS
SUBD LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: ROMERO MELAIQUIS & DEBBIE L
 OWNER ADDR: 417 TAHOE PL NE

ALBUQUERQUE NM 87105
0101506141818040910 LEGAL: LT 2 0A P LAT OF LOT 19A & 20A SUNRISE HEIGHT
SUBDIV LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: BUSTAMANTES ALCARIO JR
 OWNER ADDR: 415 TAHOE NE

ALBUQUERQUE NM 87105
0101506140918440909 LEGAL: 0021 SUN RISE HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: COX KEVIN E
 OWNER ADDR: 00413 TAHOE PL NE

ALBUQUERQUE NM 87107
0101506140018640908 LEGAL: 0022 SUN RISE HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: CHAVEZ BERNADINE
 OWNER ADDR: 00428 GAVILAN PL NW

ALBUQUERQUE NM 87107
0101506138918740907 LEGAL: 0023 SUN RISE HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: SANDOVAL RONALD R & MARY L
 OWNER ADDR: 00409 TAHOE PL NE

ALBUQUERQUE NM 87107
0101506138119040906 LEGAL: 0024 SUN RISE HEIGHTS ADDN
LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: DAVIS JAMES LEONARD
 OWNER ADDR: 00407 TAHOE PL NE

ALBUQUERQUE NM 87107
0101506136819240905 LEGAL: LOT 25 E XC W 14FT & POR TO R/W SUNRISE HEIGHTS
ADD LAND USE: PROPERTY ADDR: 00000 TAHOE
 OWNER NAME: MARQUEZ ERNEST A ETUX
 OWNER ADDR: 00405 TAHOE PL NE

ALBUQUERQUE NM 87107

Project # 1004228

HEADSTART ENTERPRISES
5101 MCLEOD BLVD NE
ALBUQUERQUE, NM 87107

TERRAMETRICS OF NEW MEXICO
4175-A MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109

101506145414340243

ARCHIBEQUE CLEMENTE & JUANITA
5444 EDITH BL NE
ALBUQUERQUE NM 87107

101506136715040322

ROBLES ALEX J & ELIZABETH &
5802 EDITH BL NE
ALBUQUERQUE NM 87107

101506143213740270

ROBLES ALEX J & ELIZABETH & P
5802 EDITH BL NE
ALBUQUERQUE NM 87107

101506148111240803

KEEMEX PROPERTIES LTD
2001 JOHNSON DR
MISSION HILLKS 66205

101506149014440806

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87112

101506147614740247

HEADSTART ENTERPRISES
5101 MCLEOD RD NE
ALBUQUERQUE NM 87109

101506143115840327

MC COY GREGORY A & GRACE G
502 TAHOE PL NE
ALBUQUERQUE NM 87107

101506142016240328

RAUTMAN CHRISTOPHER A
418 TAHOE PL NE
ALBUQUERQUE NM 87107

101506141116540329

GONZALES TOMMY JR
416 TAHOE PL NE
ALBUQUERQUE NM 87107

101506140116740330

CLARK V LAND & LYLAL
414 TAHOE PL NE
ALBUQUERQUE NM 87107

101506139117040331

DAVIS JAMES L
407 TAHOE PL NE
ALBUQUERQUE NM 87107

101506138117240332

GARCIA RITA & MANUEL T LUCERO
307 DEL AKER RD NW
ALBUQUERQUE NM 87107

101506137117540333

BICKHAM JANE
408 TAHOE PL NE
ALBUQUERQUE NM 87114

101506136117640334

GONZALES TOMMY V ETUX
408 TAHOE PL NE
ALBUQUERQUE NM 87107

101506134917940335

BENSHISH DENISE R & MARTHA HA
404 TAHOE PL NE
ALBUQUERQUE NM 87107

101506133518340336

VIGIL LUCIAN WALLACE &
5450 EDITH NE
ALBUQUERQUE NM 87107

101506144117540912

LEWIS ARCHIE B JR
501 TAHOE PL NE
ALBUQUERQUE NM 87107

101506143017740911

ROMERO MELAQUISH * DEBBIE L
417 TAHOE PL NE
ALBUQUERQUE, NM 87105

101506141818040910

BUSTAMANTE ALCARIO JR
415 TAHOE PL NE
ALBUQUERQUE, NM 87105

101506140918440909

COX KEVIN E
413 TAHOE PL NE
ALBUQUERQUE NM 87107

101506140018640908

CHAVEZ BERNADINE
428 GAVILAN PL NW
ALBUQUERQUE NM 87107

101506138918740907

SANDOVAL RONALD R & MARY L
409 TAHOE PL NE
ALBUQUERQUE NM 87107

101506138119040906

DAVIS JAMES LEONARD
407 TAHOE PL NE
ALBUQUERQUE NM 87107

101506136819240905

MARQUEZ ERNEST A ETUX
405 TAHOE PL NE
ALBUQUERQUE NM 87107

101506135719740903

MONTOYA REYES
403 TAHOE PL NE
ALBUQUERQUE NM 87107

101506135419140904

MONTOYA REYES
403 TAHOE PL NE
ALBUQUERQUE NM 87107

101506134220040902

COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

101506134019540901

MARTINEZ PATROCINIO
401 TAHOE PL NE
ALBUQUERQUE NM 87107

101506100514530401 LEGAL: TRACT 15-B-1-A PLAT OF TRACTS 15-A-1 & 15-B CENTER II BEING A
R
PROPERTY ADDR: 1100 MONTANO RD NE

OWNERS NAME: TURNER BOB L
OWNERS ADDR: 1111 MONTBEL LOO NW
ALBUQUERQUE, NM 87107

101506143017740911 LEGAL: LOT 19A PLAT OF LOTS 19A & 20A SUNRISE HEIGHT
PROPEY ADDRS: 417 TAHOE PL NE

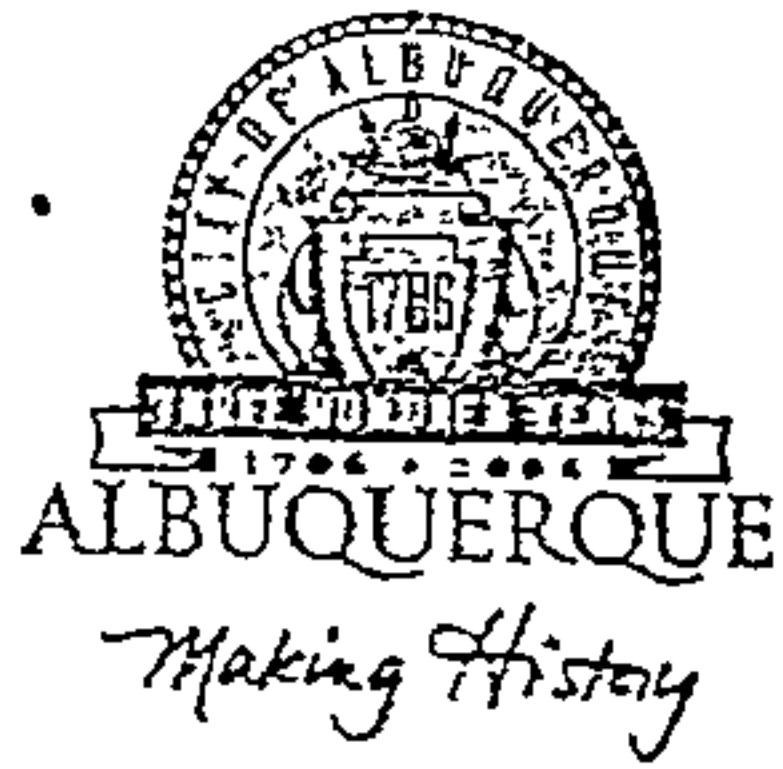
OWNERS NAME: ROMERO MELAQUIAS H & DEBBIE L
OWNERS ADDR: 417 TAHOE PL NE
ALBUQUERQUE, NM 87105

101506141818040910 LEGAL: LOT 20A PLAT OF LOT 19A & 20A SUNRISE HEIGHT
PROPERTY ADDR: 415 TAHOE PL NE

OWNERS NAME: BUSTAMANTES ALCARIO JR
OWNERS ADDR: 415 TAHOE PL NE
ALBUQUERQUE, NM 87105

101506134220040902 LEGAL: LOT 27 EXC PORTION TO R/W SUNRISE HEIGHTS ADDITION
PROPERTY ADDR: 1 CIVIC PLAZA NW

OWNERS NAME: COUNTY OF BERNALILLO
OWNERS ADDR: 1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:
Cell Tower []; Private Development []; City Project []; -OR- Other []

CONTACT NAME: PHILIP W. TURNER

COMPANY NAME: TERRAMETRICS OF NEW MEXICO

ADDRESS/ZIP: 4175-A MONTGOMERY NE / 87109

PHONE: 505-379-4301 FAX: 505-881-2591

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

LOTS 14-17 SUNRISE HEIGHTS ADDITION

LEGAL DESCRIPTION

LOCATED ON

MONTAÑO ROAD NE.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN EDITH BOULEVARD

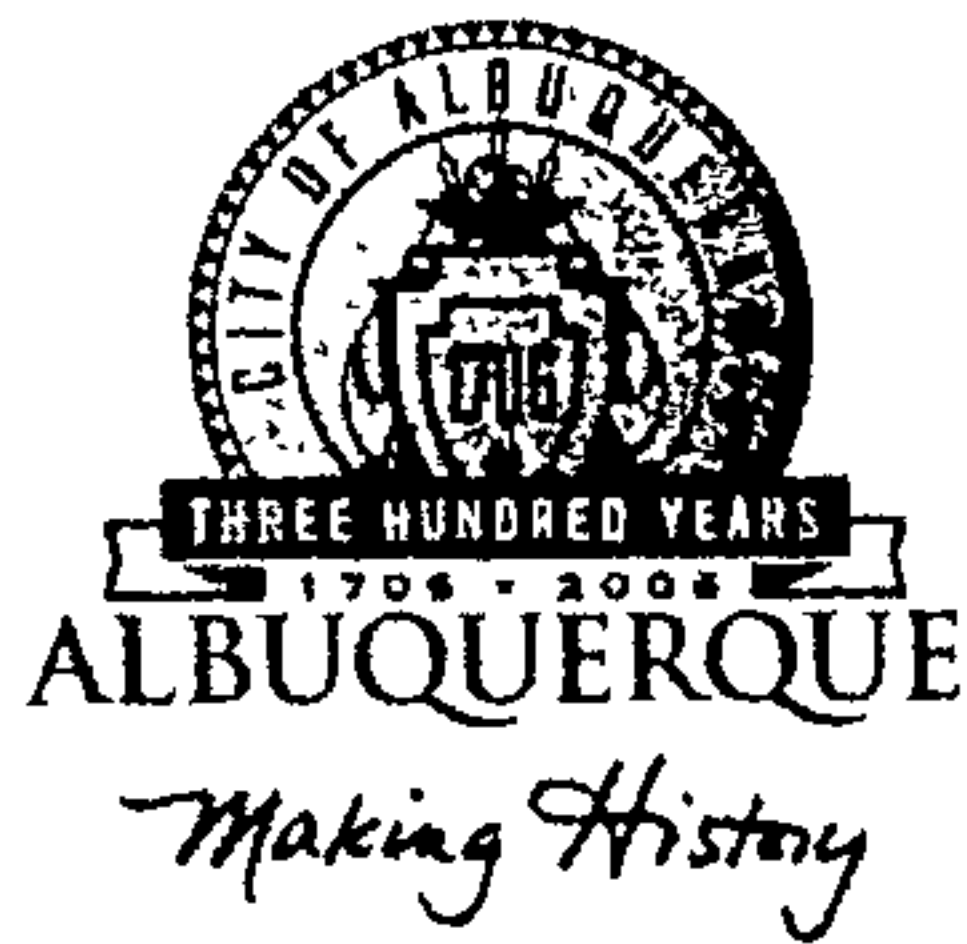
STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

INTER STATE HIGHWAY 25

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-15).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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: 9/1/05

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

This letter will serve to notify you that on September 1, 2005
(date)

TO CONTACT NAME: Philip W. Turner
COMPANY/AGENCY: Terrametrics of NM
ADDRESS/ZIP: 4175-A Montgomery NE 187109
PHONE/FAX #: 379-4301 / 881-2591

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 Lots 14-17 Sunrise Heights Addition

zone map page(s) F-15.

Our records indicate that as of September 1, 2005, there were **no Recognized**
(date)

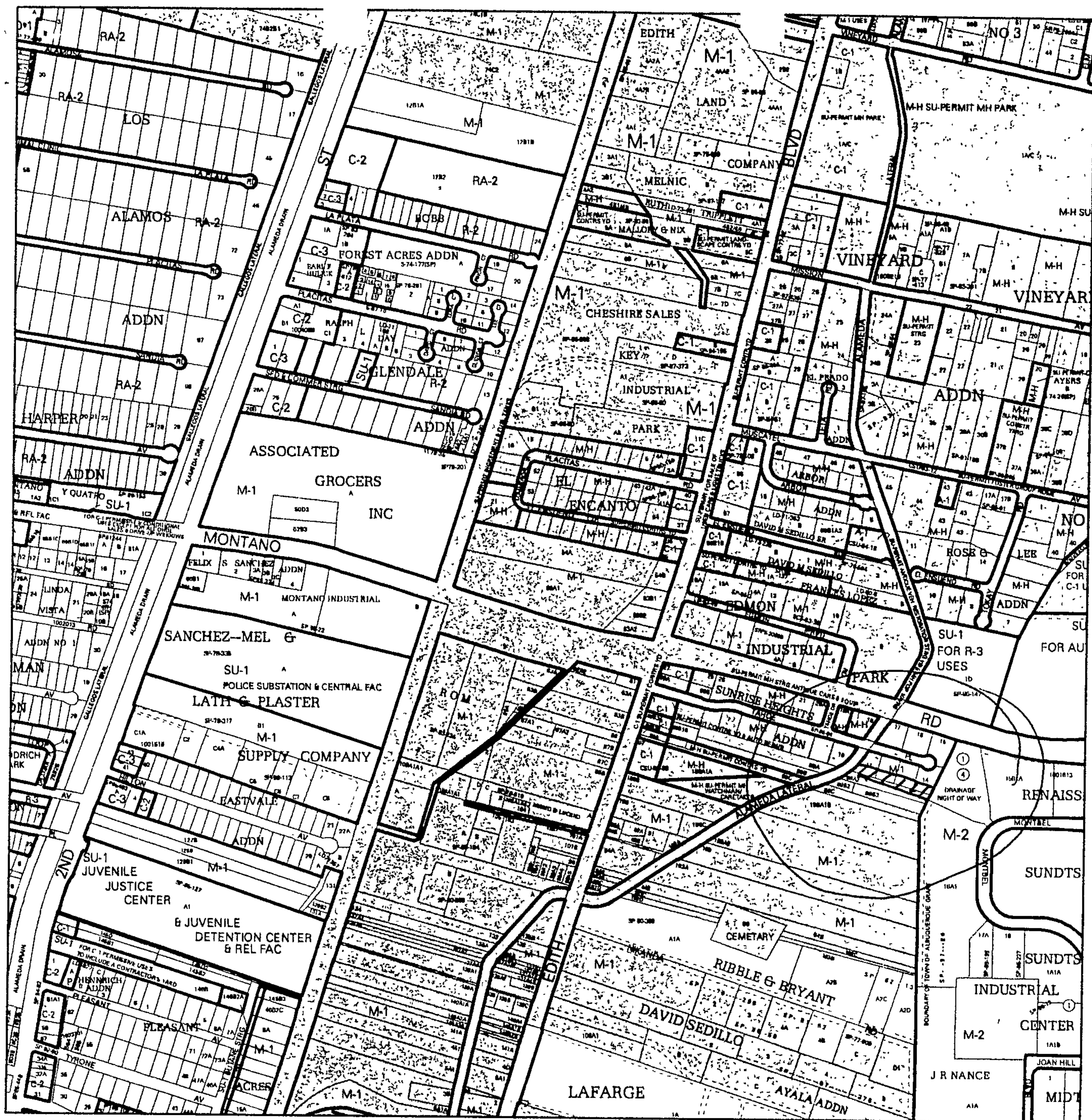
Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

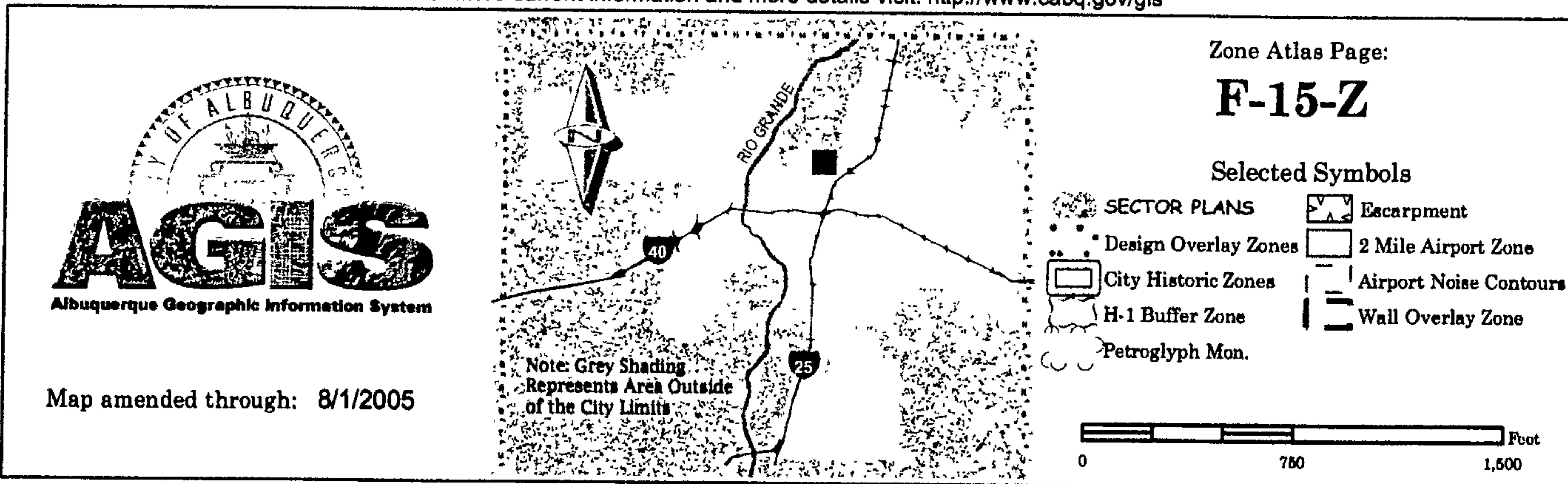
Sincerely,

Dolaine S. Carmona

OFFICE OF NEIGHBORHOOD COORDINATION



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



TERRAMETRICS of New Mexico
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
Phone: 505 379-4301; FAX 505 881-2591
Email: pturner1001@qwest.net

September 1, 2005

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Sunrise Heights Addition Easement Vacation

COA Planning Dept.

Terrametrics of New Mexico, acting on the behalf of Headstart Enterprises, requests the vacation of a five foot (5') public utility easement platted along the south line of Lots 14-17 of Sunrise Heights Addition. The owner and PNM are in negotiations to relocate the power line currently occupying the easement to facilitate future development of the property. Additional easements to accommodate the relocation of the power line will be negotiated and granted as required. Thank you for your consideration of this matter.

Sincerely,

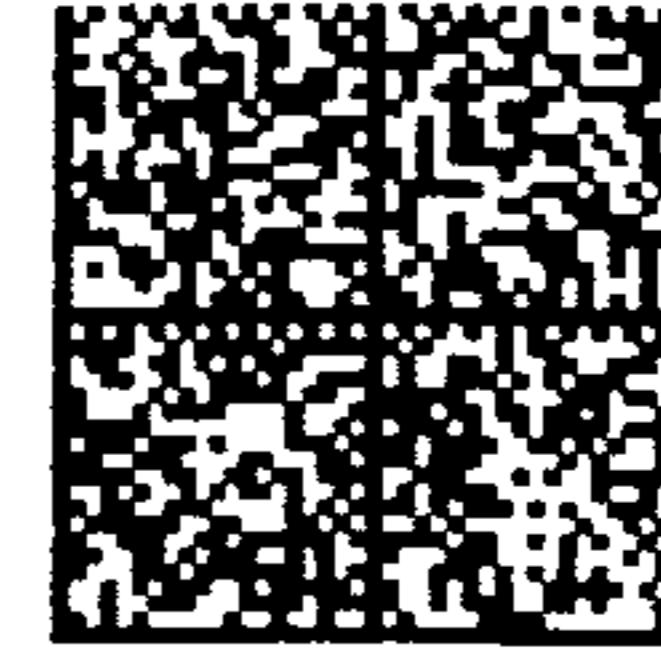
A handwritten signature in black ink, appearing to read "Philip W. Turner", with a long horizontal flourish extending to the right.


Philip W. Turner, PS

CITY OF ALBUQUERQUE



Planning Department



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1M \$ 00.39⁰
 0004219022 NOV 17 2006
 MAILED FROM ZIP CODE 871

Or Current Resident
 MCCORMICK JAMES A TRUSTEE
 120 MADEIRA NE 220
 ALBUQUERQUE, NM

DRB

NIXIE 871 1 10 12/04/06

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD

BC: 87103129393 *0368-07366-17-34

87108+1538-70 CD24
 8710880000





#2

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 26, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004909

06DRB-00880 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as SOUTHWEST GASTROENTEROLOGY) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

Project # 1004228

06DRB-00937 Major-Vacation of Pub Right-of-Way

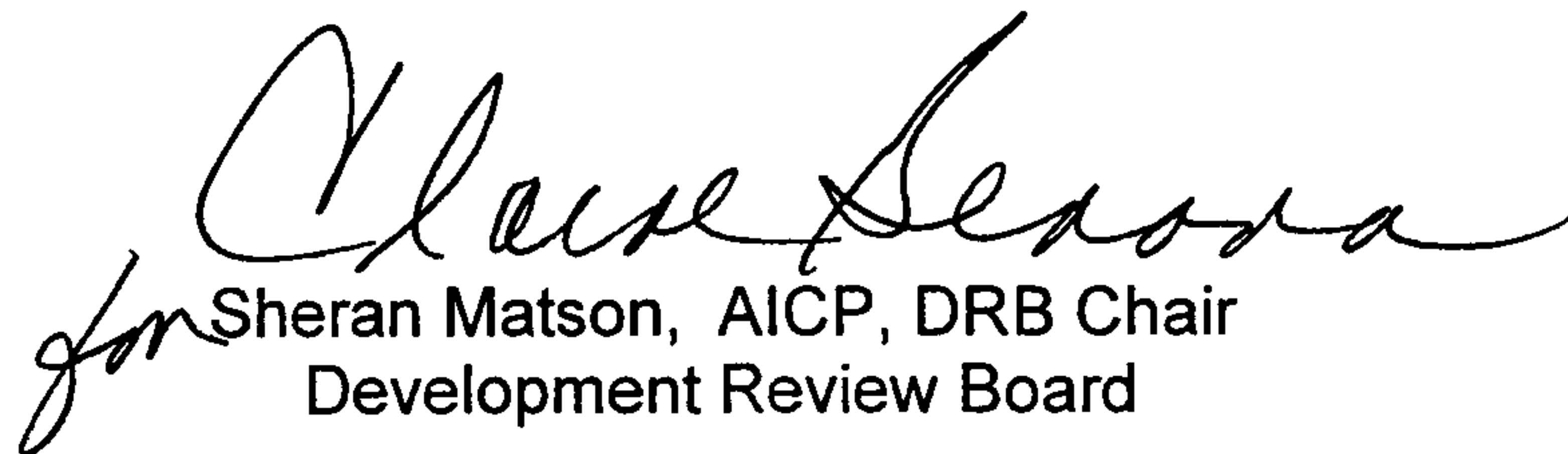
TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (SUNRISE HEIGHTS ADDITION)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

Project # 1004091

06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Ext of SIA for Temp
Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as DESERT GARDEN ESTATES SUBDIVISION), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

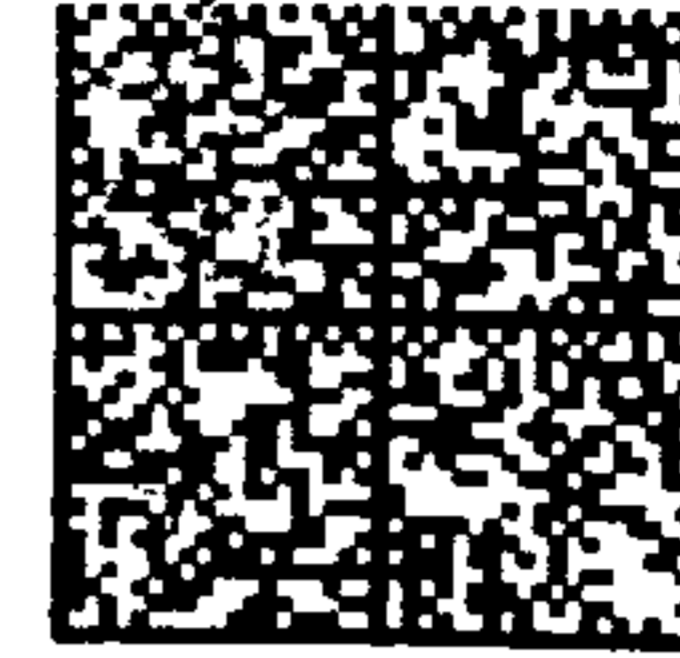
CITY OF ALBUQUERQUE




Planning Department

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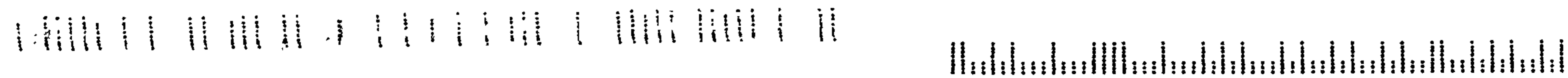
ROSECLIFF REALTY FUNDING INC
435 MONTANO RD NW
ALBUQUERQUE NM 87107



UNITED STATES POSTAGE

PITNEY BOWES
02 1A \$ 00.39⁰
0004329277 JUL 06 2006
MAILED FROM ZIP CODE 87102

724

DRB





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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, September 28, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004228

05DRB-01394 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1 light manufacturing zone, located near Alameda Lateral south of Montano Rd NE. [REF:05DRB00888] (F-15)

Project # 1003573

05DRB-01379 Major-Amended Grading Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01138, 04DRB01417, 05DRB00481] (C-20)

Project # 1003523

05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

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

Project # 1002715

05DRB-01398 Major-Bulk Land Variance
05DRB-01396 Major-Vacation of Pub Right-of-Way
05DRB-01397 Major-Vacation of Public Easements
05DRB-01399 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 4, Tract(s) H, LANDS OF HORIZON CORPORATION, (to be known as **BOULEVARD LTD**) zoned SU-1 FOR C-1, located on UNSER BLVD NE, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC00918, 03EPC00919, 04DRB00964, 04DRB00965, 04DRB00965, 04DRB00967] (B-11)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 12, 2005.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

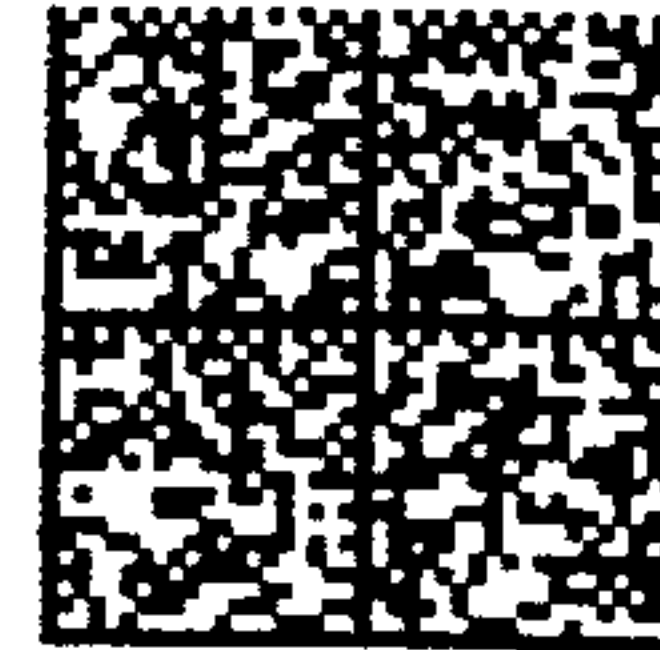
Albuquerque, NM 87103

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

DRB

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COX KEVIN E
413 TAHOE PL NE
ALBUQUERQUE NM 87107



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 87102
\$ 00.37⁰
SEP 08 2005

87107+4110-13 C022



**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, December 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

- Project # 1004564**
06DRB-01617 Major-Preliminary Plat Approval
- FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)
- Project # 1005251**
06DRB-01616 Major-Vacation of Pub Right-of-Way
- SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NE, between 1ST ST NW and MOUNTAIN RD NW. (J-14)
- ~~**Project # 1004228**~~
06DRB-01618 Major-Vacation of Public Easements
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)
- Project # 1004588**
06DRB-01620 Major-Vacation of Public Easements
- GARCIA/KRAEMER & ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Block(s) 11 & 12, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD SE, between ROSS AVE SE and GIBSON BLVD SE containing approximately 4 acre(s). (L-15)
- Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] (P-8)

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


Sheran Matsun, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 20, 2006.



**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 on the 3rd FLOOR in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, October 18, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # -1005160,
06DRB-01372 Major-Vacation of Pub
Right-of-Way
06DRB-01373 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION & Tract(s) 241 M.R.G.C.D. MAP 38,** zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13)

Project # 1004739
06DRB-01382 Major-Amnd Prelim Plat
Approval
06DRB-01383 Minor-Subd Design (DPM)
Variance
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2,** zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

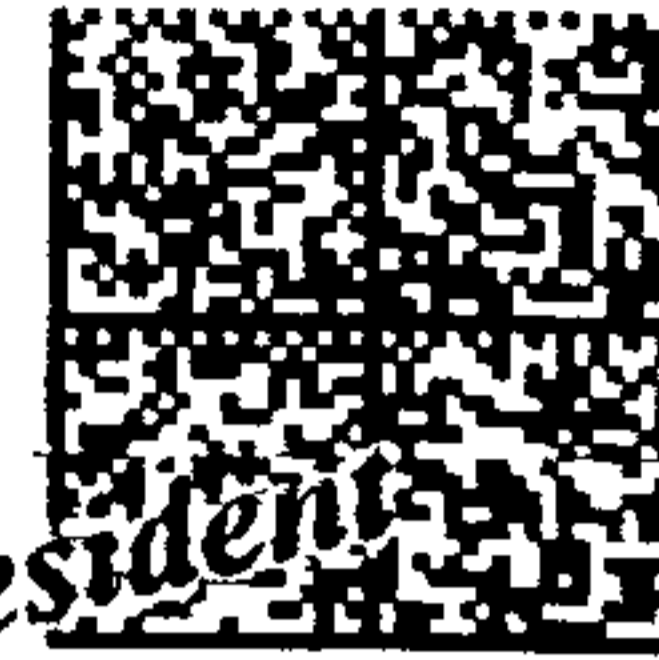
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 2, 2006.

CITY OF ALBUQUERQUE



Planning Department

OR CURRENT RESIDENT
101305808030521105
PETERSON PROPERTIES
5550 LBJ FREEWAY 700
DALLAS, TX 75240 6217



Or Current Resident



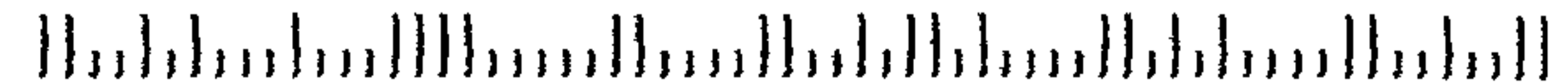
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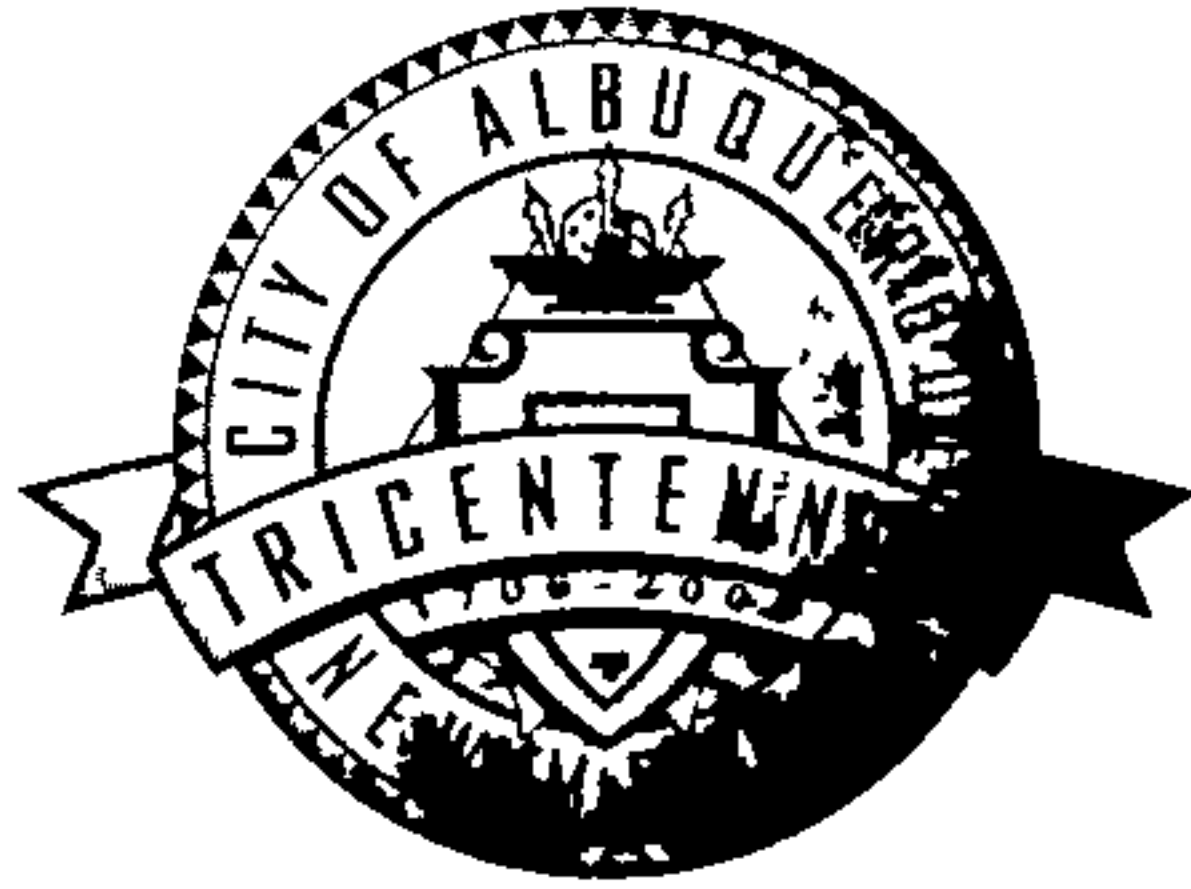
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0958-03535-29-37

75240387503%1393
752407991



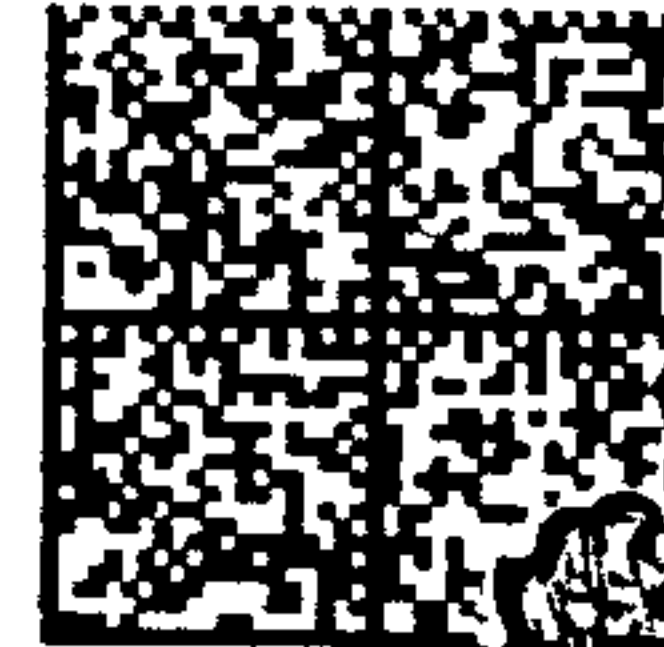
CITY OF ALBUQUERQUE



Planning Department

DRB

Or Current Resident
LEWIS ARCHIE B JR
501 TAHOE PL NE
ALBUQUERQUE, NM 87107 4112



02 1M
0004219022 NOV 17 2006
MAILED FROM ZIP CODE 87102

ATTENTION,
NO. KNOWN

1
2



4228

DXF Electronic Approval Form

DRB Project Case #: 1004228

Subdivision Name: GUTHRIE COMMERCE PARK / TRACTS A1 & A2

Surveyor: ANTHONY L HARRIS

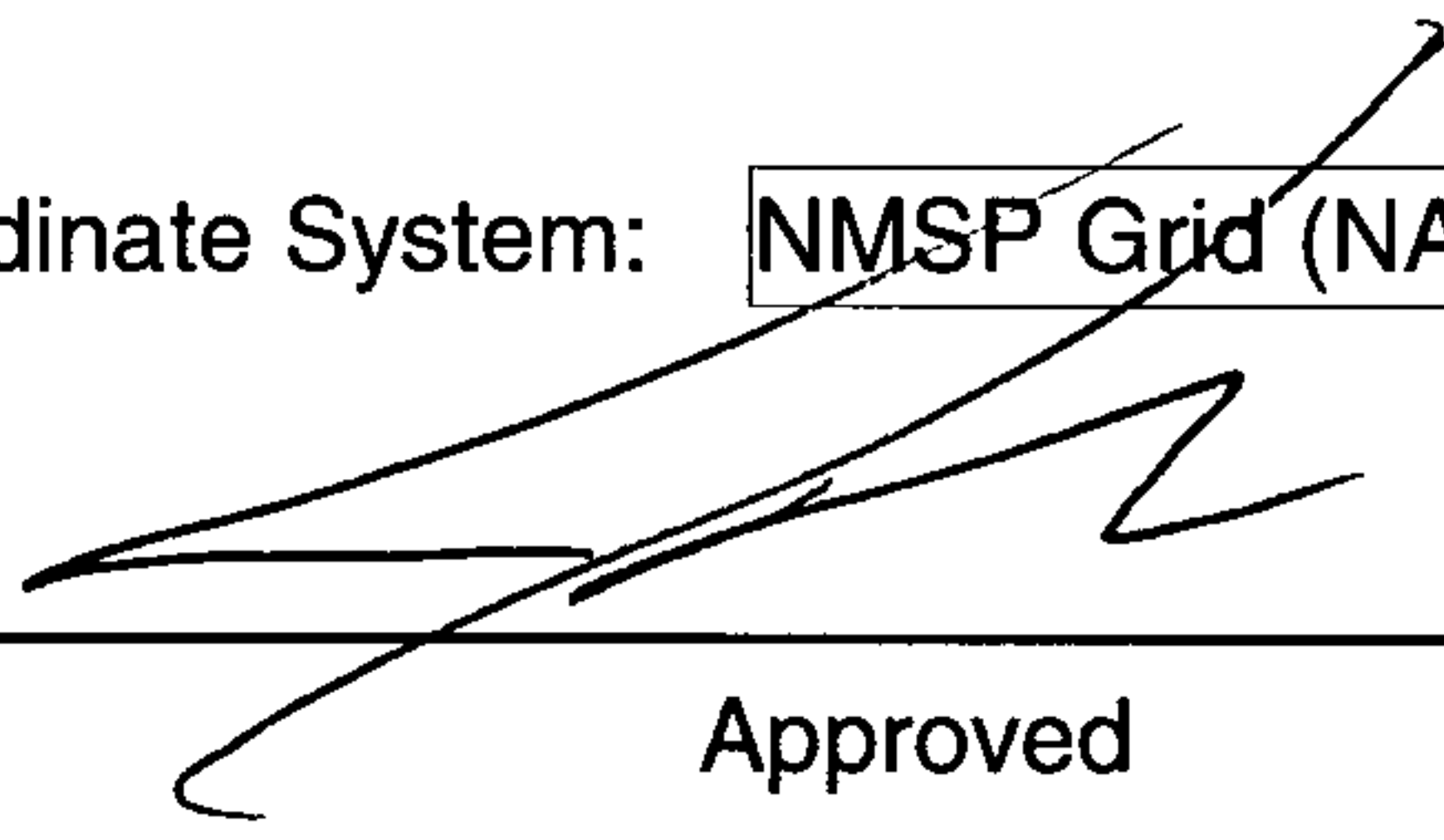
Contact Person: ANTHONY L HARRIS

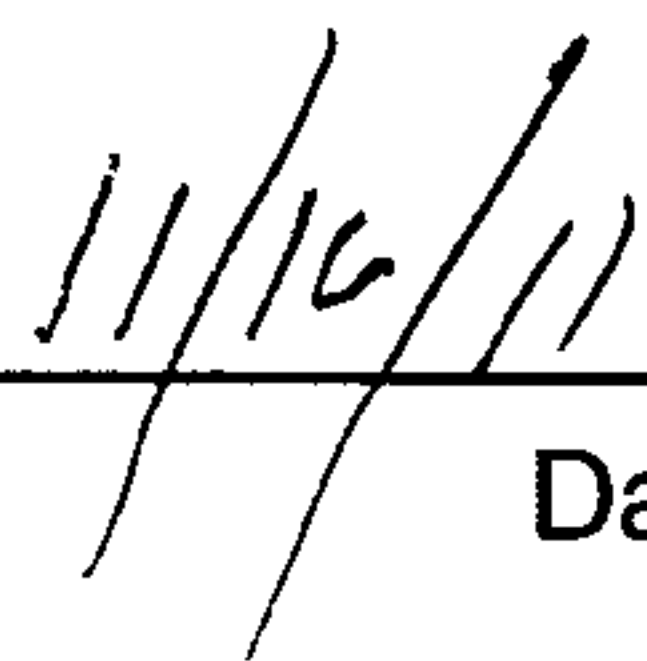
Contact Information: 5058898056

DXF Received: 11/15/2011

Hard Copy Received: 11/15/2011

Coordinate System: NMSP Grid (NAD 83)


Approved


Date

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

AGIS Use Only
Copied fc4228 to agiscov on 11/16/2011 Contact person notified on 11/16/2011



XFINITY Connect

jackshighcountry@comcast.net

Font Size

FW: PDF for your review TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

From : AnthonyHarris <tony@harrissurveying.comcastbiz.net>

Mon, Oct 17, 2011 09:15 PM

Subject : FW: PDF for your review TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

1 attachment

To : Jack Spelman (jackshighcountry@comcast.net) <jackshighcountry@comcast.net>

another ok.

From: Mortus, Mike [mailto:Mike_Mortus@cable.comcast.com]

Sent: Monday, October 17, 2011 11:20 AM

To: AnthonyHarris

Cc: Britain, Peter

Subject: RE: PDF for your review TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

Please accept this email as confirmation that Comcast has no conflict with the above mentioned plat/project.

For plat signature, please contact Peter Britain at:

P: 505-271-3640

M: 505-249-1269

Please include this email when you bring the plat for signatures.

Thank you.

Mike Mortus
ABQ/Mile High Region
Construction Coordinator
505-271-3644 ofc
505-269-4006 cell



mike_mortus@cable.comcast.com

Go Green! Print this email only when necessary. Thank you for helping Comcast be environmentally responsible

From: AnthonyHarris [mailto:tony@harrissurveying.comcastbiz.net]

Sent: Thursday, October 13, 2011 2:44 PM

To: fvigil@prn.com; Britain, Peter; Mortus, Mike; Redman, Michele; Brandon Kauffman

Subject: PDF for your review

No virus found in this message.

Checked by AVG - www.avg.com

Version: 10.0.1411 / Virus Database: 1522/3957 - Release Date: 10/17/11

ASSESSOR OFFICE USE ONLY:
JOB #: _____
QUAD: NW

BERNALILLO COUNTY
TREASURER'S CERTIFICATION

Page 1 of 1

NAME OF PLAT: PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

ZONE ATLAS: F-15

NOTE: Taxes for any tax year are the responsibility of the owner of record on January 1 of that tax year. 7-38-7 and 7-38-47 NMSA 1978

This is to certify that taxes are current and paid through tax year _____ on property(s) identified within the boundaries of the above referenced plat and identified by the following uniform property code (UPC) numbers.

UPC #(s) provided by: George S. Benavidez 11/22/11
(Bernalillo County Assessor's Office) (Date)

1-015-061-439125-402-39

1-015-061-464158-402-41

THIS IS TO CERTIFY THAT _____ TAXES ARE CURRENT AND PAID ON UPC'S LISTED ON THIS TAX CERTIFICATE.

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE _____
(Date)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2011

Project# 1004228

11DRB-70275 VACATION OF PUBLIC WATERLINE EASEMENT

JACKS HIGH COUNTRY INC agent(s) for HEADSTART ENTERPRISES request(s) the referenced/ above action(s) for all or a portion of Tract(s) A, **GUTHRIE COMMERCE PARK** zoned M-1, located on the south side of MONTANO RD NE between EDITH BLVD NE and RENAISSANCE BLVD NE containing approximately 4.3675 acre(s). (F-15)approximately 0.2 acre. (C-20)

At the October 26, 2011 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.

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.
2. The 30 foot easement on the east property line shall be retained; adequate alternative easement and abandonment of the 8 inch waterline shall be done to the satisfaction and approval of ABCWUA.

If you wish to appeal this decision, you must do so by November 3, 2011 in the manner described below.

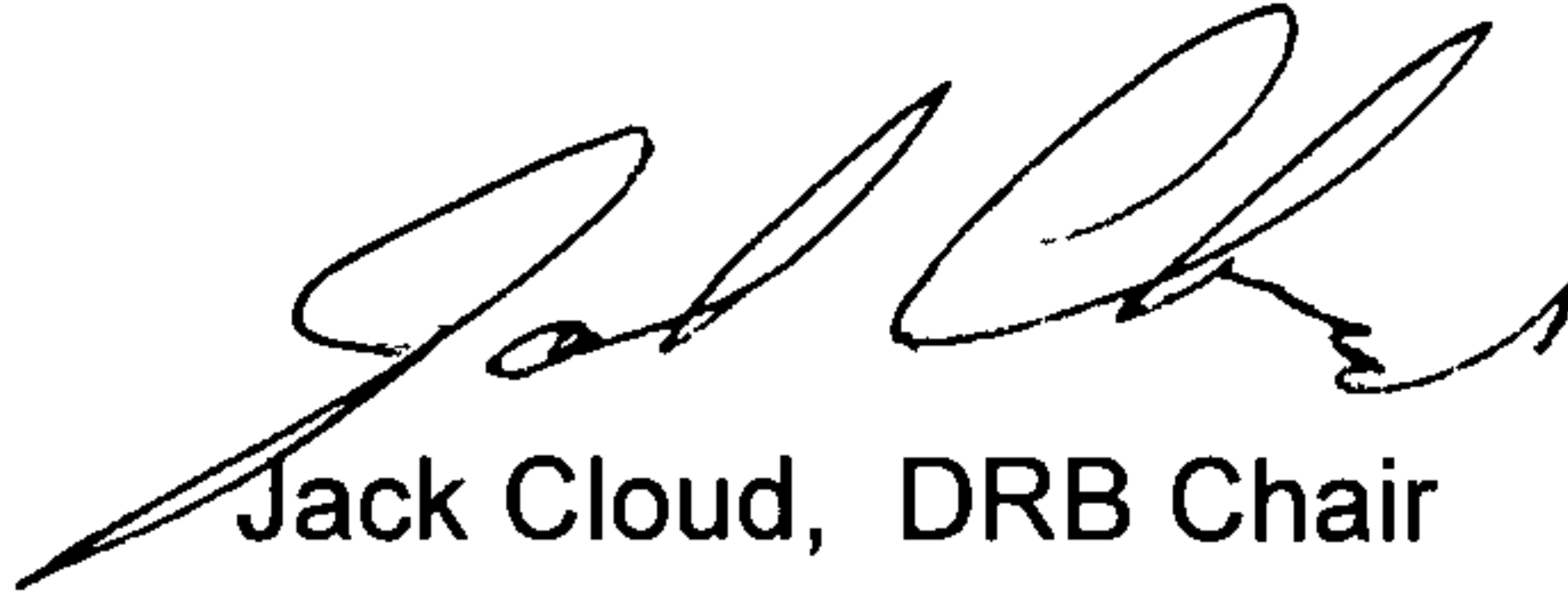
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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: Jack's high Country – 8953 2nd St. NW – Albuquerque, NM 87107
Cc: Head Start Enterprises – 600 Montano Rd. NE – Albuquerque, NM 87107
Marilyn Maldonado
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

09/30/2011 Issued By: E08375 124439

Category Code 910
2011 070 275

Application Number: 11DRB-70275, Vacation Of Public Easement

Address:

Location Description: MONTANO RD BETWEEN EDITH BLVD AND I-25

Project Number: 1004228

Applicant

HEAD START ENTERPRISES

600 MONTANO RD NE
ALBUQUERQUE NM 87107
881-8899

Agent / Contact

JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

9/30/2011 12:51PM LOC: ANNX
WS# 008 TRANSH 0029
RECEIPT# 00138213-00138213
PERMIT# 2011070275 TRSLNP
Trans Amt \$140.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00
VI \$140.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

ik
ik
ik
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STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code **910**
2011 070 313

11/01/2011 Issued By: E08375 127411

Application Number: 11DRB-70313, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MONTANO RD BETWEEN EDITH BLVD AND I-25

Project Number: 1004228

Applicant
HEADSTART ENTERPRISES

Agent / Contact
JACKS HIGH COUNTRY INC

600 MONTANO RD NE
ALBUQUERQUE NM 87107
881-8889

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

11/1/2011 3:16PM LOC: ANNX
WS# 007 TRANS# 0038
RECEIPT# 00150646-00150646
PERMIT# 2011070313 TRSYLB
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
VI \$305.00
CHANGE \$0.00

Thank You



DRB CASE ACTION LOG
(Preliminary/Final Plat)

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

DRB Application No.: *11DRB- 70313*

Project # *1004228*

Project Name: *Guthrie Commerce Park*

Agent: *Jacks High Country*

Phone No.:

Your request was approved on *11-16-11* by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- TRANSPORTATION:** _____

- ABCWUA:** _____

- CITY ENGINEER / AMAFCA:** _____

- PARKS / CIP:** _____

- PLANNING (Last to sign):** *done*

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

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



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country PHONE: 898-3707
 ADDRESS: 8953 2nd St. N.W. FAX: 890-0645
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jackshighcountry@comcast.net
 APPLICANT: Headstart Enterprises PHONE: 881-8889
 ADDRESS: 600 Montana Road N.E. FAX: —
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: —
 Proprietary interest in site: owner List all owners: Headstart Enterprises

DESCRIPTION OF REQUEST: showing vacated waterline & property that was part of an annexation request.
 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. Tract A & Tract 188-A-1-B Block: — Unit: —
 Subdiv/Addn/TBKA: Guthrie Commerce Park
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No 32
 Zone Atlas page(s): F-15 UPC Code: 101506146415840241
101506143912540239

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 07DRB-00538/1004228 & 11DRB-70275/1004228

CASE INFORMATION:

Annexation No. 0-11-63 / Engmt No. 0-2011-030
 Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 7.7279
 LOCATION OF PROPERTY BY STREETS: On or Near: Montana Road
 Between: Edith Blvd. and Interstate 25

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

SIGNATURE Jack Spilman DATE 11-1-11
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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
11DRB-70313	P&F	—	\$285.00
—	CMF	—	\$20.00
—	—	—	\$
—	—	—	\$
—	—	—	\$
—	—	—	\$
Total			\$305.00

Hearing date November 9, 2011

[Signature] 11-1-11 Project # 1004228
 Planner signature / date

Form revised 4/07

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings 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.

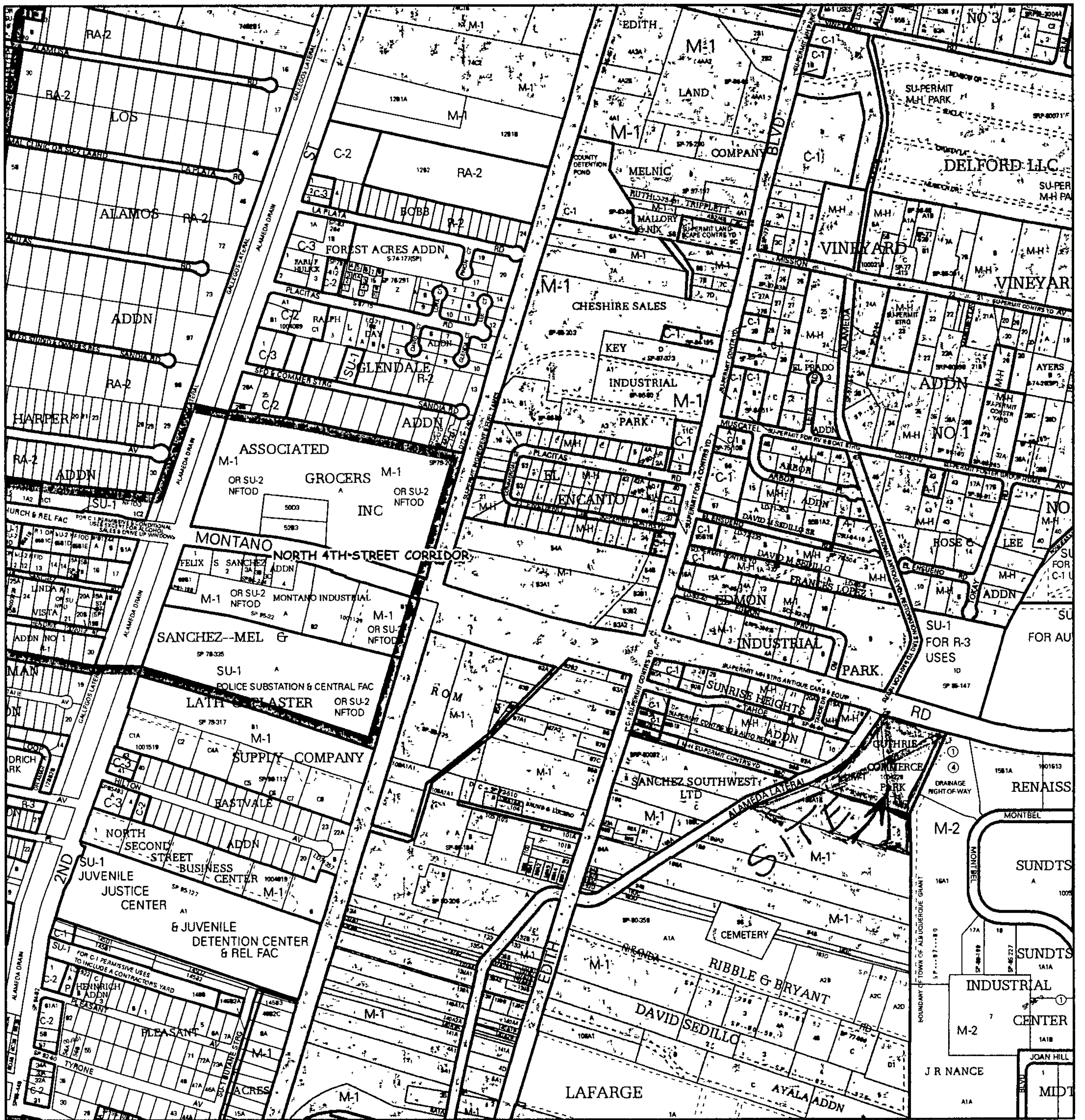
Jack Spilman
Applicant name (print)
Jack Spilman 11-1-11
Applicant signature / date



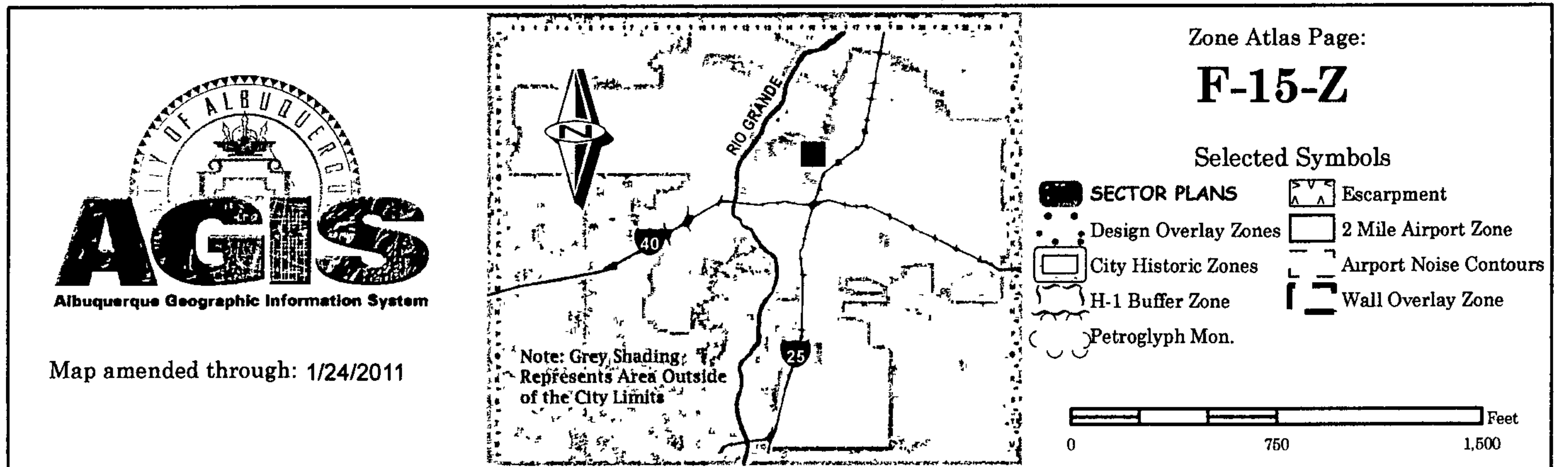
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 DRB - 70313

[Signature] 11-1-11
Planner signature / date
 Project # 1004228



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



Jack's High Country Inc.
8953 2nd N.W.
Albuquerque, NM 87114
(505) 898-3707

November 1, 2011

To: DRB Board Members

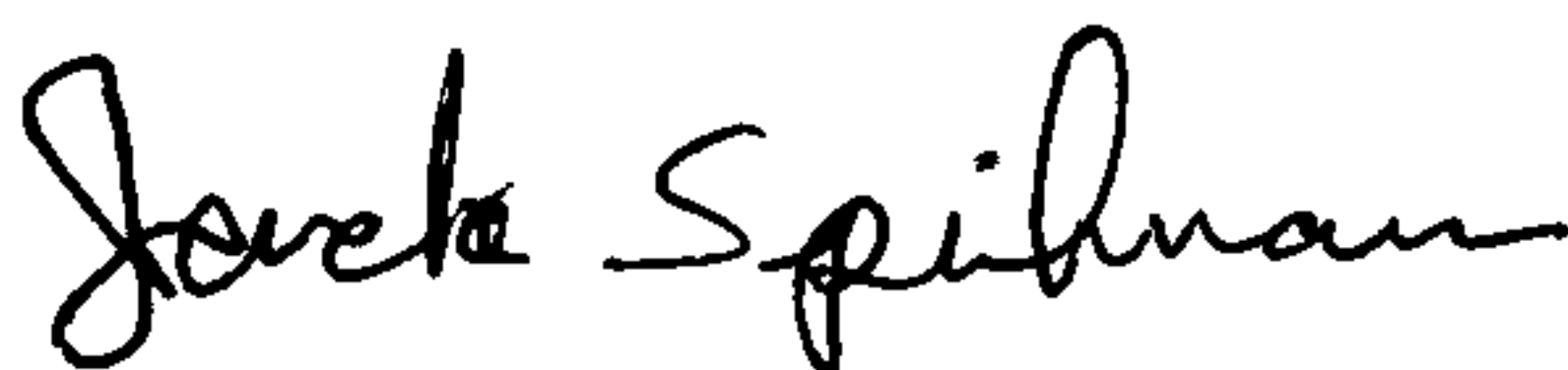
Re: Guthrie Commerce Park

Dear: Members

Jacks High Country is acting as agent to show a previously vacated waterline easement and to re-align the property line between Tract A, Guthrie Commerce Park and MRGCD Tract No. 188-A-1-B.

If there are any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jack Spilman". The signature is written in a cursive, flowing style.

Jack Spilman



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
DATE

Robert J.

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance
Documentation**

Project Number(s): 1004228

Case Number(s): 11DRB-70275

Agent: Jack's High Country

Applicant: Headstart Enterprises

**Legal Description: Tract A Guthrie Commerce Park; Tract 188-A-1-B,
MRGCD Map No. 32**

Zoning: M-1

Acreage: 7.73 acres

Zone Atlas Page: F-15-Z

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 0-07-72 Section 4B(2)
—extensive previous land disturbance) .***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1004228

- ALL MEMBERS
- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co. WUA
- Christina Sandoval, Parks/Municipal Development

NEXT HEARING DATE: 11-16-11

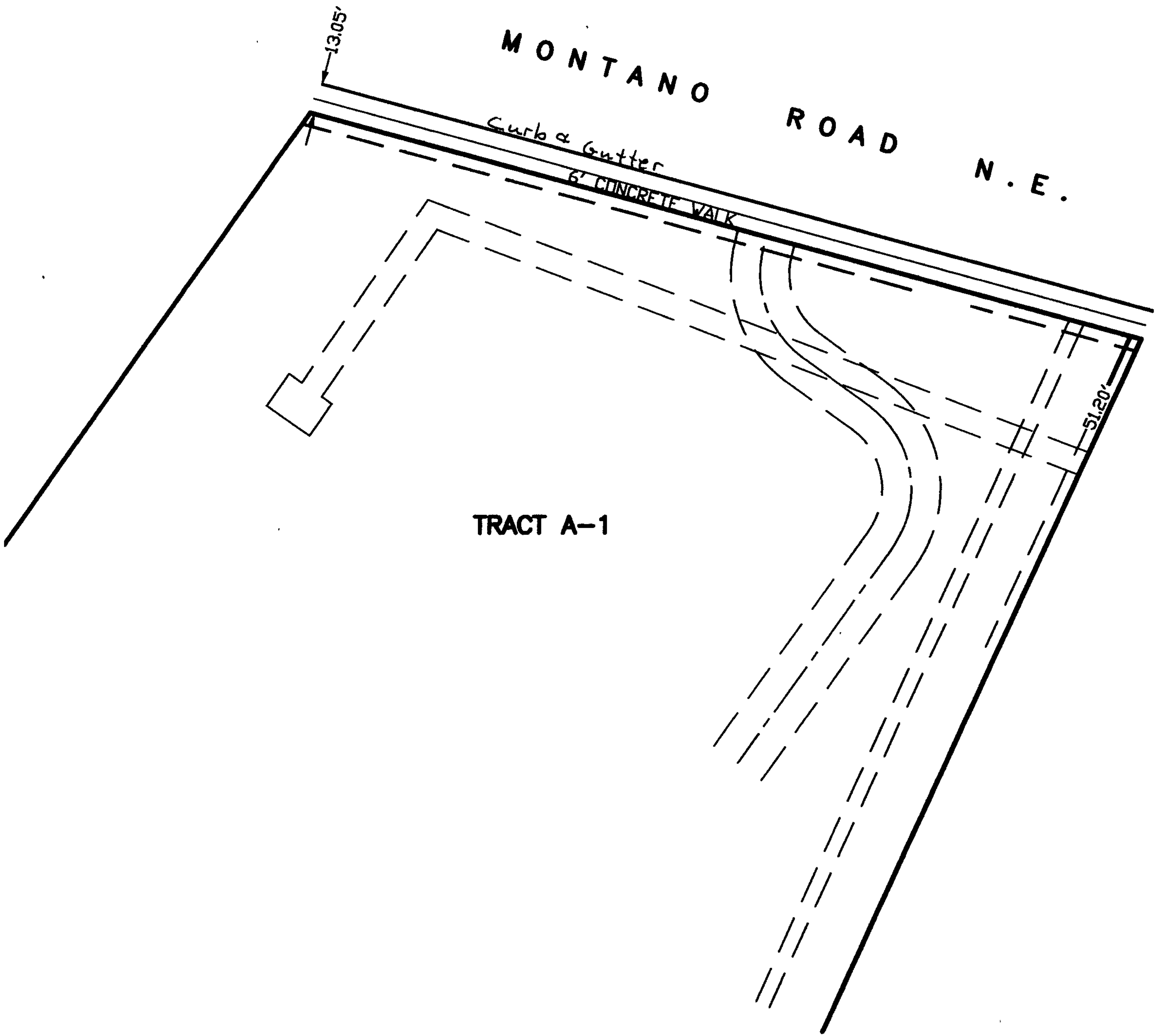
NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING 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. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: Showing vacated waterline easement,
re-aligning property line and granting additional waterline &
sanitary sewer line easement.

CONTACT NAME: Anthony Harris

TELEPHONE: 889-8056 EMAIL: tony@harrissurveying.com cstbiz.net

EXHIBIT SHOWING
CURB AND SIDEWALK
WITHIN
TRACT A-1
GUTHRIE COMMERCE PARK
ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2011



Scale: 1" = 60'
Order No.: 11-0272
Field Book: Page:



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country PHONE: 898-3707
 ADDRESS: 8953 2nd St. N.W. FAX: 890-0645
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jackshighcountry@comcast.net

APPLICANT: Headstart Enterprises PHONE: 881-8889
 ADDRESS: 600 Montano Rd. N.E. FAX: ---
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: ---
 Proprietary interest in site: owner List all owners: Headstart Enterprises

DESCRIPTION OF REQUEST: Vacating a portion of a public waterline 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. Tract A Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Guthrie Commerce Park
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No N/A
 Zone Atlas page(s): F-15 UPC Code: 101506146415840241

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 07 DRB-00538/1004228

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 4.3675
 LOCATION OF PROPERTY BY STREETS: On or Near: Montano Road
 Between: Edith Blvd. and Interstate 25

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

SIGNATURE Jack Spillman DATE 9-12-11
 (Print) Jack Spillman Applicant: Agent:

FOR OFFICIAL USE ONLY

- 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>UDRB - 70275</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 October 26, 2011

Project # 1004228

9-30-11
 Planner signature / date

Form revised 4/07

- 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.

Jack Spillman
Applicant name (print)
Jack Spillman 9-12-11
Applicant signature / date



Form revised 4/07

[Signature] 9-30-11
Planner signature / date
Project # 1004228

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70275

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.

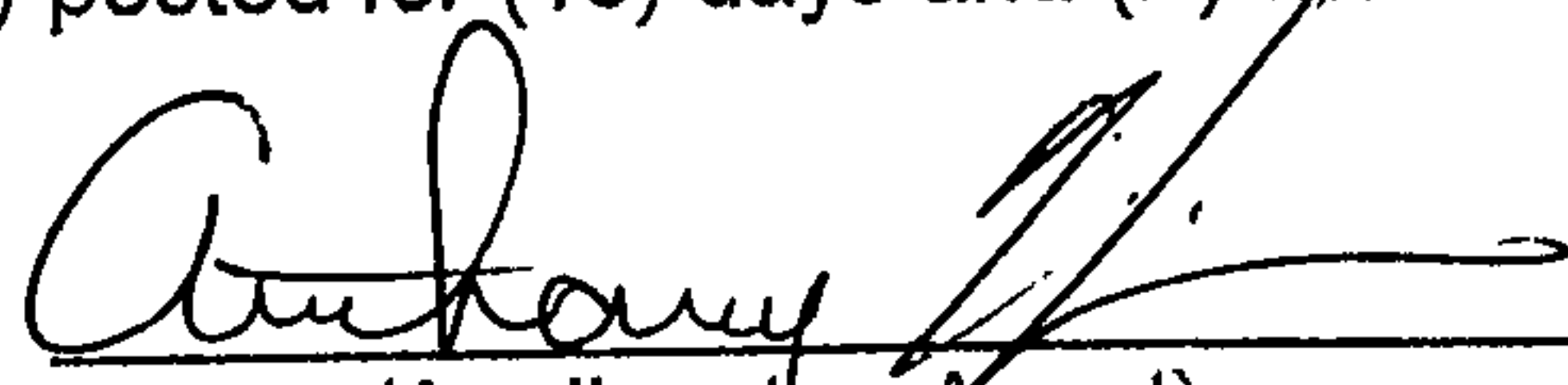
4. TIME

Signs must be posted from October 11, 2011 To October 26, 2011

5. REMOVAL

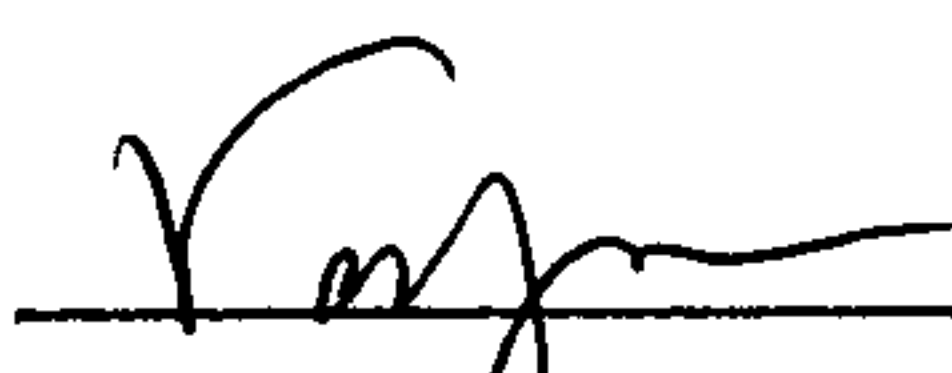
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

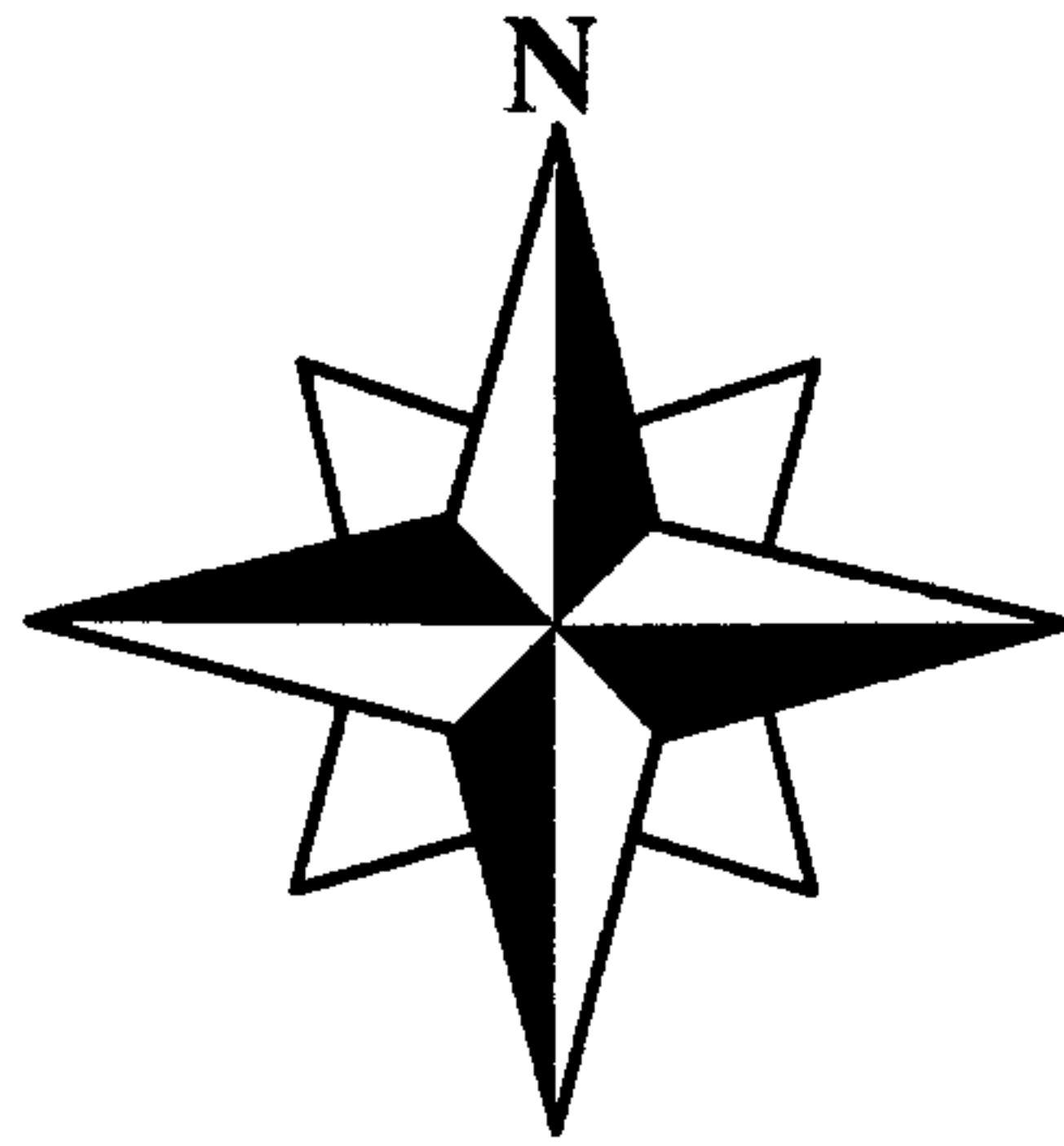

(Applicant or Agent)

9-30-11
(Date)

I issued 1 signs for this application, 9-30-11
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1004228



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

September 30, 2011

To: DRB Board Members

Re: Waterline Vacation

The purpose of this action is to vacate the existing waterline easement where a proposed building will be located. The waterline is planned to be moved and a new waterline easement will be granted with the plat.

If there are any questions please feel free to contact me at my office.

Sincerely,


Anthony D. Harris



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

September 30, 2011

Anthony Harris
Harris Surveying Inc.
2412D Monroe St. NE/87110
Phone: 505-889-8056/Fax: 505-889-8645

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Anthony:

Thank you for your inquiry of September 30, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT A, GTHRIE COMMERCE PARK, LOCATED AT 600 MONTANO ROAD NE (CARCRAFTERS BLDG.) BETWEEN EDITH BOULEVARD NE AND INTERSTATE 25 FREEWAY** Zone Map: **F-15.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

NORTH EDITH COMMERCIAL CORRIDOR ASSOC.

***Bob Warrick**

444 Niagara NE/87113 345-1773 (h)

Janice Caudill

100 Diers Rd.NW/87114 898-7038 (h)

*** denotes president of association**

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(05/22/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

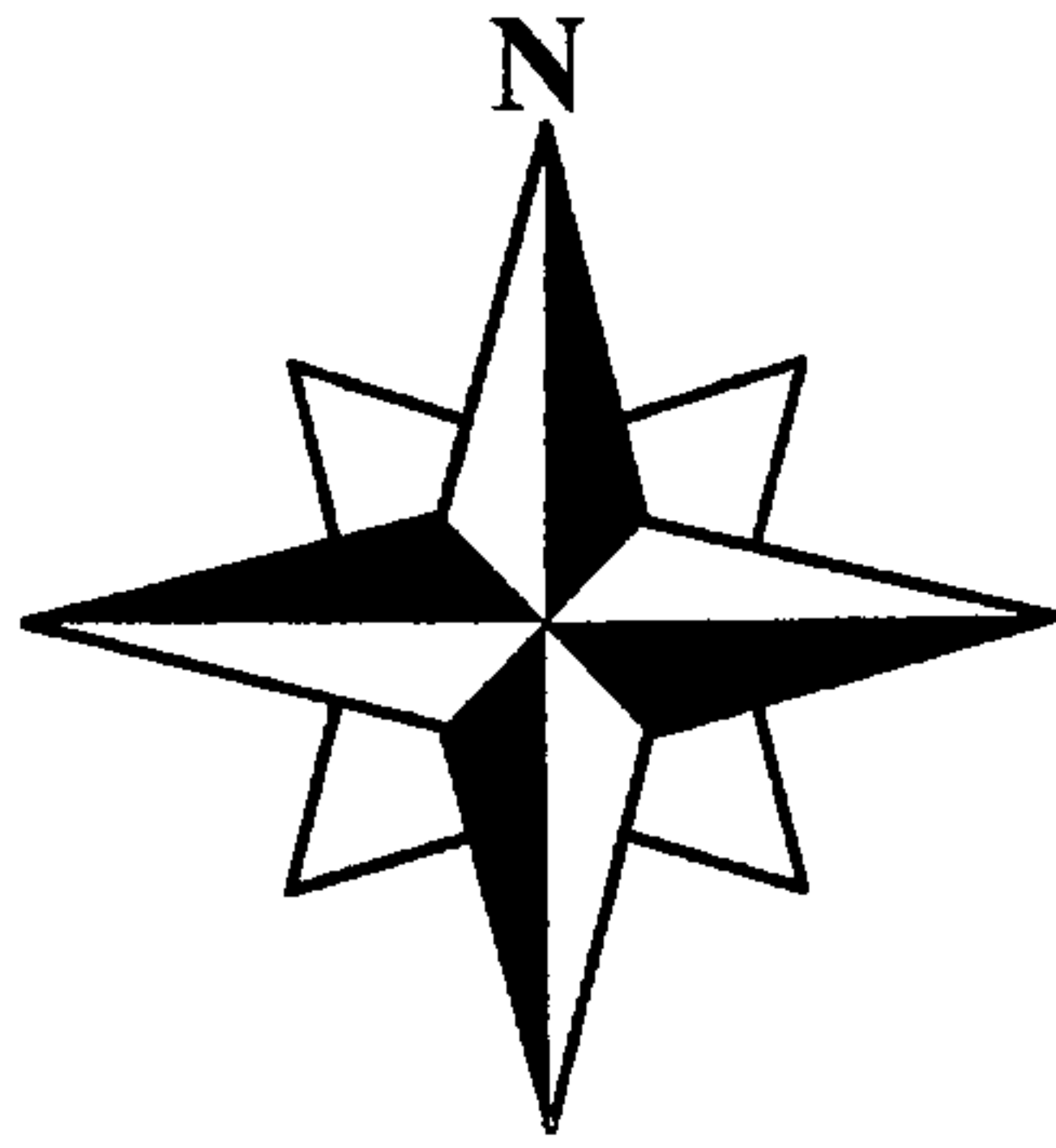
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/30/11** Time Entered: **9:45 a.m.** ONC Rep. Initials: **siw**



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

September 30, 2011

Bob Warrick
444 Niagara N.E.
Albuquerque, NM 87113

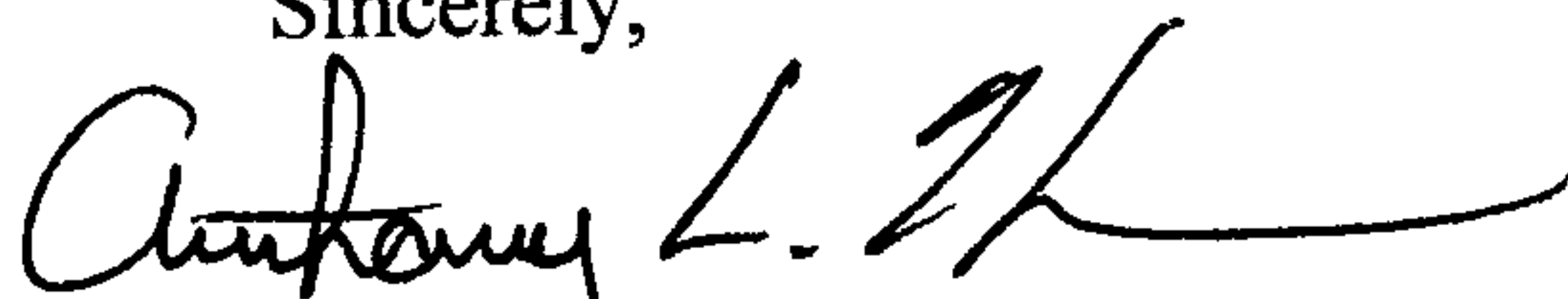
Re: Waterline Vacation

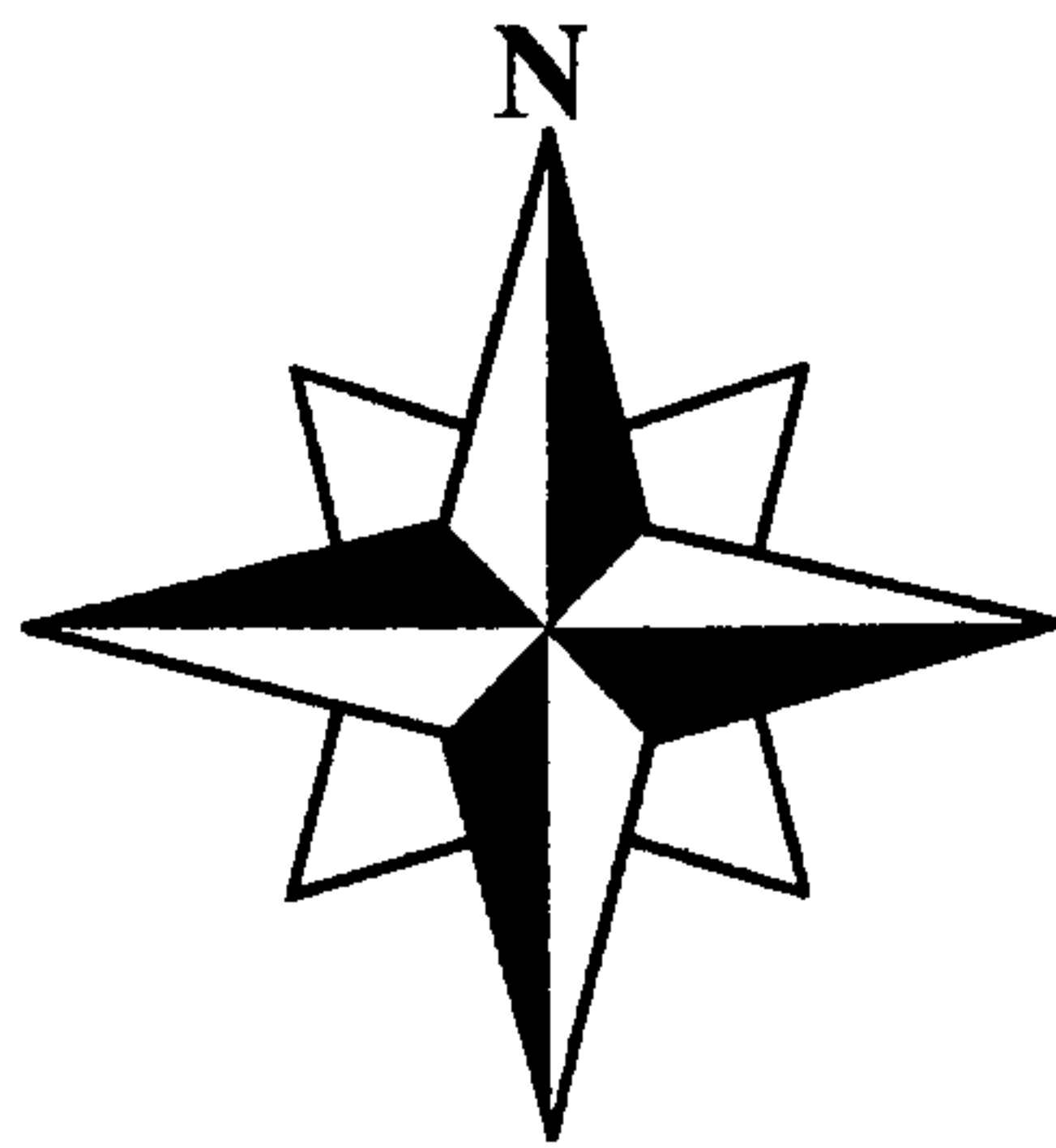
Dear: Mr. Warrick

Harris Surveying Inc. is submitting to vacate a portion of a waterline easement located at the South End of the Car Crafters property. The existing waterline will be moved to a new location within the property and no services will be affected.

If there are any questions please feel free to contact me at my office.

Sincerely,


Anthony L. Harris



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

September 30, 2011

Janice Caudill
100 Diers Road N.W.
Albuquerque, NM 87114

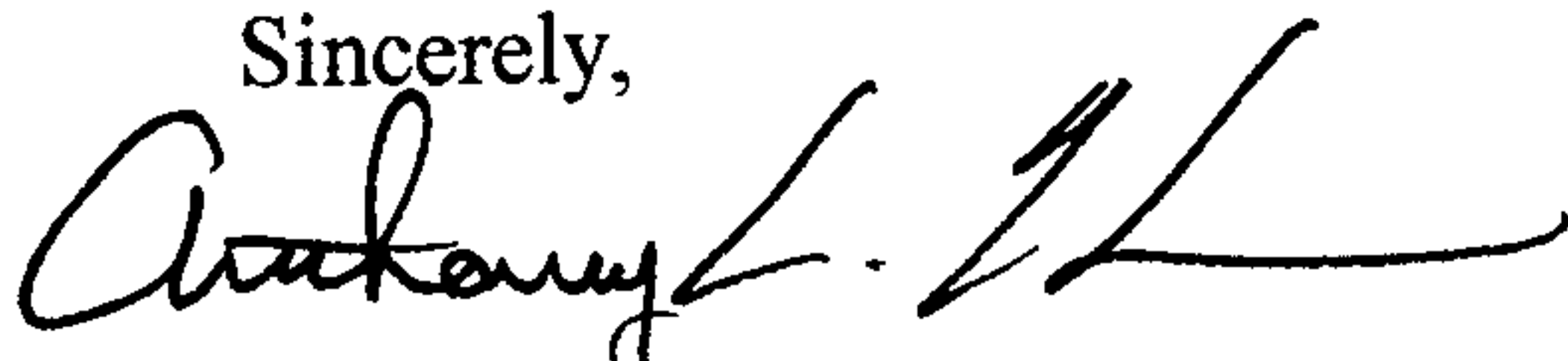
Re: Waterline Vacation

Dear: Ms. Caudill

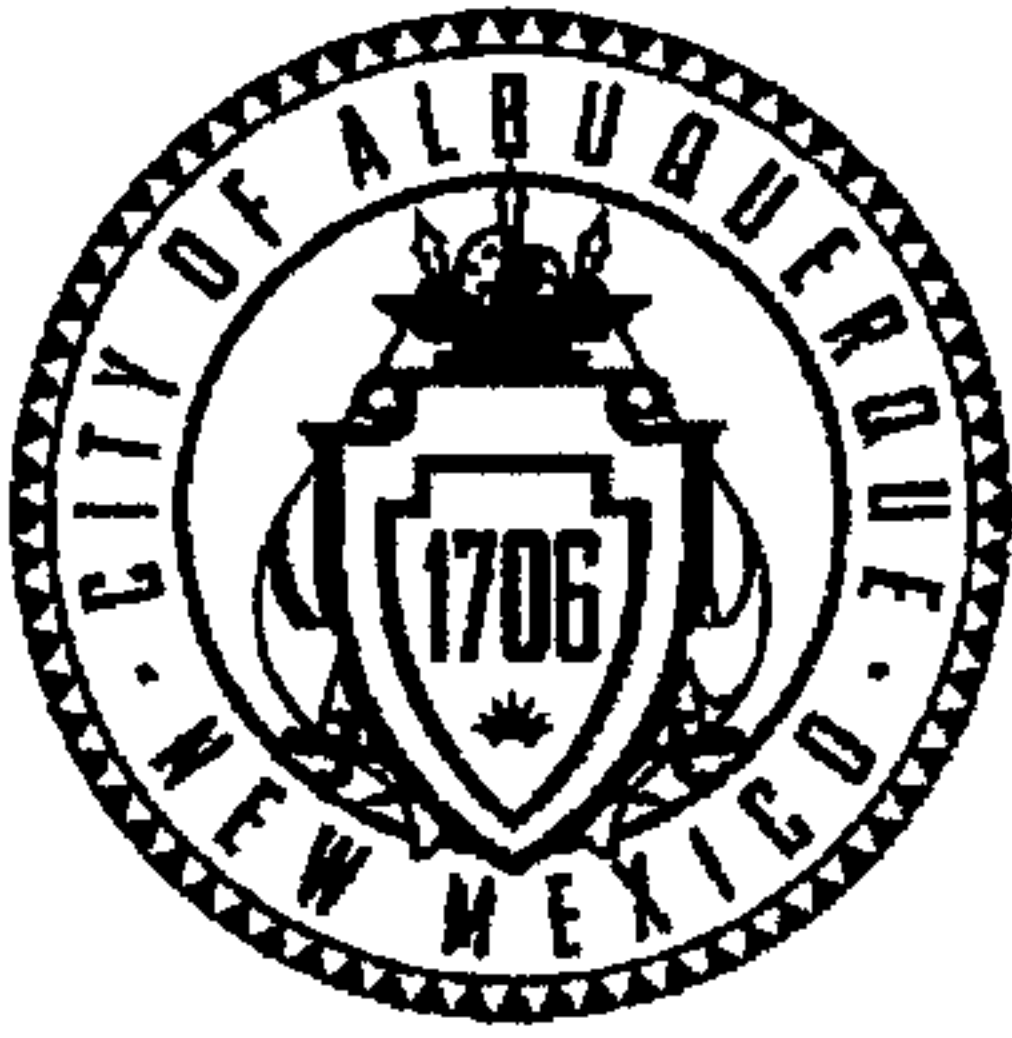
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If there are any questions please feel free to contact me at my office.

Sincerely,



Anthony E. Harris



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
 EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
 Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Anthony Harris
COMPANY NAME: Harris Surveying Inc.
ADDRESS/ZIP: 2412D Monroe St. N.E. Alb., NM 87110
PHONE: 889-8056 FAX: 889-8645

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:
Tract A Guthrie Commerce Park

LEGAL DESCRIPTION

LOCATED ON 600 Montano Road N.E. (Carcrafters Bldg.)
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN Edith Blvd. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
Interstate 25
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-15).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

7002 0460 0003 9962 0273

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only Insurance Coverage Provided)

ALBUQUERQUE NM 87114
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0110
15
Postmark
SEP 30 2011
ALBUQUERQUE NM 87114
USPS

Sent To
Janice Caudill
100 Diers Road N.W.
Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0001 8475 5097

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

ALBUQUERQUE NM 87113
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0110
15
Postmark
Here
SEP 30 2011
ALBUQUERQUE NM 87113
USPS

Sent To
Bob Warrick
444 Niagara N.E.
Albuquerque, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions



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

September 30, 2011

Anthony Harris
Harris Surveying Inc.
2412D Monroe St. NE/87110
Phone: 505-889-8056/Fax: 505-889-8645

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

Dear Anthony:

Thank you for your inquiry of September 30, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) TRACT A, GTHRIE COMMERCE PARK, LOCATED AT 600 MONTANO ROAD NE (CARCRAFTERS BLDG.) BETWEEN EDITH BOULEVARD NE AND INTERSTATE 25 FREEWAY** Zone Map: F-15.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

NORTH EDITH COMMERCIAL CORRIDOR ASSOC.

***Bob Warrick**

444 Niagara NE/87113 345-1773 (h)

Janice Caudill

100 Diers Rd.NW/87114 898-7038 (h)

* denotes president of association

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningnaform(05/22/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**

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

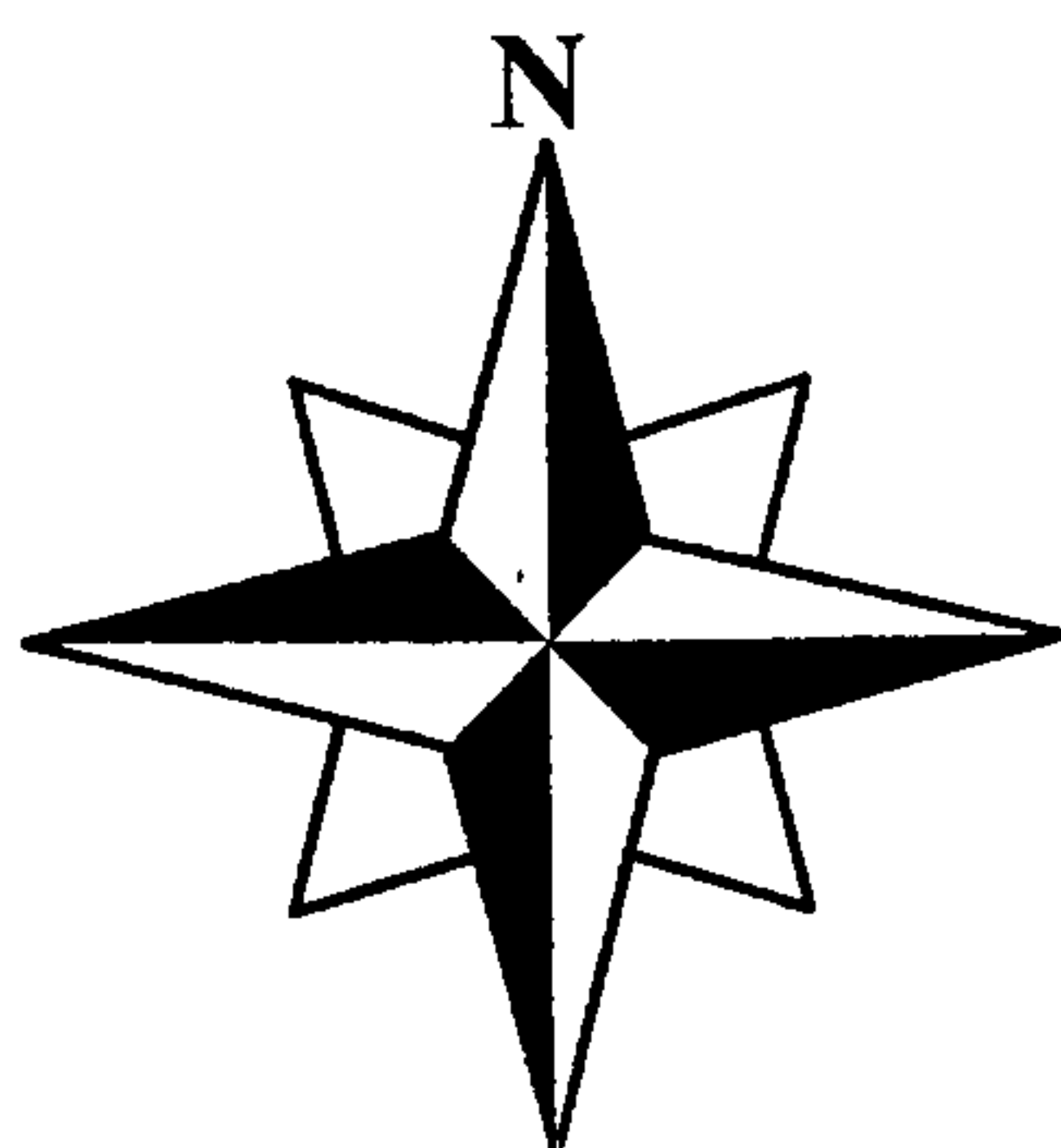
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/30/11** Time Entered: **9:45 a.m.** ONC Rep. Initials: **siw**



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

September 30, 2011

Bob Warrick
444 Niagara N.E.
Albuquerque, NM 87113

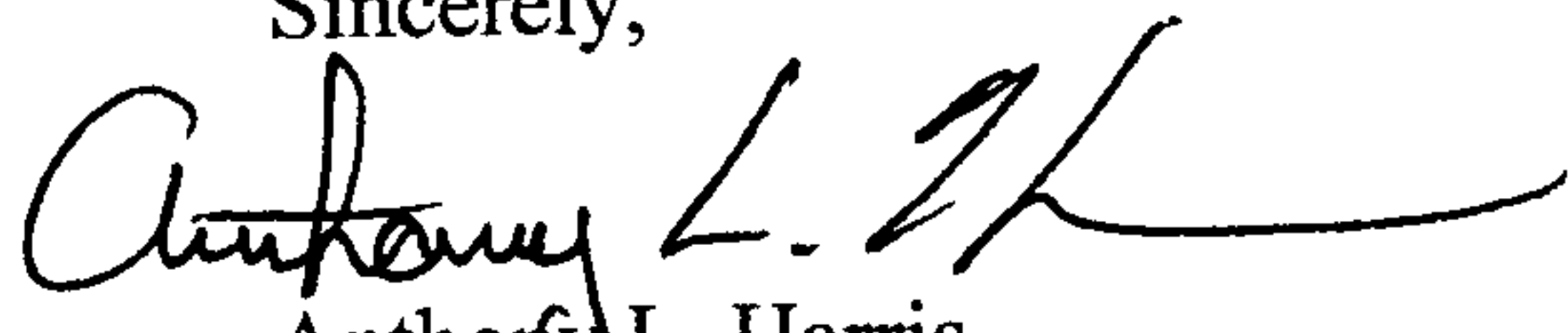
Re: Waterline Vacation

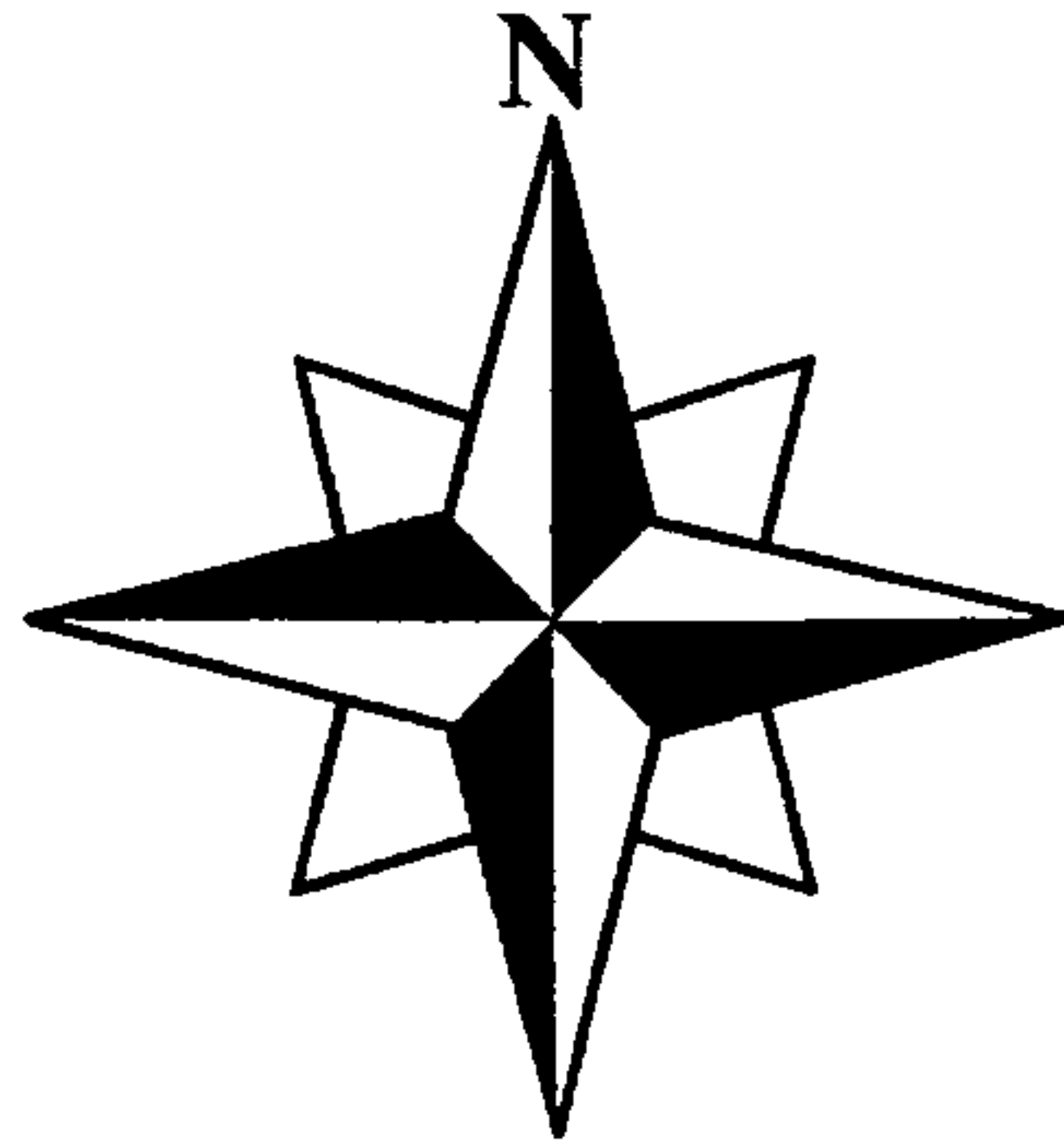
Dear: Mr. Warrick

Harris Surveying Inc. is submitting to vacate a portion of a waterline easement located at the South End of the Car Crafters property. The existing waterline will be moved to a new location within the property and no services will be affected.

If there are any questions please feel free to contact me at my office.

Sincerely,


Anthony L. Harris



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

September 30, 2011

Janice Caudill
100 Diers Road N.W.
Albuquerque, NM 87114

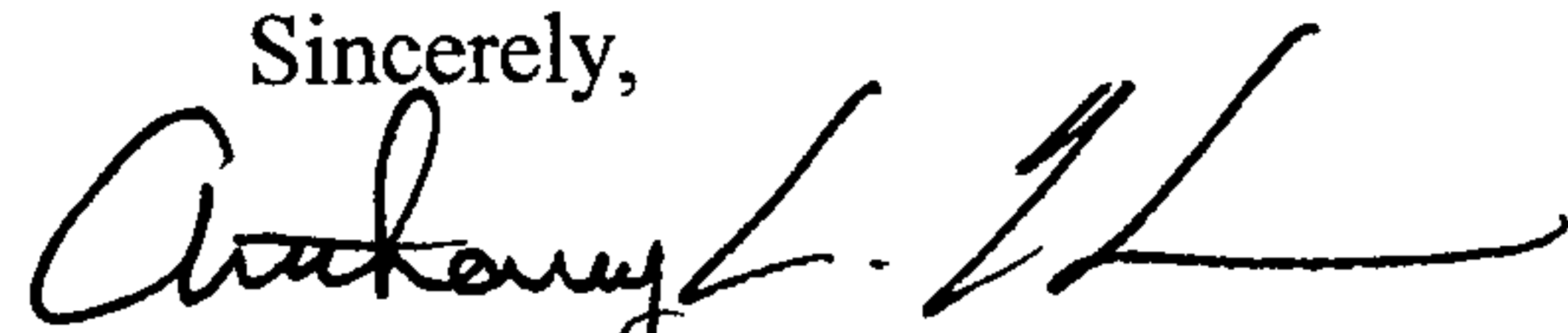
Re: Waterline Vacation

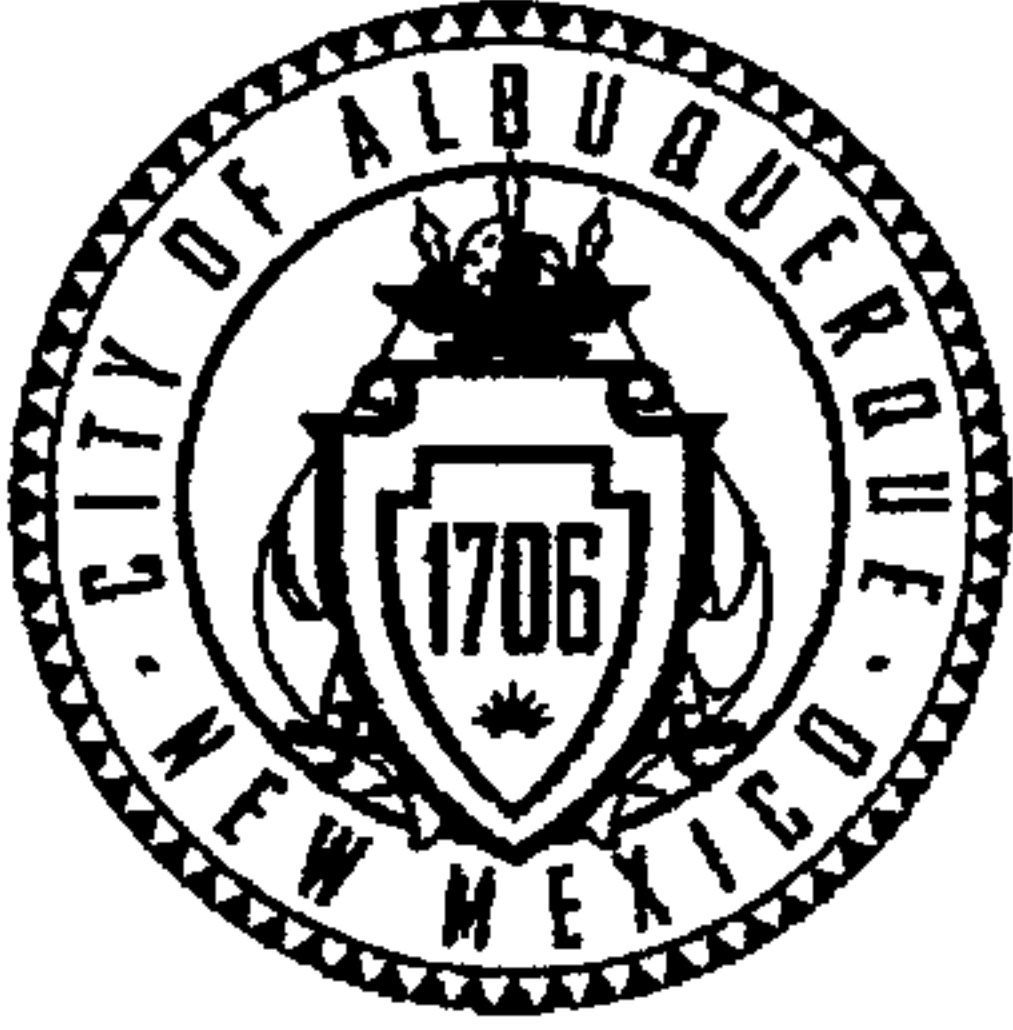
Dear: Ms. Caudill

Harris Surveying Inc. is submitting to vacate a portion of a waterline easement located at the South End of the Car Crafters property. The existing waterline will be moved to a new location within the property and no services will be affected.

If there are any questions please feel free to contact me at my office.

Sincerely,


Anthony E. Harris



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
 EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
 Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Anthony Harris
COMPANY NAME: Harris Surveying Inc.
ADDRESS/ZIP: 2412D Monroe St. N.E. Alb, NM 87110
PHONE: 889-8056 FAX: 889-8645

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:
Tract A Guthrie Commerce Park

LOCATED ON 600 Montano Road N.E. (Carcrafters Bldg.)
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN Edith Blvd. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
Interstate 25
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-15).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

7002 0460 0003 9962 0273

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

ALBUQUERQUE NM 87114
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0110
15
Postmark
SEP 30 2011
ALBUQUERQUE NM 87114
USPS

Sent To
Janice Caudill
100 Diers Road N.W.
Albuquerque, NM 87114

PS Form 3800, January 2001 See Reverse for Instructions

7001 2510 0001 8475 5097

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

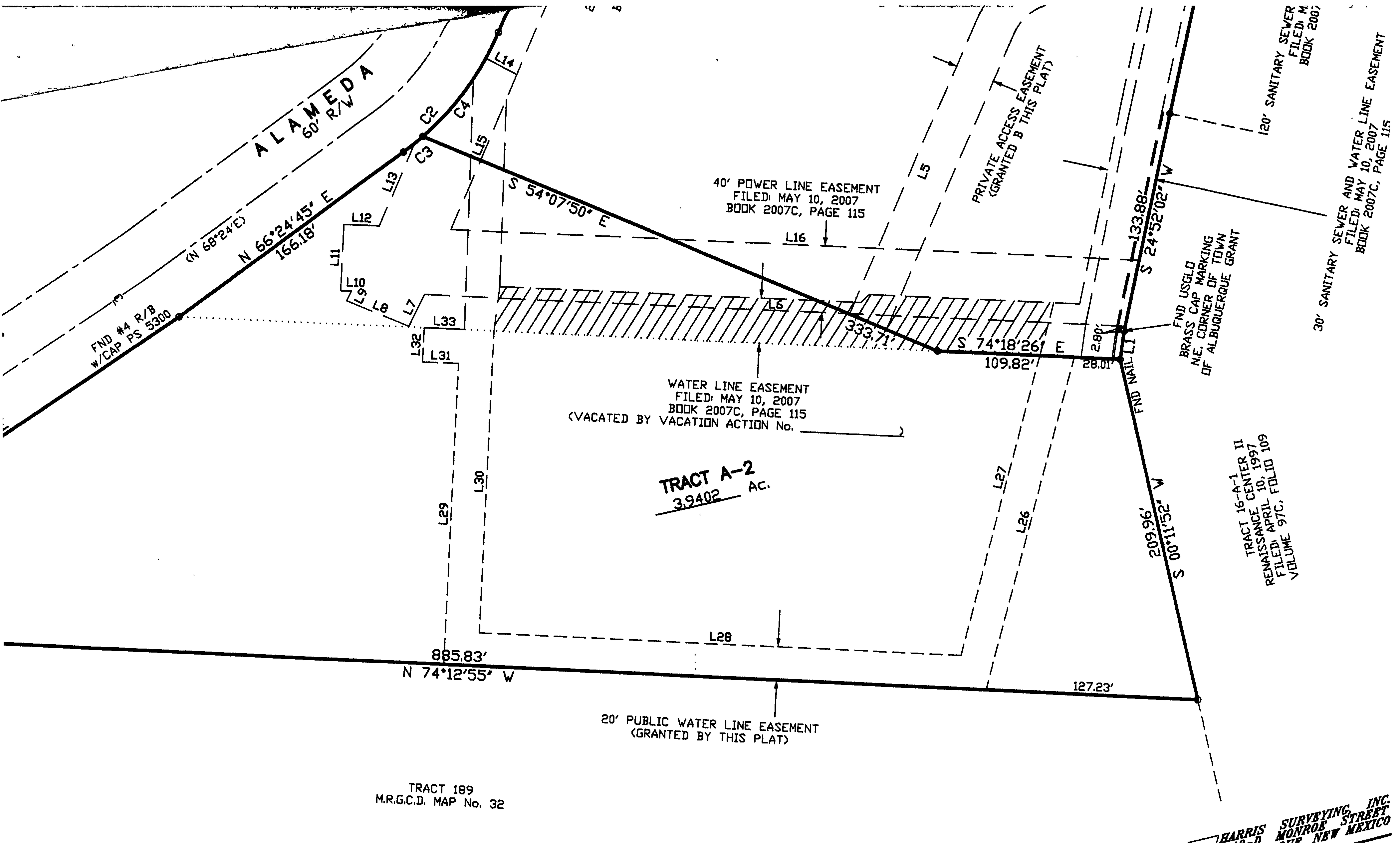
ALBUQUERQUE NM 87113
OFFICIAL USE

Postage	\$ 0.44
Certified Fee	\$2.85
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.59

0110
15
Postmark
Here
SEP 30 2011
ALBUQUERQUE NM 87113
USPS

Sent To
Bob Warrick
444 Niagara N.E.
Albuquerque, NM 87113

PS Form 3800, January 2001 See Reverse for Instructions



ALAMEDA
60' R/W

FND #4 R/B
W/CAP PS 5300

(N 68°24'E)

N 66°24'45" E
166.18'

S 54°07'50" E

40' POWER LINE EASEMENT
FILED: MAY 10, 2007
BOOK 2007C, PAGE 115

PRIVATE ACCESS EASEMENT
(GRANTED BY THIS PLAT)

120' SANITARY SEWER
FILED: M
BOOK 2007

30' SANITARY SEWER AND WATER LINE EASEMENT
FILED: MAY 10, 2007
BOOK 2007C, PAGE 115

FND USGLD
BRASS CAP MARKING
N.E. CORNER OF TOWN
OF ALBUQUERQUE GRANT

TRACT 16-A-1
RENAISSANCE CENTER II
FILED: APRIL 10, 1997
VOLUME 97C, FOLIO 109

WATER LINE EASEMENT
FILED: MAY 10, 2007
BOOK 2007C, PAGE 115
(VACATED BY VACATION ACTION No. _____)

TRACT A-2
3.9402 AC.

20' PUBLIC WATER LINE EASEMENT
(GRANTED BY THIS PLAT)

TRACT 189
M.R.G.C.D. MAP No. 32

HARRIS SURVEYING, INC.
MONROE STREET
NEW MEXICO

Dave Aube - Car crafters Closeout Package

From: "Tran, Manh D." <MTran@cabq.gov>
To: "Rael, Jane E." <JRael@cabq.gov>, "Dave Aube" <DAube@designgrouponm.com>
Date: 4/3/2007 11:14 AM
Subject: Car crafters Closeout Package

Jane,

The City is doing the testing and construction of the left turn bay for car crafter has a part of the Montañó Widening Project. David Aube is trying to closeout his project and needed something from me so that he can close his project out I hope this will work. Please let me know.

Thanks,

Manh Tran

Manh Tran

Project Manager

Department of Municipal Development

Transportation Division

400 Marquette NW, 3rd Floor, Room 304

Voice (505) 768-2791, fax (505) 768-2733

A rectangular box with a hand-drawn border containing the handwritten name "Brad".

SALLS BROTHERS CONSTRUCTION, INC.
MAIN OFFICE
FAX NO. 505-873-8781

FACSIMILE TRANSMITTAL SHEET

TO: Danny Osborn	FROM: Adam Bergstrasser
COMPANY: BroCon, Inc.	DATE: MARCH 20, 2007
FAX NUMBER: 232-2833	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER: Salls Project No. 20805
RE: Car Crafters Entrance	YOUR REFERENCE NUMBER:

- URGENT
- FOR REVIEW
- PLEASE COMMENT
- PLEASE REPLY
- PLEASE RECYCLE

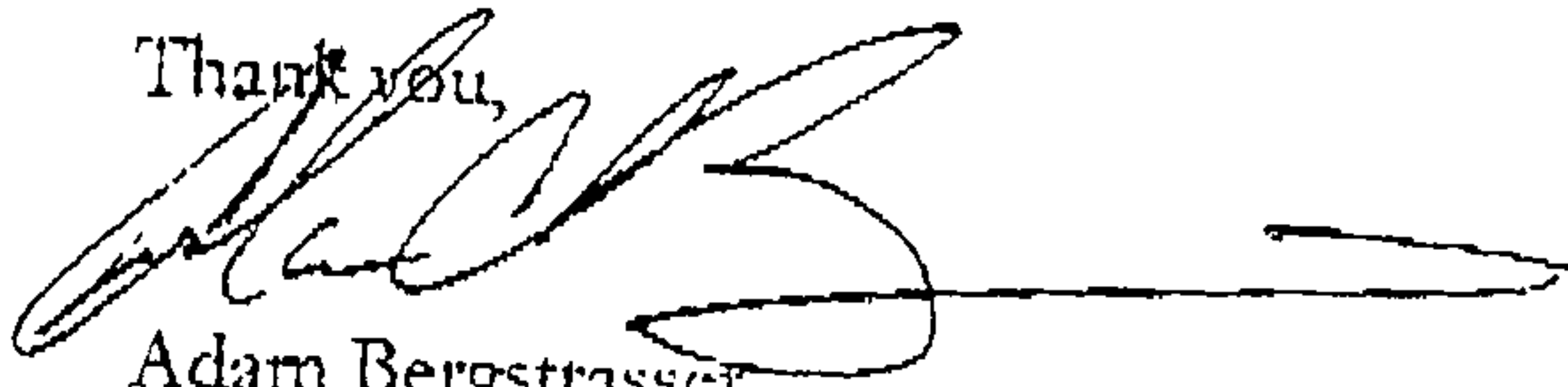
NOTES/COMMENTS:

Mr. Osborn;

Attached is a copy of Pay Request no. 2 (FINAL) for the above referenced project.

If you have any questions or need additional information, please feel free to call me at 505-417-8419.

Thank you,



Adam Bergstrasser
Assistant Project Manager

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: BroCon, Inc.
540 Chama St. NE, Suite 10
Albuquerque, New Mexico 87108

Project: Car Crafters Entrance
For:

Pay Application No.: 20805-02
Pay Period Ending: March 20, 2007
City Project No. :

From Salls Brothers Construction, Inc.
Contractor: 7301 Reading Dr. SE
Albuquerque NM, 87105

Inspector:

Contract Date:
Salls Brothers Project No. 20805

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown here, in connection with the continuation sheet below.

(All amounts, for the exception of 8a, are calculated without New Mexico Gross Receipt Taxes)

1. Original Contract	\$	48,543.90
2. Net Changes by Change Order	\$	-
3. Contract Sum To Date (Line 1 + Line 2)	\$	48,543.90
4. Total Completed & Stored To Date	\$	40,739.05
5. Retainage		
5a. 0% of Completed Work	\$	-
5b. 0% of Stored Material		
5c. Total Retainage (Line 5a + Line 5b)	\$	-
6. Total Completed Less Retainage (Line 4 - Line 5c)	\$	40,739.05
7. Less Previous Certificates for Payment	\$	12,742.60
8. Current Amount Due	\$	27,996.45
8A New Mexico Gross Receipts Tax at 6.875%	\$	1,924.76
8a. CURRENT AMOUNT DUE with New Mexico Gross Receipts Tax	\$	29,921.21
9. Balance to Complete with Retainage (Line 3 - Line 6) Without New Mexico Gross Receipts Tax	\$	7,804.85

CONTRACTOR'S CERTIFICATION FOR PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payments were issued and payment received from the Owner, and that the current payment shown herein is now due.

Contractor:

By: _____ Date: _____
Salls Brothers Construction, Inc.

State of:

County of:

Subscribed and sworn to before me this _____ Day of:

Notary Public:

My commission expires: _____

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures in this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner: BroCon, Inc.
 Contractor: Salles Brothers Construction, Inc.
 PO Box 66239
 Albuquerque, New Mexico 87193

Invoice: #20805-02 FINAL
 Date: 20-Mar-07
 Project: Car Crafters Entrance

Item #	Description	Unit	Quantity	Unit Price	Total Price	Previous Complete	Complete This Period	Complete To Date	Previous Earned	This Period	Total Earned
TURN LANE											
1	SAWCUT AC	LF	300.00	2.15	645.00	0.00	0.00	0.00	0.00	0.00	0.00
2	CUT TO EXPORT	CY	240.00	14.50	3,480.00	0.00	240.00	240.00	0.00	3,480.00	3,480.00
3	SG PREP	SY	767.00	1.85	1,418.95	0.00	767.00	767.00	0.00	1,418.95	1,418.95
4	6" AGG BASE	TN	250.00	28.70	7,175.00	0.00	250.00	250.00	0.00	7,175.00	7,175.00
5	3" AC PAVING	TN	129.00	112.00	14,448.00	0.00	129.00	129.00	0.00	14,448.00	14,448.00
6	TEMP AC CURB	LF	300.00	7.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00
7	TRAFFIC CONTROL	DY	4.00	491.50	1,966.00	4.00	3.00	7.00	1,966.00	1,474.50	3,440.50
TURN LANE SUBTOTAL					31,232.95						
COMMERCIAL DRIVEWAY											
8	SAWCUT AC	LF	115.00	3.55	408.25	0.00	0.00	0.00	0.00	0.00	0.00
9	REMOVE & REPLACE AC	SY	58.00	39.65	2,299.70	0.00	0.00	0.00	0.00	0.00	0.00
10	6" CONCRETE DRIVEWAY	SY	250.00	48.50	12,125.00	165.00	0.00	165.00	8,002.50	0.00	8,002.50
11	CONCRETE CURB	LF	80.00	21.15	1,692.00	94.00	0.00	94.00	1,988.10	0.00	1,988.10
12	C.O. CONSTRUCTION STAKING	LS	1.00	786.00	786.00	1.00	0.00	1.00	786.00	0.00	786.00
COMMERCIAL DRIVEWAY SUBTOTAL					17,310.95						
					Contract \$	48,543.90		Subtotal	12,742.60	27,996.45	40,739.05
					NMGRT	3,337.39		NMGRT	876.05	1,924.76	2,800.81
					Total	51,881.29		Total	13,618.65	29,921.21	43,539.86

BroCon, Inc. / Expense Account #2

Salles Brothers Construction

Date: 3/20/2007
 Type: Bill
 Reference:

Original Amt.
 29,921.21

3/23/2007
 Balance Due: 29,921.21
 Discount:
 Check Amount:

10209
 Payment: 29,921.21
 29,921.21

Compass Bank

AIA Pay Application Number 20805-02

29,921.21

MR-20-2007(TUE) 14.45

S BROTHERS CONSTRUCTION INC (FA-058738781)

P 003/003

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: BroCon, Inc
 540 Chama St. NE, Suite 10
 Albuquerque, New Mexico 87108

From: Salls Brothers Construction, Inc.
 Contractor: 7301 Reading Dr. SE
 Albuquerque NM, 87105

Project: Car Crafters Entrance
 For: Inspector:

Pay Application No.: 20805-01
 Pay Period Ending: JANUARY 25, 2007
 City Project No.:
 Contact Date:
 Salls Brothers Project No. 20805

Approved: *[Signature]*
 1415 15 2007

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown here, in connection with the continuation sheet below.

(All amounts, for the exception of 8a, are calculated without New Mexico Gross Receipt Taxes)

1. Original Contract	\$	48,543.90
2. Net Changes by Change Order	\$	-
3. Contract Sum To Date (Line 1 + Line 2)	\$	48,543.90
4. Total Completed & Stored To Date	\$	12,742.60
5. Retainage	\$	-
5a. 0% of Completed Work	\$	-
5b. 0% of Stored Material	\$	-
5c. Total Retainage (Line 5a + Line 5b)	\$	-
6. Total Completed Less Retainage (Line 4 - Line 5c)	\$	12,742.60
7. Less Previous Certificates for Payment	\$	-
8. Current Amount Due	\$	12,742.60
8A New Mexico Gross Receipts Tax at 6.875%	\$	876.05
8a. CURRENT AMOUNT DUE with New Mexico Gross Receipts Tax	\$	13,618.65
9. Balance to Complete with Retainage (Line 3 - Line 6) without New Mexico Gross Receipts Tax	\$	35,801.30

CONTRACTOR'S CERTIFICATION FOR PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payments were issued and payment received from the Owner, and that the current payment shown herein is now due.

Contractor: **ADAM BERGSTRASSE** Date: **01-25-07**
 Salls Brothers Construction, Inc.

State of: **New Mexico**
 County of: **Bernillo**
 Subscribed and sworn to before me this **25th** Day of: **January** 2007

Notary Public: *[Signature]*
 My commission expires: **November 20, 2007**

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures in this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner: BroCon, Inc.
 Contractor: Salls Brothers Construction, Inc.
 PO Box 65239
 Albuquerque, New Mexico 87183

Invoice: #200805-01
 Date: 25-Jan-07
 Project: Car Chatters Entrance

Item #	Description	Unit	Quantity	Unit Price	Total Price	Previous Complete	Complete This Period	Complete To Date	Previous Earned	This Period	Total Earned
TURN LANE											
1	SAW CUT AC	LF	300.00	2.15	645.00	0.00	0.00	0.00	0.00	0.00	0.00
2	CUT TO EXPORT	CY	240.00	14.50	3,480.00	0.00	0.00	0.00	0.00	0.00	0.00
3	SG PREP	SY	757.00	1.85	1,418.95	0.00	0.00	0.00	0.00	0.00	0.00
4	6" ASG BASE	TN	250.00	28.70	7,175.00	0.00	0.00	0.00	0.00	0.00	0.00
5	3" AC PAVING	TN	122.00	112.00	14,448.00	0.00	0.00	0.00	0.00	0.00	0.00
8	TEMP AC CURB	LF	300.00	7.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00
7	TYPIC GONTRD.	DY	4.00	491.50	1,966.00	0.00	4.00	4.00	0.00	1,956.00	1,956.00
TURN LANE SUBTOTAL											
COMMERCIAL DRIVEWAY											
6	SAW CUT AC	LF	115.00	3.55	408.25	0.00	0.00	0.00	0.00	0.00	0.00
9	REMOVE & REPLACE AC	SY	58.00	39.65	2,298.70	0.00	0.00	0.00	0.00	0.00	0.00
10	6" CONCRETE DRIVEWAY	SY	250.00	48.50	12,125.00	0.00	185.00	185.00	0.00	6,002.50	6,002.50
11	CONCRETE CURB	LF	80.00	21.15	1,692.00	0.00	84.00	84.00	0.00	1,988.10	1,988.10
12	C.O. CONSTRUCTION STAKING	LS	1.00	786.00	786.00	0.00	1.00	1.00	0.00	786.60	786.60
COMMERCIAL DRIVEWAY SUBTOTAL											
					48,649.90			Subtotal	0.00	12,742.60	12,742.60
					3,337.39			MANCRT	0.00	876.05	876.05
					51,881.29			Total	0.00	13,618.65	13,618.65

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: BroCon, Inc.
540 Chama St NE, Suite 10
Albuquerque, New Mexico 87108

Project: Car Crafters Entrance
For:

Pay Application No.: 20805-02
Pay Period Ending: March 20, 2007
City Project No. :

From Salls Brothers Construction, Inc.
Contractor: 7301 Reading Dr. SE
Albuquerque NM, 87105

Inspector:

Contract Date:
Salls Brothers Project No. 20805

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown here, in connection with the continuation sheet below.

(All amounts, for the exception of 8a, are calculated without New Mexico Gross Receipt Taxes)

1. Original Contract	\$	48,543.90
2. Net Changes by Change Order	\$	-
3. Contract Sum To Date (Line 1 + Line 2)	\$	48,543.90
4. Total Completed & Stored To Date	\$	40,739.05
5. Retainage		
5a. 0% of Completed Work	\$	-
5b. 0% of Stored Material		
5c. Total Retainage (Line 5a + Line 5b)	\$	-
6. Total Completed Less Retainage (Line 4 - Line 5c)	\$	40,739.05
7. Less Previous Certificates for Payment	\$	12,742.60
8. Current Amount Due	\$	27,996.45
8A New Mexico Gross Receipts Tax at 6.875%	\$	1,924.76
8a. CURRENT AMOUNT DUE with New Mexico Gross Receipts Tax	\$	29,921.21
9. Balance to Complete with Retainage (Line 3 - Line 6) Without New Mexico Gross Receipts Tax	\$	7,804.85

CONTRACTOR'S CERTIFICATION FOR PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Payments were issued and payment received from the Owner, and that the current payment shown herein is now due.

Contractor:

By: _____ Date: _____
Salls Brothers Construction, Inc.

State of:

County of:

Subscribed and sworn to before me this _____ Day of:

Notary Public:

My commission expires: _____

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures in this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner: BroCorr, Inc.
 Contractor: Sallis Brothers Construction, Inc.
 PO Box 66239
 Albuquerque, New Mexico 87193

Invoice: #20205-02 FINAL
 Date: 20-Mar-97
 Project: Car Challenge Entrance

Item #	Description	Unit	Quantity	Unit Price	Total Price	Previous Complete	Complete This Period	Complete To Date	Previous Earned	This Period	Total Earned
1	TURNLANE	LF	300.00	2.15	645.00	0.00	0.00	0.00	0.00	0.00	0.00
2	SAWCUT AG	GY	240.00	14.50	3,480.00	0.00	240.00	240.00	0.00	3,480.00	3,480.00
3	SG PREP	SY	767.00	1.85	1,418.95	0.00	767.00	767.00	0.00	1,418.95	1,418.95
4	6" AGG BASE	TN	250.00	28.70	7,175.00	0.00	250.00	250.00	0.00	7,175.00	7,175.00
5	3" AC PAVING	TN	129.00	112.00	14,448.00	0.00	129.00	129.00	0.00	14,448.00	14,448.00
6	TEMP AC CURB	LF	300.00	7.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00
7	TRAFFIC CONTROL TURNLANE SUBTOTAL	OY	4.00	491.50	1,966.00	4.00	3.00	7.00	1,966.00	1,474.50	3,440.50
	COMMERCIAL DRIVEWAY										
8	SAWCUT AG	LF	115.00	3.55	406.25	0.00	0.00	0.00	0.00	0.00	0.00
9	REMOVE & REPLACE AG	SY	58.00	39.65	2,299.70	0.00	0.00	0.00	0.00	0.00	0.00
10	6" CONCRETE DRIVEWAY	SY	250.00	46.50	12,125.00	185.00	0.00	185.00	8,002.50	0.00	8,002.50
11	CONCRETE CURB	LF	60.00	21.15	1,269.00	94.00	0.00	94.00	1,988.10	0.00	1,988.10
12	C.O. CONSTRUCTION STAKING COMMERCIAL DRIVEWAY SUBTOTAL	LS	1.00	786.00	786.00	1.00	0.00	1.00	786.00	0.00	786.00
	CONTRACT \$				48,543.90			Subtotal	12,742.60	27,959.45	40,702.05
	RMGRF				3,337.39			RMGRF	876.05	1,924.76	2,800.81
	Total				51,881.29			Total	13,618.65	29,921.21	43,539.86



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: HEAD START ENTERPRISES PHONE: 881-8889
 ADDRESS: 600 MONTAÑO NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): TERRAMETRICS OF NM PHONE: 881-2903
 ADDRESS: 4175 MONTGOMERY NE FAX: 881-2591
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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. LOTS 11/17, 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4 Block: 89-C-4 Unit: _____
 Subdiv. / Addn. SUNRISE HGTS
 Current Zoning: M-1 Proposed zoning: _____
 Zone Atlas page(s): F-15 No. of existing lots: 12 No. of proposed lots: 1
 Total area of site (acres): 4.3675 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No Within 1000FT of a landfill?
 UPC No. 101 50 144 515 440 244 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTAÑO ROAD
 Between: EDITH BLVD NE and PBH AMERICAN FREEWAY

CASE HISTORY:

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

07DRB00199
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Philip W. Turner DATE 4-24-07
 (Print) PHILIP W. TURNER _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB .00538</u>	<u>FP</u>	_____	\$ <u>0</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>May 2, 2007</u>				Total \$ <u>20.00</u>

Andrew Sandoz 4/24/07
 Planner signature / date

Project # 1004228

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

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

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

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

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

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

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

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

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

- 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.

PAUL W. TURNER
Applicant name (print)
Paul W. Turner 4/24/07
Applicant signature / date



Form revised 4/07

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

Application case numbers
04DRB - 00538

Andrew Garcia 4/24/07
Planner signature / date
Project # 1004228



April 24, 2007

Mrs. Sheran Matson
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

RE: Montano Road Improvements for Car Crafters COA Project Number 763181
Final Plat Submittal
Zone Atlas Pages F-15

Dear Mrs. Matson:

We are hereby submitting for Final Plat Approval for the above referenced project. The items on the infrastructure list have been constructed or have been transferred into the City of Albuquerque Project for the Montano Widening Project. The final invoice for the portion being constructed under the Montano Project has been submitted by Sals Brothers and paid by BroCon Construction. The construction oversight and inspections of this portion will be handled by Manh Tran as part of the Montano Widening Project. It didn't make sense to have The Design Group do the inspection and close out for a 75' strip of one lane located within the Widening Project. For a more seamless closeout this portion was funded by BroCon and all the paperwork handled directly by COA.

The construction of the public waterline within the site as well as the sidewalk and drivepad along Montano have been constructed and have been accepted by the various divisions (Water, Streets, and Arroyo Maintenance). The Closeout Package has been submitted to the City.

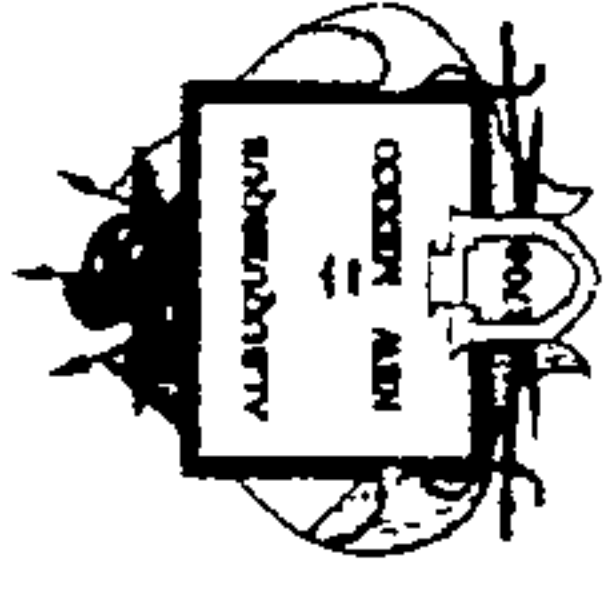
Because the items on the Infrastructure list have been constructed and accepted by the City the SIA requirement for Final Plat approval is not applicable.

If you have any questions or require additional information, please contact me at the office at 242-6880, or on my cell at 463-4503.

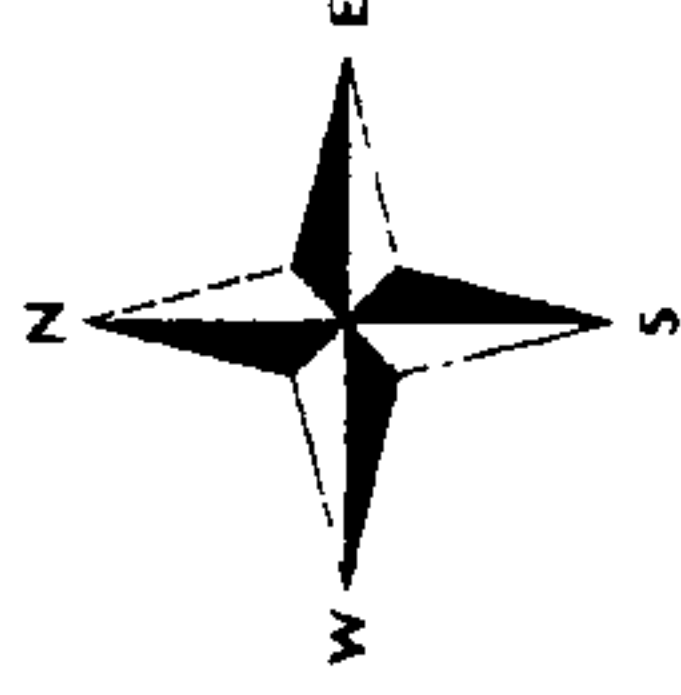
Thank you for you assistance on this project.

Respectfully submitted:

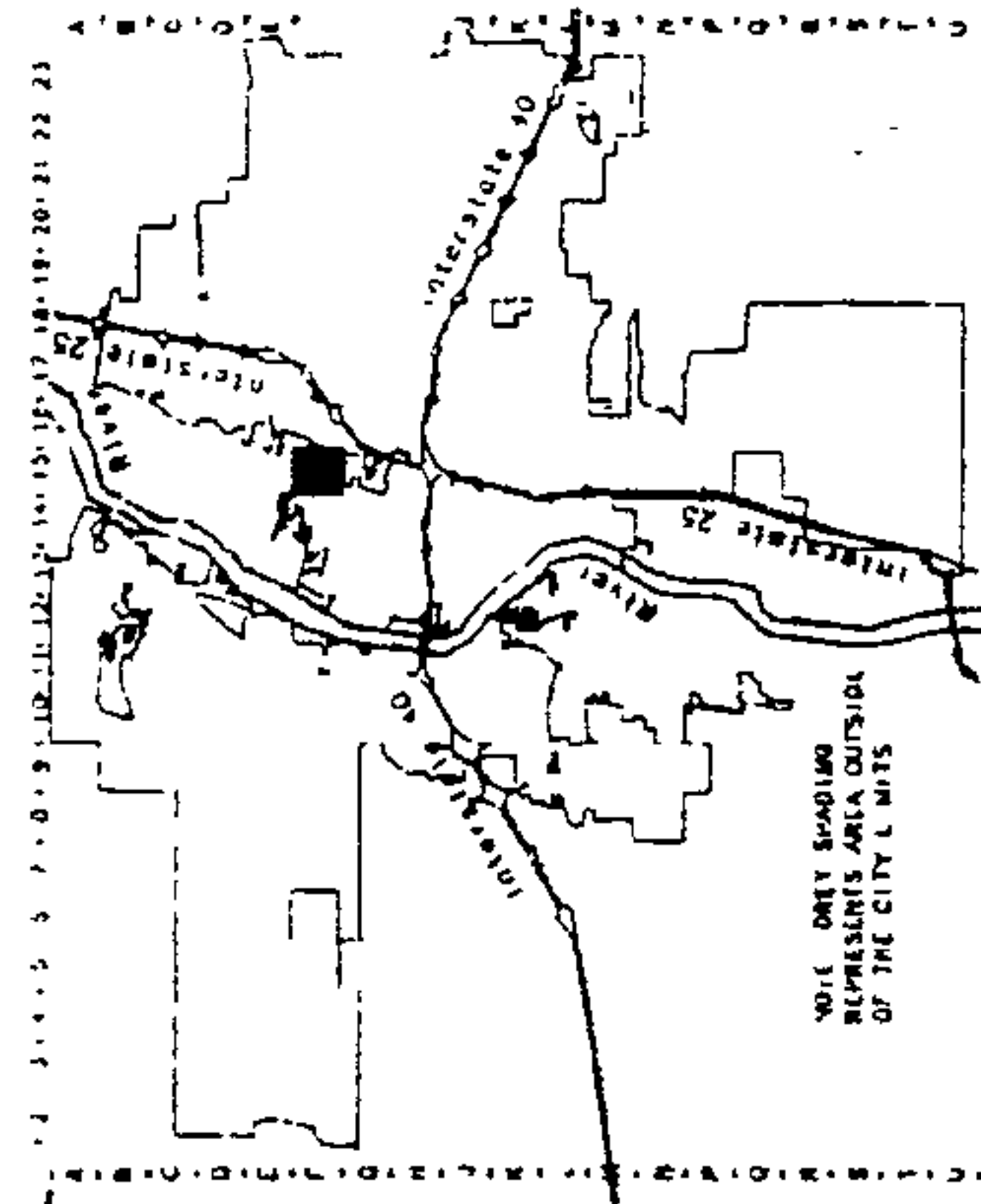
David A. Aube, P.E.



CITY OF
Albuquerque
A **C** **I** **S**
Planning Department
© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page
F-15-Z

Map Amended through
February 27, 1998



Client DRC Project Number: 763181

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

Date Submitted: Dec 6, 2005

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004228

DRB Application No.: 05 DRB-01765

12-20-06

Car Crafters

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 11-17 Sunrise Heights Subdivision and MRGCD Tracts 89-A-2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

89-B-2

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12"	Waterline	30' W/SAS EASEMENT Near East Pl ON EAST SIDE	North Pl	South Pl	DAA	DAA	1
		8"	Waterline	20' WATER EASEMENT SOUTH Pl SOUTH & WEST SIDE	East Pl	West Pl @ Tahoe	DAA	DAA	1
		8" 8"	Waterline w/ MRGCD LIC AGR.	Tahoe Place	Existing End	West Pl @ Tahoe TAHOE PLACE	DAA	DAA	1
							1	1	1
		6'	Sidewalk	Montano	West Pl	East Pl	DAA	DAA	1
		35'	Drive Pad <u>removed</u>	Montano	Near West Pl		#1	1	1
		46'	Drive Pad	Montano	Near Middle of Site		DAA	DAA	1
		66'	Median Cut	Montano	Near Middle of Site		1	1	1
		75'	Left turn lane and Taper	Montano	East of Median Cut on West bound lane.		1	1	1

ORIGINAL

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

David A Aube
NAME (print)

Design Group
FIRM
[Signature] 12-6-05
SIGNATURE - date

Andrew Gomis 12/7/05
for DRB CHAIR - date

[Signature] 12-7-05
TRANSPORTATION DEVELOPMENT - date

William J. Walsh 12-7-05
UTILITY DEVELOPMENT - date

Bradley & Bingham 12/7/05
CITY ENGINEER - date

Christina Sandorval 12/7/05
PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	12-20-06	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

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

PAID RECEIPT

APPLICANT NAME Head Start Enterprises
AGENT Terrametrics of NM
ADDRESS 4175 ~~1st~~ Montgomery Blvd NE.
PROJECT & APP # 1004228 / 07DRB-00538
PROJECT NAME Sunrise Heights

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE

City Of Albuquerque
Treasury Division

4/24/2007 11:25AM LOC: ANNX
RECEIPT# 00074607 WSH 008 TRANSH 0021
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: JAMES GURRIE Headhart Enterprises PHONE: 881-8889
 ADDRESS: 501 McLeod NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: same.
 AGENT (if any): The Design Group PHONE: 242-6880
 ADDRESS: 202 Central Avenue Suite 200 FAX: 242-6881
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: daube@designgroupnm.com
 DESCRIPTION OF REQUEST: Amendment to prelim plan to remove access easement.

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

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

Lot or Tract No. Lots 11-17 / 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4 Block: _____ Unit: _____
 Subdiv. / Addn. Sunrise Heights Subdivision
 Current Zoning: M-1 Proposed zoning: M-1
 Zone Atlas page(s): F-15 No. of existing lots: 12 No. of proposed lots: 1
 Total area of site (acres): 4.3675 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101506144 S15 440 244 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: Montano Road NE
 Between: Edith Blvd NE. and Pan American Freeway (I-25)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004228
05 DRB-00888, 05 DRB-01394, 05 DRB-01765, 06 DRB-00937, 06 DRB-01618
 Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ? . Date of review: _____
 SIGNATURE David A. Aube DATE 12-15-06
 (Print) DAVID A AUBE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB - 00199</u>	<u>APP</u>		\$ <u>50.00</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>February 28, 2007</u>			Total \$ <u>70.00</u>

Andrew Gurri 2-16-07
 Planner-signature / date

Project # 1004228

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
 - ___ 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) 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.
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ___ 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.

DAVID A Aube
[Signature]
 Applicant name (print) **2-15-07**
 Applicant signature / date



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 07DRB - 00199

[Signature] **2-16-07**
 Planner signature / date
Project # 1004228

2-16-07.

City of Albuquerque
Development & Building Services
Development Review Board

Attn Sheran Matson

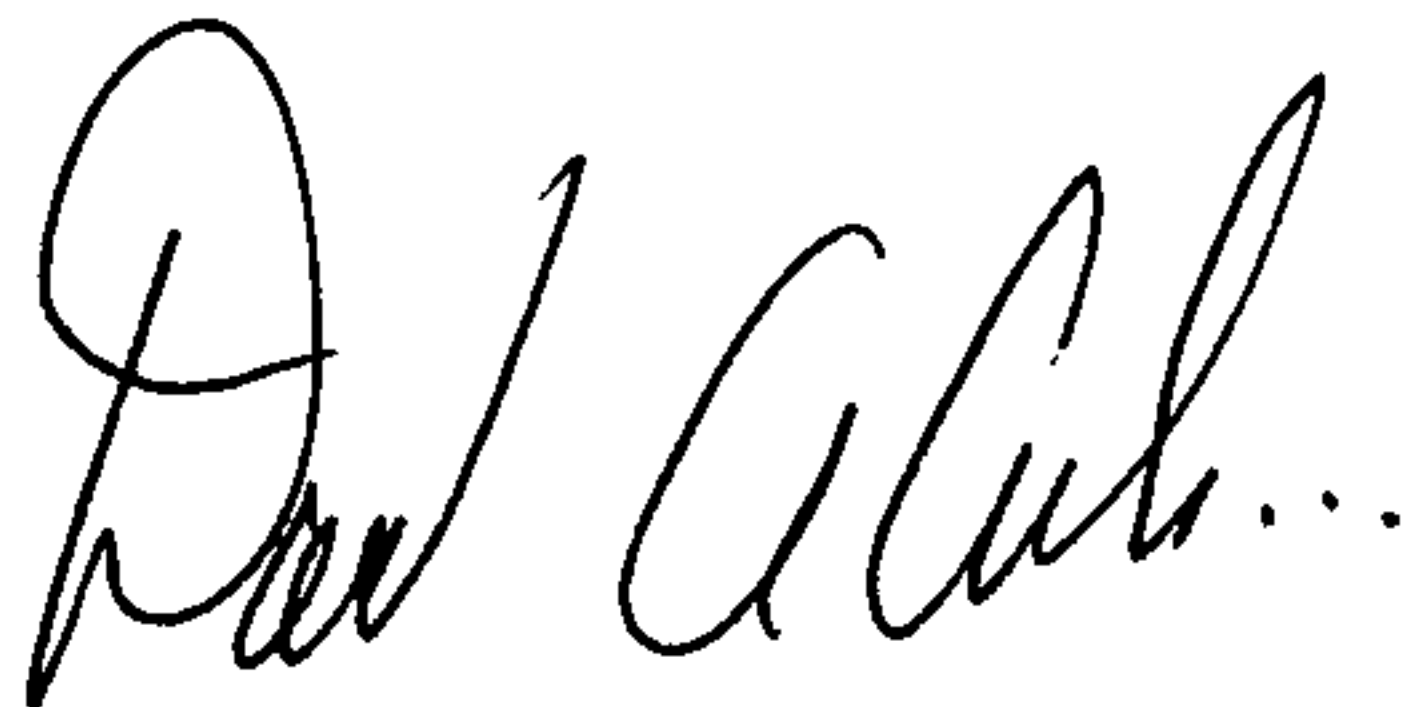
Re: Car Crafters Final Plat Approval
DRB Case Number 1004228.

Dear Sheran,

At this time we respectfully request that the Final Plat request be recinded, due to the need to Amend the Preliminary Plat to eliminate an access easement to the adjoining property to the south of the project site.

We are submitting the request for Amendment to the Preliminary Plat at this time. Please call me if you need any additional information.

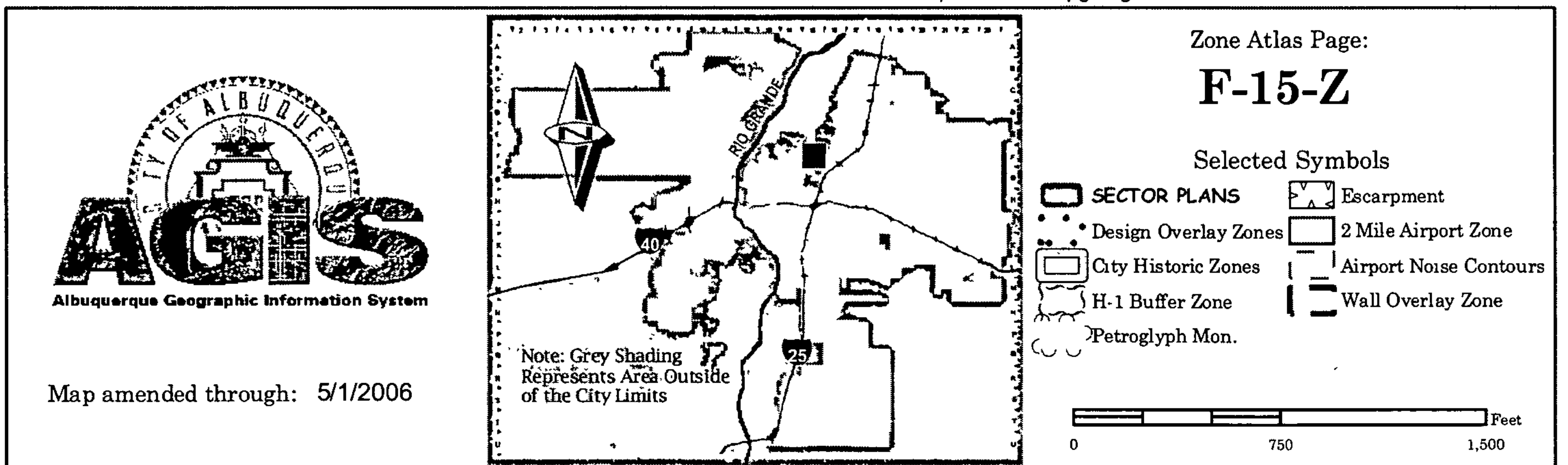
Thanks



David Aube



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



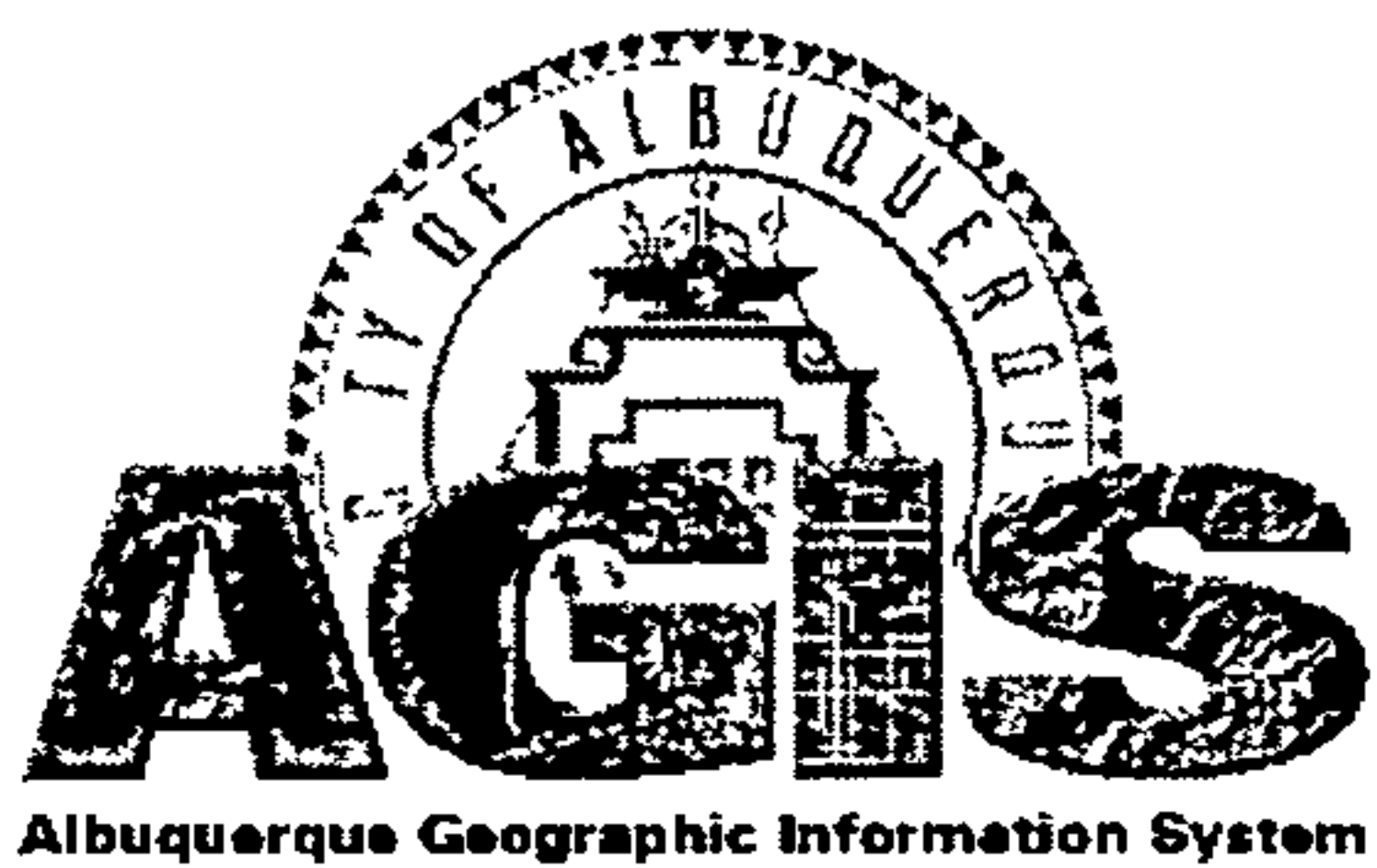
Zone Atlas Page:

F-15-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 1,500 Feet



Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

THOMAS F. HOOKER, JR. & ASSOCIATES
Attorneys & Counselors at Law
2400 Rose Avenue NW
Albuquerque, New Mexico 87104
(505) 843-8070 FAX (505) 843-7932

February 16, 2007

Mr. Kevin Curran
City of Albuquerque Legal Department

Via Hand Delivery

RE: Tracts 11 through 17, Sunrise Heights, Tracts 89-A-2, 89-B-2 and 89-B-3,
MRGCD Map 32

Dear Mr. Curran:

As you know, I represent Jim Guthrie and Car Crafters in connection with the above described property. As you are aware, the property described above was annexed into the City of Albuquerque at Mr. Guthrie's request. Before approval of the request to annex, Mr. Guthrie and the City entered into Pre-Annexation Agreements relating to the property. Under the Pre-Annexation Agreements, Mr. Guthrie elected to replat the tracts into one contiguous lot. In connection with that replating, a preliminary plat was submitted to city planners. After discussion, a member of the city staff requested that an easement for the benefit of property owners to the south be inserted into the preliminary plat. I was not involved in this case until after the submission of that preliminary plat.

After submission of the preliminary plat, I ordered a title search from Fidelity Title Company to determine if the property owner to the south of the Guthrie property had an access easement to his property. Fidelity Title provided the title search along with a copy of each of the documents described in its title search. Upon review, I discovered that by virtue of a document recorded in the office of the Bernalillo County Clerk, an access easement was created giving the owner of tract 188A1B direct access to Edith Blvd. That document is recorded as document No. 2000024681 on March 13, 2000 at book A3, page 4578. I provided a copy of that document to your office.

I brought these matters to the attention of Mr. Wilfred Gallegos and yourself. After review, I was advised that the previous requirement of an access agreement across the Guthrie property was removed and that an amended preliminary plat, removing the access easement, should be filed. Accordingly, the amended preliminary plat has been already been submitted to city planning.

At this point, I believe that Mr. Guthrie has fully complied with all of the

Mr. Kevin Curran
City of Albuquerque Legal Department
February 16, 2007
Page 2

requirements imposed by the city. The building has been completed in accordance with the plans approved by the City. All city inspections have been conducted and the construction has passed all inspections.

We now need a Certificate of Occupancy so that Mr. Guthrie, and his 41 employees, can begin working out of their new facility. I am told that a Temporary Certificate of Occupancy could be issued immediately by the City, upon receipt of this letter setting forth the reason for the submission of an amended plat. Please work with us to help resolve the last remaining issues in this matter.

Thank you for your cooperation and assistance with respect to this matter.

Very truly yours,

THOMAS F. HOOKER, JR. & ASSOCIATES

Thomas F. Hooker, Jr.

cc: Mr. Wilfred Gallegos
Mr. Jim Guthrie

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

PAID RECEIPT

APPLICANT NAME James Guthrie
 AGENT The Design Group
 ADDRESS 202 Central Ave SE Suite 200
 PROJECT & APP # 1004228 / 07 DRB-00199
 PROJECT NAME Headstart Enterprises

\$ 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.**

2/16/2007 2:21PM LOC: ANNEX
 RECEIPT# 00073133 WSH 006 TRANS# 0016
 Account 441006 Fund 0110
 Activity 4983000 TRSCDS
 Trans Amt \$70.00
 J24 Misc \$50.00
 CA \$100.00
 CHANGE \$30.00

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division
 6/21/04

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

2/16/2007 2:21PM LOC: ANNEX
 RECEIPT# 00073132 WSH 006 TRANS# 0016
 Account 441032 Fund 0110
 Activity 3424000 TRSCDS
 Trans Amt \$70.00
 J24 Misc \$20.00

Thank You

Thank You

Counterreceipt.doc

received
01/22/07
hand delivered

file

January 22, 2007

City of Albuquerque
Richard Dineen, Planning Director
Development Review Board
Ms. Sheran Matson, Development Review Board (D.R.B.) Chairwoman
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development

Plaza del Sol Building
600 2nd St. NW
Albuquerque, NM 87102

Re: D.R.B. Project #1004228

Ladies and Gentlemen:

I'm writing this letter in respect to D.R.B. Case #1004228 Terrametrics of New Mexico, agent for Headstart Enterprises/James P. Guthrie, Lots #11-17, Sunrise Heights, and the implications that the final decisions made by the City of Albuquerque will have on my property and the potential impact to all adjacent properties south of the Guthrie and Mechenbier properties.

A brief outline of the Mechenbier acquisition and the D.R.B. case hearings to date are as follows:

History:

In June of 2006, John E. Mechenbier and Michael M. Mechenbier purchased and closed on several small tracts of land and replatted these tracts as follows:

<u>Former</u>	<u>Current</u>
Tract #97	
Tract #188 A1A	Tract A
Tract #188B1	
Tract #188B2	
Tract #188A1B	No Change

The aforementioned tracts were all owned separately and in whole and sold by Sanchez Southwest Ltd., a New Mexico Corporation. An exhibit is enclosed showing these tracts.

Approximately one-half of the total acreage we bought is on the west wide of the Alameda Lateral and one-half is on the east side of the Alameda Lateral. The only access to our Tract

#188A1B on the east side of the Lateral is to enter from Edith Boulevard and cross the acreage on the west side of the lateral, then to cross the lateral, via a culvert crossing put in place by the Middle Rio Grande Conservancy District (MRGCD). We, the property owners, do not have the formal right to utilize this culvert crossing. If the MRGCD decided to grant us that right, it would be revocable. Any reconstruction or repair the MRGCD wished to undertake on the Alameda Lateral would be reason enough to revoke or disrupt our use of the culvert crossing. Further, since the MRGCD has licensed the City of Albuquerque to bury its 72" San Juan-Chama transmission line alongside the Alameda Lateral, any reconstruction or repair the City wished to undertake on this major transmission line would be reason enough to revoke or disrupt our use of the culvert crossing.

Functionally, our Tract #188A1B has wholly inadequate access.

Current Issues:

After we closed on the aforementioned tracts of land, we contacted the adjacent land owner, James P. Guthrie/"Carcrafters", north of our Tract 188A1B (east side of Alameda Lateral) to see if he would be receptive to us purchasing an easement through his property to our Tract #188A1B so that we would have access from Montano. James P. Guthrie/"Carcrafters" was only interested in granting an easement to us at a price of Twenty-five Dollars (\$25.00) per square foot. Although land in the city's Urban Centers of Uptown and Downtown might conceivably be priced at this level, no M-1 land in the city sells at this price.

~~We later discovered that a preliminary plat dated April 2005 with seven signatures and six outstanding signatures requires a forty foot (40') access easement on the easterly side of their tract for the use and benefit to our Tract #188A1B.~~

Current Facts and Points of Consideration

The factors, reasons and points of consideration for the D.R.B. to maintain their position for the requirement of this easement are as follows:

- The very best access we can obtain is a revocable agreement.
- The Alameda Lateral encompasses the six foot (72") buried San Juan Chama Water Transmission Line. In the event repair or reconstruction was required to *either* the Transmission Line or the Lateral, there would be no access to Tract #188A1B.
- Note that the majority of property in the subject area/vicinity is zoned M-1 (Manufacturing). Once our property is annexed into the City of Albuquerque, would the City Fire Department be comfortable with access over the Alameda Lateral that could be revoked or disrupted?
- In addition to the Fire Department access, M-1 uses are typically intensified industrial uses necessitating the transport of materials and products in and out of a location. Is the City/County Water Utility Authority comfortable with loaded semi-trailer vans carrying loads of 80,000 lbs (40 tons) over the San Juan Diversion Pipeline coupled with the added risk of an irrigation ditch to its side?
- If the D.R.B. thought a 40 foot access easement across the Guthrie property was beneficial and servicing interests to all parties in April of 2005, why would it change courses now?
- The proposed access easement on the Guthrie tract lies on top of an existing sanitary sewer easement dating back to 1964. Thus, most of the land in the proposed access easement is encumbered.

- All of the property south of the Guthrie property is zoned County M-1. Access across the lateral is similarly problematic for these properties. All of the properties would benefit from access to Montano.
- I agree and concur with the City's premise and idea of a public access through Guthries'/"Carcrafters" tract of land and would grant the same access through my tract of land for the use and benefit of land owners to the south of our Tract #188A1B and isolated on the east side of the Alameda Lateral.

Summary

It seems that the City of Albuquerque's planning process through the D.R.B. was visionary with their premises and decisions in creating an access easement as a prerequisite of annexation and public utility connection to the Guthrie/"Carcrafters" tract of land. As a prerequisite of annexation and utility hook up to Tract #188A1B, the Mechenbiers will consent and agree to extend and continue this access easement in the same width to our adjacent neighbor to the south, thus creating a domino effect and enticing the succession of each adjacent adjoining tract of land to provide an access easement and extend the public utilities. The associated equities seem fair in that all property owners would grant an easement of the same width and extend the utilities through their property.

I believe the Guthries should realize that although they would be the first land owner to grant this easement, they have been more than compensated by the fact that the City vacated the former 50-foot right-of-way (Tahoe Place) and quitclaim deeded the former right-of-way to the Guthries in 2003.

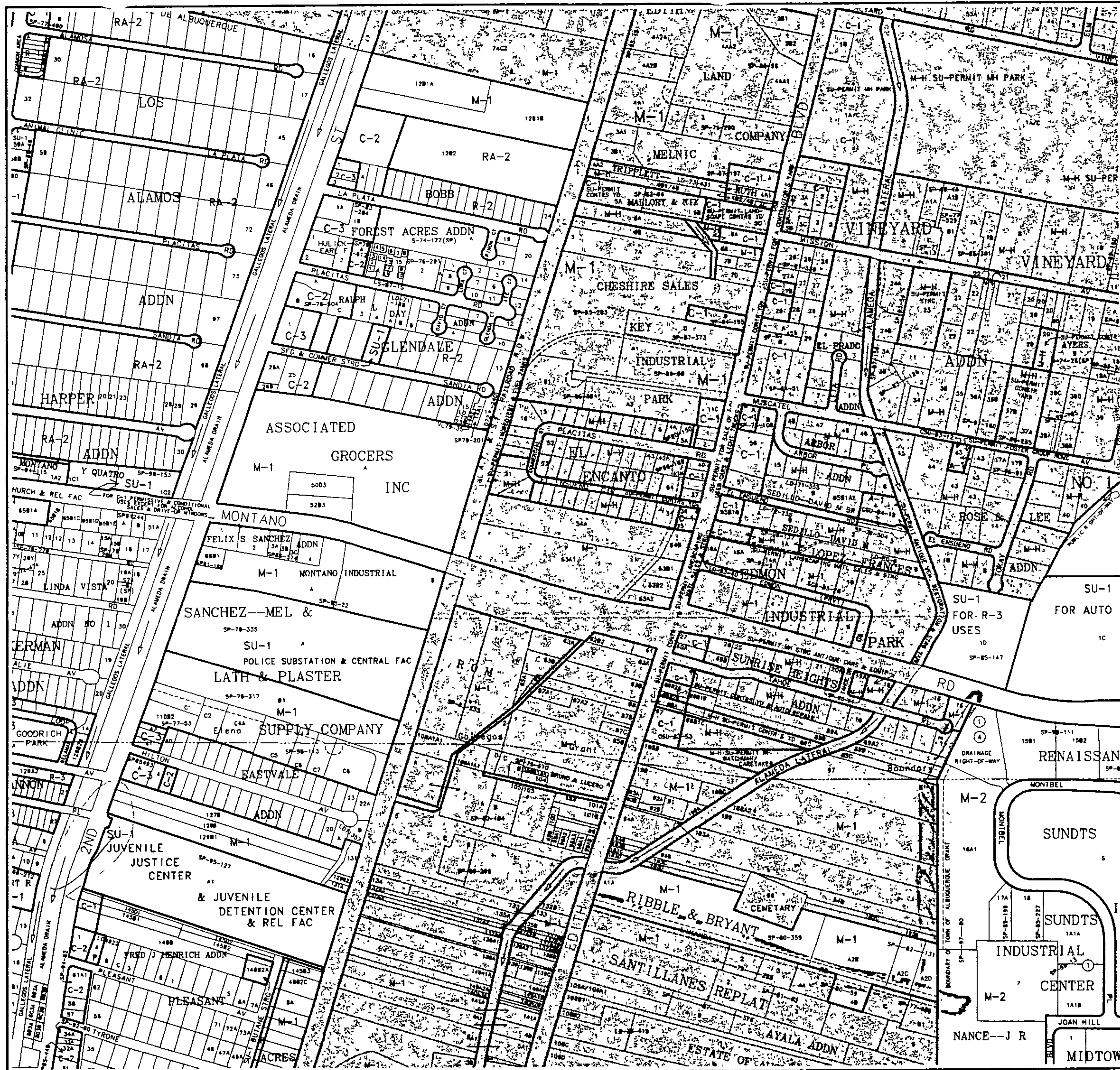
It is interesting to note that the square footage of land vacated by the former Tahoe Place R.O.W. and deeded to the Guthries (06-27-2003: A-59-639) is comparable in square footage to the easement area required by the City of Albuquerque on Guthrie's April 2005 plat.

Finally, I hope the D.R.B., as an important entity within the City of Albuquerque's Planning Department, will recognize its role in aligning the City's policies regarding the quality of development that should characterize the Established Urban Area with the actual potential for that type of development to take place.

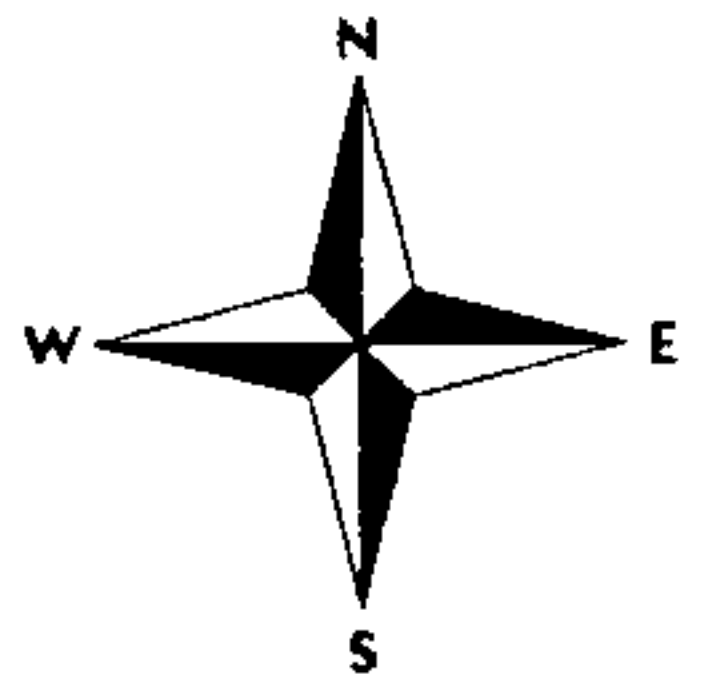
Sincerely,


John E. Mechenbier

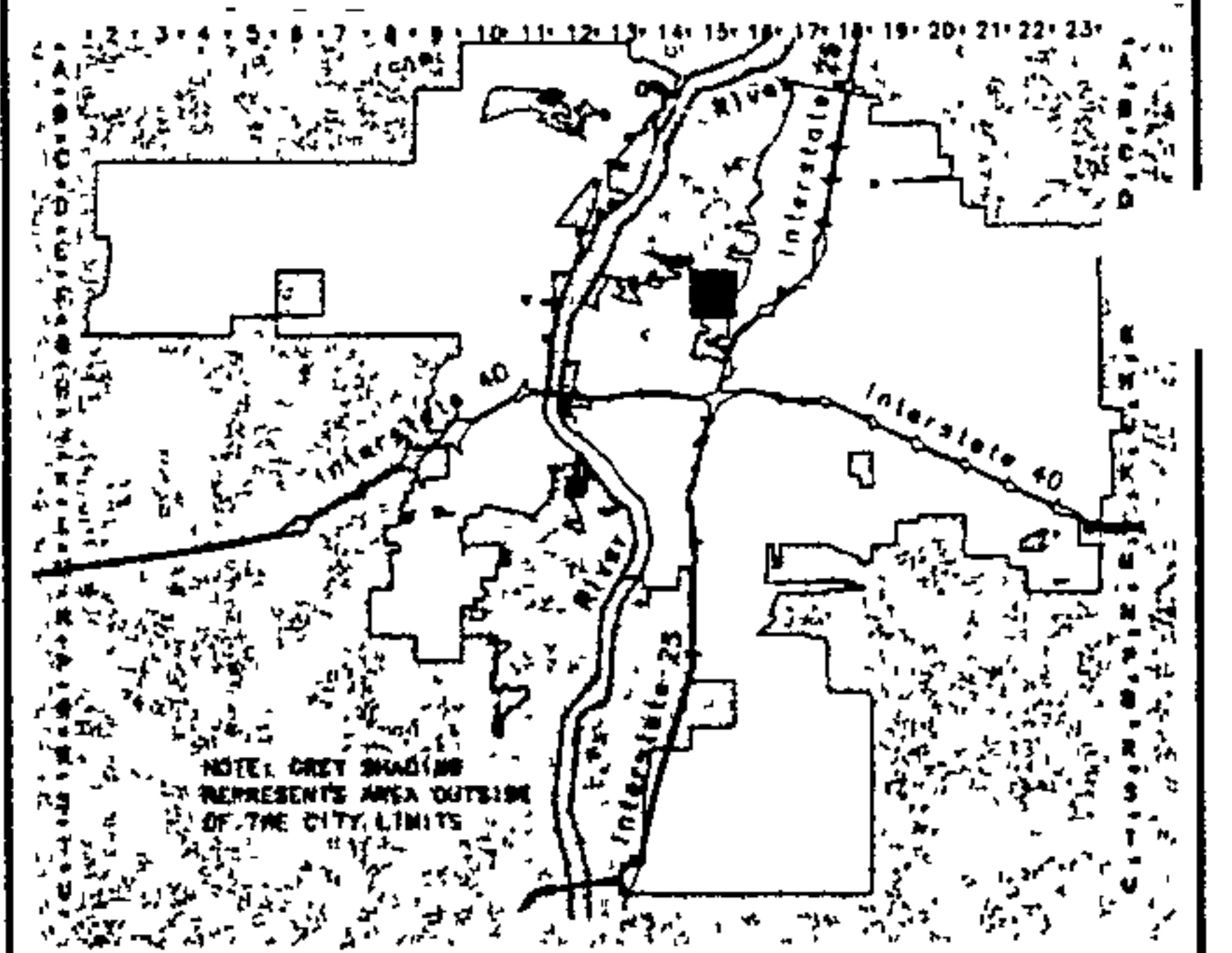
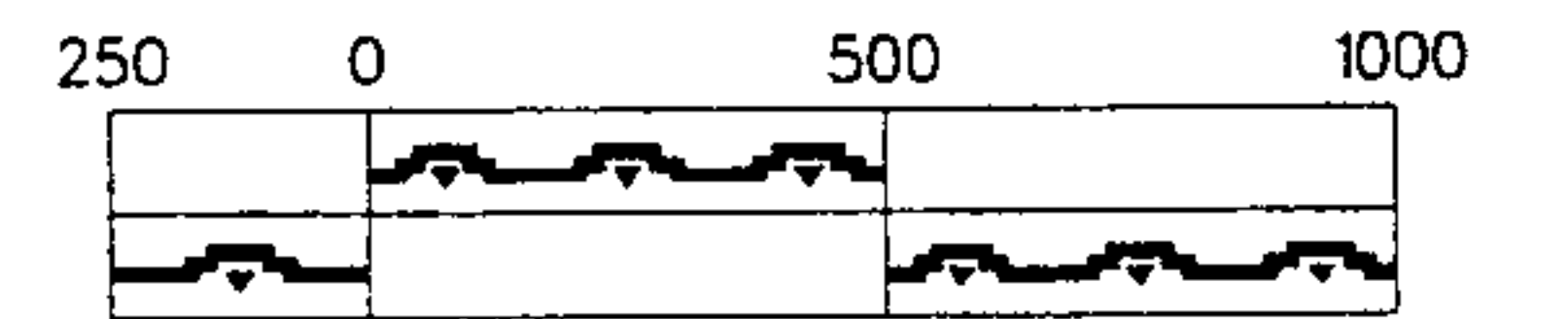
/Enclosure



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page F-15-Z

Map Amended through
December 08, 1998

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: James P. Guthrie / Headstart Enterprises PHONE: 881-8889
 ADDRESS: 5101 McLeod NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: SAME
 AGENT (if any): Terrametries New Mexico PHONE: 881-2903
 ADDRESS: 4175 Montgomery Blvd NE FAX: 881-2591
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pturner1001@qwest.net

DESCRIPTION OF REQUEST: Preliminary Plat extension

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

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

Lot or Tract No. Lot 11-17 / 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4 Block: _____ Unit: _____
 Subdiv. / Addn. SUNRISE HEIGHTS / MRGCD MAP 32
 Current Zoning: M-1 Proposed zoning: M-1
 Zone Atlas page(s): F-15 No. of existing lots: 12 No. of proposed lots: 1
 Total area of site (acres): 4.3675 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101 506 144 515 440 244 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: Montaño Road NE
 Between: Edith Blvd NE and Pan American Freeway (I-25) 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.): 1004228
05 DRB-00888, 05 DRB-01394, 05 DRB-01765, 06 DRB-00937, 06 DRB-01618

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

SIGNATURE Philip W. Turner DATE 12-11-06
 (Print) PHILIP W. TURNER _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB-01723</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.⁰⁰</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 checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>12/20/06</u>	_____	_____	<u>\$ 70.⁰⁰</u>

Andrew Garcia 12/11/06
 Planner signature / date

Project # 1004228

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

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

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

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

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
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- 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
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 - 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.

PHILIP W. TURNER Applicant name (print)
Philip W. Turner 12/11/06 Applicant signature / date



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06 DRB - _____ - 01723
 _____ - _____ - _____
 _____ - _____ - _____

Andrew Smith 12/11/06
 Planner signature / date

Project # _____

Terrametrics New Mexico
Professional Land Surveying
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

December 11, 2006

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Lot 11-17, Sunrise Heights Addition, Tracts 89-a-2, 89-b-2, 89-b-3, 89-c-3 and 89-c-4 of MRGCD Map # 32 into a single tract to be known as Guthrie Commerce Park

City of Albuquerque Planning Department:

The owners of the referenced property, James P. and Melisa K. Guthrie, dba Headstart Enterprises, desire an extension of preliminary plat approval. The property is zoned M-1 and is situate between the Alameda Lateral and Renaissance Center on the south side of Montaña Road, NE. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip W. Turner", with a long horizontal flourish extending to the right.

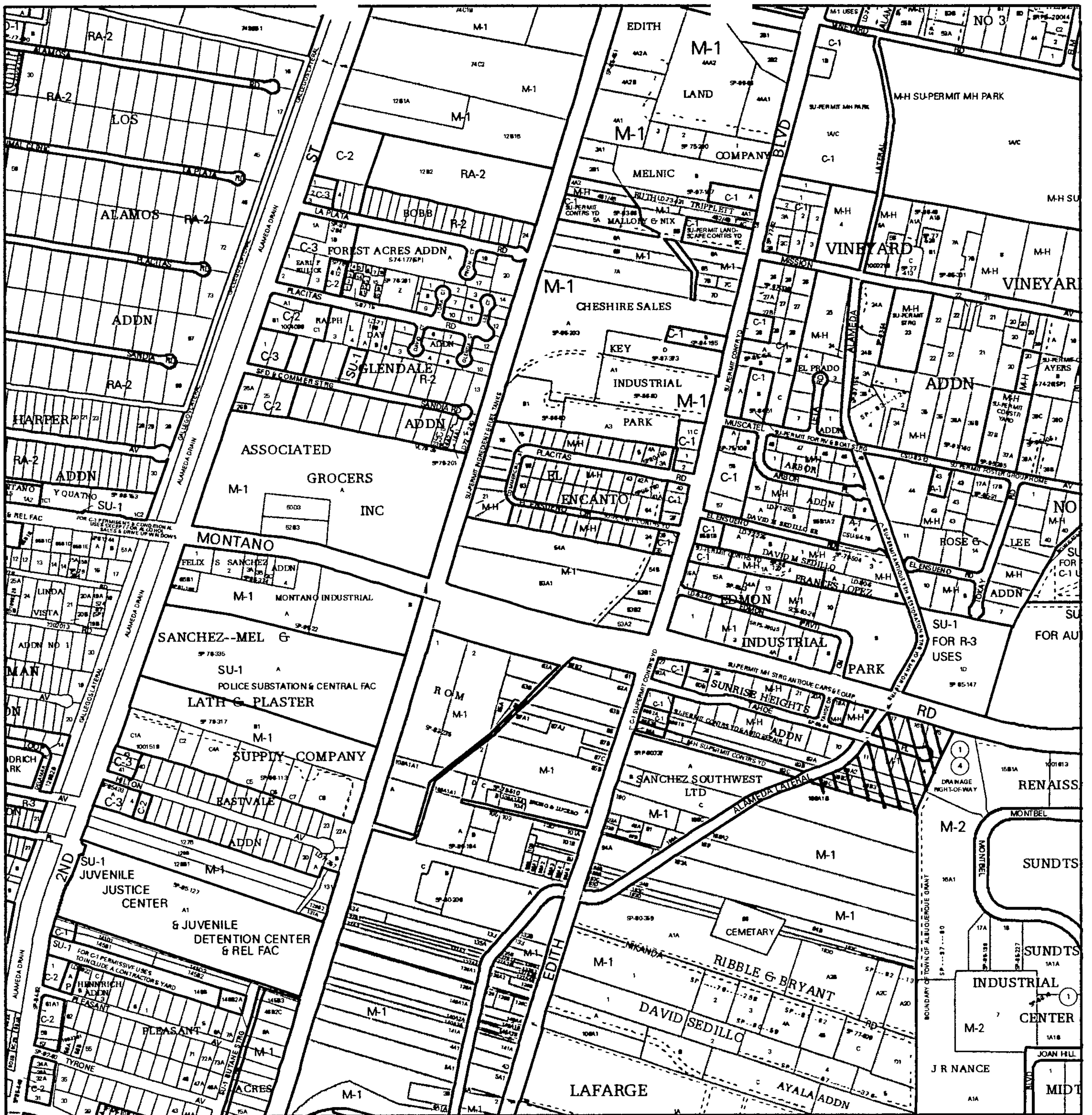
Philip W. Turner, PS

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

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

1 **Project # 1004228**
~~05DRB-01765~~ Minor-Prelim&Final Plat Approval

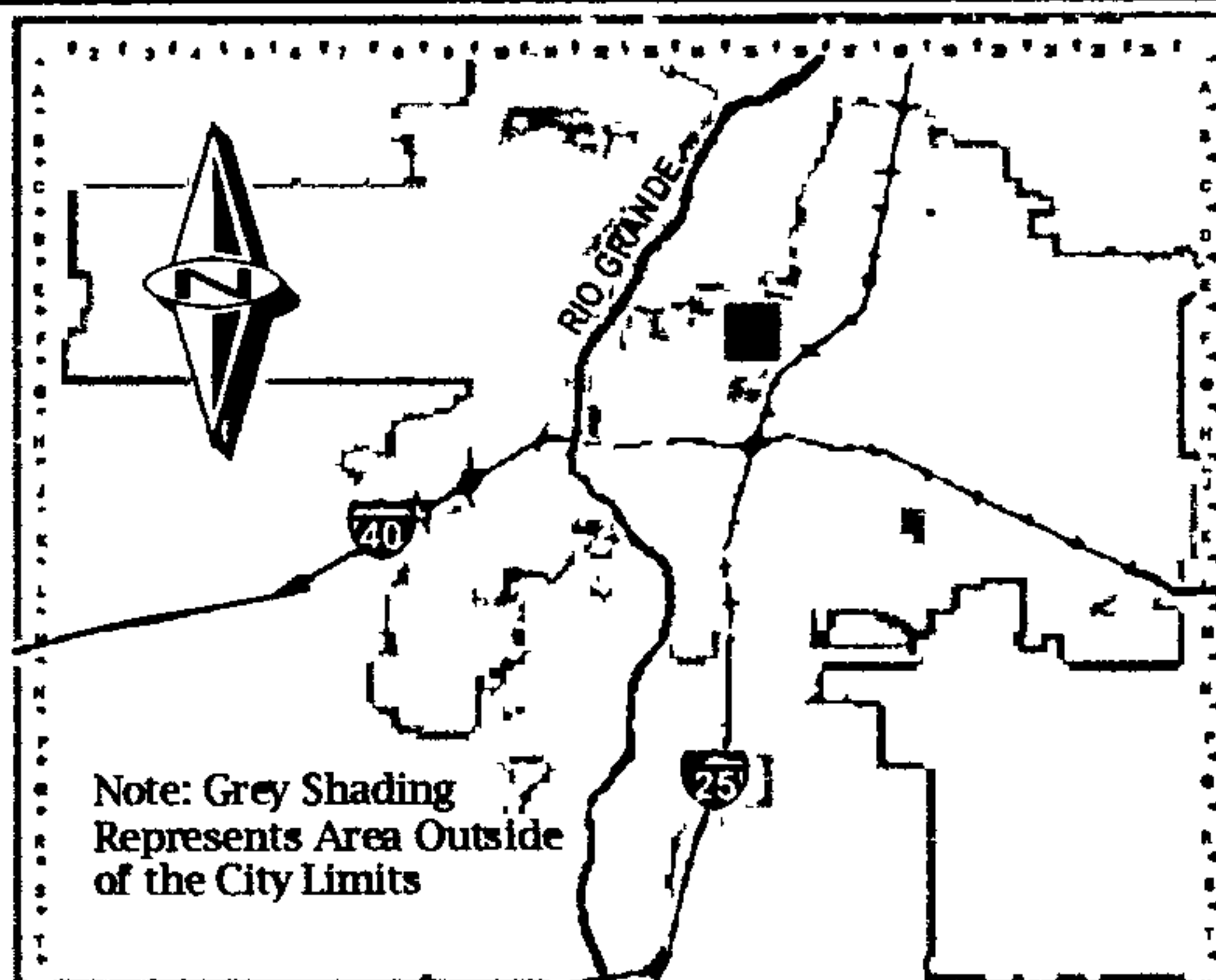
TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing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



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

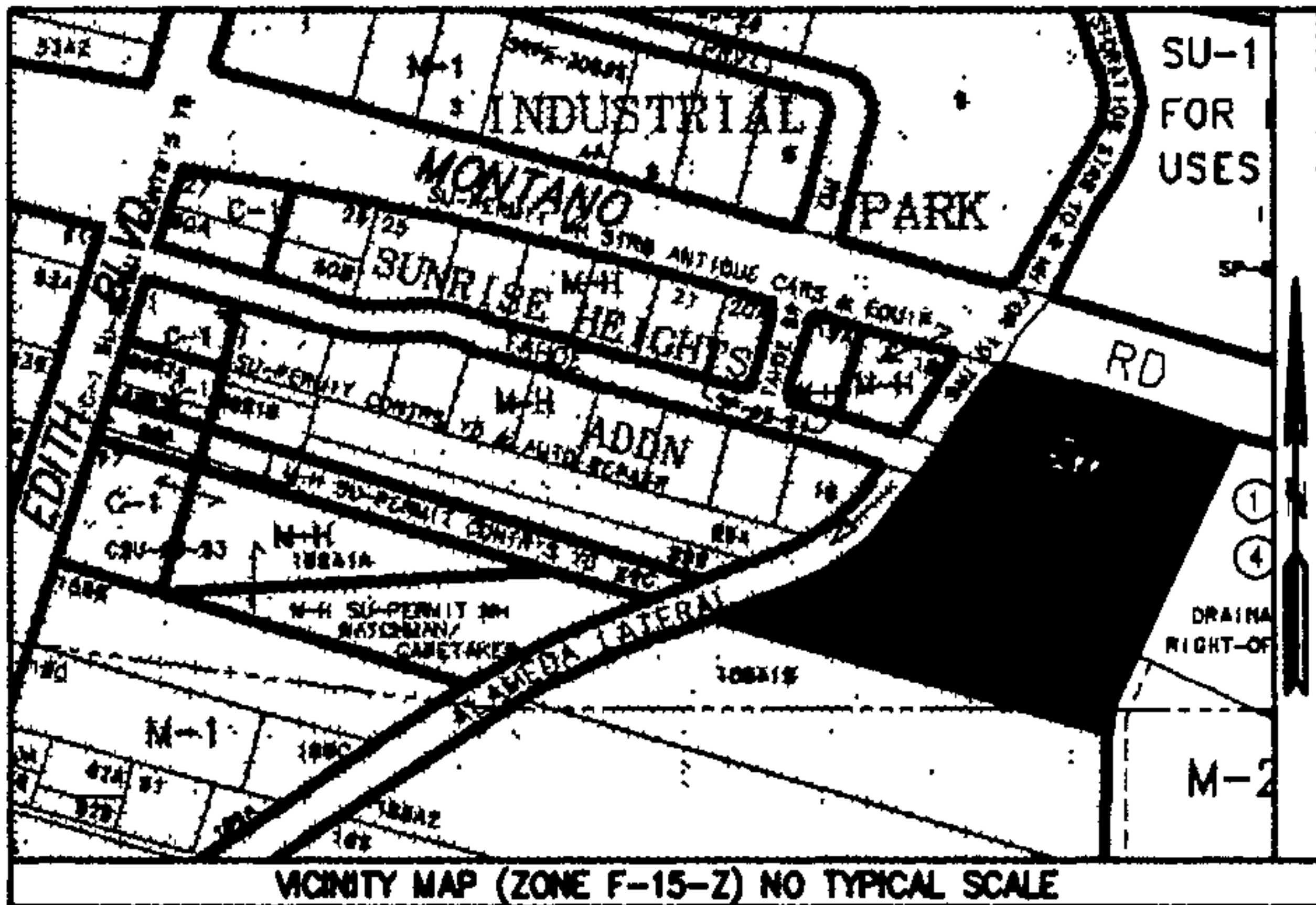
Zone Atlas Page:

F-15-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 PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TADOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004383470

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

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

NOTES:

- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 89 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 001417". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED M-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # _____

AND PAID ON UPC # _____

AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 89 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TADOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION 7-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE MAD27) VALUES X=380403.88, Y=1902304.85 BEARS S36°37'30"E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921; THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4; THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL; THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N89°08'57"E A DISTANCE OF 168.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 82.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 81.34 FEET TO A POINT OF TANGENCY; AND N39°34'58"E A DISTANCE OF 282.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S78°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THEREOF, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, RESPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF WE HEREBY AFFIX MY HAND.

JAMES P. GUTHRIE, TERRAMETRICS

ACKNOWLEDGMENT

COUNTY OF BERNALILLO

STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 200____ BY JAMES P. GUTHRIE.

NOTARY PUBLIC

MY COMMISSION EXPIRES / /

**PLAT OF
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17
SUNRISE HEIGHTS SUBDIVISION
A PORTION OF TADOE PLACE, NORTHEAST
TRACTS 89-A-2, 89-B-2, 89-B-3
TRACTS 89-C-3 AND 89-C-4
OF M.R.G.C.D. MAP NUMBER 32

SITUATE WITHIN

PROJECTED SECTION 33
T.11N., R.3E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. _____ APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

CITY SURVEYOR _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

PNM ELECTRIC SERVICES COMPANY _____ DATE _____

PNM GAS SERVICES COMPANY _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

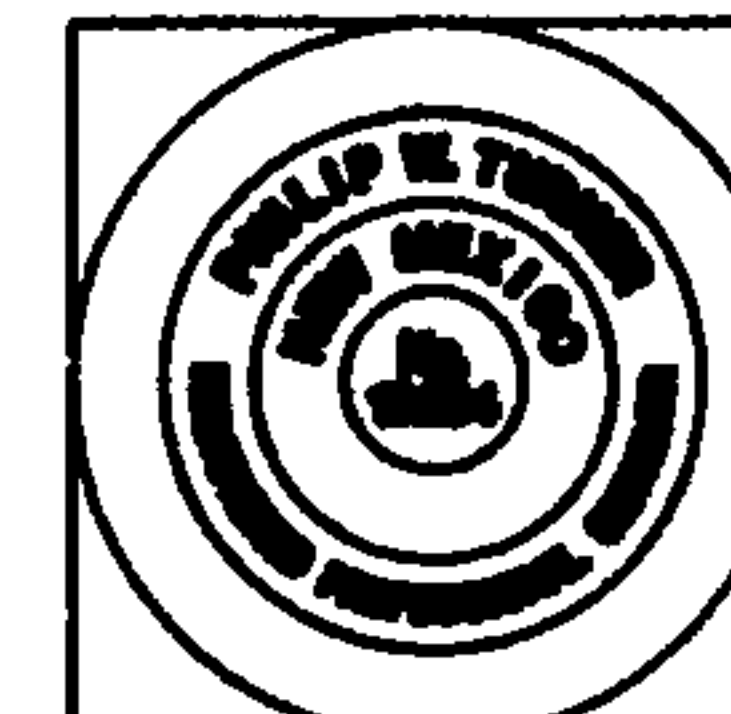
SURVEYOR'S CERTIFICATION

I, PHILIP M. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP M. TURNER

N.M.P.S. 70804

DATE



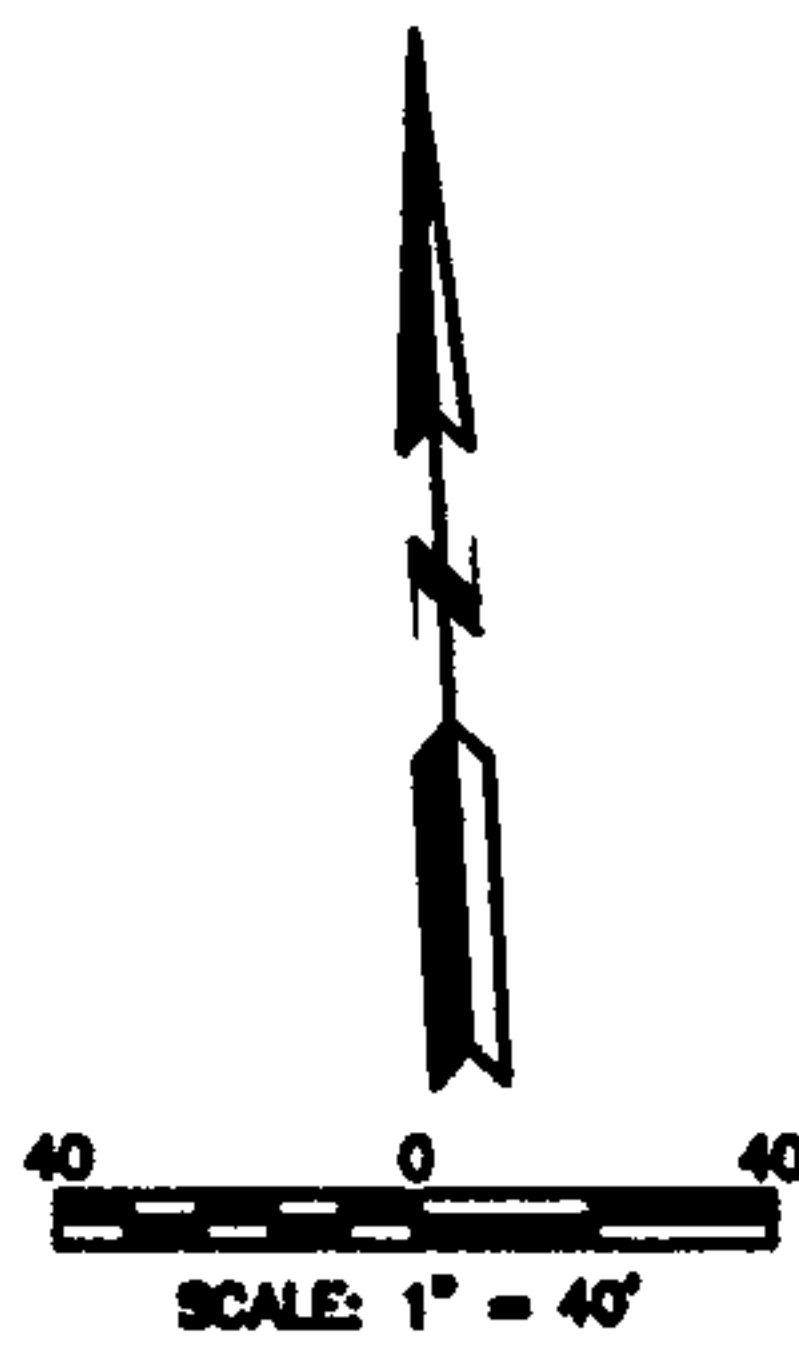
PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

**PLAT OF
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17
SUNRISE HEIGHTS SUBDIVISION
A PORTION OF TAHOE PLACE, NORTHEAST
TRACTS 89-A-2, 89-B-2, 89-B-3
TRACTS 89-C-3 AND 89-C-4
OF M.R.G.C.D. MAP NUMBER 32

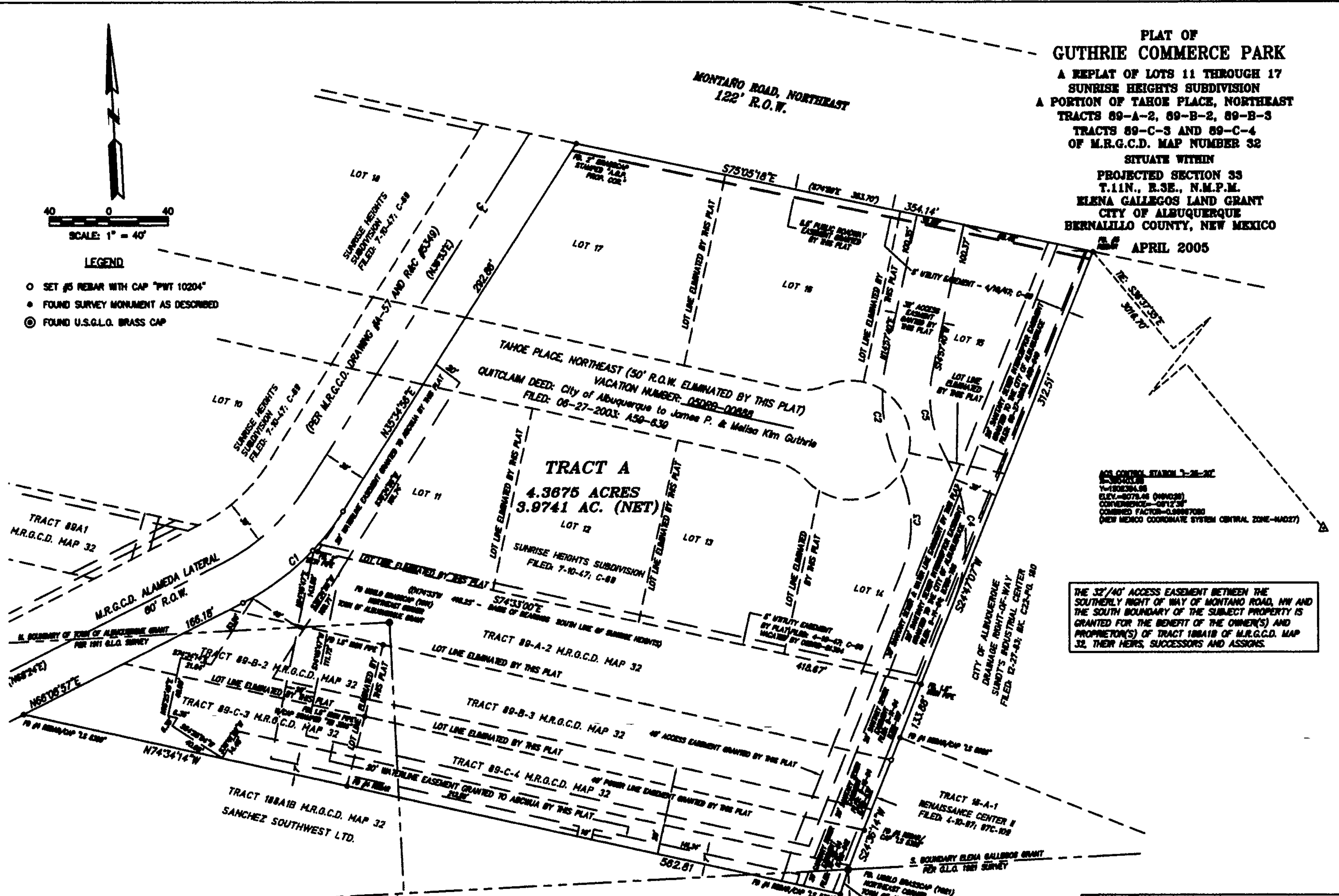
SITUATE WITHIN
PROJECTED SECTION 33
T.11N., R.3E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



GPS CONTROL STATION 3-26-20
1-180304.58
ELEV. - 5078.48 (MWD28)
CONVERSION - 0812.54
CORRECTION FACTOR - 0.00007080
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE - NAD83)

THE 32'/40' ACCESS EASEMENT BETWEEN THE SOUTHERLY RIGHT OF WAY OF MONTARO ROAD, NW AND THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY IS GRANTED FOR THE BENEFIT OF THE OWNER(S) AND PROPRIETOR(S) OF TRACT 188A1B OF M.R.G.C.D. MAP 32, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.43'	173.25'	30°34'01"	N50°51'52"E	91.34'
C2	74.89'	116.00'	37°02'20"	S03°33'30"E	73.69'
C3	68.70'	84.00'	48°31'47"	N01°21'14"E	66.81'
C4	101.08'	116.00'	48°55'42"	N00°10'44"W	97.82'
C5	58.80'	84.00'	40°26'18"	S05°05'28"E	57.60'

PLAT AND SURVEY BY:
**TERRAMETRICS
OF NEW MEXICO**
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

INFRASTRUCTURE LIST

#14

(Rev. 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004228

DRB Application No.: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Car Crafters

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 11-17 Sunrise Heights Subdivision and MRGCD Tracts 89-A-2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

89-B-2

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 guarantees. 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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12"	Waterline	Near East Pl.	North Pl.	South Pl.	1	1	1
		8"	Waterline	South Pl.	East Pl.	West Pl @ Tahoe	1	1	1
		6"	Waterline	Tahoe Place	Existing End	West Pl @ Tahoe	1	1	1
							1	1	1
		6'	Sidewalk	Montano	West Pl.	East Pl.	1	1	1
		35'	Drive Pad	Montano	Near West Pl.		1	1	1
		46'	Drive Pad	Montano	Near Middle of Site.		1	1	1
		66'	Median Cut.	Montano	Near Middle of Site		1	1	1
		75'	Left turn lane and Taper.	Montano	East of Median Cut	on West bound lane.	1	1	1

Items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private	P.E.	City Cert Engineer
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/
<input type="checkbox"/>	<input type="checkbox"/>						/	/	/

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

David A Abbe
 NAME (print)
 Design Group
 DRB CHAIR - date _____ PARKS & RECREATION - date _____
 TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____

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 James P. Guthrie / Headstart Enterprises
AGENT Terrametrics New Mexico
ADDRESS 4175 Montgomery Blvd NE.
PROJECT & APP # 1004228 / 06 DRB-01723
PROJECT NAME Sunrise Heights

\$ 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.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: James P. Guthrie/Headstart Enterprises PHONE: 881-8889
 ADDRESS: 5101 McLeod NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): TERRA METRICS OF NEW MEXICO PHONE: 881-2903
 ADDRESS: 4175 MONTGOMERY BLVD NE FAX: 881-2591
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: pturner1001@quest.net

DESCRIPTION OF REQUEST: Vacation of Public Utility Easement

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

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

Lot or Tract No. Lot 11-14 Block: _____ Unit: _____
 Subdiv. / Addn. SUNRISE HEIGHTS
 Current Zoning: M-1 Proposed zoning: _____
 Zone Atlas page(s): F-15 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101506144515440 244 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTARZO ROAD NE
 Between: EDITH and I-25

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 06DRB-00937

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

SIGNATURE Philip W. Turner DATE 11-8-06
 (Print) PHILIP W. TURNER _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	06 DRB - <u>01618</u>	VPE	<input checked="" type="checkbox"/>	\$ 45. ⁰⁰
<input checked="" type="checkbox"/> All fees have been collected	_____	CMF	_____	\$ 20. ⁰⁰
<input type="checkbox"/> All case #s are assigned	_____	Adv	_____	\$ 75. ⁰⁰
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>December 6, 2006</u>	_____	_____	\$ 140. ⁰⁰

Richard J. Max.

11/8/06

Project # 1004228

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 DPM)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- 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) 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
 - 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.

- VACATION OF RECORDED PLAT**
- 6 copies of the recorded plat to be vacated.
 - 6 copies of documents justifying the vacation.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter describing, explaining, and justifying the vacation
 - Any original and/or related file numbers are listed on the cover application
- I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

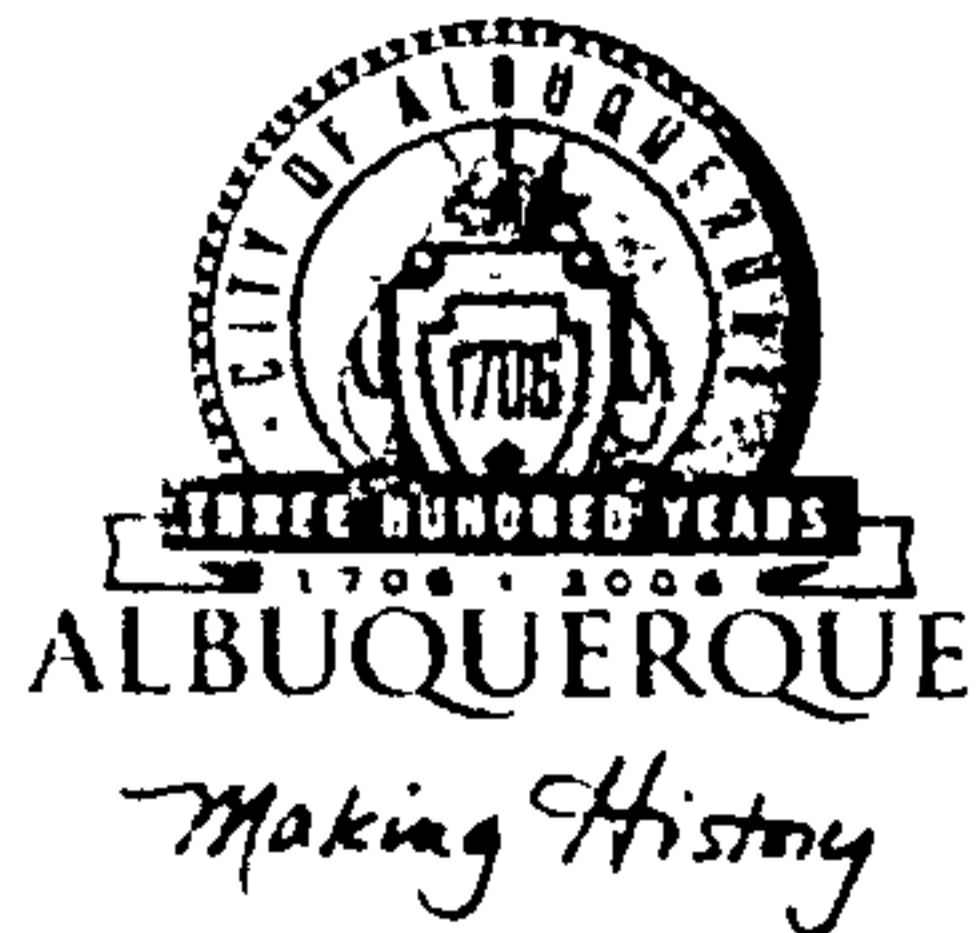
Applicant name (print) _____
 Applicant signature / date _____



Form revised 4/03 10/03 and APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06 DRB - 01618

Andrew Jones 11/8/06
 Planner signature / date
 Project # 1004228



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: November 8, 06

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

This letter will serve to notify you that on 11-8-06
(date)

TO CONTACT NAME: Philip W. Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: 4125 Montgomery Blvd. NE - 87109
PHONE/FAX #: 881-2903 - (Fax - 881-2591)

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 Lot-11-14 of Sunrise Heights Subdivision
located on Montano Road between Edith Blvd and I-25
zone map page(s) F-15.

Our records indicate that as of 11-8-06, there were **no Recognized**
(date)

Neighborhood 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,



OFFICE OF NEIGHBORHOOD COORDINATION



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-15-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	

Feet
1/8" = 1/4" = 1/2" = 1" = 2" = 4" = 8" = 16" = 32" = 64" = 128" = 256" = 512" = 1024" = 2048" = 4096" = 8192" = 16384" = 32768" = 65536" = 131072" = 262144" = 524288" = 1048576" = 2097152" = 4194304" = 8388608" = 16777216" = 33554432" = 67108864" = 134217728" = 268435456" = 536870912" = 1073741824" = 2147483648" = 4294967296" = 8589934592" = 17179869184" = 34359738368" = 68719476736" = 137438953472" = 274877906944" = 549755813888" = 1099511627776" = 2199023255552" = 4398046511104" = 8796093022208" = 17592186044416" = 35184372088832" = 70368744177664" = 140737488355328" = 281474976710656" = 562949953421312" = 1125899906842624" = 2251799813685248" = 4503599627370496" = 9007199254740992" = 18014398509481984" = 36028797018963968" = 72057594037927936" = 144115188075855872" = 288230376151711744" = 576460752303423488" = 1152921504606846976" = 2305843009213693952" = 4611686018427387904" = 9223372036854775808" = 18446744073709551616" = 36893488147419103232" = 73786976294838206464" = 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TERRAMETRICS of New Mexico
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
Phone: 505 379-4301; FAX 505 881-2591
Email: pturner1001@qwest.net

November 8, 2006

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Sunrise Heights Addition Easement Vacation

COA Planning Dept.

Terrametrics of New Mexico, acting on the behalf of Headstart Enterprises, requests the vacation of a five foot (5') public utility easement platted along the south line of Lots 14-17 of Sunrise Heights Addition. PNM has relocated the power line currently occupying the easement to facilitate future development of the property. Additional easements to accommodate the relocation of the power line will be negotiated and granted as required.

This is the second action requested for this particular easement. It is necessitated by the failure of the owner's representatives to finalize a subdivision improvement agreement (SIA) prior to the expiration of the previous vacation approved September 28, 2005. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip W. Turner", with a long horizontal flourish extending to the right.

Philip W. Turner, PS

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

PAID RECEIPT

APPLICANT NAME James P. Guthrie / Headstart Enterprises
 AGENT Terra Metrics of NPA.
 ADDRESS 4175 Montgomery Blvd N.E.
 PROJECT & APP # 1004228 / 06 DRB-01618
 PROJECT NAME Sunrise Heights.

DUPLICATE
 City Of Albuquerque
 Treasury Division

11/8/2006 11:51AM LOC: ANNX
 RECEIPT# 00066866 WSH 008 TRANS# 0013
 ACCOUNT 441032 Fund 0110
 ACTIVITY 3424000 TRSLJS
 Trans Amt \$140.00
 J24 Misc \$20.00

- \$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
- \$ 45.⁰⁰ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.⁰⁰ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 140.⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
 City Of Albuquerque
 Treasury Division

11/8/2006 11:52AM LOC: ANNX
 RECEIPT# 00066867 WSH 008 TRANS# 0013
 ACCOUNT 441005 Fund 0110
 ACTIVITY 4983000 TRSLJS
 Trans Amt \$140.00
 J24 Misc \$5.00

Counter Receipt Date: 6/21/04

Thank You

DUPLICATE
 City Of Albuquerque
 Treasury Division

11/8/2006 11:52AM LOC: ANNX
 RECEIPT# 00066868 WSH 008 TRANS# 0013
 Account: 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$140.00
 J24 Misc \$75.00
 VI \$140.00
 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 11/21/06 To 12/6/06

5. REMOVAL

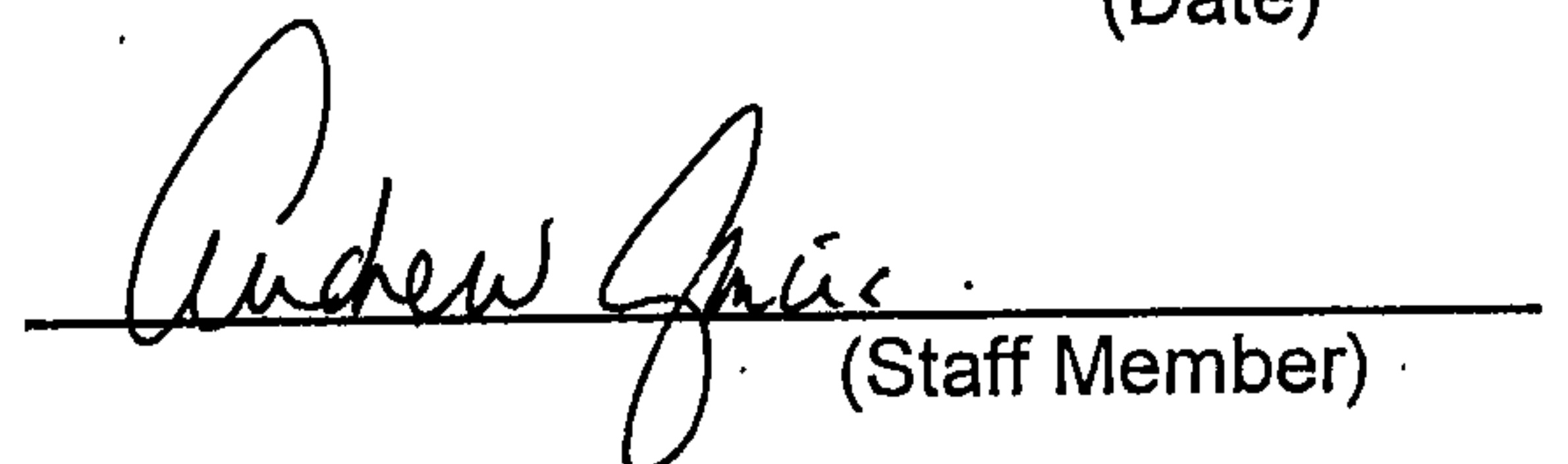
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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


(Applicant or Agent)

11-8-06
(Date)

I issued 1 signs for this application, 11/8/06
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1004228

S. FILE

(PER M.R.G.C.D. DRAWING #A-57 AND R&C (N36-

292.86'

N35°34'56"E
S35°34'56"W
151.74'

20' WATERLINE EASEMENT GRANTED TO ABCNVA BY THIS PLAT

LOT 11

Easement to be vacated

LOT LINE ELIMINATED BY THIS PLAT

TAHOE PLACE, NORTHEAST (50' R.O.W. ELIMINATED BY THIS PLAT)

QUITCLAIM DEED: City of Albuquerque to James P. & Melissa Kim Guthrie
VACATION NUMBER: 06DRB-00937
FILED: 06-27-2003. 459-639

LOT LINE ELIMINATE

LOT 16

TRACT A

4.3675 ACRES

3.9741 AC. (NET)

LOT 12

SUNRISE HEIGHTS SUBDIVISION
FILED: 7-10-47; C-69

LOT LINE ELIMINATED BY THIS PLAT

LOT 13

LOT LINE ELIMINATED BY THIS PLAT

LOT 14

LOT LINE ELIMINATED BY THIS PLAT

32' ACCESS EASEMENT GRANTED BY THIS PLAT

5' UTIL

N14°45'47"E 143.58'
S35°34'56"W 100.7'
S14°45'47"W 111.72'
FD 1.5" IRON PIPE
E.L.M. MAP 32
ELIMINATED BY THIS PLAT

FD USGO BRASSCAP (1911) NORTHEAST CORNER TOWN OF ALBUQUERQUE GRANT

LOT LINE ELIMINATED BY THIS PLAT

TRACT 89-B-3 M.R.G.C.D. MAP 32

LOT LINE ELIMINATED BY THIS PLAT

TRACT 89-A-2 M.R.G.C.D. MAP 32

LOT LINE ELIMINATED BY THIS PLAT

40' ACCESS EASEMENT GRANTED BY THIS PLAT

5' UTILITY EASEMENT BY PLAT FILED: 4-10-47; C-69
VACATED BY 05DRB-01394

418.67'

20' SANITARY SEWER & WATER LINE EASEMENT GRANTED TO THE
FILED: 9-11-64

20' SANITARY SEWER EASEMENT FILED: 9-11-64 D736-187

FD # RE 133.88'

EXHIBIT B

Date 12/02/09

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: James P. Guthrie/Headstart Ent. PHONE: 881-8889
 ADDRESS: 5101 McLeod NE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: SAME
 AGENT (if any): TERRAMETRICS of NM PHONE: 881-2903
 ADDRESS: 4175 Montgomery Blvd NE FAX: 881-2591
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: pturner1001@qwest.net
 DESCRIPTION OF REQUEST: Vacation of Public Right of Way

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. Tahoe Place Right of Way Block: _____ Unit: _____
 Subdiv. / Addn. Sunrise Heights Addition
 Current Zoning: M-1 Proposed zoning: _____
 Zone Atlas page(s): F-15 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 0.3942 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101506148216340248 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: Montano Rd & Renaissance NE
 Between: _____ and _____

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____
 SIGNATURE: Philip W. Turner DATE: 6/28/06
 (Print) PHILIP W. TURNER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06 DRB- 00937</u>	<u>VRW</u>	<input checked="" type="checkbox"/>	\$ <u>300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 26, 2006</u>	_____	_____	\$ <u>395.00</u>
<u>Andrew Ganne</u>	<u>6/29/06</u>	Project # <u>1004228</u>		

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- 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) 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
- 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.

VACATION OF RECORDED PLAT

- 6 copies** of the recorded plat to be vacated.
- 6 copies** of documents justifying the vacation.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter describing, explaining, and justifying the vacation
- Any original and/or related file numbers are listed on the cover application
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

Philip W. Turner
Applicant name (print)
Philip W. Turner 6/29/06
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
06 DRB - 00937

Audrey Garcia 6/29/06
Planner signature / date
Project # 1004228

Terrametrics of New Mexico
Professional Land Surveying
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

June 29, 2006


City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Vacation of Tahoe Place Northeast east of the Alameda Ditch, Sunrise Heights Subdivision

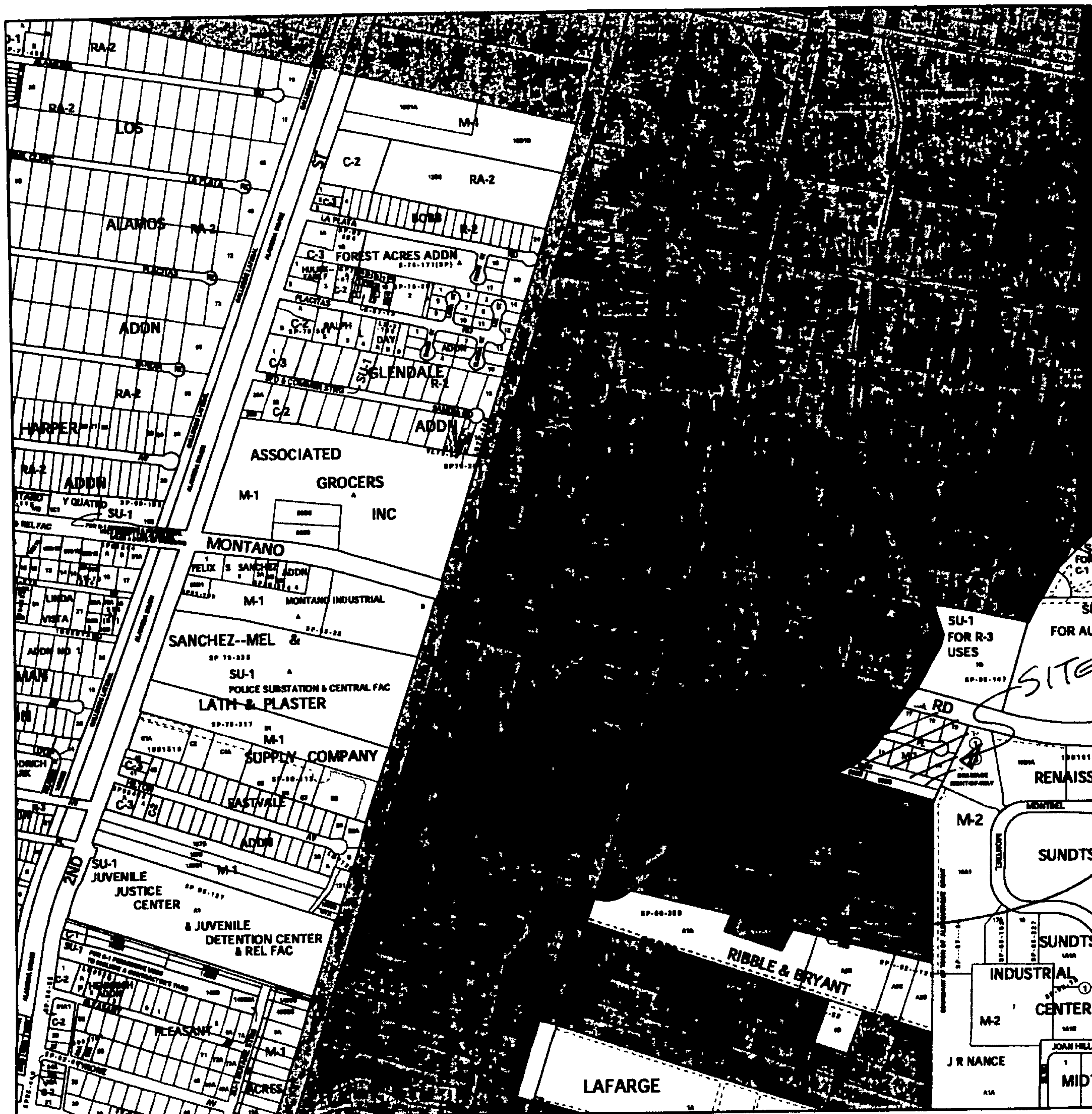
City of Albuquerque Planning Department:

James P. and Melisa K. Guthrie, dba Headstart Enterprises, own Lots 11-17 of Sunrise Heights Subdivision. Tahoe Place Northeast is an undeveloped cul-de-sac that originally was platted to provide access to the said lots. The owners are in the process of consolidating all the properties into a single tract with access being gained from Montano Road along the north side of the property thereby rendering Tahoe Place unnecessary for access purposes. The right of way vacation was previously approved at the DRB hearing on June 22, 2005, but that approval is expiring as of July 7 2006, with no plat being approved as required by the ordinance and thus the vacation must be resubmitted. Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS



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



Map amended through: Apr 22, 2005



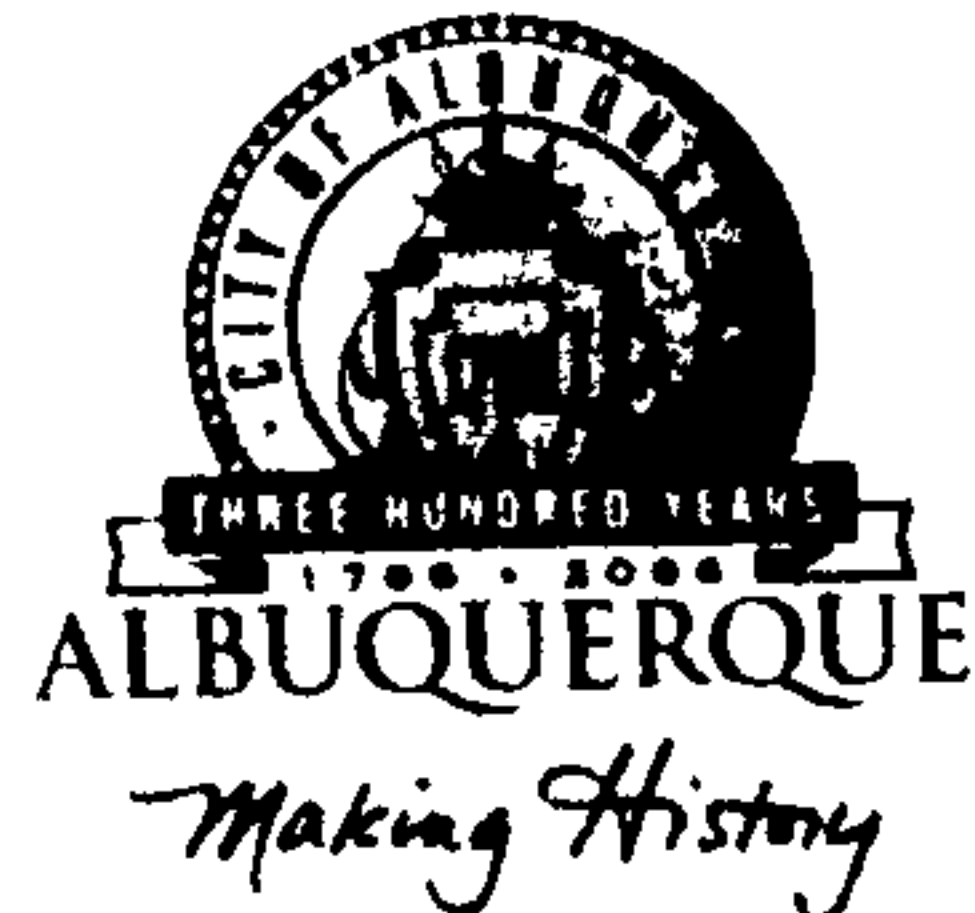
Zone Atlas Page:

F-15-Z

Selected Symbols

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





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: 6-29-06

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

This letter will serve to notify you that on 6-29-06
(date)

TO CONTACT NAME: Philip Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: 4175 Montgomery Blvd. NE 87109
PHONE/FAX #: 881-2903 881-2591

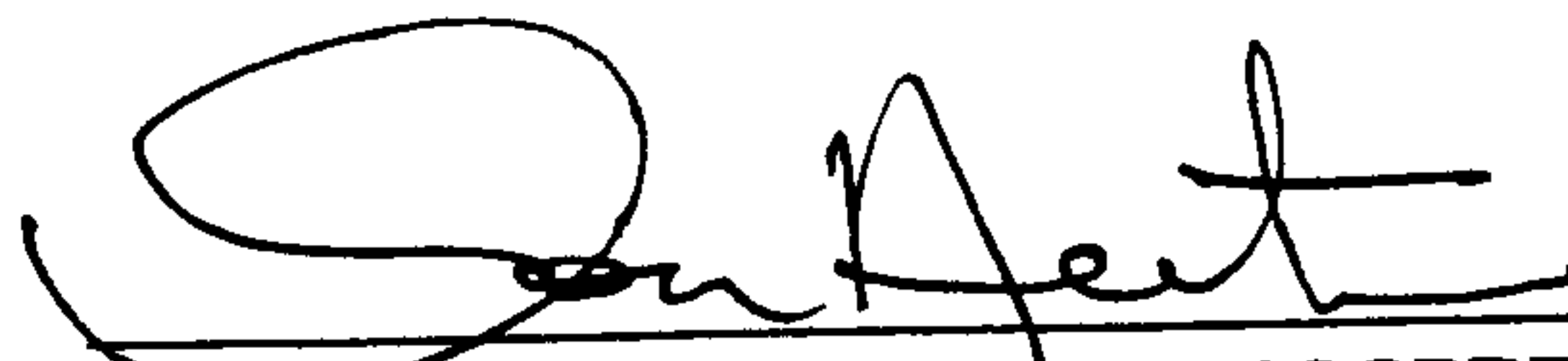
Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at lots 11-17 Sunrise Heights Subdivision
on Montana NE between Edith NB and Interstate 25
zone map page(s) F-15.

Our records indicate that as of 6-29-06, there were **no Recognized**
(date)

Neighborhood 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,



OFFICE OF NEIGHBORHOOD COORDINATION



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [] -OR- Concealed Tower [] ; Private Development [] ; City Project [] ; -OR- Other []

CONTACT NAME: Philip W. Turner
COMPANY NAME: Terrametrics of New Mexico
ADDRESS/ZIP: 4175 Montgomery Blvd NE
PHONE: 881-2903 FAX: 881-2591

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 11-17 Sunrise Heights Subdivision
LEGAL DESCRIPTION

LOCATED ON Montano Road NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Edith AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Inter State 25
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (____).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)

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

PAID RECEIPT

APPLICANT NAME

James P. Guthrie / Headstart

AGENT

Terrametrics of NM

ADDRESS

4175 Montgomery Blvd NE.

PROJECT & APP #

100.4228 / 06 DRB-00937

PROJECT NAME

Tahoe Place Right of Way

City Of Albuquerque
Treasury Division

6/29/2006 10:24AM LOC: ANNX
RECEIPT# 00060475 WS# 008 TRANS# 0010
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$395.00
J24 Misc

\$75.00
\$395.00
\$0.00
VI
CHANGE
Thank You

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 300.⁰⁰ 441006/4983000 DRB Actions

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

\$ 75.⁰⁰ 441018/4971000 Public Notification

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

\$ 395.⁰⁰ TOTAL AMOUNT DUE

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

6/29/2006 10:24AM LOC: ANNX
RECEIPT# 00060474 WS# 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$395.00
J24 Misc

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

6/29/2006 10:24AM LOC: ANNX
RECEIPT# 00060473 WS# 008 TRANS# 0010
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$395.00
J24 Misc

\$20.00
Thank You

Thank You

Counterreceipt.doc 6/21/04

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 July 11, 2006 To July 26, 2006

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 J. [Signature]
(Applicant or Agent)

(Date)

I issued 1 signs for this application, 6/29/06
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: _____

PROP. COR.

Lot 18

SUNRISE HEIGHTS SUBDIVISION FILED: 7-10-47; C-69
AND R&C #5349 (N36°53'E) 292.86'

LOT 17
LOT LINE ELIMINATED BY THIS PLAT
5.5' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
(S74°59'E 353.70')
354.14'
32.6'
100.35'
5' UTIL
LOT LINE ELIMINATED BY THIS PLAT
N14°57'40"E
32' ACCE. EASEMENT GRANTED BY THIS PLAT

TAHOE PLACE, NORTHEAST (50' R.O.W. ELIMINATED BY THIS PLAT)
QUITCLAIM DEED: City of Albuquerque to James P. & Melisa Kim Guthrie
FILED: 06-27-2003: A59-639
VACATION NUMBER: 05DRB-00888

TRACT A
4.3675 ACRES
3.9741 AC. (NET)

EXHIBIT B
Date 7/26/06

LOT 12

LOT 13

LOT 14

FD USGLO BRASSCAP (1911) NORTHEAST CORNER TOWN OF ALBUQUERQUE GRANT ((N74°33'W 415.25' - BASIS OF BEARINGS S74°33'00"E

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

LOT LINE ELIMINATED BY THIS PLAT

SEWER & WATER LINE EAST TO THE

N35°34'56"E
WATERLINE EASEMENT GRANTED TO ABCWA BY THIS PLAT
151.74'
S35°34'56"W

LOT 11

LOT LINE ELIMINATED BY THIS PLAT

Current DRC Project Number: 763181

FIGURE 12

Claire

Date Submitted: Dec 6, 2005

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004228

DRB Application No.: 05 DRB-01765

#14

Car Crafters

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 11-17 Sunrise Heights Subdivision and MRGCD Tracts 89-A-2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

89-B-2

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		12"	Waterline	30' W/SAS EASEMENT Near East Pl ON EAST SIDE	North Pl	South Pl	/	/	/
		8"	Waterline	20' WATER EASEMENT South Pl SOUTH & WEST SIDE	East Pl	West Pl @ Tahoe	/	/	/
		8"	Waterline w/ MRGCD LIC AGR.	Tahoe Place	Existing End	West Pl @ Tahoe PAVING PLACE	/	/	/
							/	/	/
		6'	Sidewalk	Montano	West Pl	East Pl	/	/	/
		35'	Drive Pad	Montano	Near West Pl		/	/	/
		46'	Drive Pad	Montano	Near Middle of Site		/	/	/
		66'	Median Cut	Montano	Near Middle of Site		/	/	/
		75'	Left turn lane and Taper	Montano	East of	Median Cut on West bound lane	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

David A. Aube

NAME (print)

Design Group

FIRM

[Signature] 12-6-05

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/7/05
DRB CHAIR - date

[Signature] 12/7/05
PARKS & RECREATION - date

[Signature] 12-7-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 12-7-05
UTILITY DEVELOPMENT - date

- date

[Signature] 12/7/05
CITY ENGINEER - date

- date

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 _____
AGENT Terrametrics of New Mexico
ADDRESS 4175-A Montgomery Blvd N.E.
PROJECT & APP # 1000871 / 05 PRB - 01.765
PROJECT NAME Guthrie Commerce Park Tract A

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 50.⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals *deferral fee.*
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

12/6/2005 12:10PM LOC: ANNY
RECEIPT# 00054212 WSH 007 TRANSH 0046
Account 441006 Fund 6110
Activity 4971000 TRSKPL
Trans Amt \$50.00
J24 Misc \$50.00
VI \$50.00
CHANGE \$0.00

Thank You

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Philip W. Turner
Applicant name (print)
Philip W. Turner 11/21/05
Applicant signature / date



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

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

Application case numbers
05DRB - _____ - 01765
_____-_____-_____
_____-_____-_____

Sandy Sandley 11/21/05
Planner signature / date
Project # 1004228

Philip W. Turner, PS
Professional Land Surveyor
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 884-9087; FAX 505 881-2591; Mobile 505 379-4301

November 21, 2005


City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Replat of Lot 11-17, Sunrise Heights Addition, Tracts 89-a-2, 89-b-2, 89-b-3, 89-c-3 and 89-c-4 of MRGCD Map # 32 into a single tract to be known as Guthrie Commerce Park

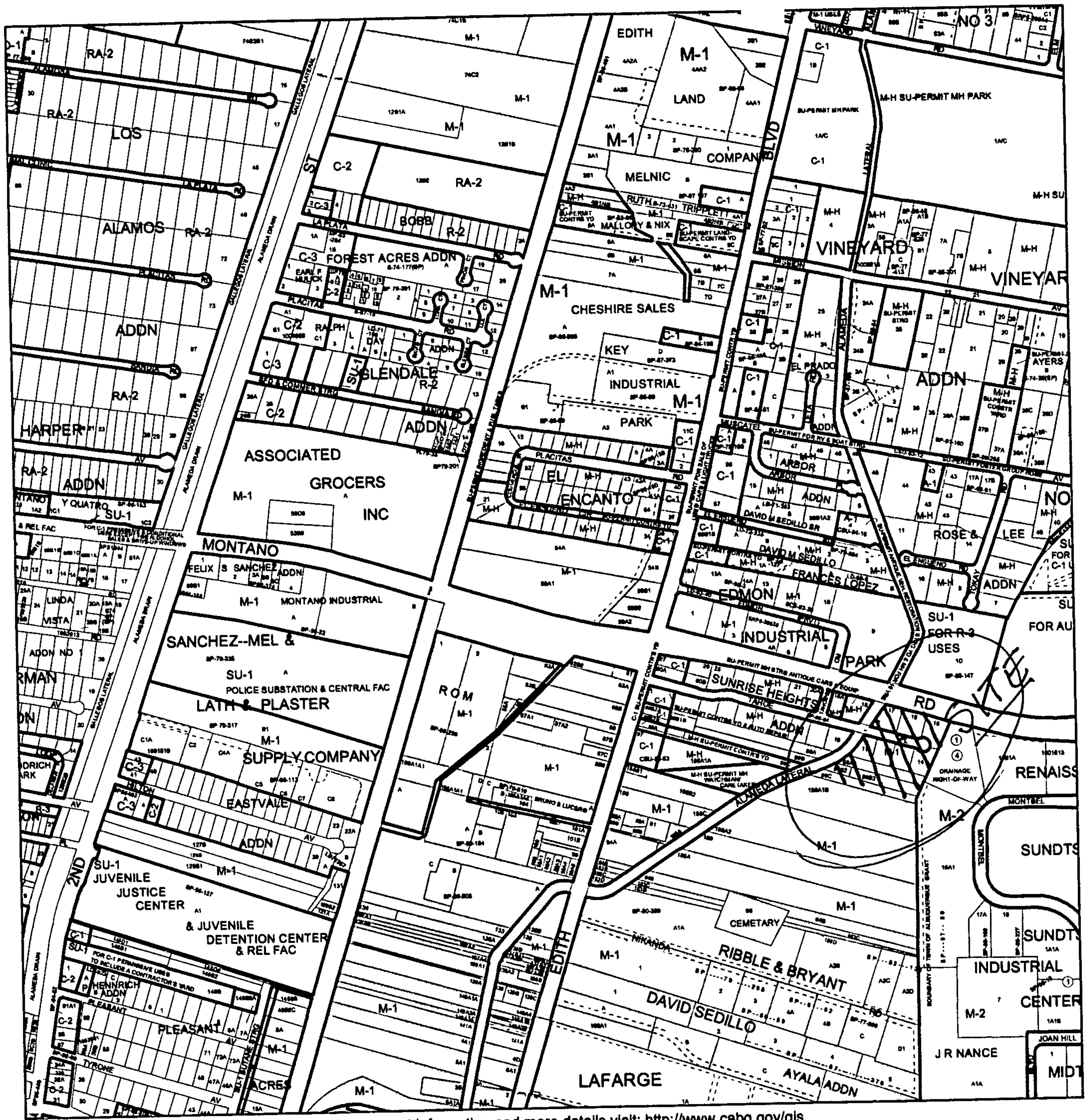
City of Albuquerque Planning Department:

The owners of the referenced property, James P. and Melisa K. Guthrie, dba Headstart Enterprises, desire a replat to consolidate the referenced properties into a single tract. The property is zoned M-1 and is situate between the Alameda Lateral and Renaissance Center on the south side of Montañó Road, NE. The property is presently unimproved although grading and earthwork for future improvements has commenced. Thank you for your consideration of this matter.

Sincerely



Philip W. Turner, PS



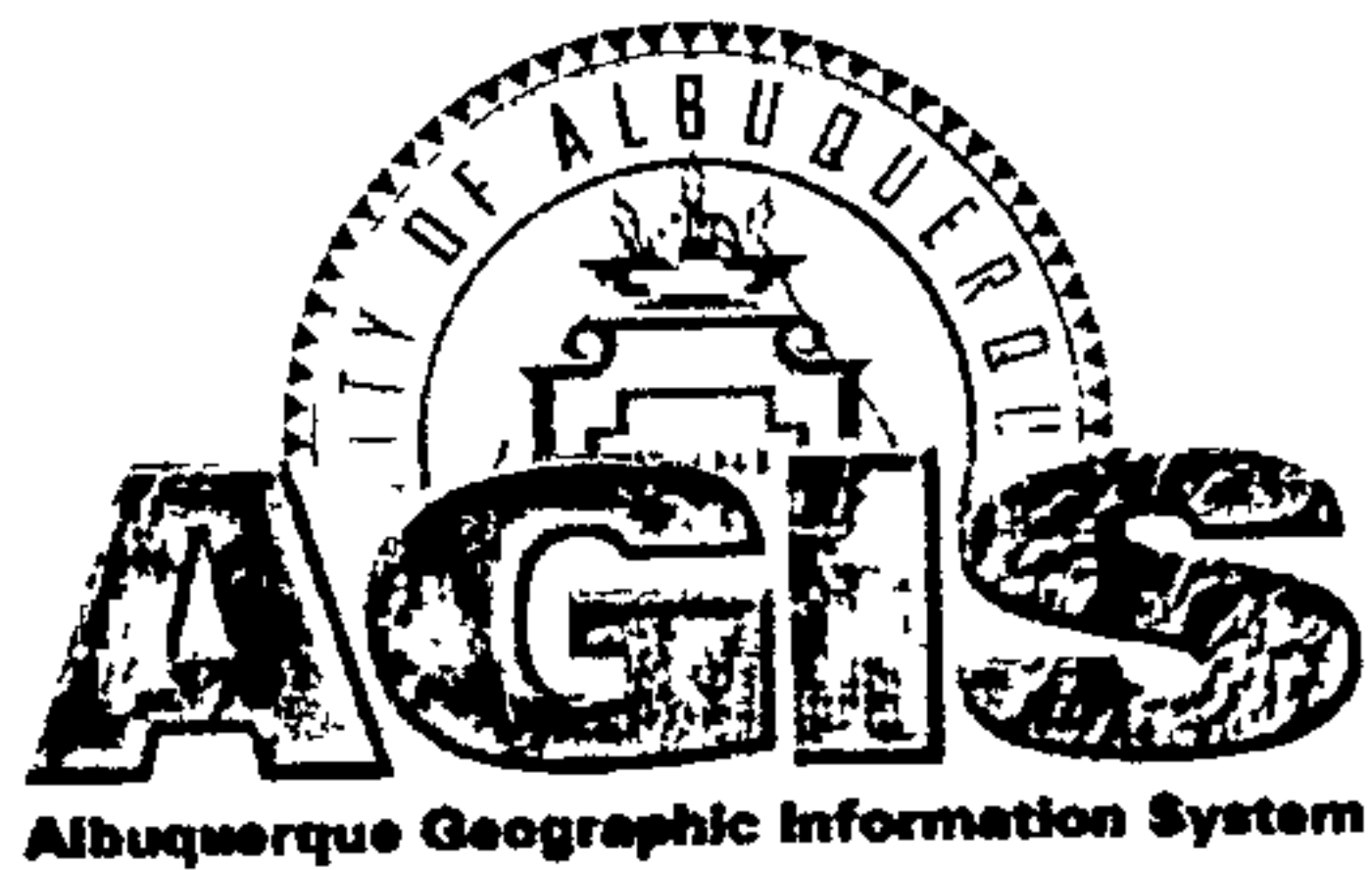
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

F-15-Z

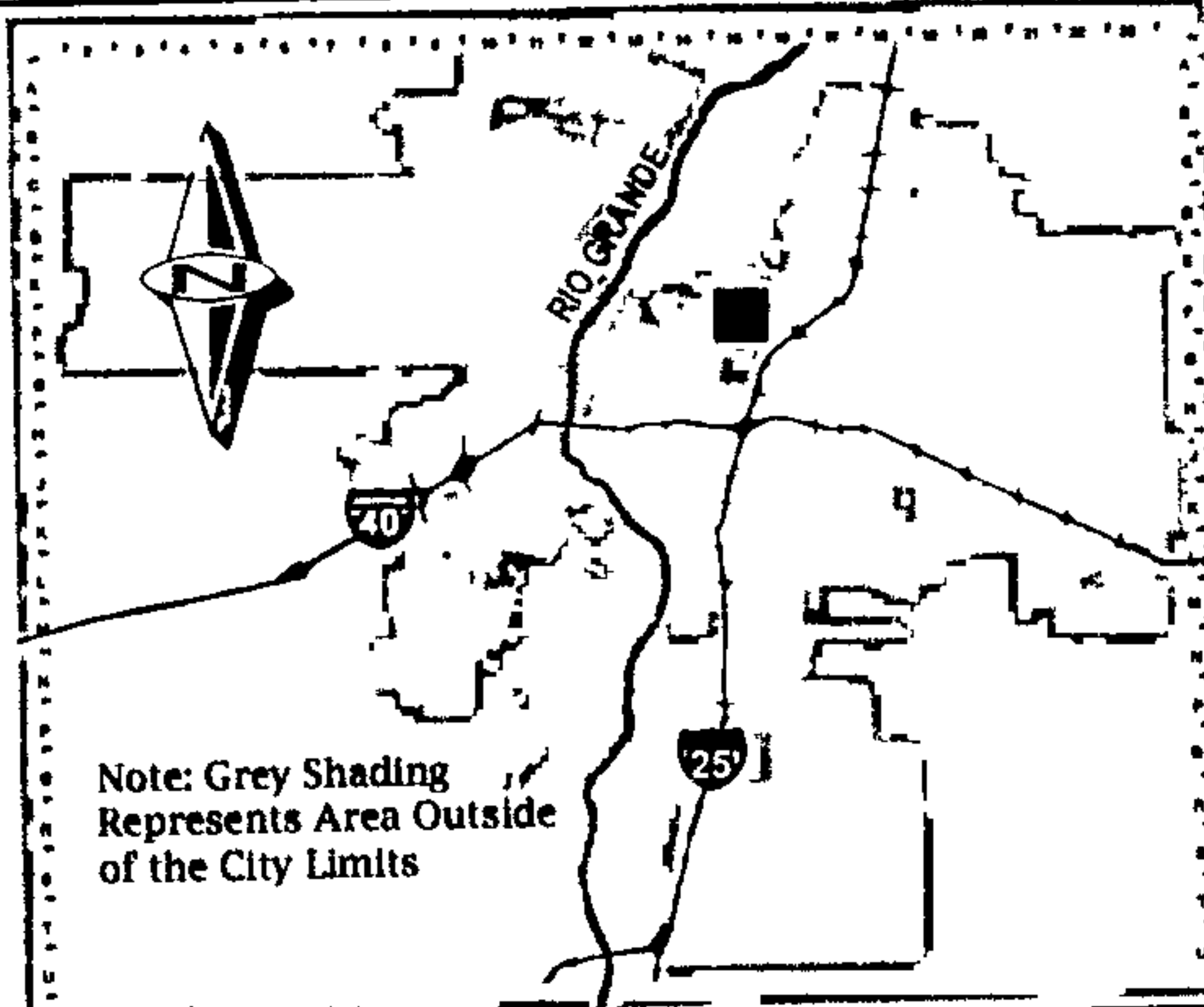
Selected Symbols

- 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

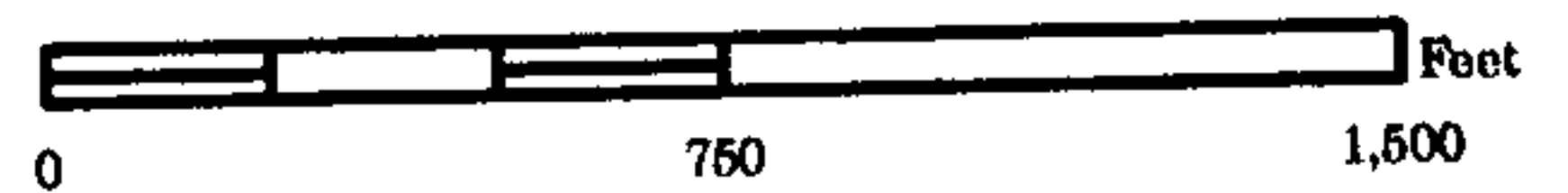


Albuquerque Geographic Information System

Map amended through: 11/2/2005



Note: Grey Shading Represents Area Outside of the City Limits



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

PAID RECEIPT

APPLICANT NAME TERRAMETRICS OF NEW MEXICO
AGENT PHILIP TURNER
ADDRESS 4175-A MONTGOMERY BLVD NE
PROJECT & APP # 1004228/05 DRB 01765
PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 215.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 235.00 TOTAL AMOUNT DUE

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

11/21/2005 3:01PM LOC: ANN
RECEIPT# 00048663 WS# 008 TRNS# 0033
Account 441006 Fund 010
Activity 4983000 TRSCCS
Trans Amt \$235.00
J24 Misc \$215.00
Counterreceipt.doc 6/21/04
\$235.00
\$0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

11/21/2005 3:01PM LOC: ANN
RECEIPT# 00048662 WS# 008 TRNS# 0033
Account 441032 Fund C110
Activity 3424000 TRSCCS
Trans Amt \$235.00
J24 Misc
\$20.00
Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: HEADSTART ENTERPRISES PHONE: (505) 881-8889
 ADDRESS: 5101 McLeod Blvd. NE FAX: (505) 881-3590
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: jr127@aol.com
 Proprietary interest in site: owner List all owners: James P. & Melissa K. Guthrie
 AGENT (if any): Tarrametrics of New Mexico PHONE: (505) 379-4301
 ADDRESS: 475-A Montgomery Blvd NE FAX: (505) 881-2591
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pturner1001@quest.net

DESCRIPTION OF REQUEST: Vacation of Platted Easement Along South Boundary of Sunrise Heights Add'n East of the Alameda Lateral

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. 11-14 Block: _____ Unit: _____
 Subdiv. / Addn. SUNRISE HEIGHTS
 Current Zoning: M-1 Proposed zoning: M-1
 Zone Atlas page(s): F-15 No. of existing lots: 4 No. of proposed lots: 4
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101506144 515440244 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Montaño Road
 Between: Edith Blvd and Pan American Freeway (I-25)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): Proj # 1004228
05DRB-00888

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

SIGNATURE Philip W. Turner DATE 9-1-05
 (Print) Philip W. Turner 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
05DRB-01394

Action
VPE
CFM
ADV

S.F.	Fees
<u>Y</u>	\$ <u>45.00</u>
_____	\$ <u>20.00</u>
_____	\$ <u>75.00</u>
_____	\$ _____
_____	\$ _____
Total	\$ <u>140.00</u>

Hearing date 09/28/05

Sandy Sandley 09/01/05

Project # 1004228

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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 (not to exceed 8.5" by 14") **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. (not to exceed 8.5" by 14") **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.

PHILIP W. TURNER
 Applicant name (print)
[Signature] 9/1/05
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 OSDRB - _____ - 01394

Sandy Landley 09/01/05
 Planner signature / date
Project # 1004228

TERRAMETRICS of New Mexico
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
Phone: 505 379-4301; FAX 505 881-2591
Email: pturner1001@qwest.net

September 1, 2005

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Sunrise Heights Addition Easement Vacation

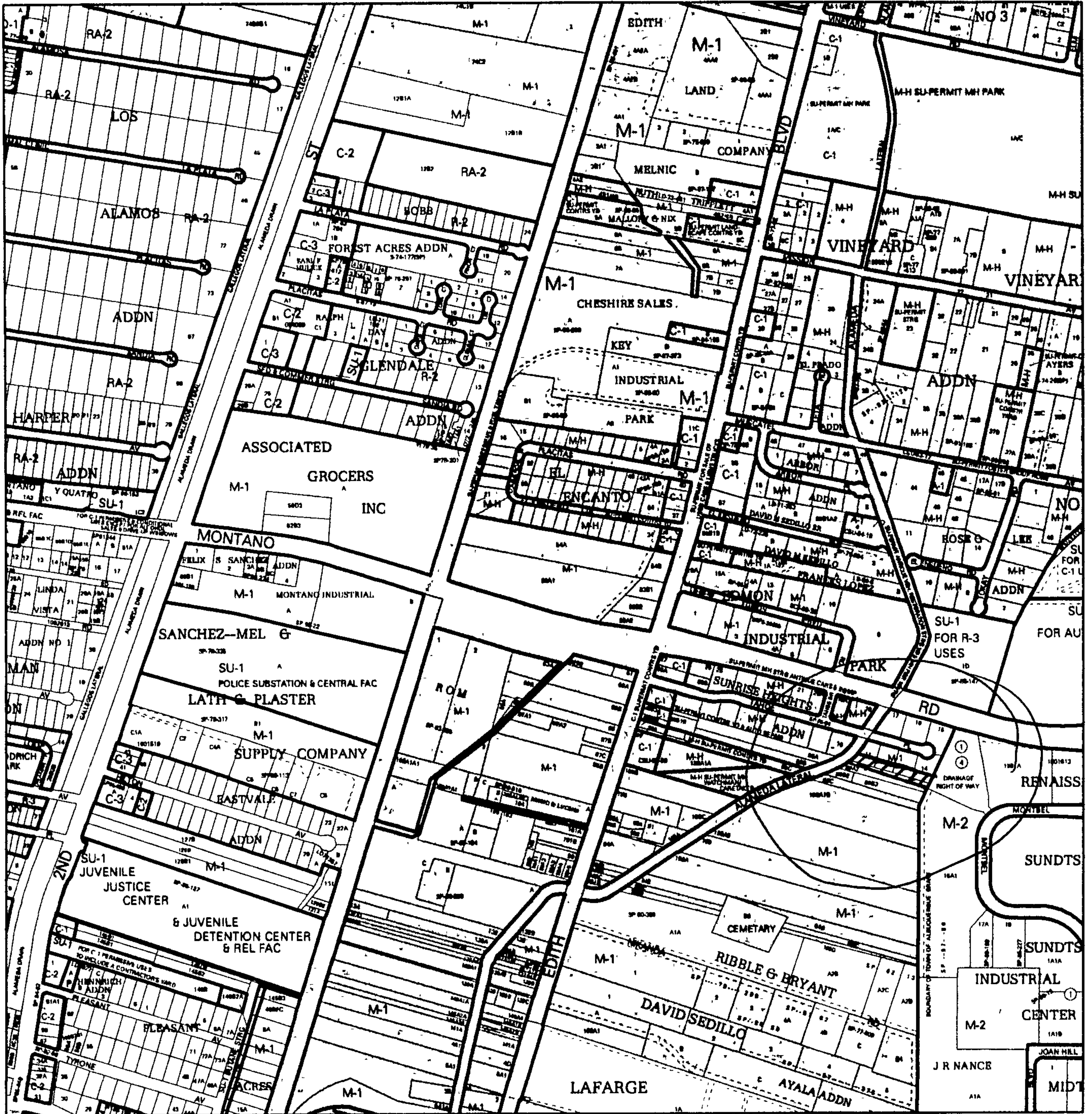
COA Planning Dept.

Terrametrics of New Mexico, acting on the behalf of Headstart Enterprises, requests the vacation of a five foot (5') public utility easement platted along the south line of Lots 14-17 of Sunrise Heights Addition. The owner and PNM are in negotiations to relocate the power line currently occupying the easement to facilitate future development of the property. Additional easements to accommodate the relocation of the power line will be negotiated and granted as required. Thank you for your consideration of this matter.

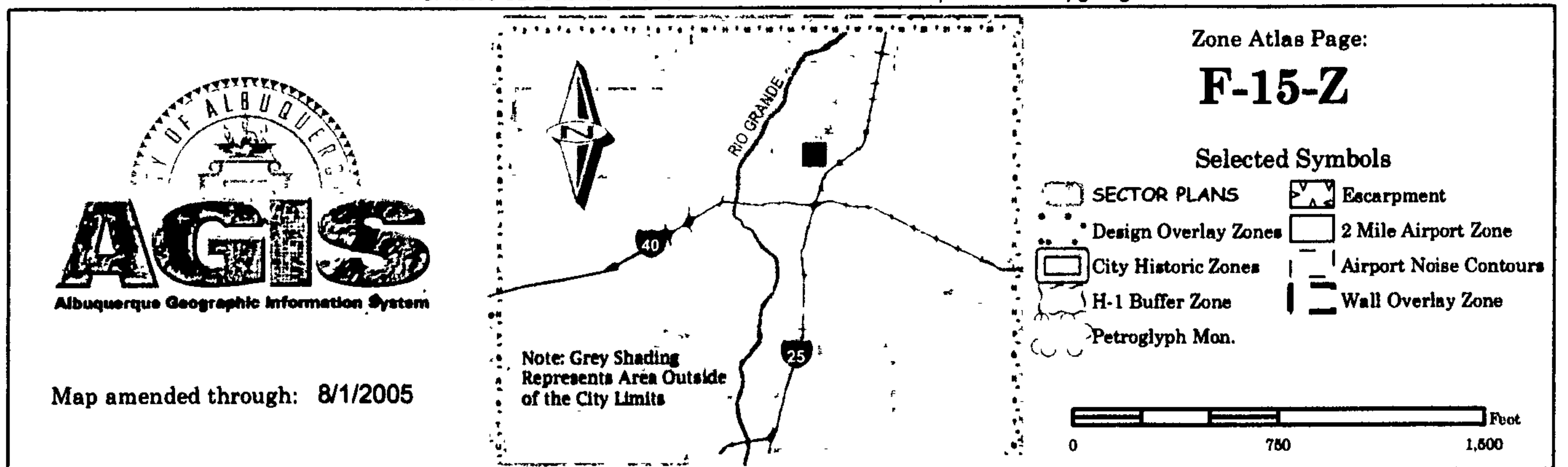
Sincerely,

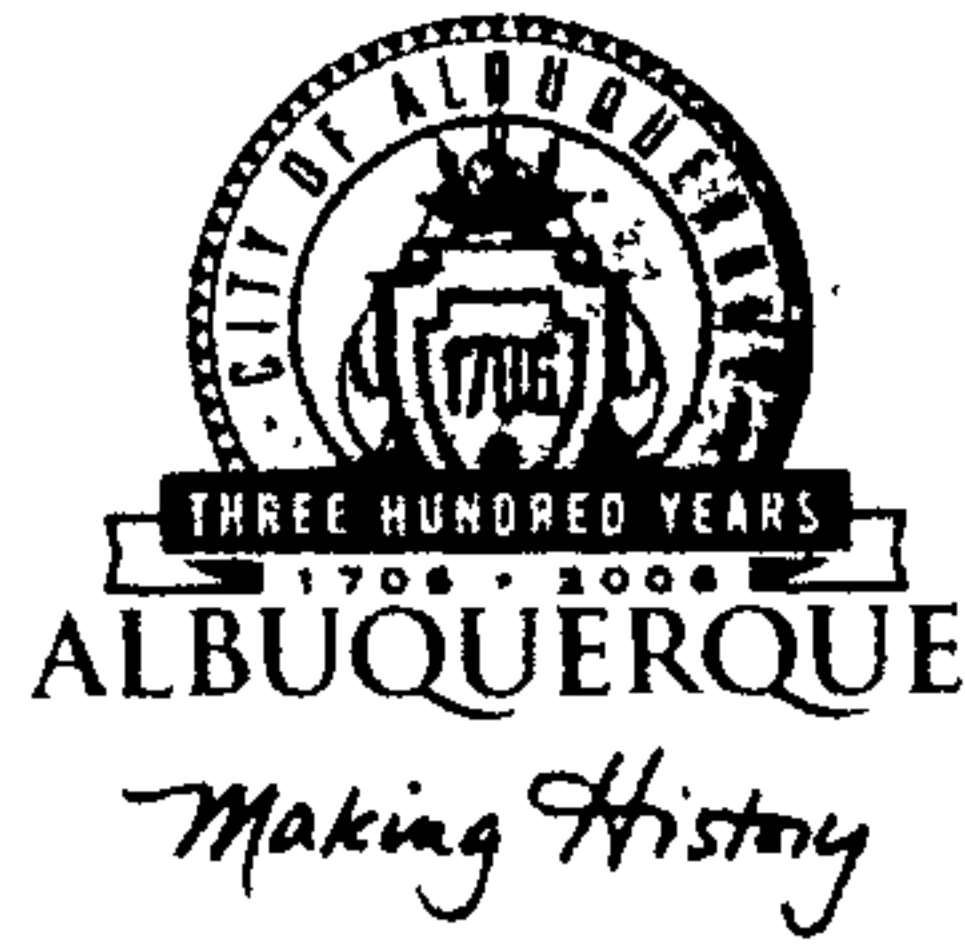
A handwritten signature in black ink, appearing to read "Philip W. Turner", with a long horizontal flourish extending to the right.

Philip W. Turner, PS



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





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: 9/1/05

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

This letter will serve to notify you that on September 1, 2005
(date)

TO CONTACT NAME: Philip W. Turner
COMPANY/AGENCY: Terrametrics of NM.
ADDRESS/ZIP: 4175-A Montgomery NE 187109
PHONE/FAX #: 379-4301 / 881-2591

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 Lots 14-17 Sunrise Heights Addition

zone map page(s) F-15.

Our records indicate that as of September 1, 2005, there were **no Recognized**
(date)

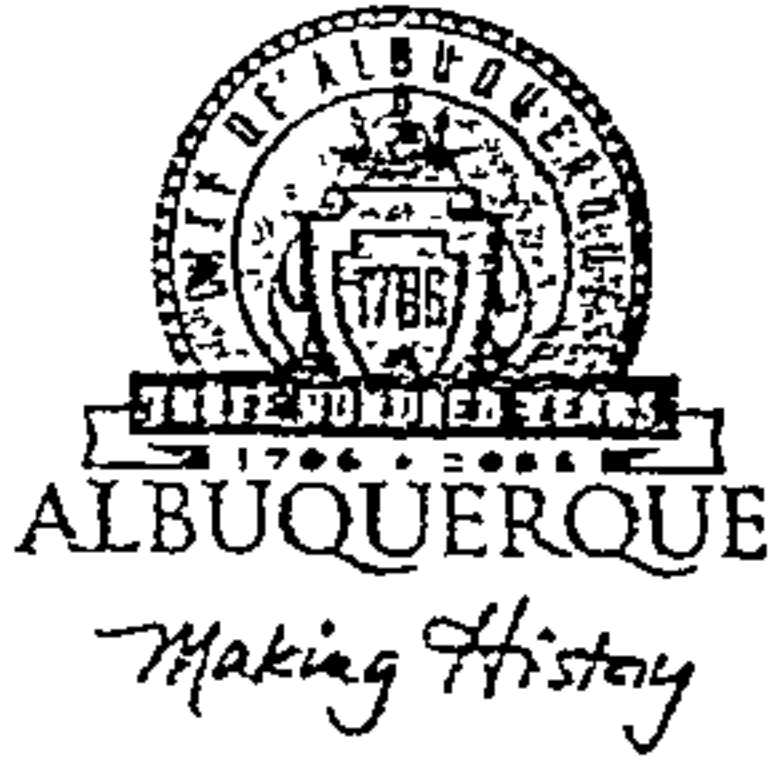
Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L. Carmona

OFFICE OF NEIGHBORHOOD COORDINATION



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following: Cell Tower []; Private Development []; City Project []; -OR- Other []

CONTACT NAME: PHILIP W. TURNER
COMPANY NAME: TERRAMETRICS OF NEW MEXICO
ADDRESS/ZIP: 4175-A MONTGOMERY NE / 87109
PHONE: 505-379-4301 FAX: 505 881-2591

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

LOTS 14-17 SUNRISE HEIGHTS ADDITION
LEGAL DESCRIPTION

LOCATED ON MONTAÑO ROAD NE.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN EDITH BOULEVARD AND

INTER STATE HIGHWAY 25
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F-15).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)

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

PAID RECEIPT

APPLICANT NAME HEADSTART ENTERPRISES
AGENT TERRAMETRICS OF NEW MEXICO
ADDRESS 4175-A MONTGOMERY BLVD. NE
PROJECT & APP # 1004228 / 05 PRB 01394
PROJECT NAME SUNRISE HEIGHTS SUBD.

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 45.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 140.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

9/1/2005 1:50PM LOC: ANN
RECEIPT# 00046096 WS# 006 TRANS# 0035
Account 441006 Fund 0110
(Counterreceipt.doc) 6/21/04 TRSCXG
Trans Amt \$140.00
J24 Misc

\$45.00
Thank You

9/1/2005 1:50PM LOC: ANN
RECEIPT# 00046095 WS# 006 TRANS# 0035
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$140.00
J24 Misc

\$20.00
Thank You

City Of Albuquerque
Treasury Division

9/1/2005 1:50PM LOC: ANNX
RECEIPT# 00046097 WSH# 006 TRANS# 0035
Account 441018 Fund 0110
Activity 4971000 TRSCXG
Trans Amt \$140.00
J24 Misc

\$75.00

CR \$140.00
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 SEPT 13, 2005 To SEPT. 28, 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.

[Signature] 9/1/05
(Applicant or Agent) (Date)

I issued 1 signs for this application, 09/01/05, Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004228





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

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)

At the June 22, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by July 7, 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: James Guthrie, 5107 McLeod NE, 87109
Philip Turner, 4175 A Montgomery Blvd NE, #A, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004228 AGENDA#: 5 DATE: 6.22.05

1. Name: Philip Susser 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: _____

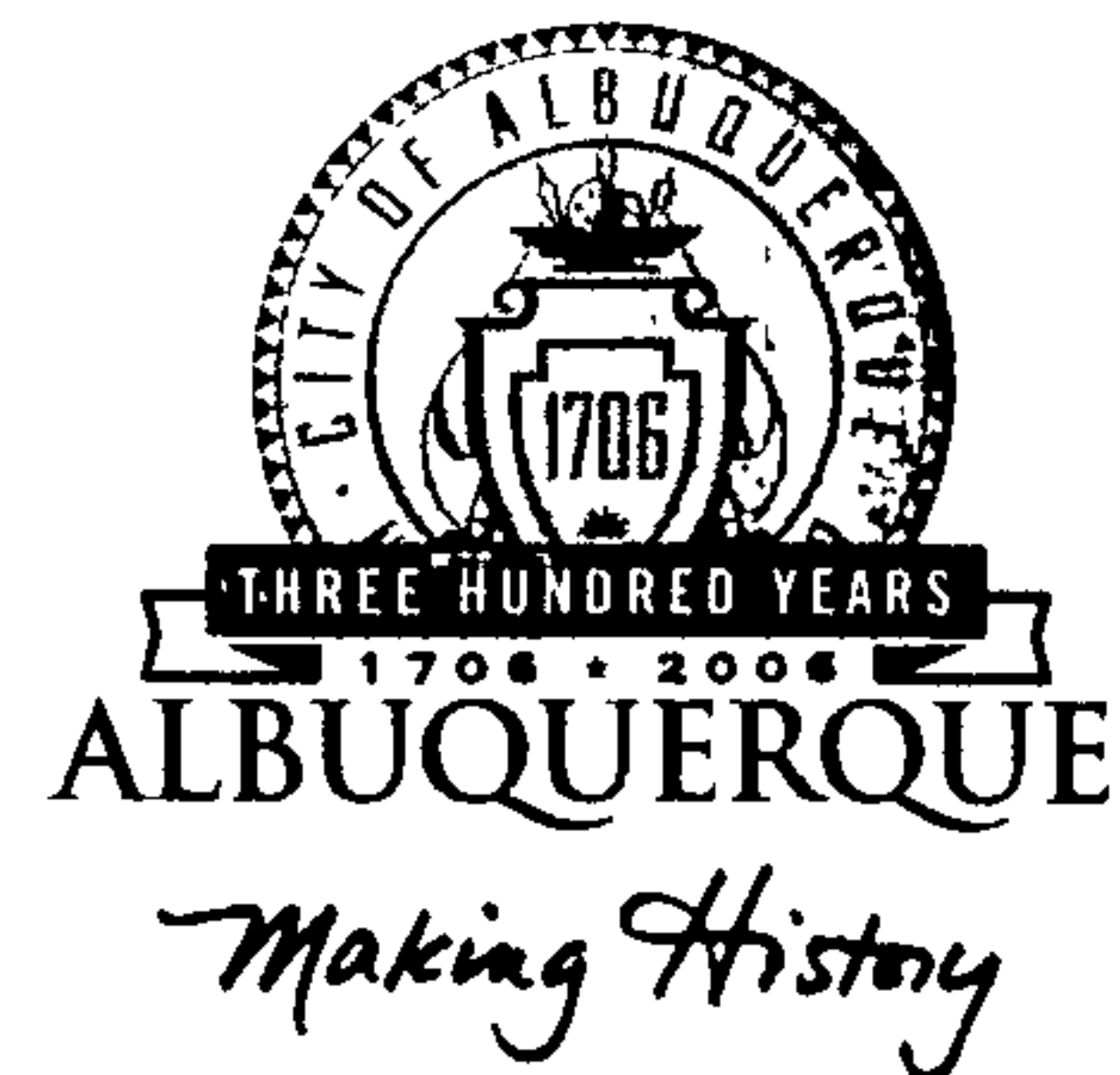
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004228

AGENDA ITEM NO: 5

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Parks

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

Defer to Transportation.
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

Defer to the affected agency.
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)

This development will be subject to Parks, Recreation, Trail and Open Space Impact Fees.

Defer to Hydrology regarding the vacation.

No objection to the sidewalk requests.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del 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 in 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 calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

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



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 22, 2005

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)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
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 The Hydrology section has no objection to the vacation request.

Transportation Development

No objection to vacation action. Replat will require infrastructure for Tahoe Drive. Suggest the applicant meet with Bernalillo County. Also, access will need to be considered if the lot lines are not removed to create one tract.

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

Utilities Development No objection to Vacation request.

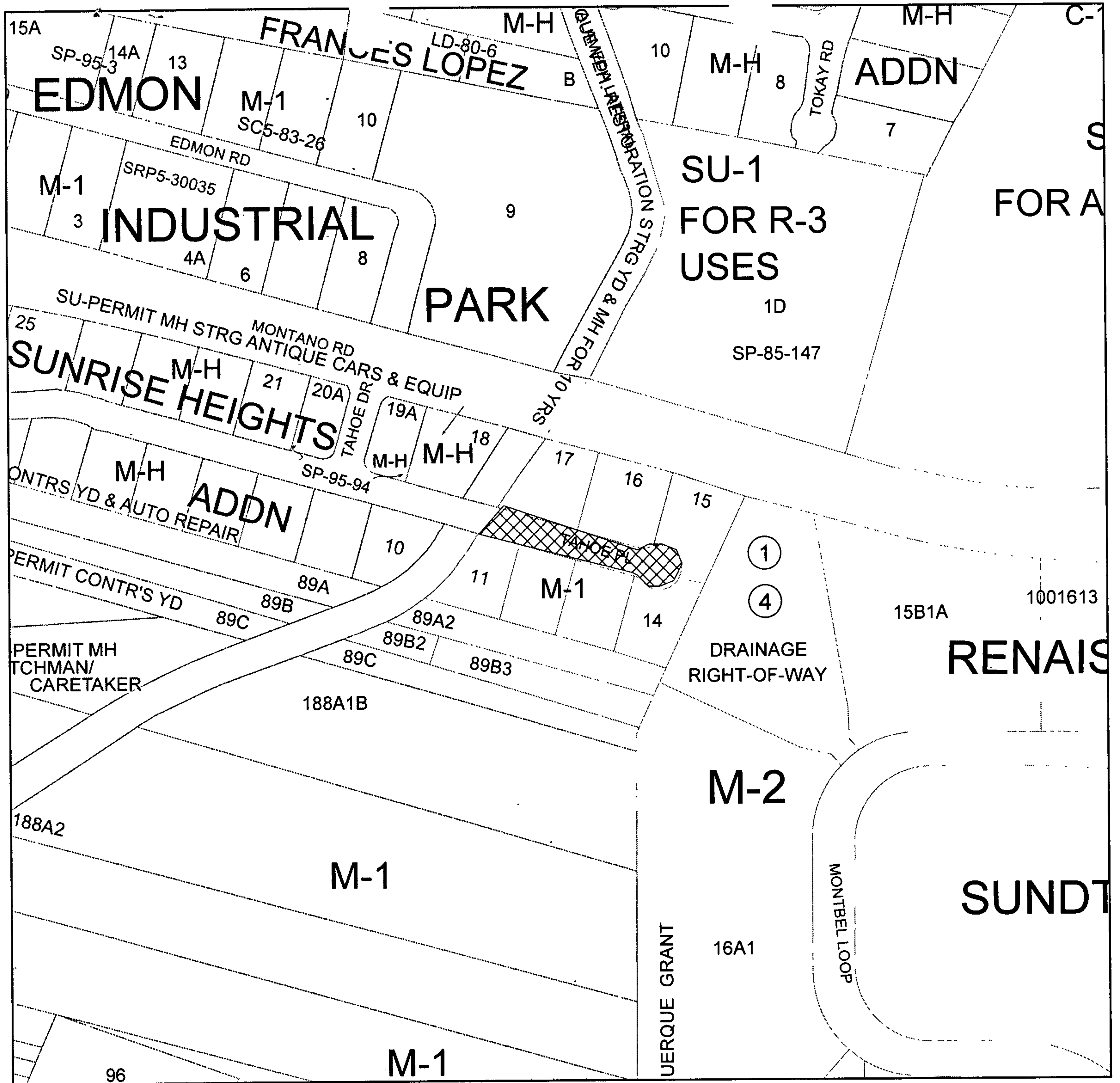
Planning Department

No objection. Defer to Transportation Development. In the future, please limit the size of vacation exhibits to a maximum of 11" x 14".

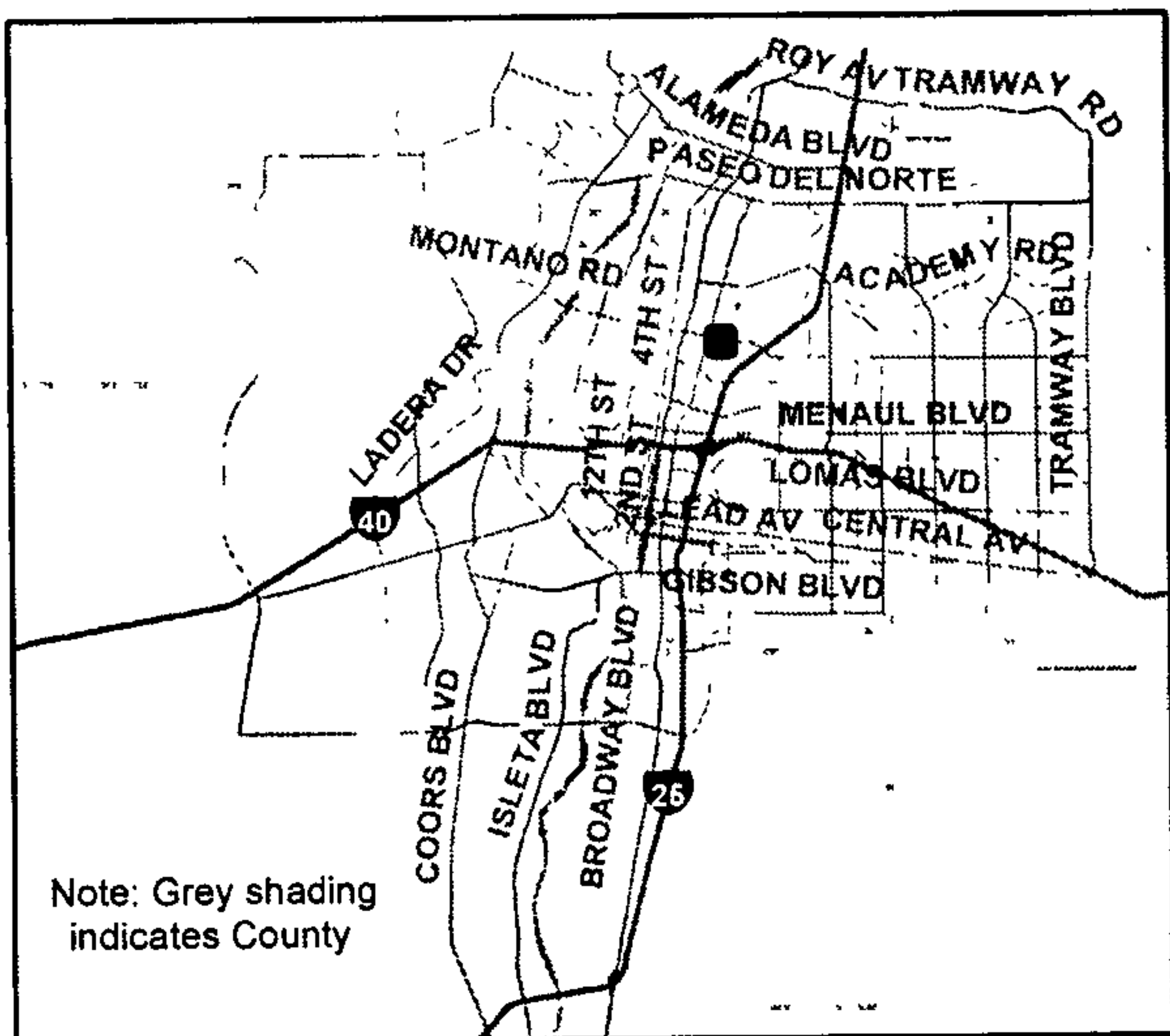
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:James Guthrie, 5101 McLeod NE, 87109

Philip Turner, 4175 Montgomery Blvd NE, Suite #A, 87109



ZONING MAP



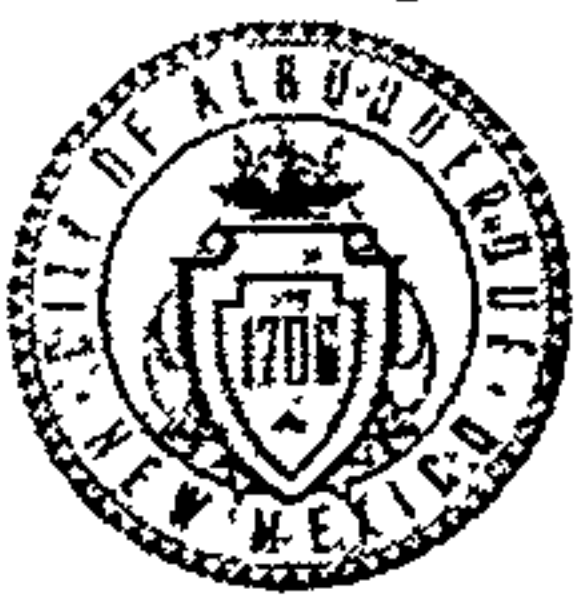
1 inch equals 239 feet

Project Number:
1004228

Hearing Date:
6/22/05

Zone Map Page:
F-15

Additional Case Numbers:
05DRB-00888



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

PAGE 2

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

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Easements

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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

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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-15-Z
Notification Radius: 100 Ft.

Project# 1004228
App# 05DRB-00888

Cross Reference and Location: LOCATED ON TAHOE NW BETWEEN MONTANO
NW AND ALAMEDA LATERAL

Applicant: JAMES P. GUTHRIE
Address: 5101 McLEOD NE
ALBUQUERQUE NM 87109

Agent: PHILIP W. TURNER
Address: 4175 MONTGOMERY BLVD NE, STE# A
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: JUNE 3, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-15	1015061	458-169	402-50	✓ mp 1015061
		470-167	49	✓ mp 490-210
		482-163	48	✓ mp 405 34 ✓
		476-147	47	✓ mp
		415-149	46	✓ mp
		455-153	45	✓ mp
		445-154	44	✓ mp
		454-143	43	✓ mp
		488-142	71	✓ mp
		456-138	42	✓ mp
		379-155	403-24	✓ mp
		391-160	20	✓ mp
		431-158	27	✓
		420-162	28	✓
		411-165	29	✓
		418-180	409-10	✓ mp
		430-177	11	✓ mp
		441-175	12	✓
		481-112	408-03	✓

408 04 ✓
 401 15 ✓
 405 34 ✓



<mainframe@coa1mp3.cabq.gov>

06/06/2005 10:16 AM

To:
CC:
Subject:

1 RECORDS WITH LABELS PAGE
1
01015061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101506145816940250 LEGAL: 017 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506147016740249 LEGAL: 016 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506148216340248 LEGAL: 015 SUNR ISE HGTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506147614740247 LEGAL: 014 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506146514940246 LEGAL: 013 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506145515340245 LEGAL: 012 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506144515440244 LEGAL: 011 SUNR ISE HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: HEADSTART ENTERPRISES
OWNER ADDR: 05101 MCLEOD RD NE
ALBUQUERQUE NM 87109
0101506145414340243 LEGAL: TR 8 9A-2 (AKA ELY POR OF TR 89-A) MRGCD MAP #32
CO LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

PAGE 2

0101506143814240271 LEGAL: MRGC D MA P 32 TR 89B2 (AKA POR TR 89B) CONT
0.137 A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

0101506145613840242 LEGAL: MRGC D MA P 32 TR 89B3 (AKA ELY POR TR 89B) CONT
0.3 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

0101506137915540324 LEGAL: MRGC D MA P NO 32 TRACTS 89B-1 & 89C-1 CONT 0.504
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

0101506139116040326 LEGAL: TR 8 9A-1 (AKA WLY POR TR 89-A) MRGCD MAP #32
CONT LAND USE:
PROPERTY ADDR: 00000 EDITH
OWNER NAME: ARCHIBEQUE CLEMENTE & JUANITA
OWNER ADDR: 05444 EDITH BL NE
ALBUQUERQUE NM 87107

0101506143115840327 LEGAL: 010 SUNR ISE HEIGHTS ADDN EXCEPT WEST 5 FT
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: MC COY GREGORY A & GRACE G
OWNER ADDR: 00502 TAHOE PL NE
ALBUQUERQUE NM 87107

0101506142016240328 LEGAL: 009 SUNR ISE HGTS ADDL 9& W5FT L10
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: RAUTMAN CHRISTOPHER A
OWNER ADDR: 00418 TAHOE PL NE
ALBUQUERQUE NM 87107

0101506141116540329 LEGAL: 008 SUNR ISE HGTS ADD
LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: GONZALES TOMMY JR
OWNER ADDR: 00416 TAHOE PL NE
ALBUQUERQUE NM 87107

0101506141818040910 LEGAL: LT 2 0A P LAT OF LOT 19A & 20A SUNRISE HEIGHT
SUBDIV LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102

0101506143017740911 LEGAL: LT 1 9A P LAT OF LOTS 19A & 20A SUNRISE HEIGHTS
SUBD LAND USE:
PROPERTY ADDR: 00000 TAHOE
OWNER NAME: COUNTY OF BERNALILLO
OWNER ADDR: ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102

Project# 1004228

JAMES P. GUTHRIE
5101 McLEOD NE
ALBUQUERQUE NM 87109

101506145414340243

ARCHIBEQUE CLEMENTE & JUANITA
5444 EDITH BL NE
ALBUQUERQUE NM 87107

101506141116540329

GONZALES TOMMY JR
416 TAHOE PL NE
ALBUQUERQUE NM 87107

101506148111240803

KEEMEX PROPERTIES LTD
2001 JOHNSON DR
MISSION HILLKS 66205

PHILIP W. TURNER
4175 MONTGOMERY BLVD NE STE# A
ALBUQUERQUE NM 87109

101506143115840327

MC COY GREGORY A & GRACE G
502 TAHOE PL NE
ALBUQUERQUE NM 87107

101506141818040910

COUNTY OF BERNALILLO
ONE CIVIC PLAZA NW
ALBUQUERQUE NM 87102

101506145021640536

ROSECLIFF REALTY FUNDING INC
435 MONTANO RD NW
ALBUQUERQUE NM 87107

101506145816940250

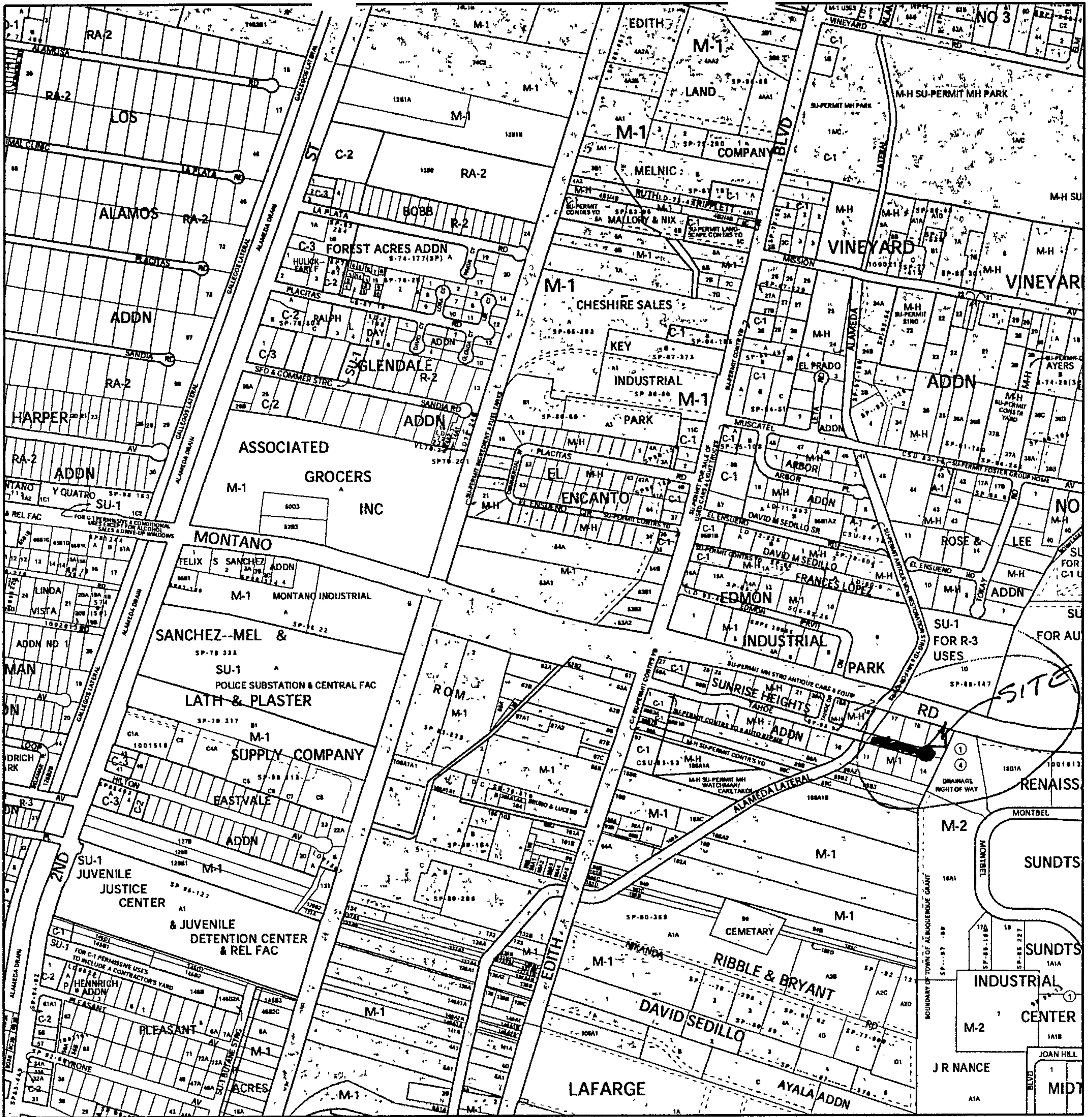
HEADSTART ENTERPRISES
5101 MCLEOD RD NE
ALBUQUERQUE NM 87109

101506142016240328

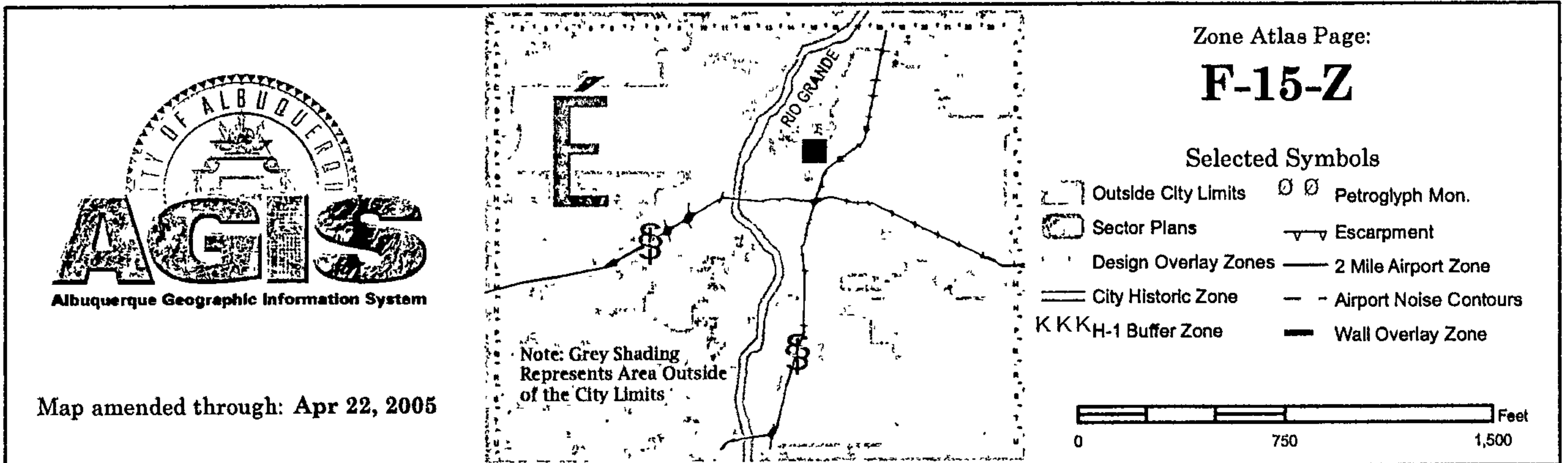
RAUTMAN CHRISTOPHER A
418 TAHOE PL NE
ALBUQUERQUE NM 87107

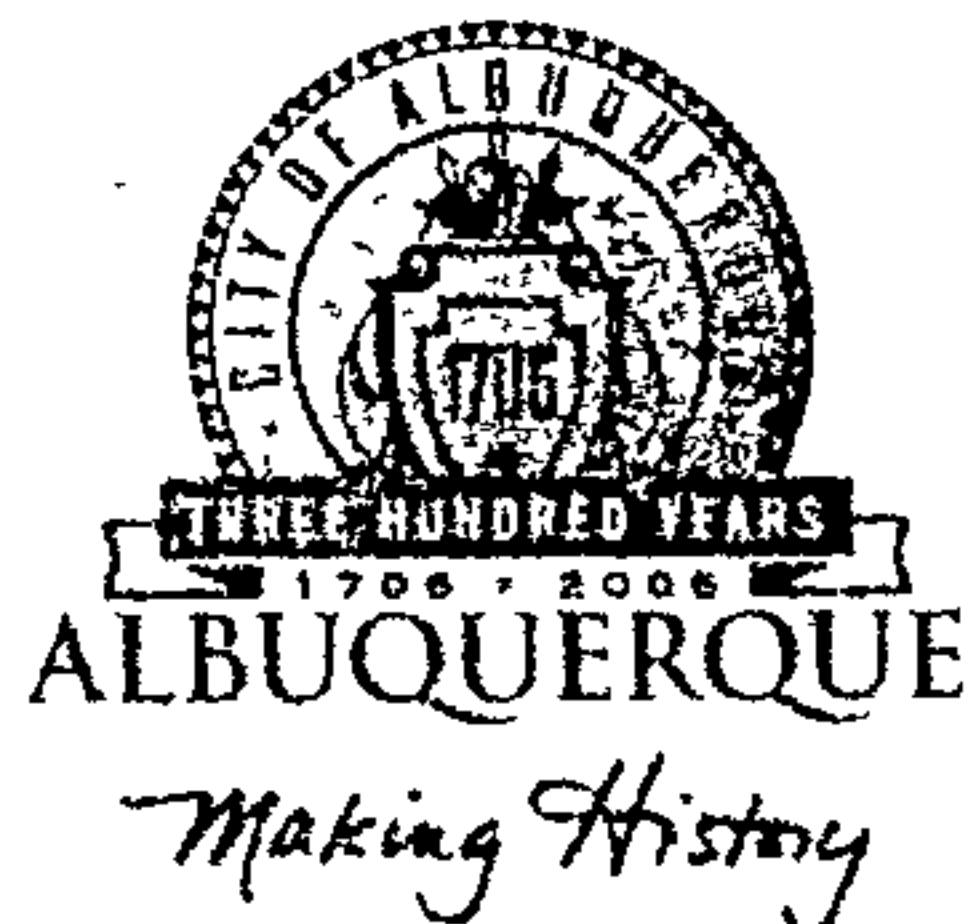
101506144117540912

LEWIS ARCHIE B JR
501 TAHOE PL NE
ALBUQUERQUE NM 87107



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





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: May 24, 2005

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

This letter will serve to notify you that on May 24, 2005
(date)

TO CONTACT NAME: Phil Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: 4175 A Montgomery, NE, 87109
PHONE/FAX #: 884-9087, 884-2192

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 Portion of Tahoe Place, east of Alameda lateral
lots - 11th/17
zone map page(s) F-15-7. thru

Our records indicate that as of May 24, 2005, there were **no Recognized**
(date)

Neighborhood 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,


OFFICE OF NEIGHBORHOOD COORDINATION



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

PAGE 2

Project # 1004228

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

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Project # 1004232

05DRB-00896 Major-Vacation of Public
Easements

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Project # 1004233

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

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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**

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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 ALBUQUERQUE

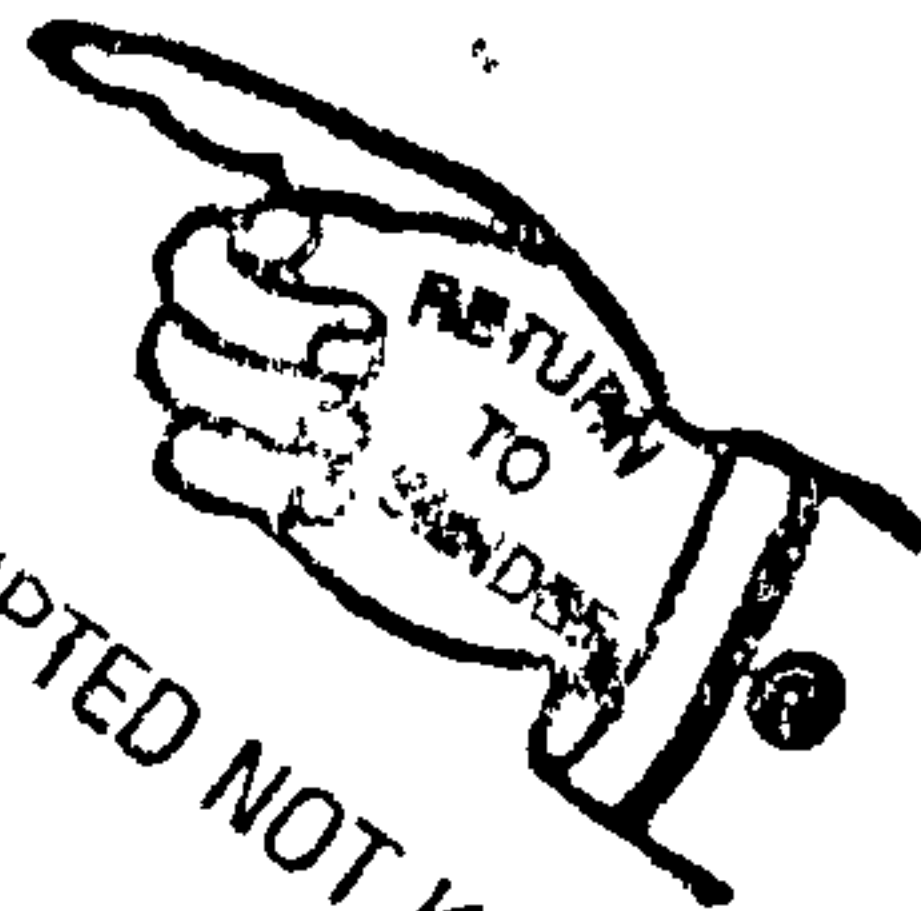


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

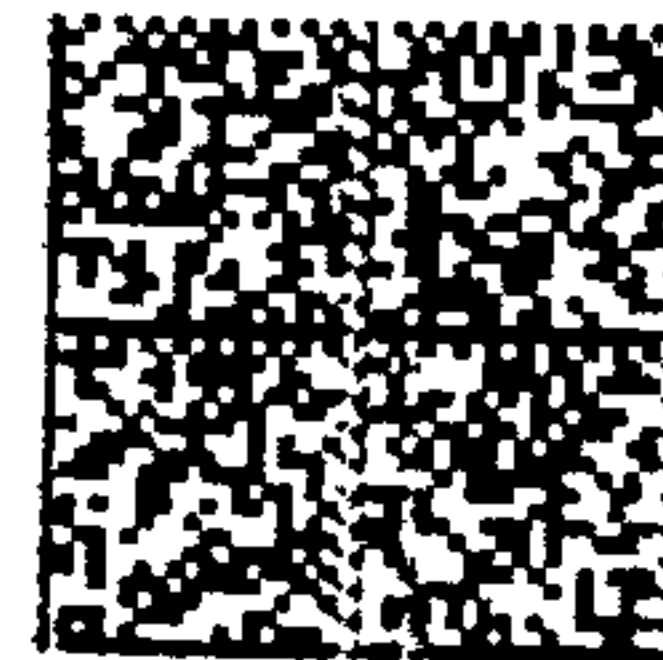
DRB



ATTEMPTED NOT KNOWN

101506145021640536

ROSECLIFF REALTY FUNDING INC
435 MONTANO RD NW
ALBUQUERQUE NM 87107



02 1A \$ 00.37⁰
0004329277 JUN 07 2005
MAILED FROM ZIP CODE 87102

87107+4338 02

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

STORM DRAINAGE
 Storm Drainage Cost Allocation Plan

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

L A APPEAL / PROTEST of...
 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: James P. Guthrie PHONE: 881-8889
 ADDRESS: 5101 McLEOD NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): PHILIP W. TURNER PHONE: 884-9087
 ADDRESS: 4175 MONTGOMERY BLVD NE #A FAX: 884-2192
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: sarvagov@sandic.net

DESCRIPTION OF REQUEST: VACATION OF PUBLIC RIGHT OF WAY

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. TAHOE PLACE RIGHT OF WAY Block: TOR Guthrie Unit: Commerce Park
 Subdiv./Addn. SUNRISE HEIGHTS ADDITION
 Current Zoning: M-1 Proposed zoning: _____
 Zone Atlas page(s): F-15 No. of existing lots: 7 No. of proposed lots: 1
 Total area of site (acres): 0.3942 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101506148216340248 MRGCD Map No. 32
 LOCATION OF PROPERTY BY STREETS: On or Near: MONTANO AND RENAISSANCE NE
 Between: _____ and _____

CASE HISTORY:

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

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

SIGNATURE Philip W. Turner DATE 5-23-05
 (Print) PHILIP W. TURNER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05DEB. 00888</u>	<u>VRW</u>	<u>Y</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	_____	_____	_____	<u>\$ _____</u>
<input 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>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
	Hearing date <u>06/22/05</u>			Total <u>\$ 140.00</u>

Sandy Handley 05/24/05 Project # 1004228

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - ~~N/A~~ 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.

PHILIP W. TURNER
 Applicant name (print)

Philip W. Turner 5/24/05
 Applicant signature / date



Form revised 4/03 and October 2003

<input type="checkbox"/> Checklists complete	Application case numbers	<u>Sandy Handley 05/24/05</u>
<input type="checkbox"/> Fees collected	<u>05DRB - -00888</u>	Planner signature / date
<input type="checkbox"/> Case #s assigned	_____	Project # 1004228
<input type="checkbox"/> Related #s listed	_____	

[Handwritten mark]

TERRAMETRICS of New Mexico
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
Phone: 505 884-9087; FAX 505 884-2192
Email: surveyor@sandia.net


Monday, May 23, 2005

City of Albuquerque Planning Department
Development Review Board
600 2nd Street NW
Albuquerque, New Mexico 87102

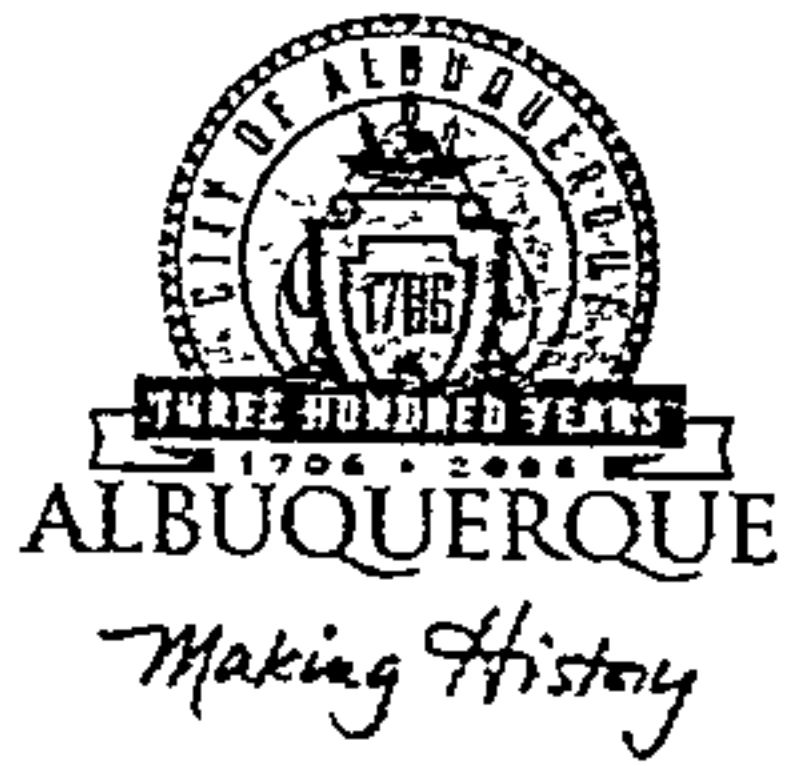
To the Planning Department:

Mr. James P. Guthrie desires to vacate that portion of Tahoe Place Northeast lying east of the Alameda lateral as part of a greater plan to consolidate his various land holdings adjacent to said Tahoe Place into a single tract for future development. Terrametrics of New Mexico in the person of Philip W. Turner is acting as the agent for Mr. Guthrie to assist in this endeavor.

Sincerely,



Philip W. Turner, PS



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following:**
Cell Tower []; Private Development []; City Project []; -OR- Other []

CONTACT NAME: Phil Turner
COMPANY NAME: Terrametrics of New Mexico
ADDRESS/ZIP: 4175 N Montgomery, NE, 87109
PHONE: 884-9087 FAX: 884-2192

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Portion of Tahoe place, east of Alameda Lateral - lots 11, 12, 13, 14, 15, 16, 17
LEGAL DESCRIPTION

LOCATED ON Tahoe Place

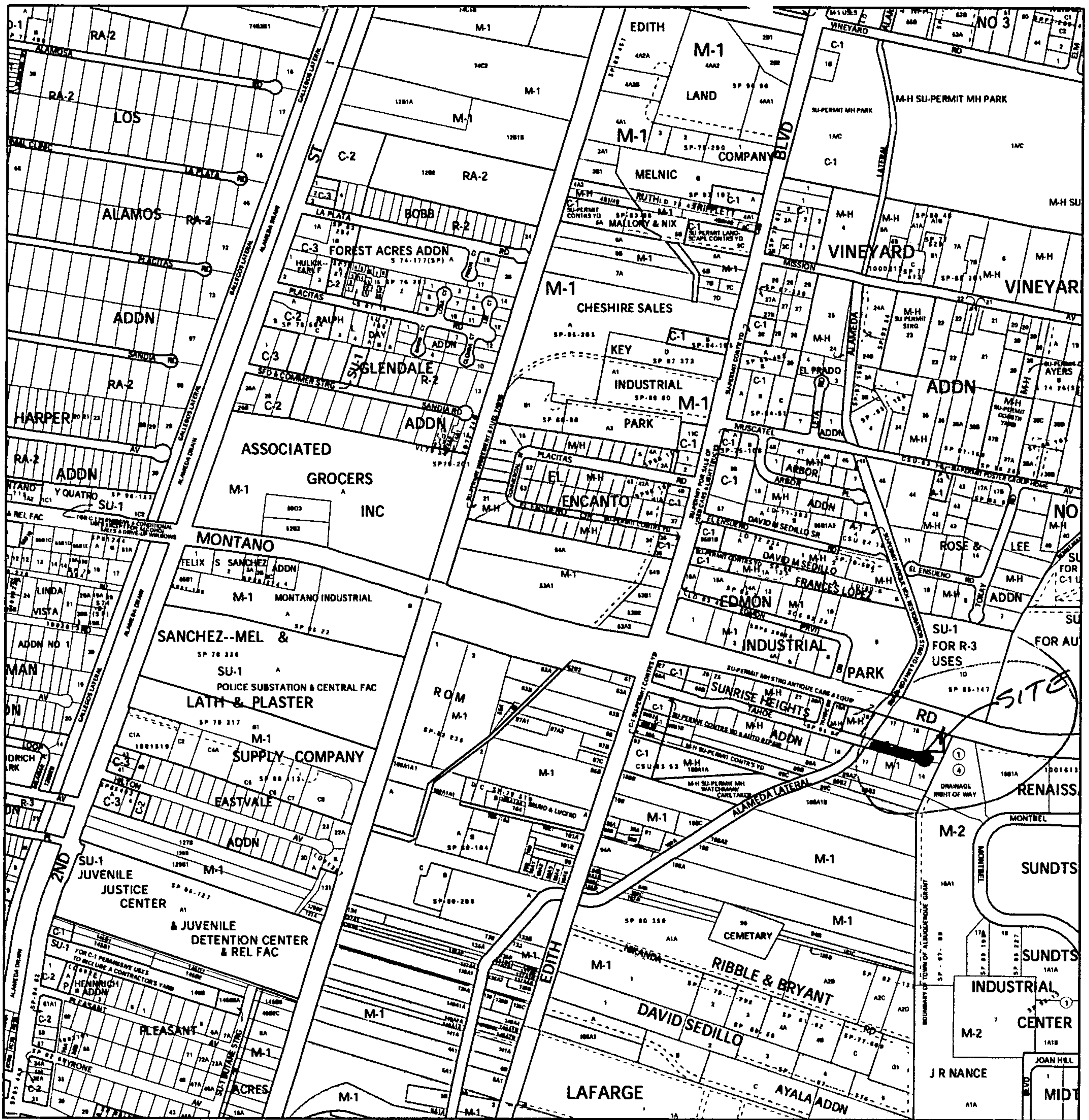
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Montano & Edith AND

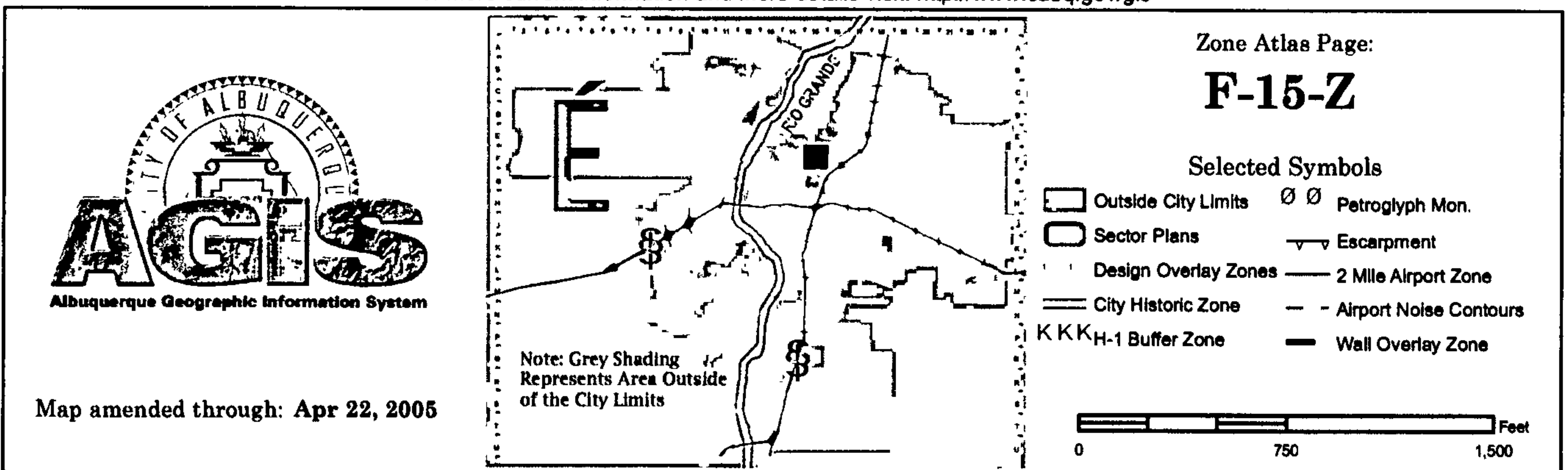
STREET NAME OR OTHER IDENTIFYING LANDMARK

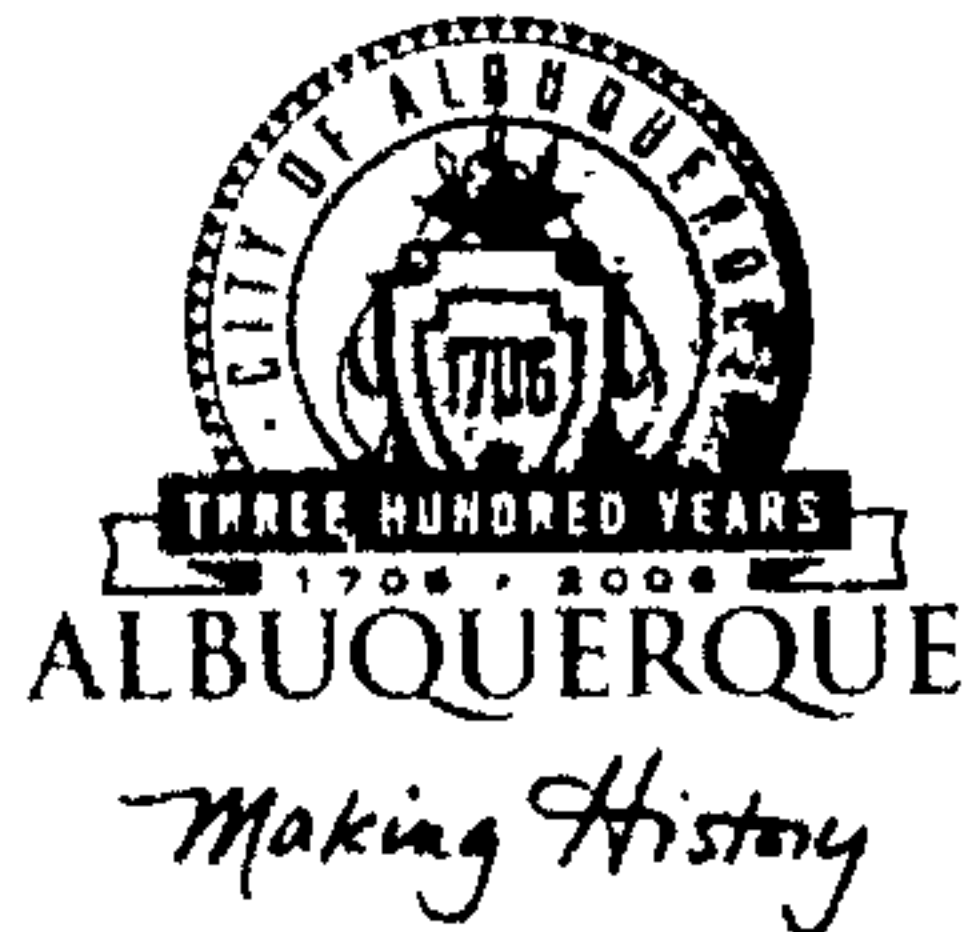
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (E15-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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





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: May 24, 2005

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

This letter will serve to notify you that on May 24, 2005
(date)

TO CONTACT NAME: Phil Turner
COMPANY/AGENCY: Terrametrics of New Mexico
ADDRESS/ZIP: 4175 A Montgomery, NE, 87109
PHONE/FAX #: 884-9087, 884-2192

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 Portion of Tahoe Place, east of Alameda Street
Lots - 11 thru 17
zone map page(s) R-15-Z thru

Our records indicate that as of May 24, 2005, there were **no Recognized**
(date)

Neighborhood 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,


OFFICE OF NEIGHBORHOOD COORDINATION

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

PAID RECEIPT

APPLICANT NAME JAMES GUTHRIE
 AGENT PHILIP TURNER
 ADDRESS 41175 A MONTGOMERY BLVD
 PROJECT & APP # 1004228 / 00888
 PROJECT NAME TAHOE PLACE

City of Albuquerque
Treasury Division

5/24/2005 2:32PM LOC: ANNX
 RECEIPT# 00041148 WSH 006 TRANSH 0029
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$140.00
 J24 Misc \$45.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 45.00 441006/4983000 DRB Actions
 \$ 75.00 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
 \$ 140.00 TOTAL AMOUNT DUE

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

5/24/2005 2:32PM LOC: ANNX
 RECEIPT# 00041149 WSH 006 TRANSH 0029
 Account 441006 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$140.00
 J24 Misc \$75.00
 CK \$40.00
 CHANGE \$0.00

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

5/24/2005 2:31PM LOC: ANNX
 RECEIPT# 00041147 WSH 006 TRANSH 0029
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$140.00
 J24 Misc \$20.00

Thank You

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.

[Signature] 5-24-2005
(Applicant or Agent) (Date)

I issued 1 signs for this application, May 24 2005, Andrew Janice
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004228