

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

July 13, 2005

9:00

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M.
- 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 # 1000614**  
05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for **LA CUEVA OESTE UNIT 2 & 4**, zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002397**  
05DRB-01042 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196 ] (E-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1004139**  
05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668 ] (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINAGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002123**  
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4<sup>th</sup> ST NW and 2<sup>th</sup> ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [*Deferred from 6/29/05*] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINAGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.**

5. **Project # 1000724**  
05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project # 1003520**  
04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) **THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB RE-APPROVED THE PRELIMINARY PLAT.**

7. **Project # 1002590**  
05DRB-00956 Major-Preliminary Plat Approval  
05DRB-00957 Minor-Subd Design (DPM) Variance  
05DRB-00958 Minor-Sidewalk Waiver  
05DRB-00960 Minor-Temp Defer SDWK  
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64<sup>th</sup> STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [Deferred from 4/13/05 & 6/29/05] (F-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN**



FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. **Project # 1004272**  
05DRB-01039 Minor-Temp Defer SDWK  
05DRB-01038 Minor-Sidewalk Waiver  
05DRB-01084 Minor-SiteDev Plan Subd  
05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as EL RANCHO GRANDE, UNIT 17) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINAGE PLAN ENGINEER STAMP DATED 6/15/5, THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) BOVINA BE CHANGED TO BOWIE SO THAT IT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.

9. **Project # 1000965**  
05DRB-01025 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**), zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB-00124] (F-11) **THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WAS APPROVED.**

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

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

10. **Project # 1001946**  
05DRB-01047 Minor-SiteDev Plan  
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.**

11. **PROJECT #1003699**  
(DRB-97-165 - V-97-507)  
05DRB-00118-SiteDev Plan for Subd

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM

11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [*Deferred from 01/05/05*] **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699] (L-23) THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.**

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

12. **Project # 1000985**  
05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [*Deferred from 6/1/05*] [REF: DRB96-412] (D-18) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.**

13. **Project # 1001182**  
05DRB-01069 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK**, zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.**

14. **Project # 1002134**  
05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as **LAS LOMITAS BUSINESS PARK**), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1003571**  
05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, **EL RANCHO GRANDE UNIT 9B**, zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/5] [REF: 04ZHE-01281] (G-13) **WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



17. **Project # 1003975**  
05DRB-00698 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**), zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [Deferred from 5/18/5] [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

18. **Project # 1004011**  
05DRB-01071 Minor-Prelim&Final Plat  
Approval

BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project # 1004110**  
05DRB-01093 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, **MRGCD MAP NO. 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**



20. **Project # 1004251**  
05DRB-00959 Minor-Prelim&Final Plat  
Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004232**  
05DRB-01090 Minor-Prelim&Final Plat  
Approval

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

22. **Project # 1004289**  
05DRB-01073 Minor-Prelim&Final Plat  
Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.**

23. **Project # 1004290**  
05DRB-01075 Minor-Vacation of Private  
Easements

MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT-B IN THE PLANNING FILE.**

24. **Project # 1004308**  
05DRB-01086 Minor-Prelim&Final Plat  
Approval

FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, **ATRISCO FOUR- PLEX ADDITION**, zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

25. **Project # 1004267**  
05DRB-01092 Minor-Prelim&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] (J-12) **WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

26. **Project # 1004039**  
05DRB-01074 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004161**  
05DRB-01091 Minor-Sketch Plat or Plan

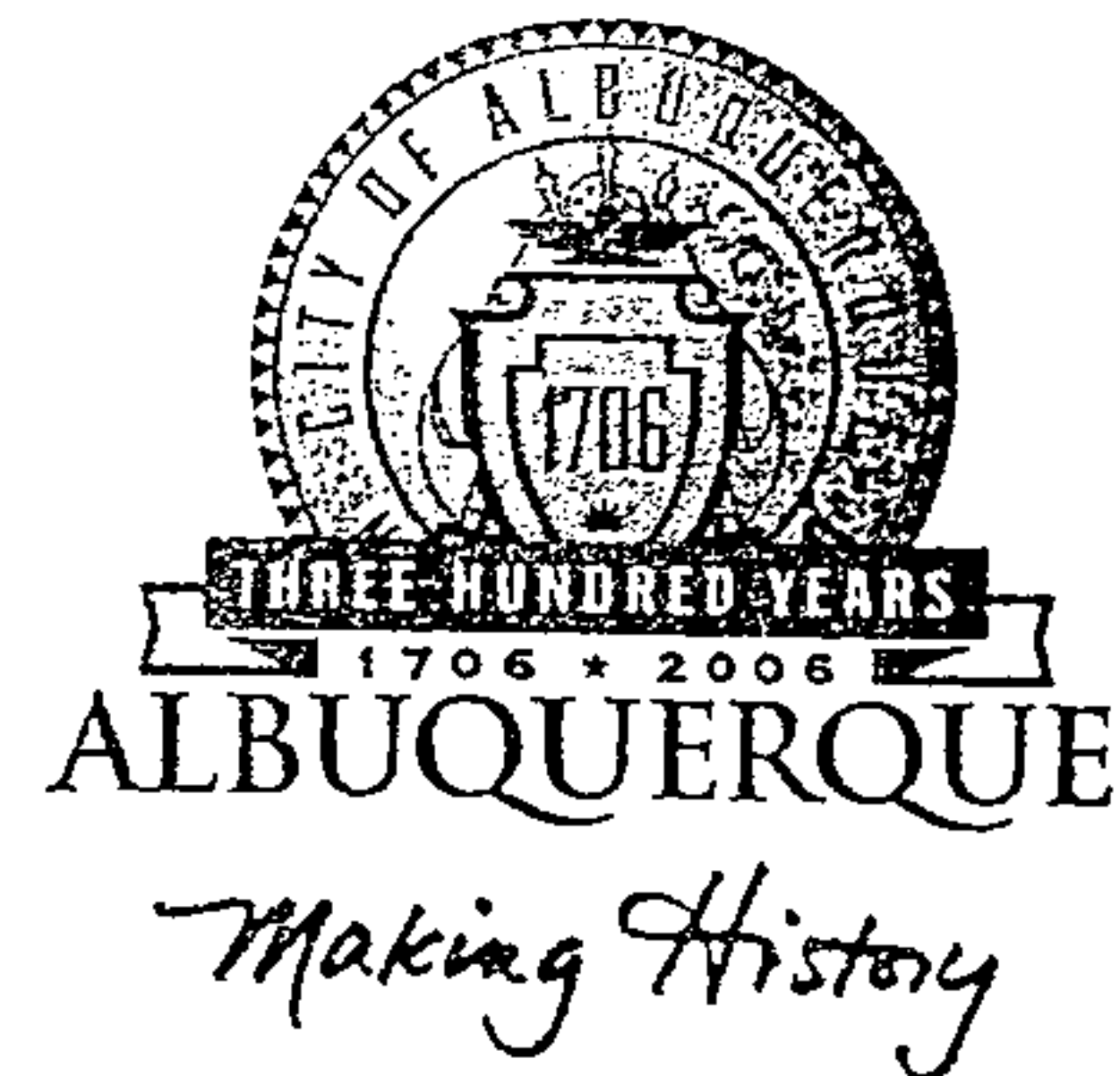
JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for June 29, 2005. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters:

ADJOURNED: 12:50 P.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004290

AGENDA ITEM NO: 23

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham  
City Engineer/AMAFCA Designee

DATE: July 13, 2005



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
July 13, 2005  
DRB Comments**

**ITEM # 23**

**PROJECT # 1004290**

**APPLICATION # 05-01075**

**RE: Town of Atrisco Grant, Unit 8/minor vac of pub easement**

No objections to this request.

Defer to Hydrology.

Applicant has one year to record the plat completing the vacation action.



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







# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

### L A APPEAL / PROTEST of...

- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICANT INFORMATION:

NAME: FedEx Freight West, Inc. PHONE: 408-323-4183  
 ADDRESS: 6411 Quadaalupe Mines Road FAX: \_\_\_\_\_  
 CITY: San Jose STATE CA ZIP 95120 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: Owner List all owners: \_\_\_\_\_  
 AGENT (if any): John A. Myers, Myers, Oliver & Price, P.C. PHONE: 247-9080  
 ADDRESS: 1401 Central Avenue, NW FAX: 247-9109  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jmyers@moplav.com

DESCRIPTION OF REQUEST: Vacation of a ±127' private drainage 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 263C Block: \_\_\_\_\_ Unit: 8  
 Subdiv. / Addn. Town of Atrisco Grant  
 Current Zoning: SU-1 for Truck Terminal Proposed zoning: N/A  
 Zone Atlas page(s): H-11 and J-11 No. of existing lots: 1 No. of proposed lots: N/A  
 Total area of site (acres): 5.5678 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No  
 UPC No. 1 011 058 019 498 22 404 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Coors Boulevard, NW and  
~~between~~ Hanover Road, NW and \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): DRB-94-264

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

SIGNATURE John A. Myers DATE June 2005  
 (Print) \_\_\_\_\_ 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 - 01075  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Hearing date 07/13/05

Action	S.F.	Fees
<u>VPRE</u>	<u>V</u>	<u>\$ 45.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 65.00</u>

Sandy Sandley 06/28/05

Project # 1004290

**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.

John A. Myers  
 Applicant name (print)  
John A. Myers by Kila 6/28/05  
 Applicant signature / date



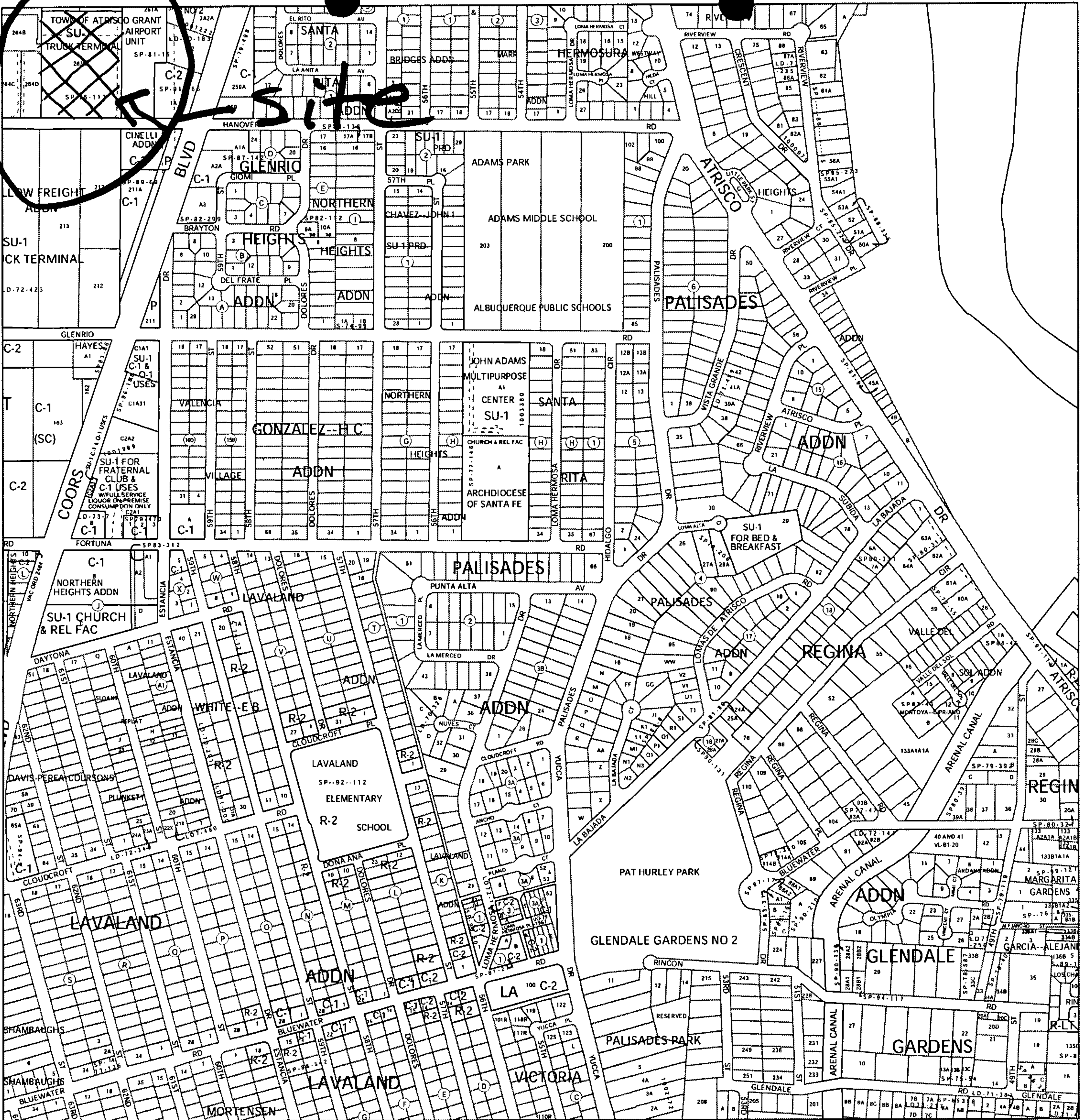
Form revised 4/03, 10/03 and JUNE 2005

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

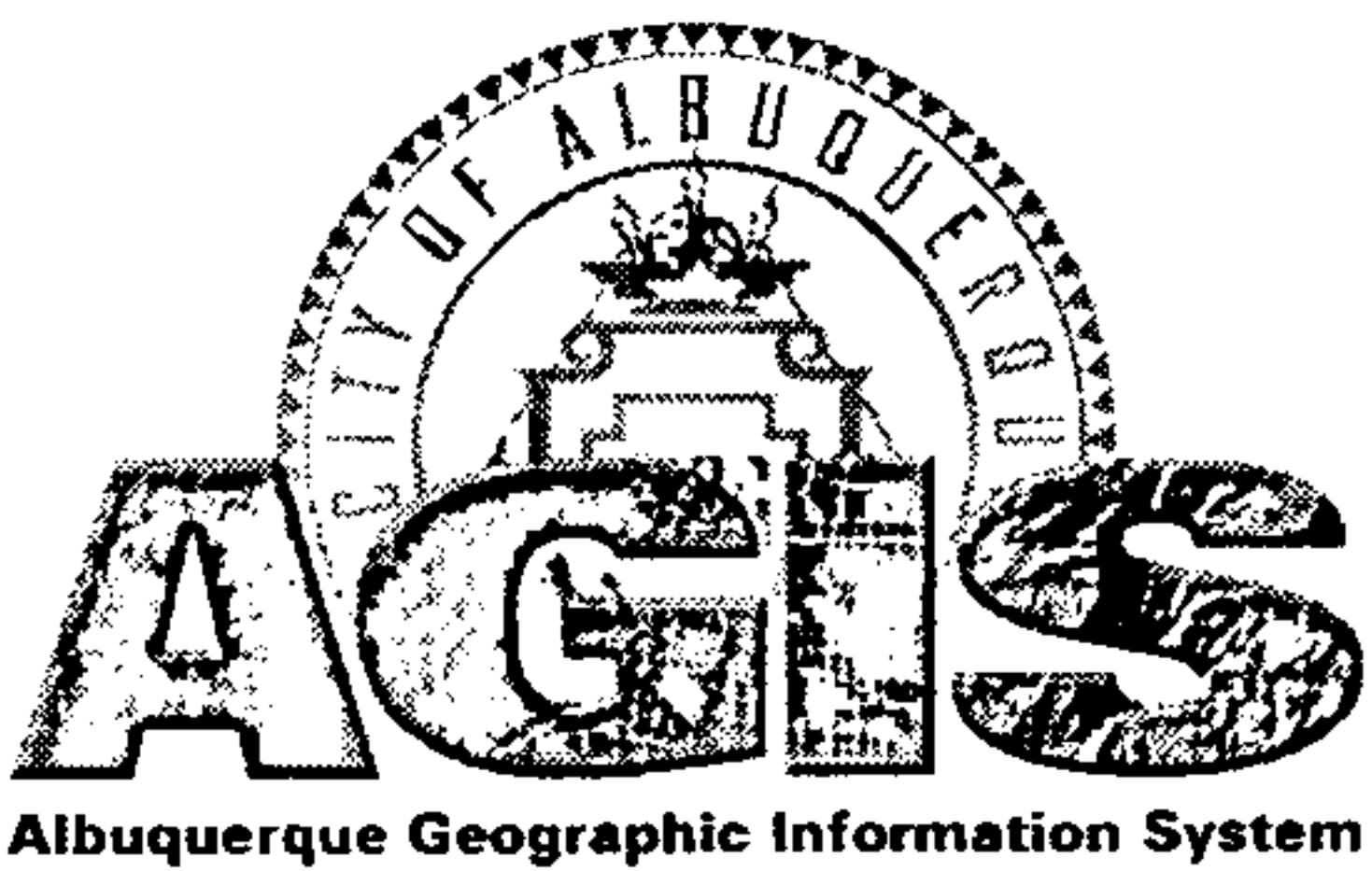
Application case numbers  
05DRB- -01075  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 06/28/05  
 Planner signature / date  
Project # 1004290

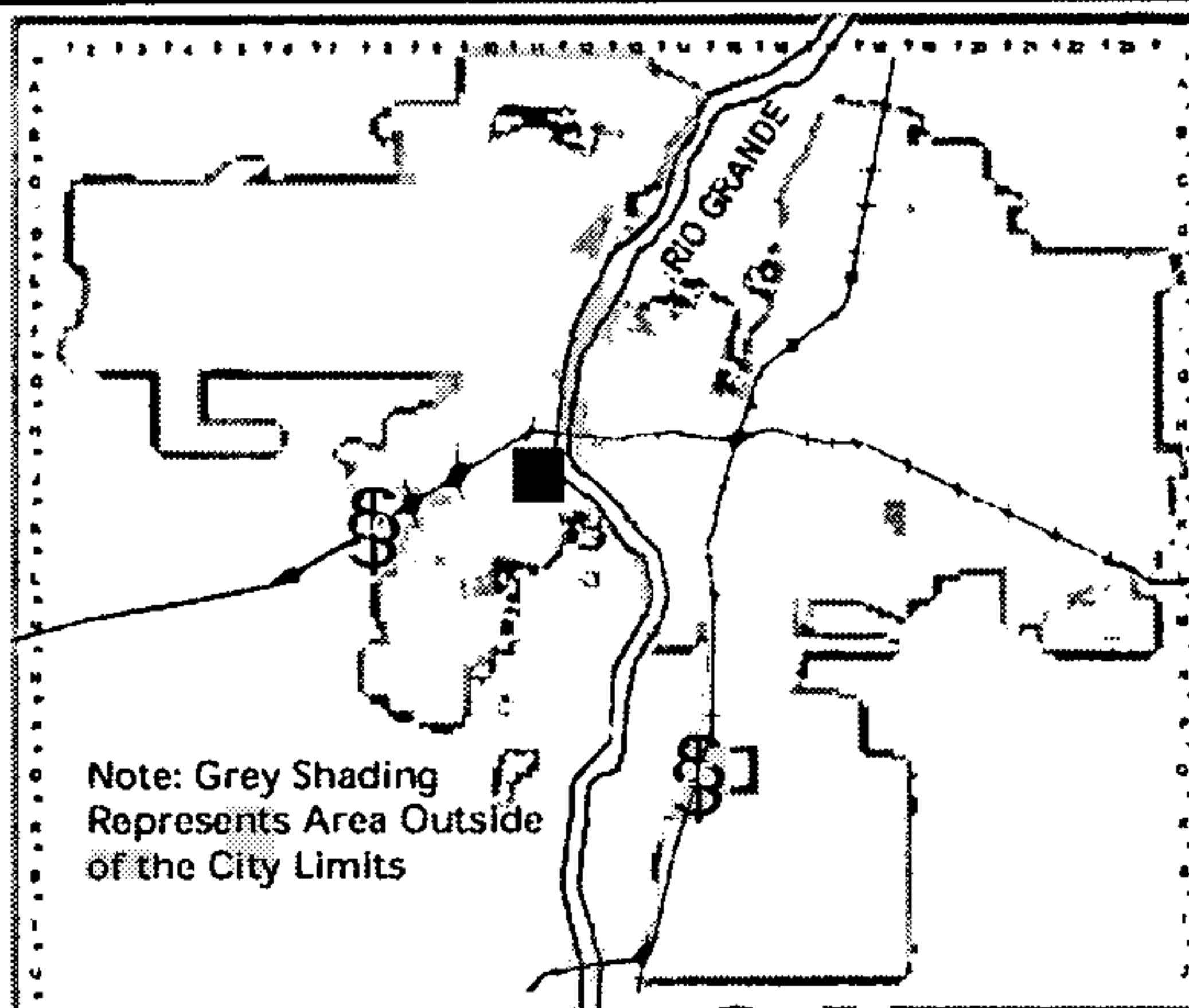




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005



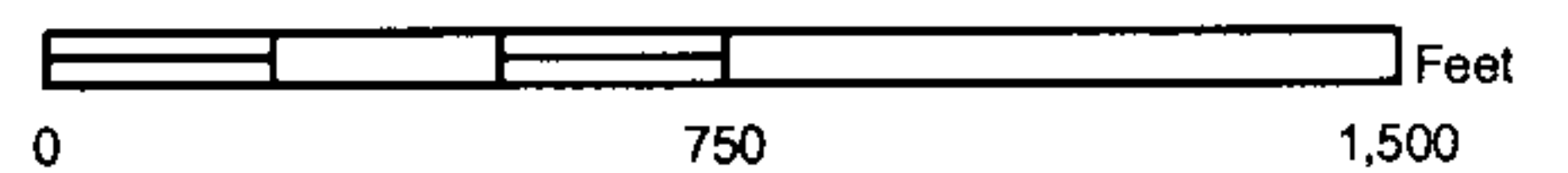
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**J-11-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







## REASONS FOR REQUEST

On May 17, 1995, the Plat of Lots 263-A, 263-B and 263-C, Town of Atrisco Grant, (the "Property") was recorded creating the above three lots. When the plat was recorded, a ±127 foot private drainage easement was granted along the northerly portion of Lot 263-C, for the benefit of the Property (the "Drainage Easement"). Since the recording of the plat, the Property has been developed and infrastructure has been constructed to accommodate drainage of storm waters into City storm drains.

The owners of the Property have entered into a Mutual Termination of Private Drainage Easement which was recorded on June 24, 2005, a copy of which is attached to this application. Therefore, applicant hereby requests that the Drainage Easement be vacated to allow it to use this portion of the property for parking of its federal express trucks.



## MUTUAL TERMINATION OF PRIVATE DRAINAGE EASEMENT

THIS MUTUAL TERMINATION OF PRIVATE DRAINAGE EASEMENT is made and entered into this 31<sup>st</sup> day of May, 2005, by and between **Eagle Investors, Inc.**, a New Mexico corporation, whose address is 2616 West Highway 66, Gallup, New Mexico 87301, **Five Stars Hospitality, Inc.**, a New Mexico corporation, whose address is 2616 West Highway 66, Gallup, New Mexico 87301, and **FedEx Freight West, Inc.**, a California corporation, whose address is 6411 Guadalupe Mines Road, San Jose, California 95120-5000.

### RECITALS

WHEREAS, **Eagle Investors, Inc.**, a New Mexico corporation, is the owner of that certain real property located in the County of Bernalillo, State of New Mexico, more particularly described as follows:

Lot 263-A, as the same is shown and designated on the Plat of Lots 263-A, 263-B and 263-C, TOWN OF ATRISCO GRANT UNIT 8, situate within the projected Section 11 and 14, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1995, (hereinafter "Lot 263-A");

WHEREAS, **Five Stars Hospitality, Inc.**, a New Mexico corporation, is the owner of that certain real property located in the County of Bernalillo, State of New Mexico, more particularly described as follows:

Lot numbered Two Hundred Sixty-three-B (263-B), as the same is shown and designated on the Plat of Lots 263-A, 263-B and 263-C, TOWN OF ATRISCO GRANT UNIT 8, situate within the projected Section 11 and 14, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1995 (hereinafter "Lot 263-B");

WHEREAS, **FedEx Freight West, Inc.**, a California corporation, is the owner of that certain real property located in the County of Bernalillo, State of New Mexico, more particularly described as follows:

Lot 263-C, as the same is shown and designated on the Plat of Lots 263-A, 263-B and 263-C, TOWN OF ATRISCO GRANT UNIT 8, situate within the projected Section 11 and 14, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 17, 1995 (hereinafter "Lot 263-C");

WHEREAS, a "Private Drainage Easement" was created by that certain Plat of Lots 263-A, 263-B and 263-C, Town of Atrisco Grant Unit 8, situate within projected Section 11 and 14, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, New Mexico, October 1994, filed May 17, 1995, on Lot 263-C for the benefit of Lot 263-A, Lot 263-B and Lot 263-C, with "maintenance being the responsibility of Tract 263C" (hereinafter "Easement");

WHEREAS, the City of Albuquerque has adequate infrastructure in place to accommodate the drainage requirements of Lots 263-A, 263-B and 263-C, thereby extinguishing the need for the Easement; and,

WHEREAS, the parties desire to terminate the Easement.

### AGREEMENT

NOW THEREFORE, **Eagle Investors, Inc.**, a New Mexico corporation, **Five Stars Hospitality, Inc.**, a New Mexico corporation, and **FedEx Freight West, Inc.**, a California corporation, for the consideration set forth in the Recitals above and for other good and valuable consideration, the sufficiency of which is acknowledged, agree as follows:

1. **Recitals.** The Recitals are incorporated into this Mutual Termination by reference as if fully set forth.
2. **Termination of Easement.** The parties mutually agree to terminate and hereby terminate and extinguish that certain Private Drainage Easement created by the Plat of Lots 263-A, 263-B and 263-C, Town of Atrisco Grant Unit 8, situate within projected Section 11 and 14, T. 10 N., R. 2 E., N.M.P.M., Albuquerque, New Mexico, October 1994, filed May 17, 1995, in Volume 95C, folio 180, for Lot 263-A, Lot 263-B and Lot 263-C.





The parties agree that this Mutual Termination of Private Drainage Easement terminates only the Private Drainage Easement on Lot 263-C, and does not terminate any other easements created by the Plat, or otherwise.

P.S.

In addition, ~~if FedEx Freight West, Inc. in its sole discretion deems it appropriate~~, FedEx Freight West, Inc. shall take all reasonable steps to vacate the Easement by way of public hearing in the city of Albuquerque.

3. **Binding Effect.** This Mutual Termination is binding upon and shall inure to the benefit of the parties to this Mutual Termination, and their respective heirs, successors, assigns and personal representatives, and any and all future grantees, transferees, parties of interest, and all guests and invitees of any of them.

4. **Recording Termination of Easement.** This Mutual Termination shall be filed for record in the real estate records of the Office of the County Clerk of Bernalillo County, New Mexico. FedEx Freight West, Inc. shall be the party responsible for payment of recording fees.

5. **Entire Agreement.** This Mutual Termination of Private Drainage Easement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes any and all prior agreements or understandings between them with respect to such matters.

6. **Governing Law.** This Mutual Termination shall be construed and enforced in accordance with the laws of the State of New Mexico. Each of the parties hereto, and all assigns and successors in interest to the parties hereto, consent and are subject to the personal jurisdiction of the appropriate court or courts within the State of New Mexico for the enforcement of or with regard to disputes relating to this Mutual Termination.

7. **Headings.** Headings in this Mutual Termination are for convenience only and shall not be used to interpret or construe its provisions:

IN WITNESS WHEREOF, the parties hereto have executed this Mutual Termination of Private Drainage Easement below.

Eagle Investors, Inc.,  
a New Mexico corporation

By: [Signature]  
F.M. Sundaram  
President  
Prakash Sundaram  
Vice President

Five Stars Hospitality, Inc.,  
a New Mexico corporation

By: [Signature]  
F.M. Sundaram  
President  
Prakash Sundaram  
Vice President

FedEx Freight West, Inc.,  
a California corporation

By: [Signature]  
Bruce R. Campisi  
Managing Director  
Real Estate/Construction

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on May 31, 2005, by Prakash Vice-President Sundaram, President of Eagle Investors, Inc. a New Mexico corporation.

My Commission  
Expires 6/3/08

[Signature]  
Notary Public

My Commission Expires:  
(SEAL)

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

This instrument was acknowledged before me on June 7, 2005, by Prakash Sundaram, President of Five Stars Hospitality, Inc., a New Mexico corporation.



*Kathleen R. Maldonado*  
KATHLEEN R. MALDONADO

NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires: 03-19-2006  
(SEAL)

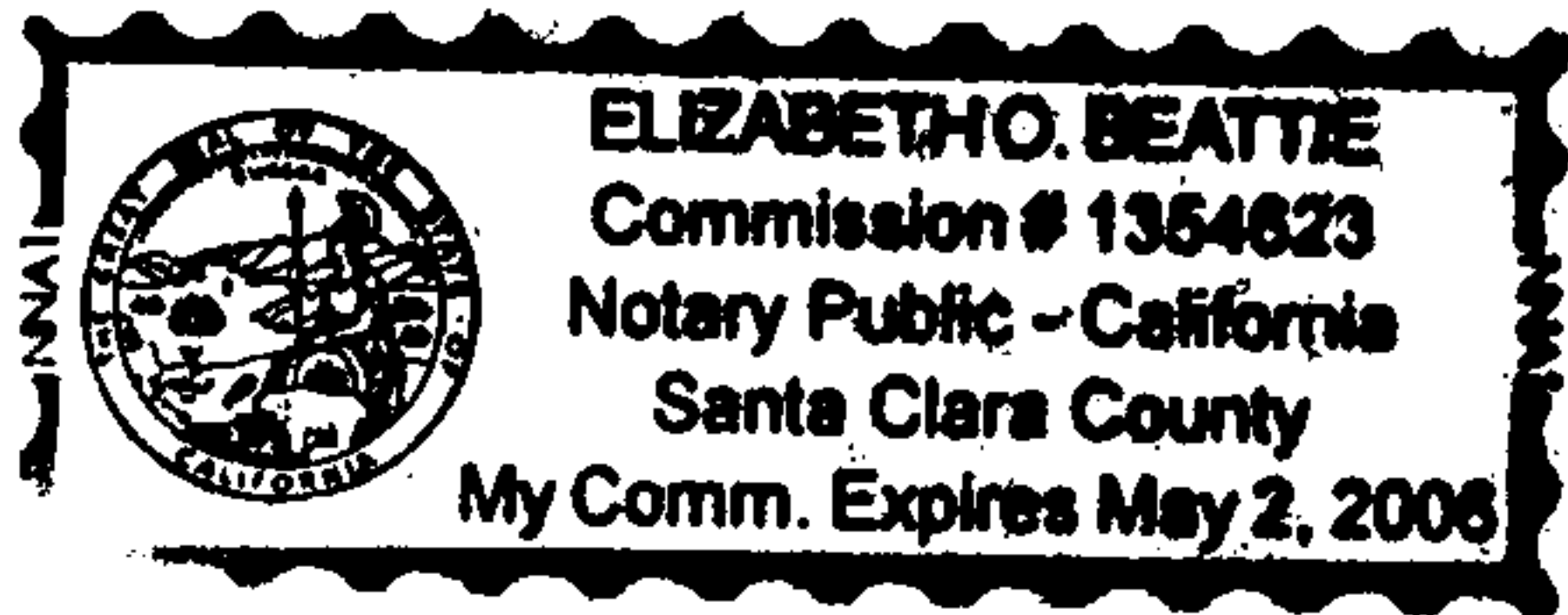
My Commission Expires: 03-19-2006

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF SANTA CLARA )

This instrument was acknowledged before me on June 7, 2005, by Bruce R. Campisi, CEO & Const. Director, of FedEx Freight West, Inc., a California corporation.

*Elizabeth Beattie*  
Notary Public

My Commission Expires: May 2, 2006  
(SEAL)



Mary Herrera

Bern. Co. TERM

R 13.00

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8286464  
Page: 3 of 3  
06/24/2005 02:17P  
Bk-A99 Pg-143





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

**PAID RECEIPT**

APPLICANT NAME FEDEX FREIGHT WEST  
 AGENT JOHN A MYERS  
 ADDRESS 1401 CENTRAL AVE NW  
 PROJECT & APP # 1004290 / 05 DRB 01071  
 PROJECT NAME FEDEX FREIGHT WEST

\$ 20.00 441032/3424000 Conflict Management Fee  
 \$ 45.00 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  
 \$ 65.00 TOTAL AMOUNT DUE

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

OLIVER & PRICE, P.C.  
 OPERATING ACCOUNT 01-91  
 1401 CENTRAL AVE., N.W.  
 ALBUQUERQUE, NEW MEXICO 87104  
 (505) 247-9080

WELLS FARGO BANK, N.A.  
 WWW.WELLSFARGO.COM

95-219/1070

9965

CHARGE  
 CK  
 J24 MISC  
 LTR S AMT  
 ACTIVITY 4983000  
 Account 441006  
 REF # 00045221  
 6/28/05 12:13PM  
 LTR ANN  
 RECEIPT# 00045222  
 Account 441006  
 Activity 3424000

City of Albuquerque  
 Treasury Division

DATE

6/28/05

AMOUNT

\$65.00

City of Albuquerque  
 Treasury Division

6/28/2005 12:13PM

RECEIPT# 00045222

Account 441006

Activity 3424000

12:13PM

AUTHORIZED SIGNATURE

*[Signature]*

\$65.00

\$20.00

⑈009965⑈ ⑈107002192⑈ ⑈1017548225⑈

Thank You

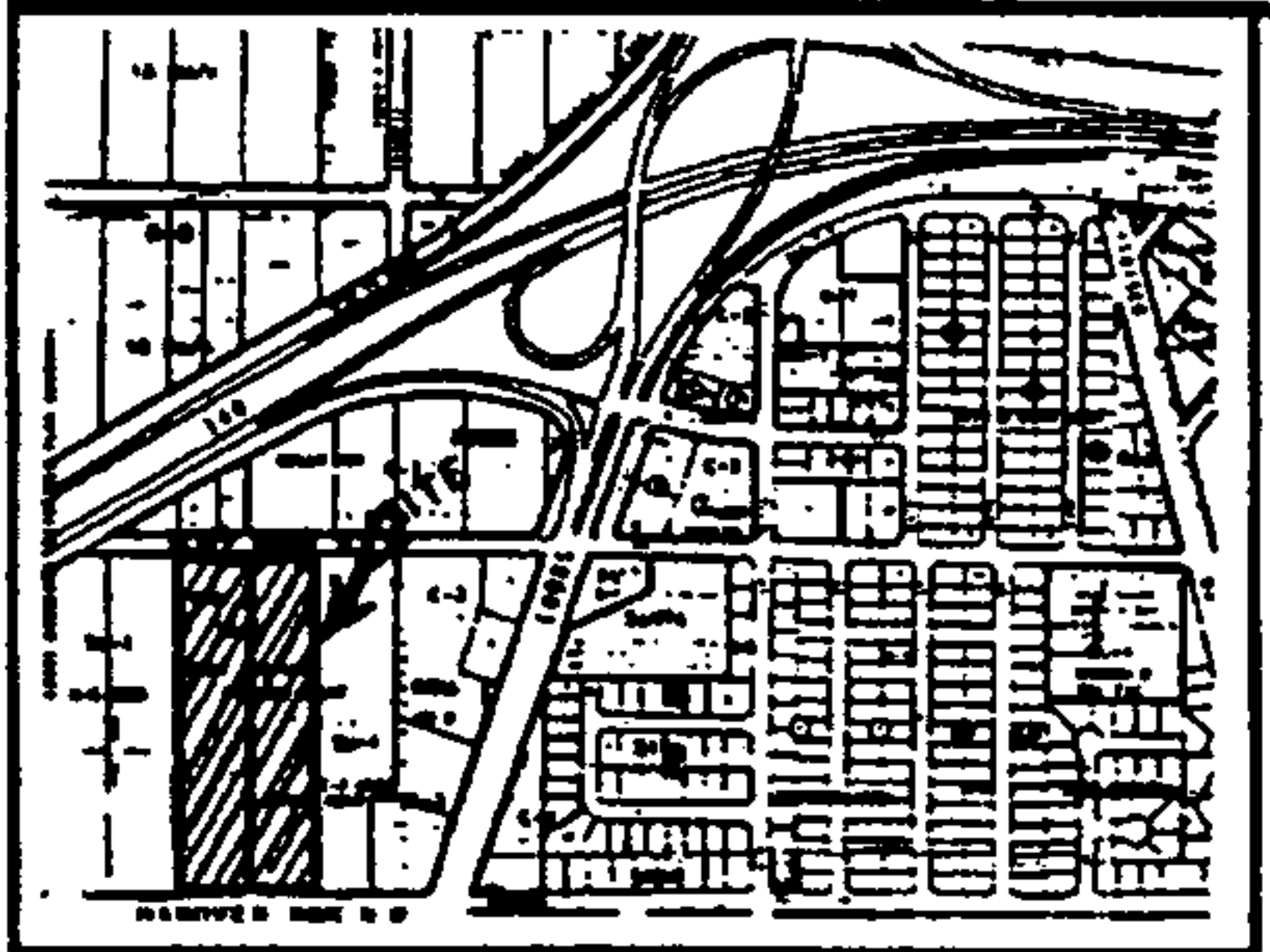
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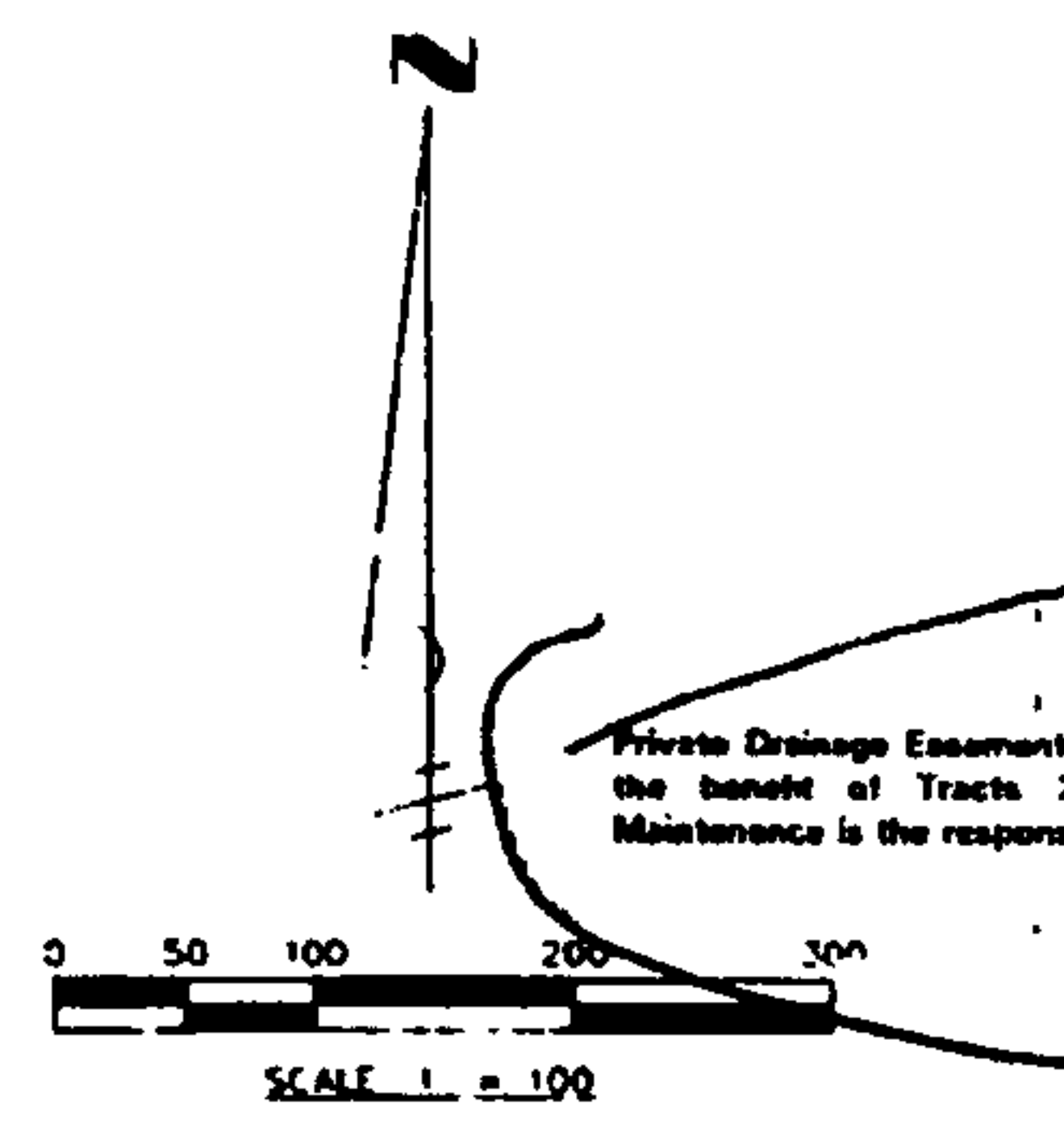


95C-180

95C-180



VICINITY MAP  
Zero Map No. 14-89



**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE (1) THREE NEW TRACTS FROM (2) TWO EXISTING TRACTS & (3) PART A PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT PER 2-11-89.

**GENERAL NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARING ARE STATE PLANE GRID BEARINGS, CENTRAL 2-N.E. ZONE, 1927.
3. DISTANCES ARE GROUND.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS ACREAGE 9.9964 ACRES.
6. TALOS LOG No. 4915K-366-111.
7. DRB CASE No. 94-304.

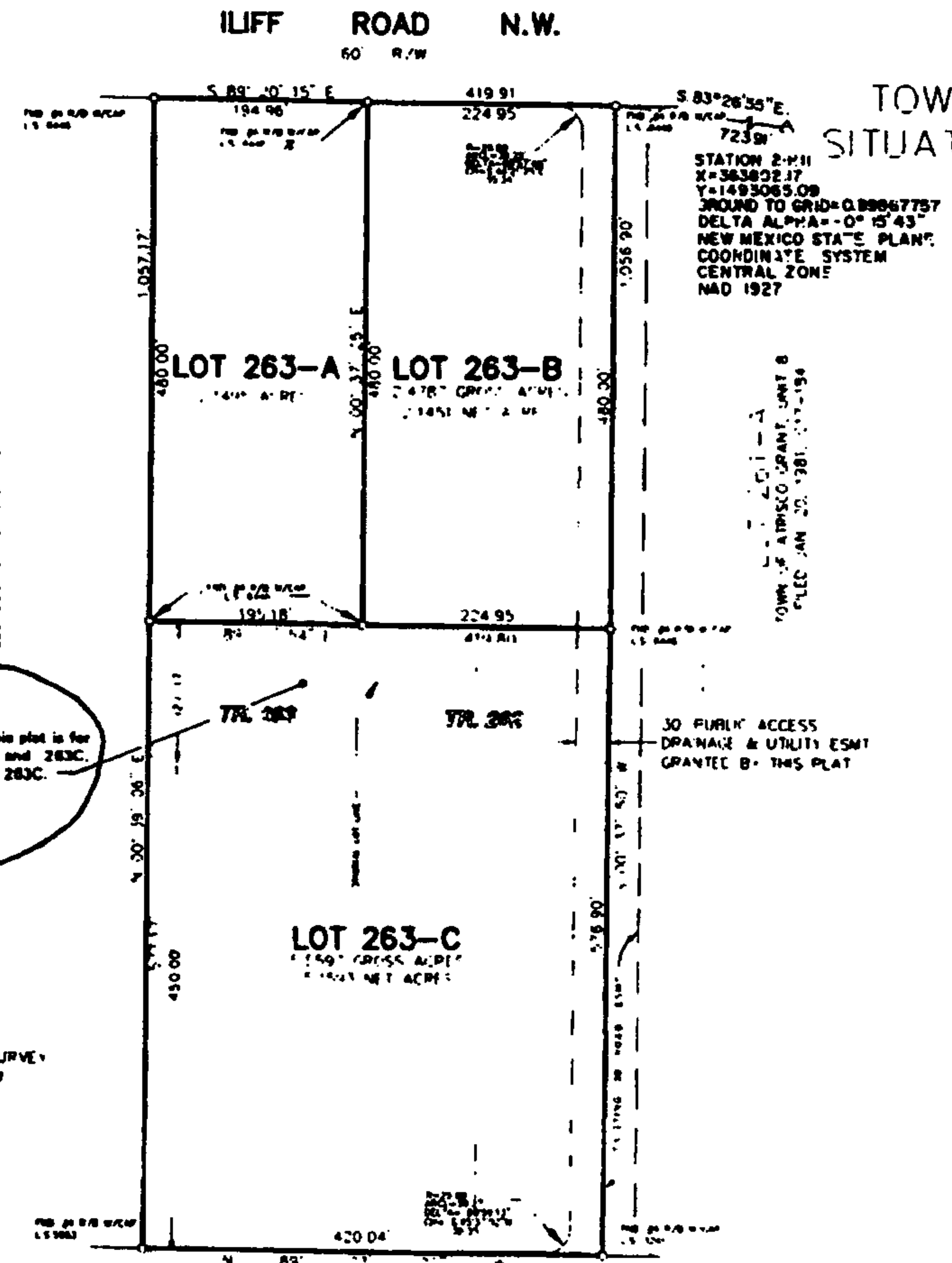
NOTE: Prior to development, City of Albuquerque water and sanitary sewer service to 263-A and 263-B must be verified and coordinated with the Public Works Dept. City of Albuquerque, via a request for water and sanitary sewer availability statement.

NOTE-1 The 30 foot public access, drainage and utility easement on the east edge of new Tract 263-A is hereby granted by this plat, available for immediate use without conditions.

NOTE-2 The 30 foot public access, drainage and utility easements on the east edge of new Tract 263-C is hereby granted by this plat, available for immediate use without conditions.

- 1) The full 30 foot public access, drainage and utility easement will be granted for immediate use where:
  - a) the property is sold; or
  - b) the tract is abandoned or terminated; or
  - c) at the end of 20 years, which ever comes first.
- 2) For an interim easement, a 30 foot portion of the public access, drainage and utility easement will be granted for immediate use at the end of 5 years, the stated portion with the sign-off of this plat (June 1994).
- 3) Any site adjustment will be provided by the property owner, but does not connect to roads and use as stated in Note 1B.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCC. *[Signature]*  
PROPERTY OWNER OF RECORD *[Signature]*  
BERNALILLO CO. TREASURER'S OFFICE *[Signature]*



HANOVER ROAD N.W.  
60' R/W

95049800 PLAT OF  
 LOTS 263-A, 263-B, & 263-C  
 TOWN OF ATRISCO GRANT, UNIT 8  
 SITUATE WITHIN PROJECTED SECTION 11 & 14  
 T. 10 N., R. 2 E., N.M.P.M.  
 ALBUQUERQUE, NEW MEXICO  
 OCT. 1994

**LEGAL DESCRIPTION**

TRACTS NUMBERED 263 AND 263 OF THE PLAT SHOWING A PORTION OF TRACTS ALLIATED FROM THE TOWN OF ATRISCO GRANT, UNIT 8, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, WITHIN T. 10 N., R. 2 E., N.M.P.M.

State of New Mexico ) SS  
County of Bernalillo  
This instrument was filed for record on

4th MAY 27 1995 95C  
Records of the County Clerk & Recorder

SP-95-113

TRAFFIC ENGINEER, TRANSPORTATION GROUP	<i>[Signature]</i>	2-28-95
PARTIAL AND GENERAL SERVICES	<i>[Signature]</i>	2-24-95
PUBLIC SERVICE COMPANY OF NEW MEXICO	N/A	
WEST COMMUNICATIONS COMPANY	N/A	
CAS COMPANY OF NEW MEXICO	<i>[Signature]</i>	10-21-94
CITY SURVEYOR, ENGINEERING DIVISION	<i>[Signature]</i>	2-28-95
PLANNING DEVELOPMENT	<i>[Signature]</i>	5-15-95
ENGINEERING GROUP	<i>[Signature]</i>	5-15-95
PROPERTY MANAGEMENT	N/A	

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 10 OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO

*[Signature]* 5-16-95  
CITY PLANNER  
ALBUQUERQUE, BERNALILLO COUNTY, PLANNING DIVISION

**SURVEYORS CERTIFICATE**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF  
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 22th DAY OF October 1994  
ANTHONY L. HARRIS P.S. # 11463

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF SAID OWNER / PROPRIETOR DO(ES) HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT

*[Signature]* 10-19-94  
RONALD & BREDEMAYER  
DATE

ACKNOWLEDGEMENT  
STATE OF *[Signature]* ) SS  
COUNTY OF *[Signature]* )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October 1994 BY



95C-180

95C-180