DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 11, 2007 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order 9:00 A.M. Adjourned: 12:10 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# 1002529**
07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION,** zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

2.	**Project# 1006539** 07DRB-70047 BULK LAND VARIANCE 07DRB-70043 VACATION OF PUBLIC EASEMENT 07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY 07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 07DRB-70046 VACATION OF PRIVATE EASE.	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**
3.	**Project # 1004075** 06DRB-01537 Major-Vacation of Pub Right-of-Way 06DRB-01539 Major-Vacation of Public Easement	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 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 & 07/11/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 6/6/07]* (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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# 1004246
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project# 1004871
07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1002329
07DRB-70099 MINOR - SDP FOR BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH,** zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

10 Project# 1005354
A. 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

11. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION,** zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF PRIVATE EASEMENT
07DRB-70087 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION,** zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH,** zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO,** zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES,** zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2,** zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). *[Defer from 7/11/07]* (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).*[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07]* (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO,** zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 29**

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:

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

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

all signed

SIGNED: Bradley L. Bingham **DATE:** JULY 11, 2007
City Engineer / AMAFCA Designee 505-924-3986

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Comp 45 7/5/07

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-00033 (SPS)** Project # **1004354**

Project Name **KRANIA**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/20/07 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): Jaapeer/Jaramillo
- ☒ C. Otherley OK Jaramillo
- ☐ _____

- ☐ _____

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

Project Number 1004354

Comp 45 7/5/07

DRB CASE ACTION LOG (SITE PLAN B.P.)

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-00034 (SBP)** Project # **1004354**

Project Name**: KRANIA**

Agent: Tierra West LLC Phone No: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2/07/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☒ CITY ENGINEER / AMAFCA: SIA OK
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): 3 copies OK
- ☒ ~~CO Notice~~
- ☐
- ☐

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

Project Number 1004354

DRB CASE ACTION LOG (SITE PLAN B.P.)

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-00034 (SBP)** Project # **1004354**

Project Name: **KRANIA**

Agent: Tierra West LLC Phone No: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)**, was approved on 2/07/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

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

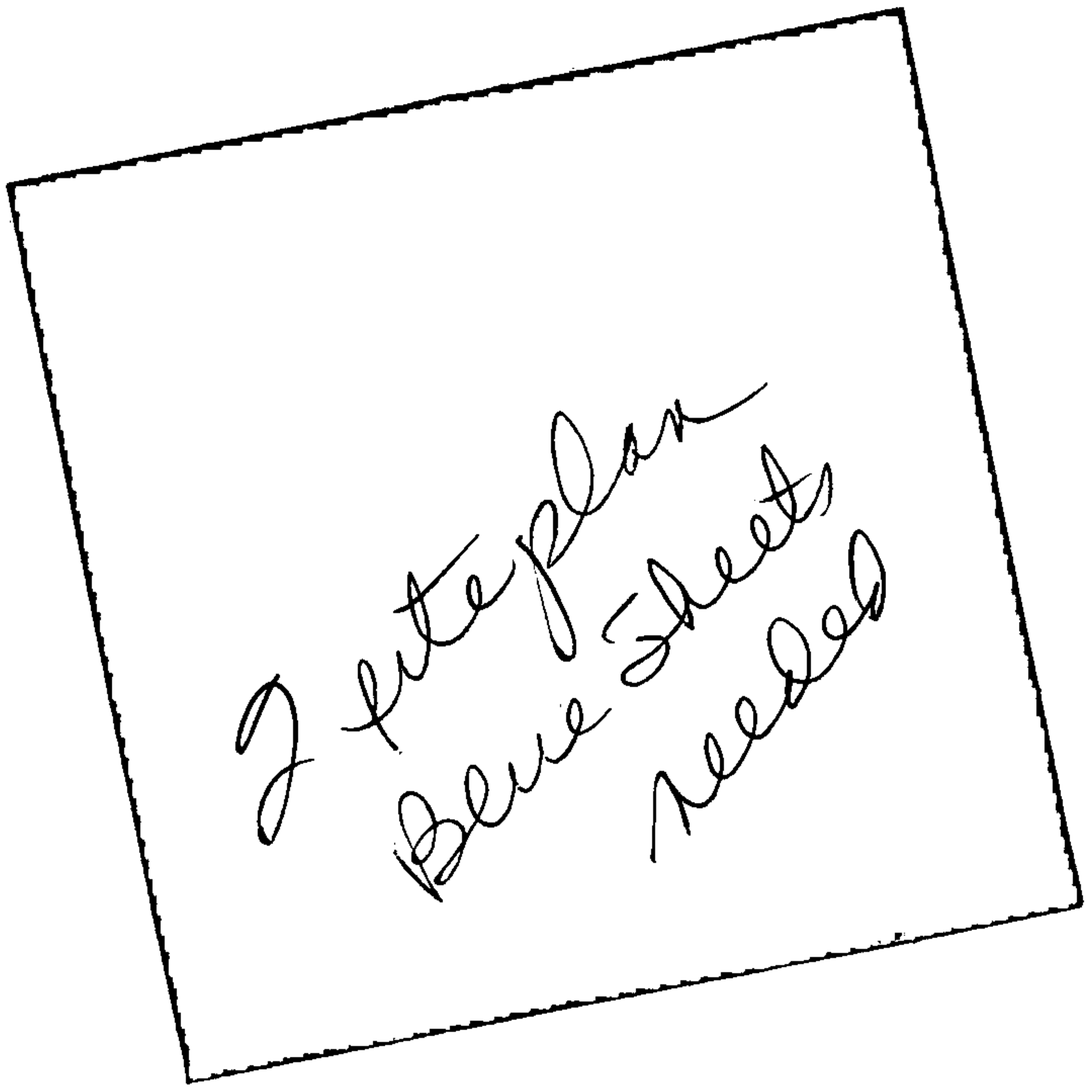
- ☑ CITY ENGINEER / AMAFCA: SIA
- ☐ _____
- ☐ _____
- ☐ _____

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

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

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

Project Number 1004354


Site plan
Blue sheets
needed

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-00033 (SPS)** Project # **1004354**

Project Name **KRANIA**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB**), ~~(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN)~~, was approved on 2/01/07 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): 3 copies/ C-TK Inclusion OK Jan

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

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

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

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Project Number 1004354

#9

Completed 3/7/07

DRB CASE ACTION LOG (PREL & 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.: ~~07EPC00082~~ 06-01426 (P&F) Project # **1004354**

Project Name: ~~KRANIA~~ Manakuli

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 02/01/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: Adjacent owners agreement
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): Record _____
- ❑ _____
- ❑ _____
- ❑ _____

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

Project Number 1004354

DEVELOPMENT REVIEW BOARD
ACTION SHEEET

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

March 7, 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:10 A.M.

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

1. **Project # 1003713**
   07DRB-00143 Major-Two Year SIA

   ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS,** zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13) **TWO YEAR SIA WAS APPROVED.**

2. **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) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

3. **Project # 1005346**
07DRB-00134 Major-Vacation of Public Easements

SURV-TEK 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,** zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **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] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07 & 3/07/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 3/21/07.**

5. **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 & 2/28/07]* (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

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 # 1003801**
07DRB-00222 Minor-SiteDev Plan BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION,** zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner]** *[Deferred from 3/07/07]* (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

7. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07 07]* (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07]* (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project #-1004354**
07DRB-00216 Minor-Amendment to Final Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07]* (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**
07DRB-00230 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**
07DRB-00234 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. 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

16. **Project # 1005392**
07DRB-00215 Minor-Sketch Plat or Plan

SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT,** zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005394**
07DRB-00223 Minor-Sketch Plat or Plan

ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**

18. **Project # 1005398**
07DRB-00228 Minor-Sketch Plat or Plan

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11TH ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005401**
07DRB-00233 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1005403**
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**

21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 9**

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:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 7, 2007

CITY OF ALBUQUERQUE
Planning Department
February 7, 2007
DRB Comments

ITEM # 9

Project # 1004354 Application # 06DRB-01426

RE: Lots 22-26, Block 9, Original Townsite of Westland/minor plat

No objection to the request platting action.

Planning will record the plat.

Is AGIS dxf approved?

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 7, 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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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: 10:45 A.M.

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

1.	**Project # 1001396** 07DRB-00026 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1,** zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR 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].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **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] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

Project #1002739
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **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,UC, 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]*(K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07]* (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNNG FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

8 & 9

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

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER,** zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003469
07DRB-00087 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS,** zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. Project # 1004039
07DRB-00091 Minor-Prelim&Final Plat Approval
07DRB-00092 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT,** zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. Project # 1004679
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14.	**Project # 1004878** 07DRB-00041 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15.	**Project # 1005348** 07DRB-00093 Minor-Sketch Plat or Plan	CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK,** zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 7, 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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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: 10:45 A.M.

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

1. Project # 1001396
07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1,** zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR 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].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **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] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

Project #1002739
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **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,UC, 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]*(K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
→ 07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07]* (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNNG FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

FINAL PLAT APPROVAL

9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

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

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER,** zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003469
07DRB-00087 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS,** zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. Project # 1004039
07DRB-00091 Minor-Prelim&Final Plat Approval
07DRB-00092 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT,** zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. Project # 1004679
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14.	**Project # 1004878** 07DRB-00041 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

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

15.	**Project # 1005348** 07DRB-00093 Minor-Sketch Plat or Plan	CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK,** zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 8 and 9**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 12-01-06 is on file for Preliminary Plat approval.
Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

FP - Kvania indef

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 8 and 9**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 12-01-06 is on file for Preliminary Plat approval.
Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

FP - Kvania ~~Montaño~~ indef

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 3, 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:20 A.M.

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

1. **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]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

2. Project # 1000572

06DRB-01714 Major-Bulk Land Variance Approval
06DRB-01715 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES (to be known as **TRACTS A & B, THE PRESIDIO**), zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 43 acre(s). [REF: 06DRB-01193, 06DRB-01038, 06DRB-01040, 06DRB-01041, 06DRB-01535, 06DRB-01538] (K-21) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-01783 Minor-Amnd SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES, T WATERMAN request(s) the above action(s) for LOTS 1B, 2, 3, & 6, LENKURT PROPERTIES, (to be known as **THE PRESIDIO**) zoned SU-1 FOR PRD & 1P, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 3 acre(s). [REF: 06DRB-01715] [Catalina Lehner, EPC Case Planner] (K-21) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

06DRB-01778 Minor-Amnd Prelim Plat Approval
06DRB-01779 Minor-Sidewalk Waiver
06DRB-01781 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for LOTS 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES, (to be known as bulk land plat of **TRACTS A & B, THE PRESIDIO**) zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB-01714, 06DRB-01715] (K-21) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE AMENDED INFRASTRUCTURE LIST DATED 1/3/07 AND THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/13/06 WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003469**
06DRB-01668 Major-Vacat[redacted]of Public Easements

TERRAMETRICS O[redacted]NEW MEXICO agent(s) for JEFFREY A. & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A1 P1, **OAKLAND HEIGHTS,** zoned RD (3DU/AC) located on OAK RIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891, 06DRB-00882] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005271**
06DRB-01683 Major-Vacation of Public Easements

WALDO GRIEGO request(s) the above action(s) for all or a portion of Lot(s) 31, **WEAKS ADDITION,** zoned R-1, located on 47TH ST NW, between CENTRAL AVE NW and GLENDALE AVE NW. (K-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION,** zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). *[Deferred from 1/3/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

6. **Project # 1005283**
06DRB-01716 Major-[redacted]ation of Public Easements

PRECISION SU[redacted]EYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **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) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **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] [Deferred from 1/3/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/10/07.**

9. Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public 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].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

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.

10. 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) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCS AND PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/3/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND [redacted]ANS

11. Project # 1004354
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. Project # 1005228
06DRB-01767 Minor-Prelim&Final Plat Approval

EDWIN G CHAVEZ agent(s) for MARIA F. T. LOPEZ & MARY FRANCIS MCDONALD request(s) the above action(s) for TRACTS 34-A, 34-B, 34-C & 34-D (to be known as **LANDS OF FRANCES AND THERESA**) zoned RA-2, located on SAN ISIDRO DR NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR OPENING OF 2 NEW ACCOUNTS AND CONSTRUCTION OF 2 ADDITIONAL WATER/SEWER SERVICE CONNECTIONS AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. Project # 1005189
06DRB-01772 Minor-Prelim[redacted]inal Plat Approval

SURVEYS SOUTHW[redacted] LTD agent(s) for GERARD SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 45, **PEREA ADDITION,** zoned SU-1/SU-2 FOR 0-1 FOR FOUND HOUSE AND RELIGIOUS ACT, located on MOUNTAIN RD NW, between 14TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: Z-89-100] (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CONDITION ON SITE PLAN.**

15. Project # 1005247
06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [*Indef deferred from11/15/06 & Indef deferred 1/3/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. 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) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

17. Project # 1003094
06DRB-01787 Minor-Sketch Plat or Plan

TREVESTON ELLIOTT WORKSHOP ARCHITECTS agent(s) for S G PROPERTIES, ROMERO-ROSE request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between SILVER AVE SW and LEAD AVE SW containing approximately 2 acre(s). [REF: 03DRB-01997] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1005185
06DRB-01786 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for W INVESTMENTS request(s) the above action(s) for PARCEL 2-A-1, LAND OF EDMUND I RADY (to be known as **CIELO VISTA**) zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between TRAMWAY BLVD NE and BERMUDA RD NE containing approximately 3 acre(s). (F-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005312
06DRB-01771 Minor-Sketch Plat or Plan

PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT,** zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.**

20. **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) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **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 RT, 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) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for December 20, 2006. **THE DRB MINUTES FOR DECEMBER 20, 2006 WERE APPROVED.**

ADJOURNED: 11:20 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 11**

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:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 3, 2007

DRB CASE ACTION LOG ([redacted] FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01426 (P&F)** Project # **1004354**

Project Name **ORIGINAL TOWNSITE OF WESTLAND** Moradita

Agent: Tierra West LLC Phone No.: 858-3100

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: SIA
- ☐ _____
- ☐ _____
- ☐ _____

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

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

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

Project Number 1004354

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 11, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:15 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 # 1000418**
   06DRB-01355 Major-Two Year SIA

   JOHN SWAIN agent(s) for LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP,** zoned SU-1/CHURCH AND RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **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 R-D, 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]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

3. **Project # 1000922**
06DRB-01356 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for LA CUENTISTA 1, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LA CUENTISTA SUBDIVSION, UNIT 1,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 2 acre(s).[REF: 06DRB--01180] (C-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06] [Indef deferred on 9/13/06]* (C-10) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMNARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

4. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06 & 10/4/06]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/2/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION FO FINAL PLAT: HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-01398 Minor-Subd Design (DPM) Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1005000**
06DRB-01350 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD

PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] *[Deferred from 9/27/06]* (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06-01429 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967, 06DRB-01350] (H-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

6. Project # 1002580
06DRB-01370 Minor-Amnd SiteDev Plan BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as (**TRACT A, NORTH ALBUQUERQUE ACRES)** zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] *[Deferred from 9/27/06 & 10/4/06]* (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, A 4-FOOT PUBLIC ROADWAY EASEMENT ALONG SAN DIEGO, THE RECORDING OF THE CROSS-ACCESS EASEMENT AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1001028**
06DRB-01430 Minor-Amnd Prelim Plat Approval

PRECISION SURVEYS INC. agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF ALEJANDRO GARCIA,** zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). [REF: 05DRB-01886 (W/D)] (J-11) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 10/11/06 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

8. **Project # 1000469**
06DRB-01416 Minor-Extension of Preliminary Plat

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK,** zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

06DRB-01422 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) L1A1 & L1B1, **ATRISCO BUSINESS PARK** & Lot(s) 21, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD NW and SILVER CREEK RD NW containing approximately 7 acre(s). (K-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

9.	**Project # 1002176** 06DRB-01420 Major-Final Plat Approval 06DRB-01421 Minor-Subd Design (DPM) Variance	SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT C/O BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on INTERSTATE 40 SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 2 acre(s). [REF: 06DRB-01079, 06DRB-01080, 06DRB-01081] (L-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINAL ACCEPTANCE OF RELOCATED WATER LINE, APPLICATION NUMBER OF VACATION ON THE PLAT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**
10.	**Project # 1003747** 06DRB-01425 Minor-Extension of Preliminary Plat	TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP / WEINGARTEN REALTY INVESTORS request(s) the above action(s) for all or a portion of Parcels 1, 4 & 5, **WYOMING MALL,** zoned C-2, located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 23 acre(s). [REF: 05EPC-00024, 05EPC-00025, 05DRB-01550, 05DRB-01551] (H-20) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11.	**Project # 1002632** 06DRB-01409 Major-Final Plat Approval	TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISDE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

12. **Project #:1004354**
06DRB-01426 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A SIGNED LETTER OF AGREEMENT WITH PROPERTY OWNERS TO THE EAST ON STREET PAVING IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005106**
06DRB-01423 Minor-Prelim&Final Plat Approval

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251, 06DRB-01392] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER TAPPING PERMITS, WORK COMPLETE AND ACCEPTED AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] *[Deferred from 10/4/06]* (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

14.	**Project # 1004607** 06DRB-01427 Major-Final Plat Approval	WILSON & CO agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Parcels 1, 2 & 3, Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION, UNIT 3 & 4,** zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 05DRB-01904, 05DRB-01905] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND PLANNING FOR WALL DESIGN APPROVAL, AGIS DXF FILE AND TO RECORD.**
15.	**Project # 1004994** 06DRB-01410 Major-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for JD HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS, **SEVILLE UNIT 7A,** zoned R-LT, located on Calle Meridan, NW between KAYENTA PL NW and NAVAJO DR NW containing approximately 2 acre(s). (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
16.	**Project # 1002739** 06DRB-01431 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 17-32, **ANDERSON HEIGHTS, UNIT 5,** zoned RD/R-LT, located on 118TH ST SW, between DENNIS CHAVEZ SW and GIBSON BLVD SW containing approximately 2 acre(s). [REF: 05DRB-00681, 05DRB-00683, 05DRB-00684, 05DRB-00685, 05DRB-00686, 05DRB-00639] (N-8/P-8) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16A. Project # 1004606
06DRB-01354 Major-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) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). *[Deferred from 9/27/06 & 10/4/06]* (C-9) **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

17. Project # 1005176
06DRB-01403 Minor-Sketch Plat or Plan

ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN D HERRERA request(s) the above action(s) for all or a portion of Lot(s) 2-A (to be known as **HERRERA REDIVISION**) zoned R-D residential and related uses zone, developing area, located on 90TH ST NW, between SAN YGNACIO NW and SAGE NW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1005182
06DRB-01428 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 35 acre(s). (C-10, C-11, D-10, D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for October 4, 2006. **DRB MINUTES WERE APPROVED BY THE BOARD.**

ADJOURNED: 11: 15 A.M.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

7. Project # 1004354
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9)

At the November 15, 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. 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 November 30, 2006, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Kelly Chappelle, 9135 Santa Catalina NW, 87121
Monahiti LLC, 5321 Menaul Blvd NE, 87110
Tierra West LLC, 5571 Midway Park Place NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 7**

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

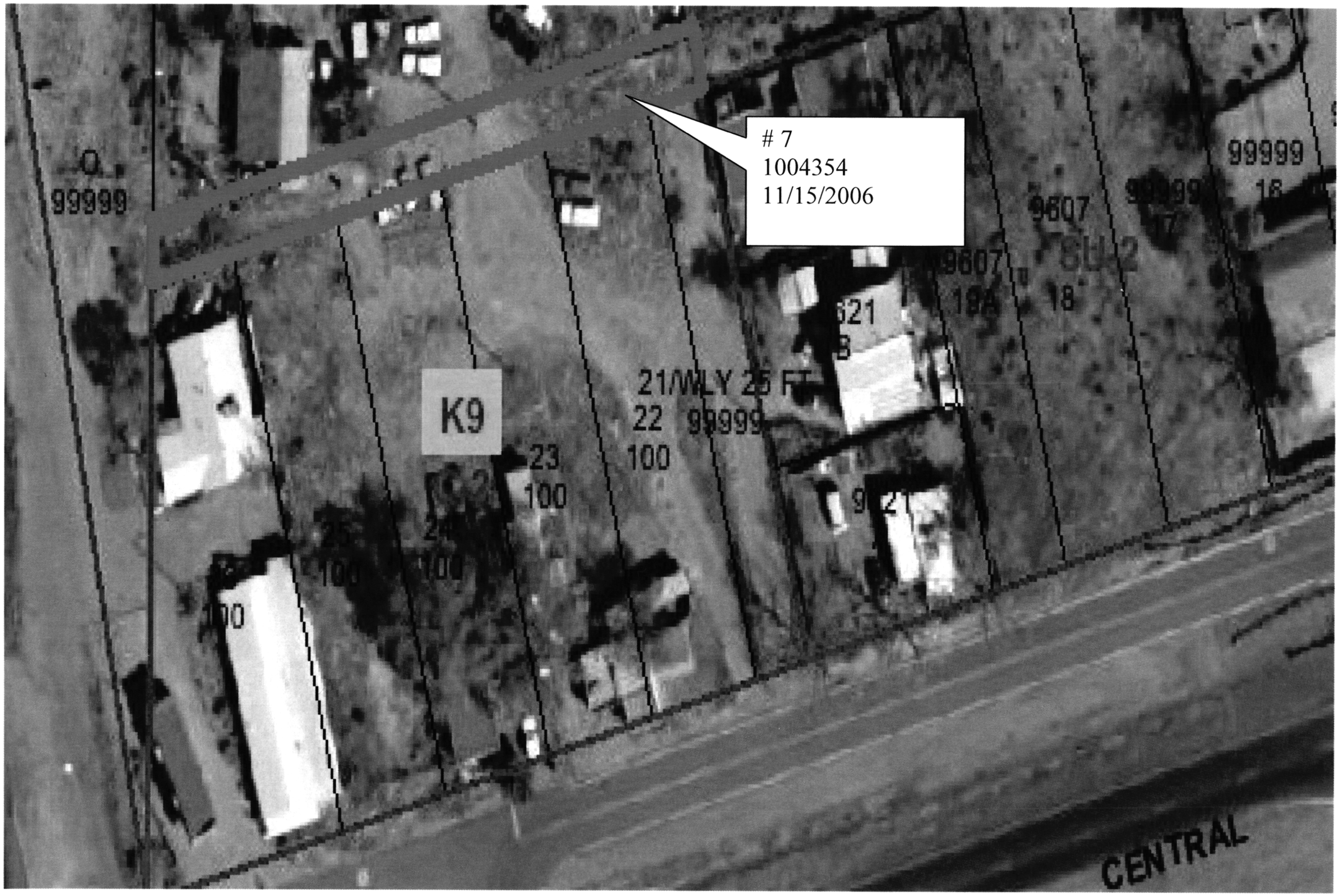
RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 15, 2006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DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004354 AGENDA#: 7 DATE: 11.15.06

Quelen N.A. ✓

1. Name: Kelly Chappelle Address: 9135 Santa Catalina NW Zip: 87121

✓ 2. Name: Ron Balcomb Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

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14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

Project # 1004354
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9)

AMAFCA — No adverse comments.

COG — Central Ave and 98th St are both designated principal arterials on the Long Range Roadway System Map, with established rights of way of 156 feet. In addition, Central Ave and 98th St are both designated as having on-street bicycle lanes on the Long Range Bikeway System Map. Coordination with DMD is encouraged to insure project conformity with these adopted policies of the MTB.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letters sent to Avalon NA (R), Westgate Heights (R) and Westside Merchants (R).

APS — The request to vacate public easements in order to allow for commercial development 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

What is the hatched area along Tract "O"? Hasn't this alley been vacated previously?

Parks & Recreation — Defer to Transportation.

Utilities Development — No objection to Vacation request.

Planning Department

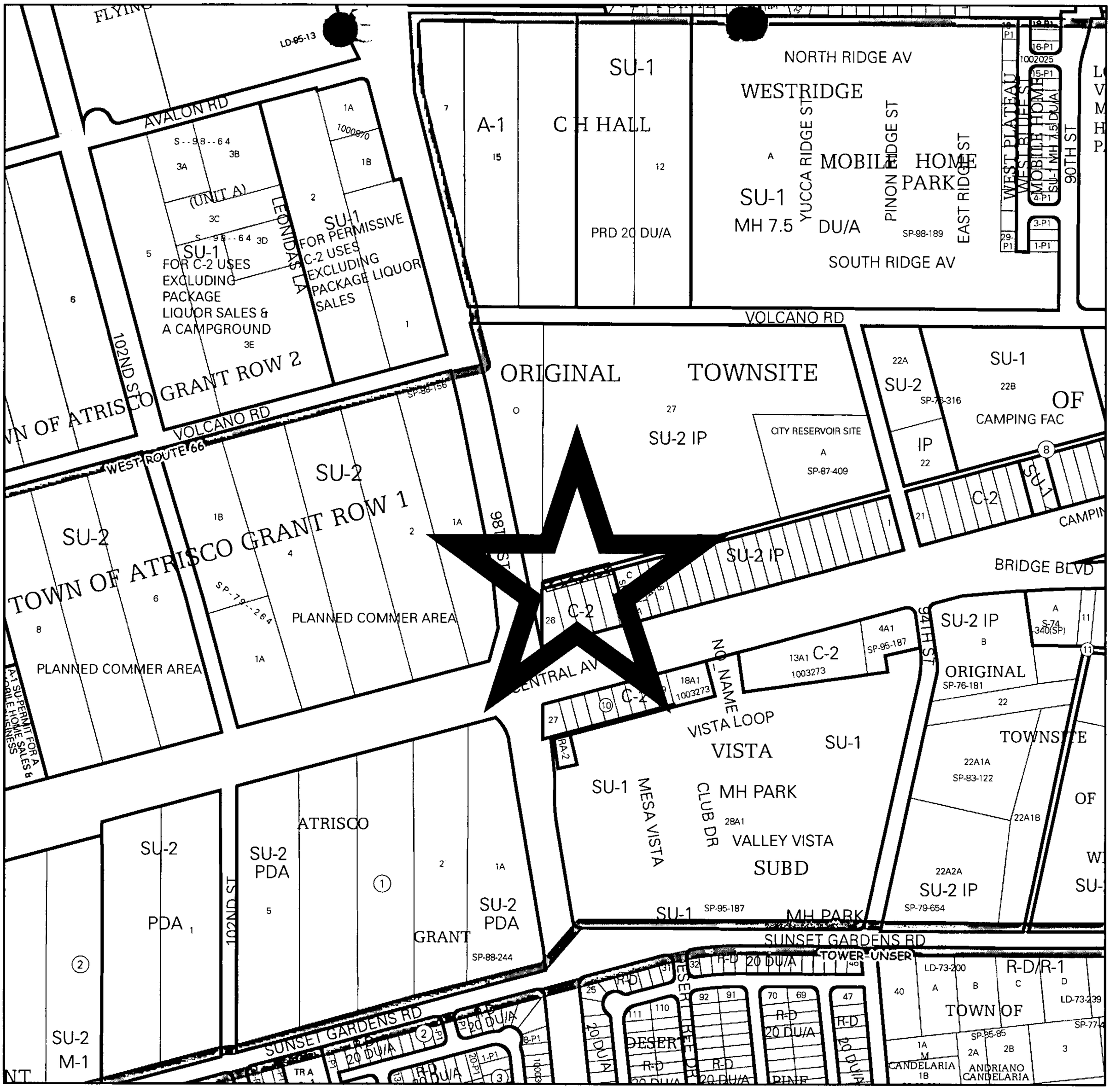
No objection to the requested vacation. If the vacation is approved, applicant has one year to file a plat completing the vacation action or the vacation approval expires.

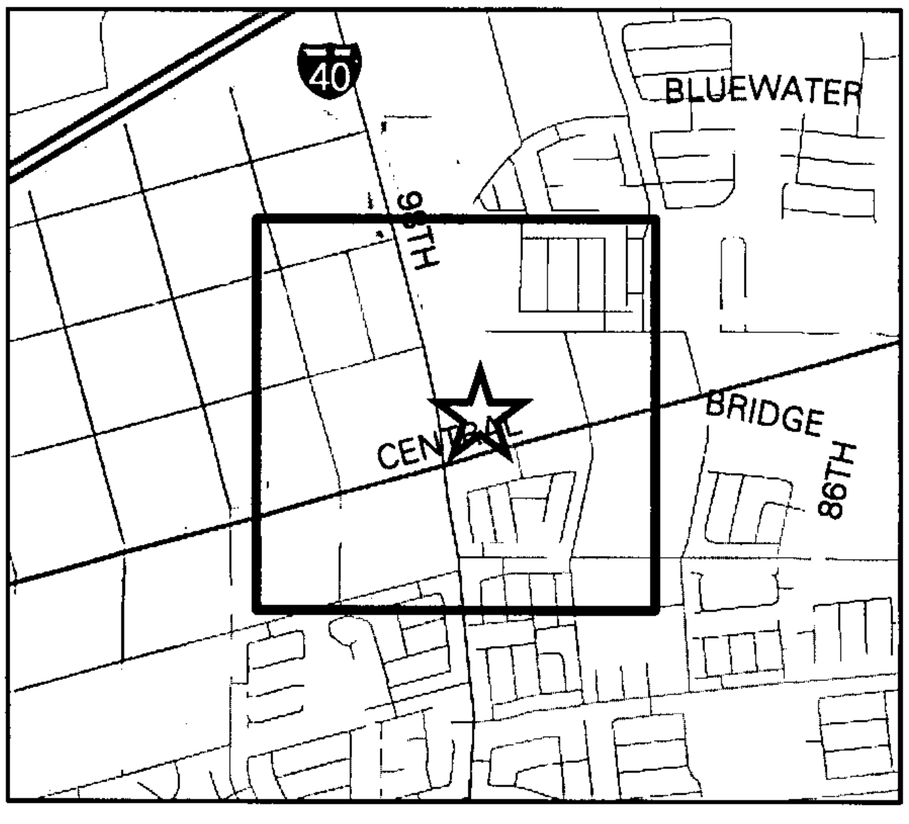
Impact Fee Administrator

Impact Fees are not required at this time for the vacation of the public easement. However Impact fees will be assessed in the future for the proposed commercial site according to the use and type of business at the time of permit issue.

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

Cc:Monahiti LLC, 5321 Menaul Blvd NE, 87110
Tierra West LLC, 5571 Midway Park Place NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004354
Hearing Date:
11/15/2006
Zone Map Page:
K-9
Additional Case Numbers:
06DRB-01541

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004075 06DRB-01537 Major-Vacation of Pub Right-of-Way 06DRB-01539 Major-Vacation of Public 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] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16)
Project # 1004354 06DRB-01541 Major-Vacation of Public Easements	TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-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 30, 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, November 15, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000296 06DRB-01536 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] (G-11)
Project # 1000572 06DRB-01535 Major-Vacation of Public Easements 06DRB-01538 Minor-Vacation of Private Easements	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21)
Project # 1005137 06DRB-01533 Major-Vacation of Pub Right-of-Way 06DRB-01534 Major-Vacation of Public Easements	FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14)
Project # 1001999 06DRB-01528 Major-Vacation of Pub Right-of-Way	ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13)
Project # 1002017 06DRB-01540 Major-Vacation of Pub Right-of-Way	MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. (B-17)

SEE PAGE 2 . . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 15, 2006
Zone Atlas Page: K-09-Z
Notification Radius: 100 Ft.

Project# 1004354
App#06DRB-01541

Cross Reference and Location: 98TH STREET NW BETWEEN CENTRAL AVE NW AND VOLCANO RD NW

Applicant: MONAHITI LLC
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Agent: TIERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: OCTOBER 27, 2006
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		____	Major Subdivision action
		___	Minor Subdivision action
		_X_	Vacation
	V	____	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
		___	for Subdivision Purposes
		____	for Building Permit
	P	____	IP Master Development Plan
		____	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
	D	____	Storm Drainage Cost Allocation Plan
		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: __Monahiti LLC_____ _____ PHONE: __505-883-0414_____

ADDRESS:__5321 Menaul Blvd. NE_____ FAX: ___505-872-1248_____

CITY:___ABQ_____ STATE _NM__ ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: _____

AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505-858-3100_____

ADDRESS:__5571 Midway Park Place NE_____ FAX: ___505-858-1118_____

CITY:___ABQ_____ STATE _NM__ ZIP_87109____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: __Vacation of public alley_____

_____

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

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

Lot or Tract No. __Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:___9_____ Unit:_____

Subdiv. / Addn. __Original Townsite of Westland_____

Current Zoning:_SU-2 for C-2, IP Uses_____ Proposed zoning:____SAME_____

Zone Atlas page(s): ____K-9_____ No. of **existing** lots: _6___ No. of **proposed** lots: _____1____

Total area of site (acres): __1.5037 +/-_____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____

UPC No.__100905709008130435, etc..._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _98th Street NW

Between:__Central Avenue NW and ____Volcano Road NW

CASE HISTORY:

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

ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308/06DRB-01426_____

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

SIGNATURE _____ DATE 10/20/06

(Print) __RONALD R. BOHANNAN, P.E._____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ **INTERNAL ROUTING**				
☑ All checklists are complete	06DRB - ____ - 01541	VPE	V	$ 45.00
☑ All fees have been collected	____ - ____ - ____	CMF	___	$ 20.00
☑ All case #s are assigned	____ - ____ - ____	Adv	___	$ 75.00
☑ AGIS copy has been sent	____ - ____ - ____		___	$
☐ Case history #s are listed	____ - ____ - ____		___	$
☐ Site is within 1000ft of a landfill				Total
☐ F.H.D.P. density bonus	Hearing date 11/15/06			$ 140.00
☐ F.H.D.P. fee rebate				

Andrew Garcia 10/20/06

Project # **1004354**

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**

_X_ 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.)
_X_ 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
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
_X_ Sign Posting Agreement
_X_ Fee (see schedule)
_X_ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

10/20/06
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
06DRB - ____ - 01541
____ - ____ - ____
____ - ____ - ____

10/21/06
Planner signature / date

Project # 1004354

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1009057115031304 09	CHAVEZ JOSEPH E TUX	RT 5 BOX 31 HWY 66 E	ALBUQUERQUE	NM	87123	VAC	A1A	LOT 19A LAND DIVISION PLAT SUM MARY SUBDIVISI Y ATES REPLAT O F
2	1009057070080304 01	MEGGERS FRANK H	9723 CENTRAL AVE NW	ALBUQUERQUE	NM	87105	VAC	A1A	TRACT O ROW 1 UNIT A WEST OF W ESTLAND EXCEPT NOLASCO RD N W
3	1009057110069304 33	CHAVEZ JOSEPH E TUX	RT 5 BOX 31 HWY 66 E	ALBUQUERQUE	NM	87123	VAC	A1A	* 027 009TRIAN POR LOT 27 ORIG T OWNSITE OF W
4	1009057096025304 05	MORELOCK ELLA MARIE	723 WAGON TRAIN SE	RIO RANCHO	NM	87124	RES	A1A	* 023 009ORIGINAL TOWNSITE OF WESTLAND
5	1009057080022304 02	MEGGERS FRANK	9723 CENTRAL AVE NW	ALBUQUERQUE	NM	87105	RES	A1A	* 026 009ORIGINAL TOWNSITE OF WESTLAND
6	1009057185184307 01	MAJEC LIMITED PARTNERSHIP	PO BOX 3168	CORRALES	NM	87048 3168	VAC	X1A	TR 14 LAND OF C H HALL CONT 5. 0 AC
7	1009057101027304 07	MORELOCK ELLA MARIE	723 WAGON TRAIN SE	RIO RANCHO	NM	87124	VAC	A1A	*22 9 ORIGINAL TOWNSITE OF WES TLAND CONT 100 2 95 AC
8	1009057090081304 35	MORELOCK ELLA MARIE	723 WAGON TRAIN SE	RIO RANCHO	NM	87124	RES	A1A	* 027 009WLY POR LOT 27 ORIG T O WNSITE OF WES
9	1009057110029304 29	TROY BILLY G & JANE M	9621 CENTRAL AVE NW B	ALBUQUERQUE	NM	87105	RES	A1A	LOT B LAND DIVISION PLAT SUMMA RY SUBDIVISION T ES REPLAT OF L
10	1009057104028304 08	YATES ROY A ETUX	5809 CENTRAL AVE NW	ALBUQUERQUE	NM	87105 1849	VAC	A1A	* 021 009LOT21 EXC E 25FT ORIG IN AL TOWNSITE
11	1009057059185307 05	MAJEX LIMITED PARTNERSHIP	PO BOX 3168	CORRALES	NM	87048 3168	VAC	X1A	TR 15 LAND OF C H HALL CONT 5. 0 AC
12	1009057086023304 03	MORELOCK ELLA MARIE	723 WAGON TRAIN SE	RIO RANCHO	NM	87124	VAC	A1A	* 025 009ORIGINAL TOWNSITE OF WESTLAND
13	1009057111023304 31	TROY BILLY G & JANE M	9621 CENTRAL AVE NW B	ALBUQUERQUE	NM	87105	RES	A1A	LOT A LAND DIVISION PLAT SUMMA RY SUBDIVISION T ES REPLAT OF L
14	1009057091024304 04	MORELOCK ELLA MARIE	723 WAGON TRAIN SE	RIO RANCHO	NM	87124	RES	A1A	* 024 009ORIGINAL TOWNSITE OF WESTLAND
15	1009057109036304 28	GARCIA MELQUIADES & JUDY K	9621 C CENTRAL NW	ALBUQUERQUE	NM	87121	RES	A1A	LOT C LAND DIBVISION PLAT SUMM ARY SUBDIVISIO A TES REPLAT OF
16	1009057045062301 05	ROWLAND SHARON LYNN TRUSTEE UN	1213 SAN PEDRO DR NE	ALBUQUERQUE	NM	87110	VAC	A1A	TRACT 1A PLAT OF TRS 1A & 1B R O W 1 UNIT A WE C ONT 4.1572 AC M/L
17	1009057021121306 05	DEME EILEEN M & STEVEN S HERRE	1436 GATEWOOD SW	ALBUQUERQUE	NM	87105	VAC	A1A	SO 233FT TRS 1 & 2 ROW2 UNIT A WEST OF WESTL N T CONT 2.25 AC

Or Current Resident
CHAVEZ JOSEPH ETUX
RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

Or Current Resident
GARCIA MELQUIADES & JUDY K
9621 C CENTRAL NW
ALBUQUERQUE, NM 87121

Or Current Resident
MORELOCK ELLA MARIE
723 WAGON TRAIN SE
RIO RANCHO, NM 87124

Or Current Resident
YATES ROY A ETUX
5809 CENTRAL AVE NW
ALBUQUERQUE, NM 87105 1849

Project# 1004354
MIGUEL MAESTAS
Avalon N.A.
9400 HARBOR RD. NW
ALBUQUERQUE, NM 87121

Project# 1004354
LIBBY MCINTOSH
Westgate Heights N.A.
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

Or Current Resident

Or Current Resident
CHAVEZ JOSEPH ETUX
RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

Or Current Resident
MAJEC LIMITED PARTNERSHIP
PO BOX 3168
CORRALES, NM 87048 3168

Or Current Resident
ROWLAND SHARON LYNN TRUSTEE
UN
1213 SAN PEDRO DR NE
ALBUQUERQUE, NM 87110

Project# 1004354
MONAHITI LLC
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Project# 1004354
KELLY CHAPPELLE
Avalon N.A.
9135 SANTA CATALINA AVE NE
ALBUQUERQUE, NM 87121

Project# 1004354
VAN BARBER
Westside Merchants Assoc.
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

Or Current Resident

Or Current Resident
DEME EILEEN M & STEVEN S HERRE
1436 GATEWOOD SW
ALBUQUERQUE, NM 87105

Or Current Resident
MEGGERS FRANK
9723 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

Or Current Resident
TROY BILLY G & JANE M
9621 CENTRAL AVE NW B
ALBUQUERQUE, NM 87105

Project# 1004354
KELI KRUGER
Tierra West, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NM 87109

Project# 1004354
MATTHEW ARCHULETA
Westgate Heights N.A.
1628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

Project# 1004354
KLARISSA PENA
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121

Or Current Resident

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

October 20, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **October 20, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 22 THRU 26, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND LOCATED ON 98TH STREET NW BETWEEN CENTRAL AVENUE NW AND VOLCANO ROAD NW** zone map **K-9.**

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

AVALON N.A. (AVA) "R"
***Miguel Maestas**
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 ext. 21 (w)
Kelly Chappelle
9135 Santa Catalina Ave. NW/87121 836-1766 (h)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
***Van Barber**
5201 Central NW/87105 831-1977 (w)
Klarissa Pena
6013 Sunset Gardens SW/87121 831-5406 (w)

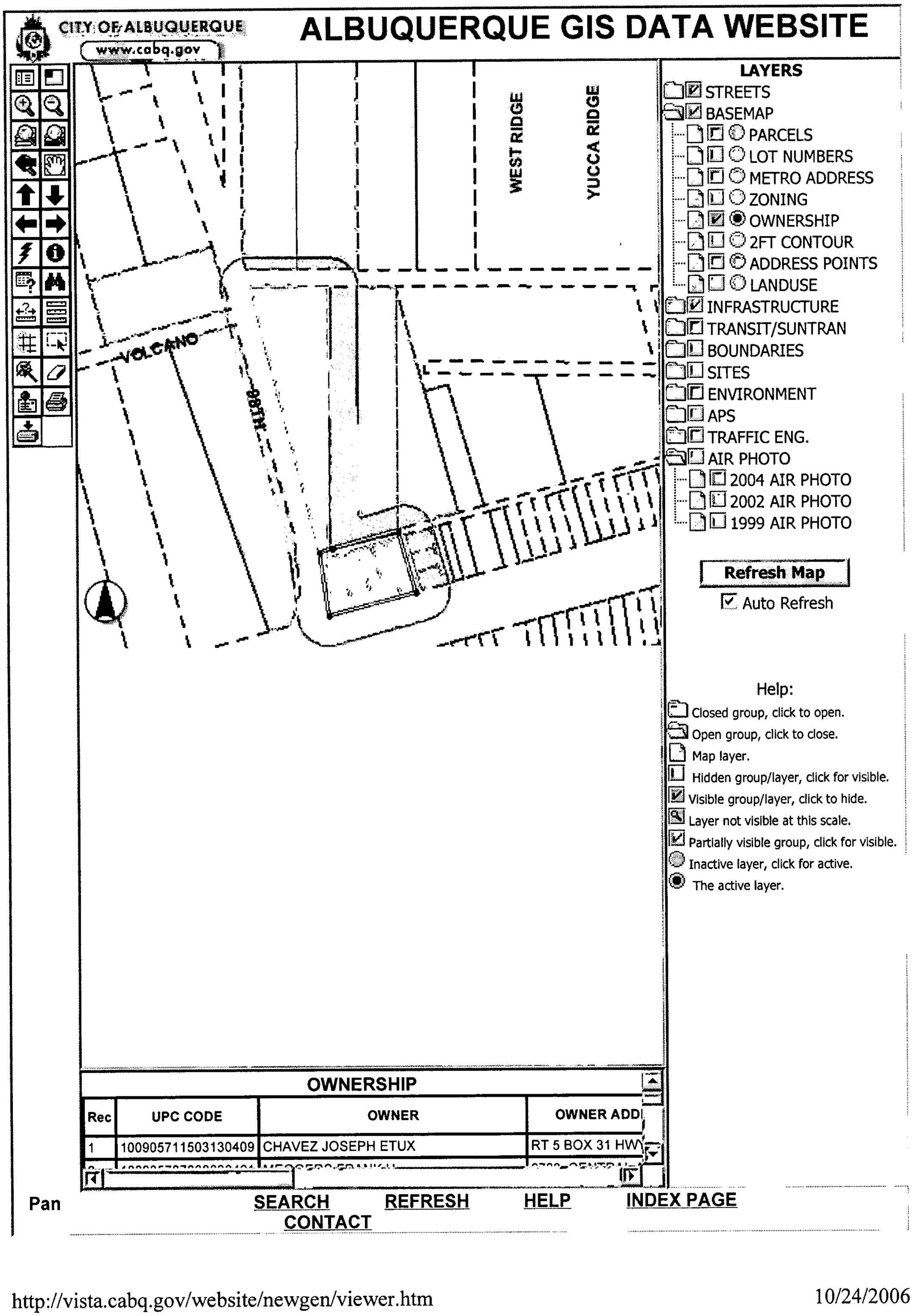
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.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Refresh Map
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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.
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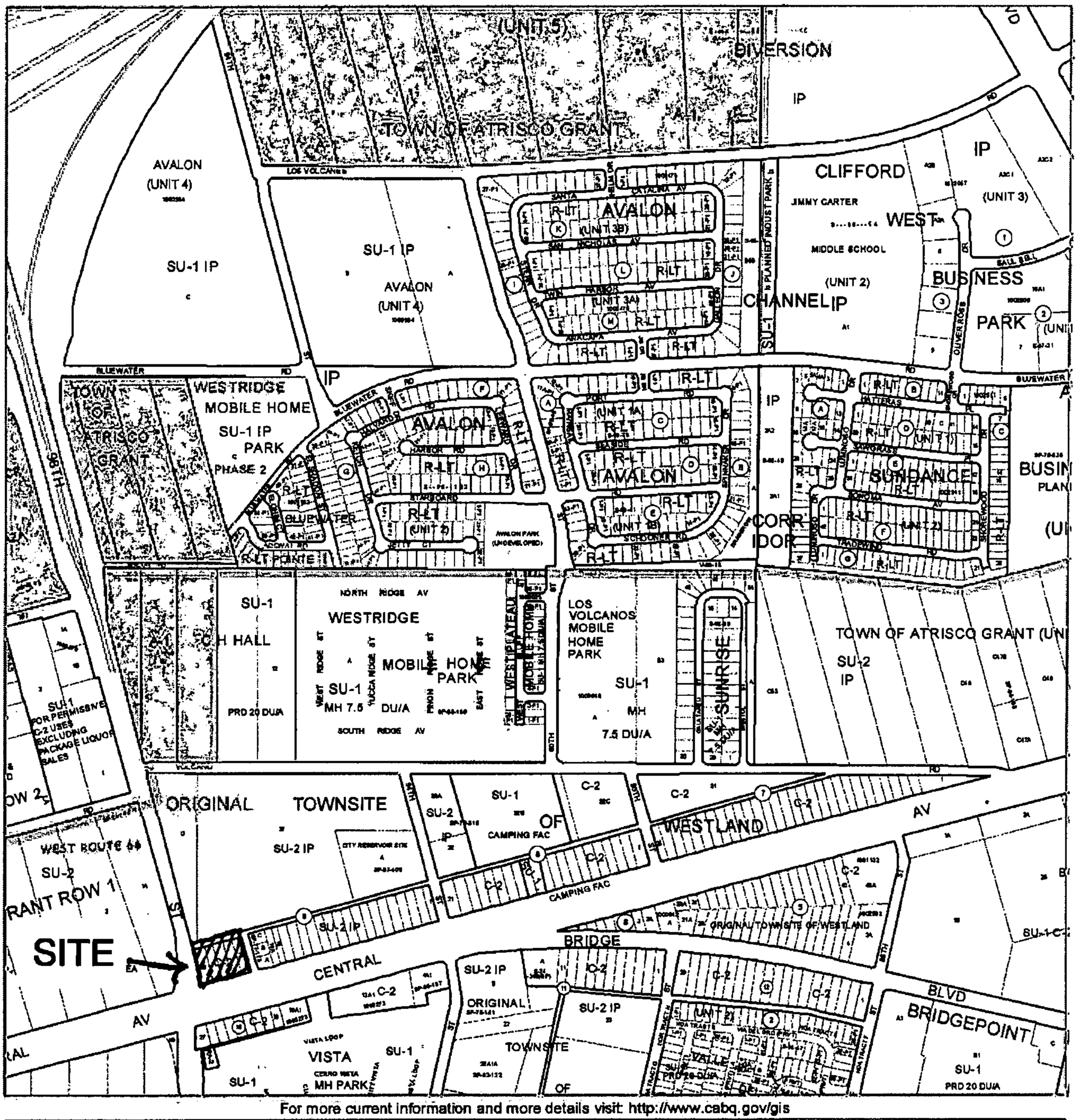
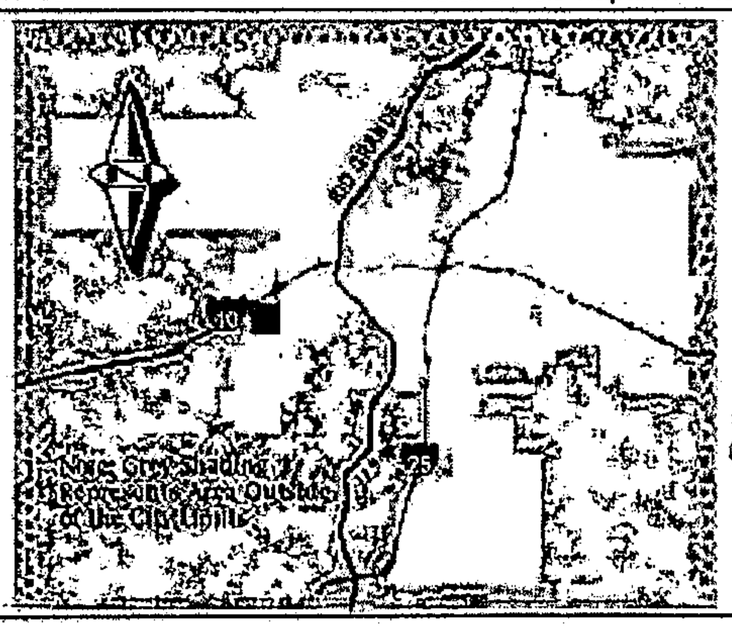
INDEX PAGE
CONTACT



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 20, 2006

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Easement
Lots 22 thru 26, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, requests approval to vacate the public easement located on the above-referenced lots. The site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This vacation request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel and allow for commercial development over the existing easement.

The vacation does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public easement. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to surrounding area than the minor detriment resulting from the vacation. If the vacation action is approved, it will be shown on the new plat for the subject property. After the vacation process, all lots will continue to have access from 98th Street or Central Avenue.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos
Van Barber, Westside Merchants Assoc.
Klarissa Pena, Westside Merchants Assoc.
Libby McIntosh, Westgate Heights N.A.
Matthew Archuleta, Westgate Heights N.A.
Kelly Chappelle, Avalon N.A.
Miguel Maestas, Avalon N.A.
Joe Wertz

JN: 25066
RRB/kdk

z:\2005:25066vacation102006.doc

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Infrastructure List 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: OCTOBER 11, 2006

12
1004354
10-11-2006
27
22
24
23
K9
CENTRAL
CENTRAL AV + W 98TH ST NW

#12

4354

DXF Electronic Approval Form

DRB Project Case #: 1004354

Subdivision Name: MONAHITI TRACT A

Surveyor: LARRY W MEDRANO

Contact Person: KELLI KRUEGAR

Contact Information: 858-3100

DXF Received: 10/5/2006 Hard Copy Received: 10/4/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 10.6.2006 Date

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

AGIS Use Only

Copied fc **4354** to agiscov on **10/3/2006** Contact person notified on **10/3/2006**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 24, 2006 9:00 a.m.

MEMBERS:

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

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

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:05 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 # 1002856**
06DRB-00596 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for , Parcel 3, **THE MEADOWS @ ANDERSON HILLS,** zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 35 acre(s). [REF: 06DRB-01194] (P-9) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1002949**
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3,** zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10) **A TWO-YEAR SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1002632**
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/24/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: MRCOG ACCESS, TRACT 5 ACCESS AND UNSER EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B 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.**

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1,** zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] *[Deferred from 5/3/06 & 5/24/06]* (B-11) **THE FINAL PLAT WAS DEFERRED FOR THE SIA AND THE 15-DAY APPEAL PERIOD TO 6/14/06.**

4. **Project # 1004354**
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06 & 5/3/06]* (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub Right-of-Way
06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] *[Deferred from 5/10/06]* (E-12/ F-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

6. **Project # 1003655**
06DRB-00684 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB-01373, 05DRB-01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

8. **Project # 1002254**
06DRB-00686 Minor-Prelim&Final Plat Approval
06DRB-00685 Minor-Vacation of Private Easements

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, **BEEHIVE VILLAGE,** zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01720, 05DRB-01642, 05DRB-01643, 05AA-01850, 06DRB-00084] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). (K-13) **INDEFINITELY DEFERRED FOR GRADING AND DRAINAGE PLAN AND INFRASTRUCTURE LIST AT THE AGENT'S REQUEST.**

10. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s).*[Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

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

11. **Project # 1000057**
06DRB-00688 Minor-Sketch Plat or Plan

NCA ARCHITECTS agent(s) for BRADBURY & STAMM PASEO LTD CO request(s) the above action(s) for all or a portion of Block(s) C-17, Tract(s) F-2, **LANDS OF SPRINGER CORPORATION,** zoned SU-2 M1, located on PASEO DEL NORTE NE, between WASHINGTON ST NE and EDITH BLVD NE containing approximately 5 acre(s). [REF: 00DRB-00313] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1000122**
06DRB-00687 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1A & 1C, EDEN, (to be known as **HIGH LONESOME RANCH**) zoned RA-1, O-1, located on GABALDON RD NW, between I-40 NW and SPUR CT NW containing approximately 21 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004900**
06DRB-00683 Minor-Sketch Plat or Plan

DANNY DONALD request(s) the above action(s) for all or a portion of Lot(s) AR, **CARLOS REY SUBDIVISION,** zoned R-1, located on BRIDGE ST SW, between CARLOS REY DR SW and COORS SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for April 26, May 3 and May 10, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 26, MAY 3 AND MAY 10, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:05 A.M.

Withdrawn

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004354 AGENDA#: 4 DATE: 5/24/06

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 4**

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 X

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: May 24, 2006

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

May 3, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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A. Call to Order: 9:00 A.M. Adjourned: 11:05 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 # 1000788**
   06DRB-00482 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9,** zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003778**
06DRB-00330 Major-Vacation of Pub Right-of-Way
06DRB-00328 Major-Preliminary Plat Approval
06DRB-00332 Minor-Sidewalk Variance
06DRB-00333 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003857**
06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: REPLAT LOTS TO CONSOLIDATE OR PROVIDE ACCESS.**

4. **Project # 1004717**
06DRB-00478 Major-Preliminary Plat Approval
06DRB-00481 Minor-Temp Defer SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION,** zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: ENVIRONMENTAL HEALTH WILL NEED TO SIGN THE FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, 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 AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06]* (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project #-1004354**
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06 & 5/3/06]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

7. **Project # 1003684**
06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] [*Deferred from 4/26//6*] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297 EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 # 1003116
06DRB-00558 Minor-SiteDev Plan Subd/EPC
06DRB-00559 Minor-SiteDev Plan BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION,** zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [*Deferred from 4/26/6*] **[David Stallworth, EPC Case Planner]** (L-22/M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN AND TWO CHANGES TO THE LANDSCAPE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC.**

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

9. Project # 1003369
06DRB-00588 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION,** zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1002632
06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1,** zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 5/3/06] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

11. Project # 1002110
06DRB-00587 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCE (to be known as **UNIVERSITY CROSSING**) zoned O-1/C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIGNAL ANALYSIS AT KATHRYN & YALE SE AND PLANING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1003687**
06DRB-00584 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 195-A, 196-A, 197-A, 212-A & 213-A, **WESTERN RIDGE, UNIT** 2 **@ VENTANA RANCH WEST**, zoned R-LT, located on TUSCARORA RD NW, between SIERRA ALTOS PL NW and THUNDERBOLT DR NW containing approximately 1 acre(s). [REF: 06DRB-00054] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004863**
06DRB-00586 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPORPATION agent(s) for MARILYN RICHIE request(s) the above action(s) for Lot(s) 30, Block(s) 4, **PALISADES,** zoned R-1, located on PALISADES DR NW, between LOMA ALTA CT NW and ViSTA GRANDE RD NW containing approximately 1 acre(s). [Indef deferred from 5/3/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004864**
06DRB-00589 Minor-Prelim&Final Plat Approval

SOL LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 21, **SKYLINE HEIGHTS,** zoned C-3, located on ACOMA SE, between CONCHAS SE and ALTEZ SE containing approximately 1 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

15. Project # 1001235
06DRB-00583 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, LANDS OF BRANCH (to be known as **EDWARD KROGH ADDITION**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW and KROGH CT NW, containing approximately 2 acre(s). [REF: 05DRB01539] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1004858
06DRB-00573 Minor-Sketch Plat or Plan

STEVE APPOLLONI agent(s) for JEFF ROMERO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) H, **MANDELL BUSINESS & RESIDENCE ADDITION,** zoned SU-3 special center zone, located on 5TH ST NW NW, between SLATE NW and MARBLE NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 26, 2006. **THE DRB MINUTES FOR APRIL 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:05 A.M.

Defer 5.24.06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004354 AGENDA#: 6 DATE: 5/3/06

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 6**

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 __X__ 5-29-06; 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: May 1, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 19, 2006 9:00 a.m.

MEMBERS:

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

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

****

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: 1:05 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 4/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: (1) ALL EASEMENTS OF RECORD AND EASEMENT AGREEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. (2) ANY FINAL PLAT APPROVED WILL PROVIDE FOR A "BLANKET" EASEMENT PENDING FINAL CONSTRUCTION AND LOCATION OF FINAL PUBLIC EASEMENTS. (3) LABEL ACCESS EASEMENT FOR TOYS R US. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1 AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A". (4) MAINTAIN 10-FOOT DISTANCE FROM FACE OF CURB TO RIGHT-OF-WAY BOUNDARIES. CREATE PUBLIC ACCESS EASEMENTS WHERE NECESSARY. (5) RESEARCH ORIGINAL PLAT FOR ACCESS EASEMENT MAINTENANCE AT AMERICAS PARKWAY. (6) RELOCATE LEADER FOR EASEMENT '5' ON SHEET 5 OF 6 TO CLARIFY IDENTIFICATION. (7) SHOW 100-FOOT ACCESS CONTROL LIMITS ON THE PLAT. (AT THE INTERSTATE 40 ACCESS RAMP ENTRANCE). (8) VERIFY LOCATION OF THE 84-INCH STORM DRAIN BEHIND THE MACARONI GRILL AND IF NECESSARY, ADJUST THE EASEMENT. (9) CREATE A PUBLIC ACCESS EASEMENT AT ALL SIDEWALKS AND HANDICAP RAMPS ALONG INDIAN SCHOOL ROAD AND ALONG AMERICAS PARKWAY. (10) RESEARCH EASEMENT '17'.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] **[Russell Brito for Juanita Garcia, EPC Case Planner]** (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND**

TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET.

2. **Project # 1004354**
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

3. **Project # 1004779**
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **DEFERRED AT AGENT'S REQUEST TO 4/26/06.**

4. **Project # 1004778**
06DRB-00391 Major-Vacation of Public Easements
06DRB-00390 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.,** zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

5. **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 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06 & 4/19/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**

6. **Project # 1003096**
04DRB-01344 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] **REMANDED BACK TO DRB FROM CITY COUNCIL** (J-14) **THE MINOR PLATTING ACTION OF 9/24/04 STANDS AS 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.

7. Project # 1004622
06DRB-00490 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION**) zoned SU-2/C-1, located on PASEO DEL NOTRE NE, between BARSTOW NE and WYOMING NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** (D-19) **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 FOR SIDEWALK LOCATION AND WIDTH OF PALOMAS.**

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

8. Project # 1002739
06DRB-00513 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, PARCEL 2-D & A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACT, ANDERSON HEIGHTS (to be known as **ANDERSON HEIGHTS, UNITS 2-9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB-01832, 06DRB-00268] (N-8/P-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9.	**Project # 1002478** 06DRB-00509 Minor-Temp Defer SDWK	RAYMOND LEE DENNIS, PE agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE, **BLUE SKY BUSINESS PARK,** zoned M-2, located on EL PUEBLO NE, between EDITH NE and JEFFERSON NE containing approximately 23 acre(s).[REF: 05DRB-01344] (D-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
10.	**Project # 1001778** 06DRB-00518 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for PHILIP LINDBORG, DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 9-P1 & 10-P1, **TRAMWAY CROSSING,** zoned R-T, located on WOODLAND AVE NE, between MARIE PARK DR NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01793] (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11.	**Project # 1004655** 06DRB-00519 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for JESUS & MARIA VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY ADDITION,** zoned SU-2/MR, located on ALAMO AVE SE, between HINKLE ST SE and MECHEM ST SE containing approximately 1 acre(s). [REF: 06DRB-00080] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. Project # 1004845
06DRB-00523 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for DANIEL FITCHELL & DAVID LEVIN request(s) the above action(s) for all or a portion of Lot(s) 105 & 106, **HERITAGE HILLS, UNIT 4,** zoned R-1, located on SUPREME CT NE, between OPPORTUNITY DR NE and PIONEER TRAIL NE containing approximately 1 acre(s). (D-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. Project # 1003257
06DRB-00508 Major-Final Plat Approval – **UNIT 1**
06DRB-00528 Minor-Amnd Prelim Plat Approval
06DRB-00536 Major-Final Plat Approval – **UNIT 2**

MARK GOODWIN & ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 48-55, 1-7, 10-14, 1-8, 2-45, 1-16, 1-10 & 12-14, 7-12, 1-62 Block(s) 4, 6, 9, 12, 14, 15, 16, 7, 8, 10, 11, 13 & 17 AND Block(s) 1-4 (to be known as **SALTILLO, UNITS 1 & 2**) and Lot(s) 1-16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, zoned R-1 residential zone, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 171 acre(s). [REF: 05DRB-00929, 05DRB-00933, 05DRB-00934, 05DRB-00935, 05DRB-00936] (A-10) **THE FINAL PLAT FOR UNIT 1 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/6 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT FOR UNIT 2 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

14. **Project # 1004355**
06DRB-00527 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION,** zoned R-D, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] (D-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 4/19/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/17/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SAME CONDITIONS GIVEN ON 8/31/05 AS FOLLOW: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT.**

15. **Project # 1004388**
06DRB-00529 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, **VENTANA AL SOL @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE NW and DEL OESTE DR NW and containing approximately 20 acre(s). [REF: 05DRB-01336] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004462**
06DRB-00517 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A & C, **ANDALUCIA @ LA LUZ, UNIT 3,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and

MONTE FRIO DR NW containing approximately 23 acre(s). [REF: 05DRB-01524] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WALL EASEMENT ALONG NAMASTE, MAINTENANCE NOTE FOR THE PEDESTRIAN PATH AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

17. **Project # 1004522**
06DRB-00520 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 2, Tract(s) A, **MESA VERDE ADDITION,** zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF:ZA-94-315, 05DRB-01667] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1004541**
06DRB-00516 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH,** zoned SU-1 for R-2 uses, located on CIBOLA LOOP NW, between ELLISON NW and COORS BLVD NW containing approximately 36 acre(s). (A-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SECOND ACCESS AND PLANNING TO RECORD THE PLAT.**

19. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **PRELIMINARY AND 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

20. **Project # 1004814**
06DRB-00460 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARLOS ESTRADA request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) B, **EASTERN ADDITION,** zoned SU-2/MR, located on PACIFIC AVE SE, between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-72-70] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1000771**
06DRB-00522 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for BCG LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE,** zoned SU-1 for R-2, C-2, IP, located on IRVING BLVD NW, between EAGLE RANCH RD NW and the CALABACILLAS ARROYO NW containing approximately 7 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004829**
06DRB-00486 Minor-Sketch Plat or Plan

JOHN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 residential zone, located on CLIFF RD NW, between POPO DR NW and RIMROCK NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004844**
06DRB-00514 Minor-Sketch Plat or Plan

MARK HOLMEN request(s) the above action(s) for all or a portion of Tract(s) 31, **ALVARDO GARDENS # 1,** zoned RA-2, located on MATTHEW NW, between RIO GRANDE NW and MEADOWVIEW NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004846**
06DRB-00524 Minor-Sketch Plat or Plan

FERNANDO & NORMA ARAGON request(s) the above action(s) for all or a portion of Lot(s) 337 and 364, **RIO GRANDE HEIGHTS,** zoned C-3 heavy commercial zone, located on OLD COORS DR SW, between SUNSET GARDENS RD SW and DOLORES DR SW. [REF: ZA-98-436] (C-3) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for April 5 and April 12, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED BY THE BOARD.**

26. Other Matters: **Project #1004073** – Approval of Amended Infrastructure List with Major changes. **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED.**

ADJOURNED: 1:05 P.M.

Defer 5/3/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004354 AGENDA#: 2 DATE: 4/19/06

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 2**

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 __X__; COMMENTS PROVIDED ___; WITHDRAWN 5-3-06

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 19, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 19, 2006

Project # 1004354
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] (K-9)

AMAFCA — No adverse comments.

COG — 98th St is identified as having on street bike lanes on the Long Range Bikeway System.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Avalon NA (R), Route 66 West NA (R), Westgate Heights NA (R) and Westside Merchants Assoc. (R).

APS — The request to vacate a public right-of-way located at 98th St NW between Volcano Rd NW and Central Ave NW on the **Original Townsite of Westland** to allow for general retail development will have no adverse impacts to the APS district.

Police Department — No comments received.

Fire Department — No adverse comments.

PNM Electric & Gas — Can not approve. PNM has a gas main within this area and needs to retain an easement as it serves many customers. Per Fernando Vigil, PNM.

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. Provide as-built records of storm drain in Central to determine if any storm drain easement must be retained.

Transportation Development

Transportation will not approve the vacation as shown. The area serves a frontage road purpose along Central. In addition, Central is designated as part of the High Capacity Corridors.

Parks & Recreation — Defer to Transportation.

Utilities Development

There are existing public water lines within the area to be vacated. No objection to the Vacation request with the condition that a public water line easement is retained or the lines abandoned or relocated.

Planning Department

Agent should circle on the Town of Atrisco Grant map where this vacation is located. Defer to Transportation.

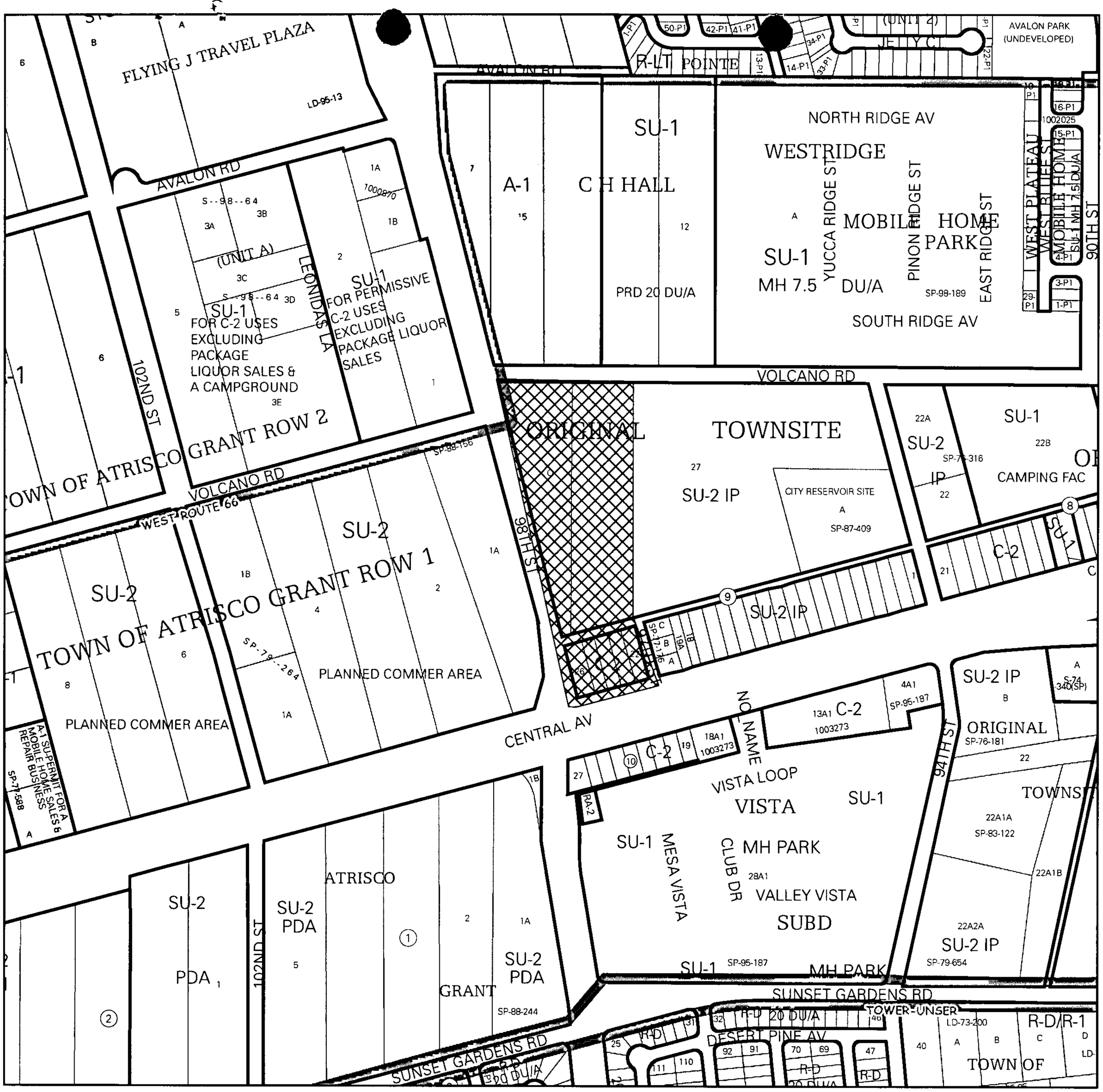
If the vacation is approved, applicant has one year from the approval date to get a replat approved and recorded. Otherwise, the vacation approval will expire.

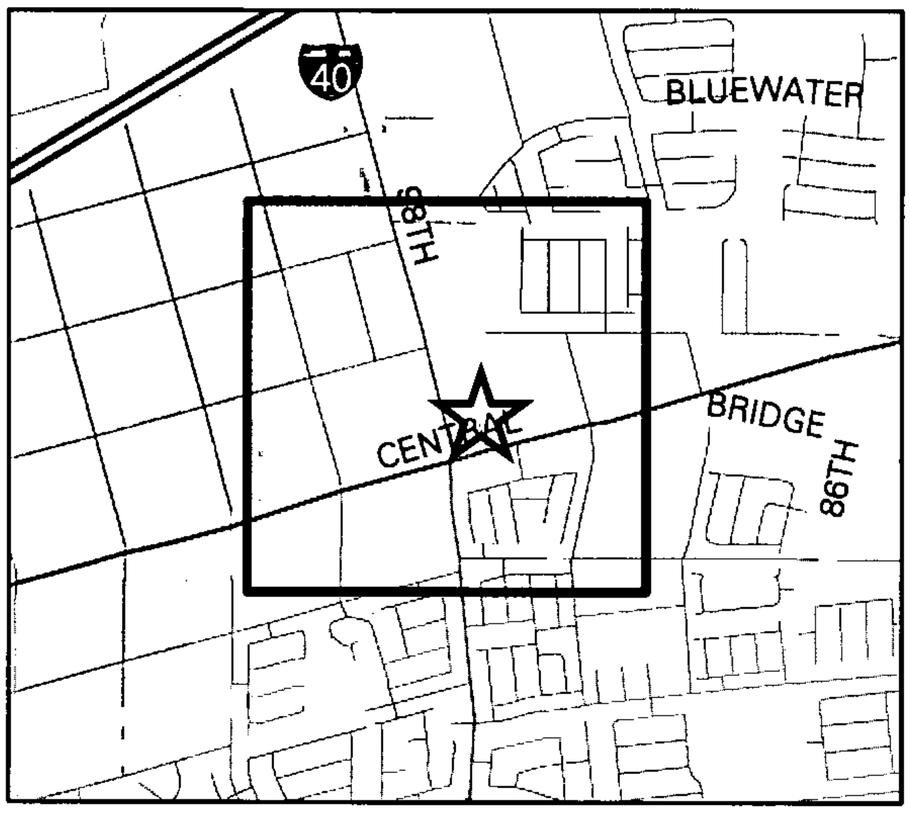
Impact Fee Administrator

No comment on proposed vacation of public right-of-way.

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

cc: Pete Daskalos, 5321 Menaul Blvd NE, 87110
Tierra West LLC, 8509 Jefferson NE, 87113





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004354
Hearing Date:
4/19/06
Zone Map Page:
K-9
Additional Case Numbers:
06DRB-00392

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

Project # 1002202
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19)

Project # 1004354
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] (K-9)

Project # 1004779
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] (K-17)

Project # 1004778
06DRB-00391 Major-Vacation of Public Easements
06DRB-00390 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.,** zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13)

Project # 1003096
04DRB-01344 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] (J-14) **REMANDED BACK TO DRB FROM CITY COUNCIL**

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.

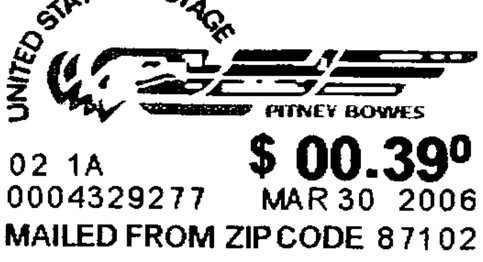
Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE

Planning Department



100905711006930433

CHAVEZ JOSEPH ETUX
RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

CHAV031 871232020 1N 20 03/06/06
UNABLE TO FORWARD

NO FORWARD ORDER ON FILE

RETURN TO POSTMASTER
OF ADDRESSEE FOR REVIEW

87123+3801-33 R005

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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06DRB-00363 Major-Preliminary Plat Approval

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Project # 1004779
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] (K-17)

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Project # 1003096
04DRB-01344 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] (J-14) **REMANDED BACK TO DRB FROM CITY COUNCIL**

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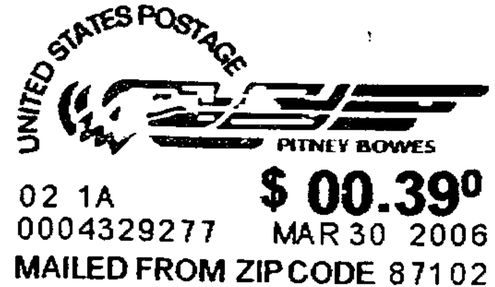
Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE

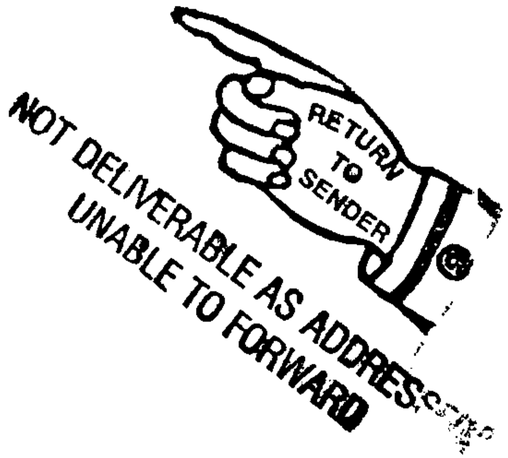
Planning Department



DRB

100905704506230105

PETERSON PROPERTIES INVESTMEN
1213 SAN PEDRO DR NE
ALBUQUERQUE NM 87110



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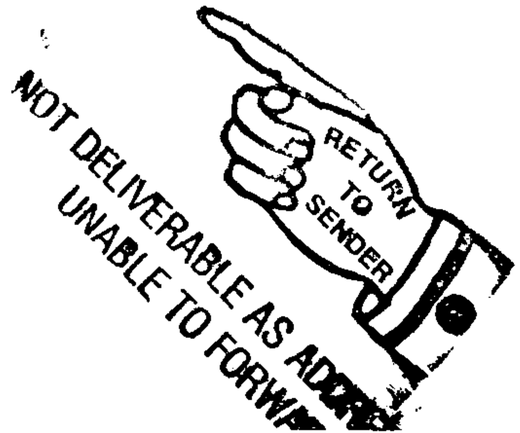
DRB

P O Box 1293 Albuquerque, New Mexico 87103



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Claire Senova

for Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 19, 2006
Zone Atlas Page: K-9-Z
Notification Radius: 100 Ft.

Project# 1004354
App#06DRB-00392

Cross Reference and Location: 98TH ST NW BETWEEN VOLCANO RD NW AND CENTRAL AVE NW

Applicant: PETE DASKALOS
Address: 5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Agent: TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: MARCH 31, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004354
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-9	1009057	070-080	304-01	✓ Dup
		090-081	85	✓
		144-104	30	✓ Dup2
		110-069	83	✓
		124-068	32	✓
		175-078	34	✓ COA
		059-185	307-05	✓ Dup
		185-184	01	✓ Dup2
		105-183	02	✓
		126-184	03	✓
		193-180	308-01	✓
		080-022	304-02	✓ Dup2
		086-023	03	✓ Dup2
		091-024	04	✓ Dup2
		096-025	05	✓ Dup2
		101-027	07	✓ Dup2
		109-036	28	✓
		110-029	29	✓ Dup
		111-023	31	✓ Dup2
		115-031	09	✓ Dup
		120-032	10	✓ Dup2
		125-034	11	✓ Dup2
		132-035	13	✓
		139-037	14	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004354
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
K-9	1009057	144-038	304-15	✓ DuP2
		149-040	16	✓ DuP2
		154-041	17	✓ DuP
		159-042	18	✓ DuP2
		164-043	19	✓ DuP2
		045-062	301-05	✓
		021-121	306-05	✓
		028-051	301-04	✓ COA
		022-156	306-06	✓ DuP
		002-150	07	✓ DuP2
	1009056	084-509	210-34	✓ DuP
		087-511	33	✓ DuP2
		092-512	32	✓ DuP2
		068-511	204-06	✓ COA

mainframe@coa1mp3.cabq.gov
03/28/2006 02:56 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE 1

01009057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100905707008030401 LEGAL: TRAC T O ROW 1 UNIT A WEST OF WESTLAND EXCEPT PORTI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEGGERS FRANK H
OWNER ADDR: 09723 CENTRAL AV NW
ALBUQUERQUE NM 87105
0100905709008130435 LEGAL: 027 009W LY POR LOT 27 ORIG TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE
RIO RANCHO NM 87124
0100905714410430430 LEGAL: PORT LT 27 BLK 9 ORIGINAL TOWNSITE OF WESTLAND ATR LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MEGGERS FRANK H
OWNER ADDR: 09723 CENTRAL NW
ALBUQUERQUE NM 87105
0100905711006930433 LEGAL: 027 009T RIAN POR LOT 27 ORIG TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE NM 87123
0100905712406830432 LEGAL: 027 009P OR IN SLY POR OF LOT 27 ORIGINAL TOWNSITE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: POPE ROBERT E
OWNER ADDR: 09607 CENTRAL AV NW
ALBUQUERQUE NM 87121
0100905717507830434 LEGAL: TRAC T A BLK 9 ORIGINAL TOWNSITE OF WESTLAND CONT 3 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0100905705918530705 LEGAL: TR 1 5 LA ND OF C H HALL CONT 5.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MAJEX LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 3168
CORRALES NM 87048
0100905718518430701 LEGAL: TR 1 4 LA ND OF C H HALL CONT 5.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MAJEC LIMITED PARTNERSHIP
OWNER ADDR: PO BOX 3168
CORRALES NM 87048

0100905710518330702 LEGAL: TRAC T 13 UNIT 5 TOWN OF ATRISCO GRANT CONT 5.00
AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BENAVIDEZ BENJAMIN ETUX
OWNER ADDR: 02988 SILVER CLOUD CI
NORCO CA 92860

0100905712618430703 LEGAL: TR12 C11 HALL SURVEY NO 7139 SEC 21 T10N R2E
CONT LAND USE:
PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: BENAVIDEZ BENJAMIN JR ETAL
OWNER ADDR: 09701 VOLCANO RD NW
ALBUQUERQUE NM 87121

0100905719318030801 LEGAL: TRAC T A CORRECTED PLAT OF TRACT A WEST RIDGE
MOBIL LAND USE:
PROPERTY ADDR: 00000 VOLCANO
OWNER NAME: WEST RIDGE LIMITED PARTNERSHIP
OWNER ADDR: 03511 CARLISLE BL NE
ALBUQUERQUE NM 87107

0100905708002230402 LEGAL: 026 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MEGGERS FRANK
OWNER ADDR: 09723 CENTRAL AV NW
ALBUQUERQUE NM 87105

0100905708602330403 LEGAL: 025 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE
RIO RANCHO NM 87124

0100905709102430404 LEGAL: 024 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE
RIO RANCHO NM 87124

0100905709602530405 LEGAL: 023 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE
RIO RANCHO NM 87124

0100905710102730407 LEGAL: 22 9 ORI GINAL TOWNSITE OF WESTLAND CONT 10000
SQ F LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE
RIO RANCHO NM 87124

0100905710903630428 LEGAL: LOT C LA ND DIBVISION PLAT SUMMARY SUBDIVISION
LAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: GARCIA MELQUIADES & JUDY K
OWNER ADDR: 09621 C CENTRAL NW
ALBUQUERQUE NM 87121

0100905711002930429 LEGAL: LOT B LA ND DIVISION PLAT SUMMARY SUBDIVISION
LAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: TROY BILLY G & JANE M
OWNER ADDR: 09621 CENTRAL AV NW
ALBUQUERQUE NM 87105

0100905711102330431 LEGAL: LOT A LA ND DIVISION PLAT SUMMARY SUBDIVISION
LAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: TROY BILLY G & JANE M
OWNER ADDR: 09621 CENTRAL AV NW
ALBUQUERQUE NM 87105

0100905711503130409 LEGAL: LOT 19A LAND DIVISION PLAT SUMMARY SUBDIVISION
LAN LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE NM 87123

0100905712003230410 LEGAL: 018 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE NM 87123

0100905712503430411 LEGAL: 017 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE NM 87123

0100905713203530413 LEGAL: 015 009L OTS 15 & 16 ORIGINAL TOWNSITE OF
WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: POPE ROBERT E
OWNER ADDR: 09607 CENTRAL AV NW
ALBUQUERQUE NM 87121

0100905713903730414 LEGAL: 014 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CONTY AMENA ETAL
OWNER ADDR: 04704 DANUBE NE
ALBUQUERQUE NM 87111

0100905714403830415 LEGAL: 013 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEGGERS FRANK
OWNER ADDR: 09723 CENTRAL AV NW
ALBUQUERQUE NM 87105

0100905714904030416 LEGAL: 012 009O RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEGGERS FRANK H
OWNER ADDR: 09723 CENTRAL AV NW
ALBUQUERQUE NM 87105

0100905715404130417 LEGAL: 011 0090 RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ST JOHN'S EPISCOPAL CATHEDRAL
OWNER ADDR: 00318 SILVER SW
ALBUQUERQUE NM 87102
0100905715904230418 LEGAL: 010 0090 RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ST JOHN'S EPISCOPAL CATHEDRAL
OWNER ADDR: 00318 SILVER AV SW
ALBUQUERQUE NM 87102
0100905716404330419 LEGAL: 009 0090 RIGINAL TOWNSITE OF WESTLAND
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ST JOHN'S EPISCOPAL CATHEDRAL
OWNER ADDR: 00318 SILVER AV SW
ALBUQUERQUE NM 87102
0100905704506230105 LEGAL: TRAC T 1A PLAT OF TRS 1A & 1B ROW 1 UNIT A WEST
OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PETERSON PROPERTIES INVESTMENT
OWNER ADDR: 01213 SAN PEDRO DR NE
ALBUQUERQUE NM 87110
0100905702112130605 LEGAL: SO 2 33FT TRS 1 & 2 ROW2 UNIT A WEST OF WESTLAND
AT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DEME EILEEN M & STEVEN S HERRE
OWNER ADDR: 01436 GATEWOOD SW
ALBUQUERQUE NM 87105
0100905702805130104 LEGAL: TR2 ROW1 UNIT A WEST OF WESTLAND ATRISCO GRANT
CON LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0100905702215630606 LEGAL: PART OF TR 1 ROW 2 UNIT A WEST OF WESTLAND
ATRISCO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STEFAN ADRIAN I & MARICA
OWNER ADDR: 02704 BOSQUE DEL SOL LN NW
ALBUQUERQUE NM 87120
0100905700215030607 LEGAL: PART OF TR2 ROW 2 UNIT A WEST OF WESTLAND
ATRISCO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STEFAN ADRIAN I & MARICA
OWNER ADDR: 02704 BOSQUE DEL SOL LN NW
ALBUQUERQUE NM 87120
0100905608450921034 LEGAL: SLY 120 FT OF LT 27 BLK 10 EXC THE NLY & WLY
PORTS LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA DOMINICA M
OWNER ADDR: 09317 CENTRAL AV NW
ALBUQUERQUE NM 87105

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0100905608751121033   LEGAL: SOUT HERL Y 120'FT OF LOT 26 BLK 10 ORIGINAL
TOWNSIT  LAND USE:
                       PROPERTY ADDR: 00000   CENTRAL
                          OWNER NAME: MOYA DOMINICA M
                          OWNER ADDR: 09317   CENTRAL                    AV NW
ALBUQUERQUE NM        87105
0100905609251221032   LEGAL: SOUT HERL Y 120'FT OF LOT 25 BLK 10 ORIGINAL
TOWNSIT  LAND USE:
                       PROPERTY ADDR: 00000   CENTRAL
                          OWNER NAME: MOYA DONMINICA M
                          OWNER ADDR: 09317   CENTRAL                    AV NW
ALBUQUERQUE NM        87105
0100905606851120406   LEGAL: ELY  POR  OF LT 1-A BLK 1 PLAT OF LTS 1-A & 1-B
'LAN  LAND USE:
                        PROPERTY ADDR: 00000   CENTRAL
                           OWNER NAME: CITY OF ALBUQUERQUE
                           OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM        87103
 .
 QUIT
```

100905711006930433 LEGAL: *027 009 TRIAN POR LOT 29 ORIGINAL TOWNSITE OF W
PROPERTY ADDR: N/A

OWNERS NAME: CHAVEZ JOSEPH ETUX
OWNERS ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

100905717507830434 LEGAL: TRACT A BLK 9 ORIGINAL TOWNSITE OF WESTLAND M/L
PROPERTY ADDR: N/A

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

100905705918530705 LEGAL: TR 15 LAND OF C H HALL CONT 5.0 AC
PROPERTY ADDR: N/A

OWNERS NAME: MAJEX LIMITED PARTNERSHIP
OWNERS ADDR: PO BOX 3168
CORRALES, NM 87048

100905718518430701 LEGAL: TR 14 LAND OF C H HALL CONT 5. 0 AC
PROPERTY ADDR: N/A

OWNERS NAME: MAJEC LIMITED PARTNERSHIP
OWNERS ADDR: PO BOX 3168
CORRALES, NM 87048

100905711503130409 LEGAL: LOT 19A LAND DIVISION PLAT SUMMARY SUBDIVISION YATES
REPLAT OF
PROPERTY ADDR: CENTRAL AVE NW

OWNERS NAME: CHAVEZ JOSEPH ETUX
OWNERS ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

100905712003230410 LEGAL: *018 009 ORIGINAL TOWNSITE OF WESTLAND
PROPERTY ADDR: N/A

OWNERS NAME: CHAVEZ JOSEPH ETUX
OWNERS ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

100905712503430411 LEGAL: *017 009 ORIGINAL TOWNSITE OF WESTLAND
PROPERTY ADDR: N/A

OWNERS NAME: CHAVEZ JOSEPH ETUX
OWNERS ADDR: RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

100905702805130104 LEGAL: TR2 ROW1 UNIT A WEST OF WESTLAND ATRISCO GRA
PROPERTY ADDR: N/A

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

1009056068511120406	LEGAL: ELY POR OF LT 1-A BLK 1 PLAT OF LTS 1-A & 1-I SCO LAND GRANT' CO PROPERTY ADDR: CENTRAL AVE SW
	OWNERS NAME: CITY OF ALBUQUERQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 23, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **March 23, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 26 AND PORTION OF LOT 27, BLOCK 9 AND TRACT O, ORIGINAL TOWNSITE OF WESTLAND LOCATED ON 98TH STREET NW BETWEEN VOLCANO ROAD NW AND CENTRAL AVENUE NW** zone map **K-9.**

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

AVALON N.A. (AVA) "R"
Miguel Maestas
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 (w)
Claudette Archuleta
9308 Starboard Rd. NW/87121 831-1939 (h) 242-7306 (w)

ROUTE 66 WEST N.A. (RTW) "R"
Melissa Lama
600 Thoroughbred Dr. SW/87121 839-8545 (h) 899-5311 (w)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
Van Barber
5201 Central NW/87105 831-1977 (w)
Klarissa Pena
6013 Sunset Gardens SW/87121 831-5406 (w)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION.
Planning Department

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

Project # 1004354

PETE DASKALOS
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87113

Project # 1004354
CLAUDETTE ARCHULETA
Avalon N.A.
9308 STARBOARD RD NW
ALBUQUERQUE, NM 87121

Project # 1004354
LIBBY MCINTOSH
Westgate Heights N.A.
1316 LADRONES CT SW
ALBUQUERQUE, NM 87121

Project # 1004354

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Project # 1004354
MELISSA LAMA
Route 66 West N.A.
600 THOROUGHBRED DR SW
ALBUQUERQUE, NM 87121

Project # 1004354
VAN BARBER
Westside Merchants Assoc.
5201 CENTRAL NW
ALBUQUERQUE, NM 87105

Project # 1004354
MIGUEL MAESTAS
Avalon N.A.
9400 HARBOR RD NW
ALBUQUERQUE, NM 87121

Project # 1004354
MATTHEW ARCHULETA
Westgate Heights N.A.
1628 SUMMERFIELD SW
ALBUQUERQUE,NM 87121

Project # 1004354
KLARISSA PENA
Westside Merchants Assoc.
6013 SUNSET GARDENS SW
ALBUQUERQUE, NM 87121

100905707008030401

MEGGERS FRANK H
9723 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905712406830432

POPE ROBERT E
9607 CENTRAL AV NW
ALBUQUERQUE NM 87121

100905712618430703

BENAVIDEZ BENJAMIN JR ETAL
9701 VOLCANO RD NW
ALBUQUERQUE NM 87121

100905711002930429

TROY BILLY G & JANE M
9621 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905709008130435

MORELOCK ELLA MARIE
723 WAGON TRAIN SE
RIO RANCHO NM 87124

100905705918530705

MAJEX LIMITED PARTNERSHIP
PO BOX 3168
CORRALES, NM 87048

100905719318030801

WEST RIDGE LIMITED PARTNERSHI
3511 CARLISLE BL NE
ALBUQUERQUE NM 87107

100905713903730414

CONTY AMENA ETAL
4704 DANUBE NE
ALBUQUERQUE NM 87111

100905711006930433

CHAVEZ JOSEPH ETUX
RT 5 BOX 31 HWY 66 E
ALBUQUERQUE, NM 87123

100905710518330702

BENAVIDEZ BENJAMIN ETUX
2988 SILVER CLOUD CI
NORCO CA 92860

100905710903630428

GARCIA MELQUIADES & JUDY K
9621 C CENTRAL NW
ALBUQUERQUE NM 87121

100905715404130417

ST JOHN'S EPISCOPAL CATHEDRAL
318 SILVER SW
ALBUQUERQUE NM 87102

100905704506230105

PETERSON PROPERTIES INVESTMEN
1213 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

100905608450921034

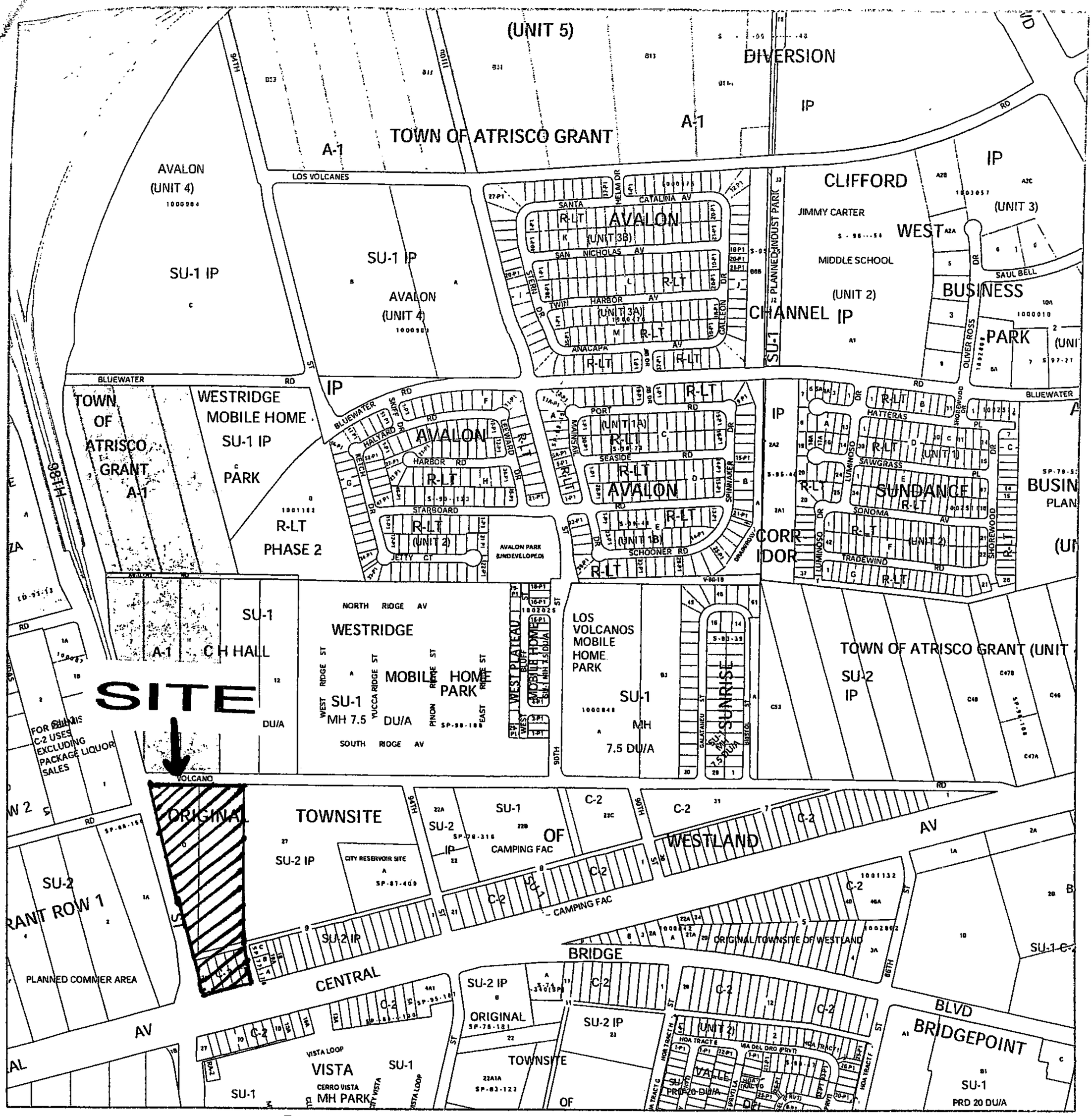
MOYA DOMINICA M
9317 CENTRAL AV NW
ALBUQUERQUE NM 87105

100905702112130605

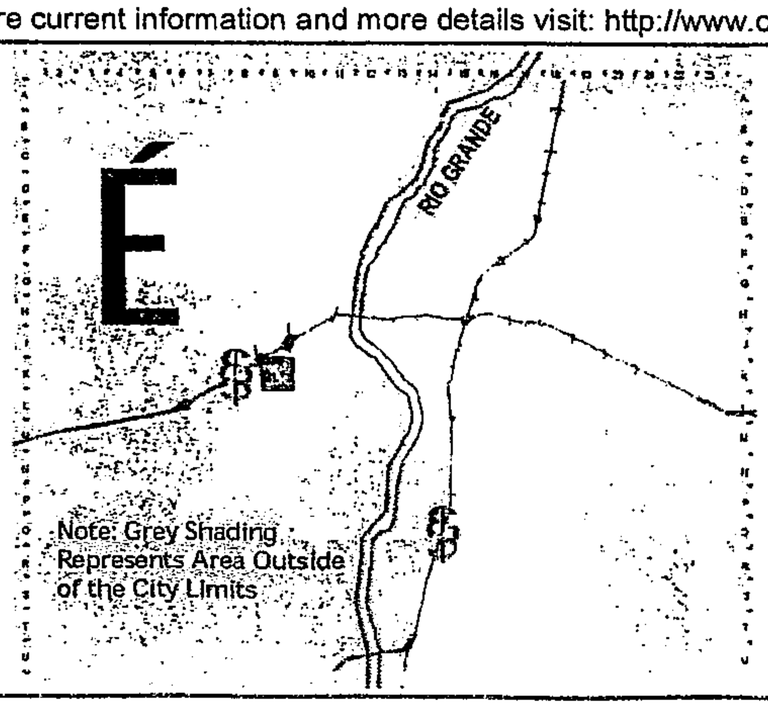
DEME EILEEN M & STEVEN S HERR
1436 GATEWOOD SW
ALBUQUERQUE NM 87105

100905702215630606

STEFAN ADRIAN I & MARICA
2704 BOSQUE DEL SOL LN NW
ALBUQUERQUE NM 87120



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



Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**

Zone Atlas Page:

K-9-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 25066

Date: March 23, 2006

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lot 26 and Portion of Lot 27, Block 9 and Tract 0, Original Townsite of Westland
LEGAL DESCRIPTION

LOCATED ON 98th St. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Volcano Road NW AND Central Avenue NW
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **K9**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

C:ONC – NA Info Request.WPD

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 3, 2006

TO: Miguel Maestas and Claudette Archuleta, Avalon NA
Melissa Lama, Route 66 West NA
Matthew Archuleta and Libby McIntosh, Westgate Heights NA
Van Barber and Klarissa Pena, Westside Merchants Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately nine (9) acre(s): Major Vacation of Public Right-of-Way for a proposed redevelopment of the area and allow for commercial development over the existing easement.**

P.O. Box 1293

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Pete Daskalos**

Albuquerque

For property located: **On or near the east side of 98th Street NW between Volcano Road NW and Central Avenue NW.**

The case number(s) assigned is: **06DRB- 00392, Project # 1004354.**

New Mexico 87103

City Planning accepted application for this request on **March 24, 2006**.

The owner, applicant, and/or agent certified at the time of application acceptance

www.cabq.gov

that they notified you of the proposed action by *certified mail, return receipt requested.*

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

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public 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] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16)

#7

Project #_1004354
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-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 30, 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, November 15, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000296 06DRB-01536 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] (G-11)
Project # 1000572 06DRB-01535 Major-Vacation of Public Easements 06DRB-01538 Minor-Vacation of Private Easements	ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21)
Project # 1005137 06DRB-01533 Major-Vacation of Pub Right-of-Way 06DRB-01534 Major-Vacation of Public Easements	FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14)
Project # 1001999 06DRB-01528 Major-Vacation of Pub Right-of-Way	ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13)
Project # 1002017 06DRB-01540 Major-Vacation of Pub Right-of-Way	MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. (B-17)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.39⁰
0004219022 OCT 27 2006
MAILED FROM ZIP CODE 87102

Or Current Resident
MORELOCK ELLA MARIE
723 WAGON TRAIN SE
RIO RANCHO, NM 87124

RETURNED TO SENDER
VACANT

Or Current Resident

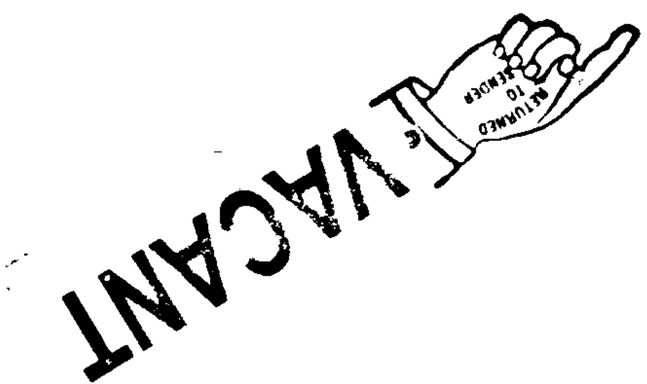
wrong address

VAC

DRB

87124$2358 R021

P O Box 1293 Albuquerque, New Mexico 87103



CITY OF ALBUQUERQUE

Planning Department

Or Current Resident
ROWLAND SHARON LYNN TRUSTEE
UN
1213 SAN PEDRO DR NE
ALBUQUERQUE, NM 87110

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁰
0004219022 OCT 27 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

DRB

87110$6725 C033

P O Box 1293 Albuquerque, New Mexico 87103

ATTEMPTED,
NOT KNOWN

ANK

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/20/2008 Issued By: PLNSDH

Permit Number: **2008 070 048** **Category Code 910**

Application Number: 08DRB-70048, Major - Sdp For Building Permit

Address:

Location Description: 98TH ST NW BETWEEN CENTRAL AVE NW AND VOLCANO RD NW

Project Number: 1004354

Applicant
Mcdonald'S Corporation
511 E Carpenter Freway , Ste 375
Irving TX 75062
972-869-1888

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB deferral fee	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

2/20/2008 9:55AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00088076-00088076
PERMIT# 2008070048 TRSCCS
Trans Amt $110.00
DRB Actions $110.00
CK $110.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/25/2008 Issued By: PLNSDH

Permit Number: **2008 070 048** **Category Code 910**

Application Number: 08DRB-70048, Major - Sdp For Building Permit

Address:

Location Description: 98TH ST NW BETWEEN CENTRAL AVE NW AND VOLCANO RD NW

Project Number: 1004354

Applicant
Mcdonald'S Corporation

511 E Carpenter Freway , Ste 375
Irving TX 75062
972-869-1888

Agent / Contact
Tierra West Llc
Ronald Bohannan
5571 Midway Park Pl Ne
Albuquerque NM 87109

twllc@tierrawestllc.com

Application Fees

441018/4871000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$385.00
	TOTAL:	**$480.00**

City Of Albuquerque
Treasury Division

1/25/2008 10:52AM LOC: ANNX
WS# 008 TRANS# 0011
RECEIPT# 00086867-00086867
PERMIT# 2008070048 TRSTHS
Items Amt $480.00
ADM Fee $75.00
Conflict Mgmt. Fee $20.00
DRB Actions $385.00
CK $480.00
CHANGE $0.00

Thank You

4354

DXF Electronic Approval Form

DRB Project Case #: 1004354

Subdivision Name: KRANIA Lots 3A, 3B AND 4A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 8/7/2013 Hard Copy Received: 8/7/2013

Coordinate System: NMSP Grid (NAD 83)

Catherine Bradley — Approved

8/8/13 — Date

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

AGIS Use Only

Copied fc **4354** to agiscov on **8/8/2013** Contact person notified on **8/8/2013**

4354

DXF Electronic Approval Form

DRB Project Case #: 1004354

Subdivision Name: MONAHITI TRACT A

Surveyor: LARRY W MEDRANO

Contact Person: KELLI KRUEGAR

Contact Information: 858-3100

DXF Received: 12/19/2006 Hard Copy Received: 12/19/2006

Coordinate System: NMSP Grid (NAD 27)

Approved Date

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

AGIS Use Only

Copied fc **4354** to agiscov on **8/8/2013** Contact person notified on **8/8/2013**

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 609

06/25/2013 Issued By: BLDAVM 196065

Application Number: **13DRB-70609**, Major - Sdp For Building Permit

Address:

Location Description: 98TH ST BETWEEN VOLCANO AND CENTRAL

Project Number: 1004354

Applicant
KRANIA LLC

5321 MENAUL BLVD NE
ALBUQUERQUE NM 87110

Agent / Contact
DAC ZONING & LAND USE SERVICES (DAC INC.)
DOUG CRANDALL
9520 MACALLAN RD NE
ALBUQUERQUE NM 87109

Application Fees	
APN Fee	$75.00
Conflict Mgmt Fee	$20.00
DRB Actions	$385.00
TOTAL:	$480.00

City of Albuquerque Treasury
Date:6/25/2013 Office:AHNEX
Stat ID:WS00007 Cashier:TRSOLF
Batch: 2167 Trans #:39
Permit: 201307070609
Receipt Num 00138766
Payment Total:$480.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$385.00
American Expr	Tendered :	$480.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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)

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: _Pete Daskalos_____ PHONE: _505-883-0414_____

ADDRESS:_5321 Menaul Blvd. NE_____ FAX: __505-872-1248_____

CITY:_Albuquerque_____ STATE _NM ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: ____SAME_____

AGENT (if any): _Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:__8509 Jefferson NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Amendment to DRB Preliminary/Final Plat Conditions_____

_____

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

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

Lot or Tract No._Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:_____9_____ Unit:_____

Subdiv. / Addn. _Original Townsite of Westland__TBK Monahiti Subd._____

Current Zoning:_SU-2, IP Uses_____ Proposed zoning: ___SAME_____

Zone Atlas page(s): _K-9_____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): _8.858_____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _NO_____

UPC No._100905709008130435, etc._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: __98th Street NW_____

Between:_Volcano Road NW_____ and _____Central Avenue NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _ZA-88-3701/ZA90-276/_

_ZA-96-227/ZA87-308/05DRB-01229/05EPC-01234/ Project # 1004354_____

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

SIGNATURE _____ DATE 2/22/07

(Print) _Ronald R. Bohannan, PE_____ ___ Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB-____-00216	FP	$(3)	$ 0.00
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
____-____-____	____	____	$____
			Total $ 0.00

Hearing date 03/07/07

Sandy Hundley 02/23/07

Project # 1004354

Note to Clerk Amendment to FP Condition

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.
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A 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**
N/A **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** PREVIOUSLY SUBMITTED AND APPROVED

❑ **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.

Ronald R. Bohannan
Applicant name (print)

2/23/07
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-_____-00216
_____-_____-_____
_____-_____-_____

Sandy Handley 02/23/07
Planner signature / date

Project # 1004354

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 10/11/06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/11/06
Date Preliminary Plat Expires: 10/11/07
DRB Project No.: 1004354
DRB Application No.: 06DRB-01426

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

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

Tract A Monahiti Subdivision
PROPOSED NAME OF PLAT AND/~~OR SITE DEVELOPMENT PLAN~~

Lots 22 thru 26, Original Townsite of Westland
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	Private P.E.	City Cnst Engineer
		150'	Right Turn Lane	Central Avenue	570' East of 98th Street	Entrance to Site off Central Ave.	/	/	/
		6'	Concrete Sidewalk (north side)	Central Avenue	East Property Line	98th Street	/	/	/
			Standard Curb & Gutter	Central Avenue	East Property Line	98th Street	/	/	/
		~~2'4" 8'~~	~~Screen Wall~~	~~East Property Line~~	~~South Property Line~~	~~Existing Alley~~	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane ~~Permanent Paving~~ STRIPING	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	Central Avenue	North Property Line	/	/	/
			Pavement Overlay	98th Street	Central Avenue	North Property Line	/	/	/
		6"	Waterline	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/

1 REMOVED - DAILY BY PERMIT (BLDG)

2

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SAS Gravity Line	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/
		6'	Bike lane ~~Concrete Sidewalk~~	Central Avenue	98th Street	East Property Line	/	/	/
		~~6'~~	~~Contrad~~				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
			Water Infrastructure to iclude Valves, Fittings, Valve Boxes and Fire Hydrants as required.				/	/	/
			Sanitarty Sewer to include Manholes and Service Connections as required.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

10/10/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 10/11/06
DRB CHAIR - date

10-11-06
TRANSPORTATION DEVELOPMENT - date

Roger Hoa 10/11/06
UTILITY DEVELOPMENT - date

Bradley J. Bingham 10/12/06
CITY ENGINEER - date

Christina Sandoval 10/11/06
PARKS & RECREATION - date

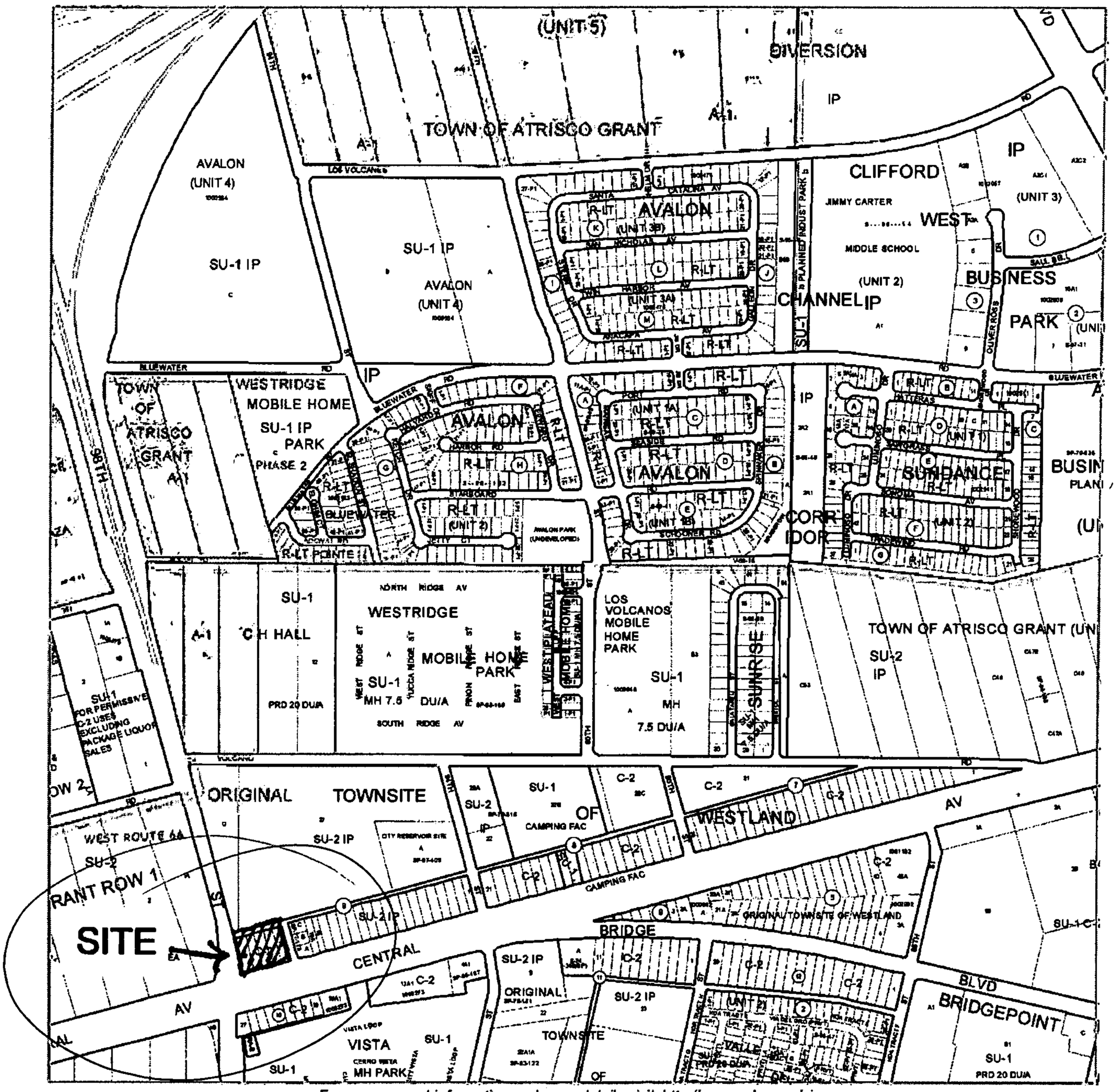
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

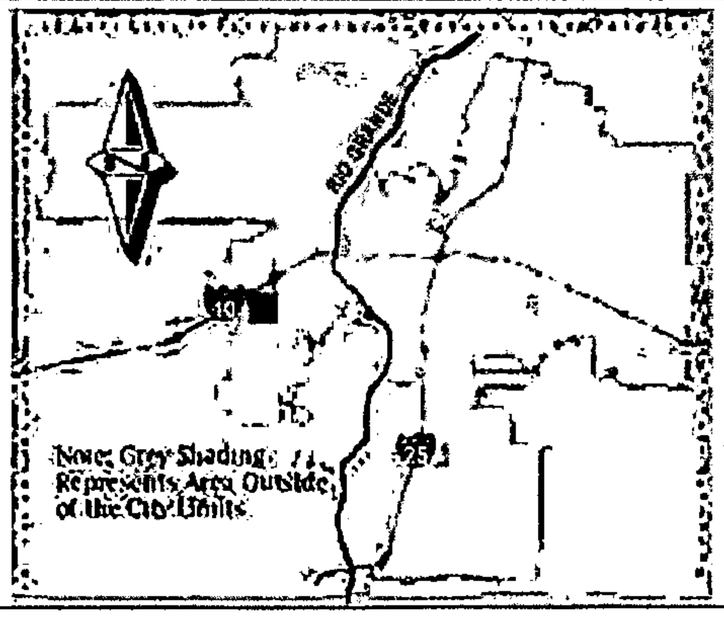
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6-20-07	Stephen Woodall		Sarah Ayeta
2	8-2-07	Stephen Woodall		Sarah Ayeta



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
(505) 858-3118

twllc@tierrawestllc.com
1-800-245-3102

February 22, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Preliminary/Final Plat Approval
DRB Application No. 06-04126, Project # 1004354
Monahiti Subdivision
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, requests an amendment to the DRB Final Plat conditions issued February 7, 2007. The site is located on the NE corner of 98th Street and Central Avenue NW. The plat eliminates lots 22 thru 26, Block 9, Original Town Site of Westland, and consolidates the lot into one parcel. The plat went before the DRB on February 7, 2007 and received preliminary/final plat approval with conditions. The final conditions stated Transportation would require an agreement be executed between the project developer and the adjacent property owner prior to final sign-off.

At a meeting held on February 21, 2007, attended by various representatives from the City, the adjacent property owner and myself, it was shown to the property owner that the 25', in question, adjoining the subdivision is public right-of-way. The determination was made based upon the original platting and reliance on the AGIS mapping presented at that meeting. It was discussed that all physical improvements proposed with the development of Monahiti Subdivision: a new screen wall, a public waterline, and public sewer line would be located on the subject parcel and not in the 25' roadway. As a result, the agreement referred to in the conditions would no longer be necessary therefore we request the condition be deleted. This request will allow us to proceed with obtaining the final signature on the plat followed by resubmitting to Planning for recording.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos

JN: 25066
RRB/SA/cla

2005: 25066 Sheran Matson Prelim/Final plat 022207.doc

Matson, Sheran A.

From: Marrone, Carmen M.
Sent: Tuesday, May 29, 2007 5:31 PM
To: Matson, Sheran A.
Cc: Brito, Russell D.; Conrad, Matt A.; Curran, Kevin J.
Subject: Project #1004354

Sheran,

It has come to our attention that the above project received EPC approval of a site plan for subdivision and building permit IN ERROR! The site is located at the northeast corner of Central and 98th Street NW. The site is zoned SU-2 IP per the West Route 66 SDP which only allows Permissive uses in the IP zone. The site plans propose a shopping center with retail uses not allowed per the sector plan. In order for the uses to be in conformance, the zoning will have to be changed to a zone that allows such retail uses.

The site plans are currently under DRB review and have received preliminary grading approval. It is my understanding that the agent, Ron Bohannan, is awaiting final sign-off of the infrastructure list and the site plans.

PLEASE DO NOT SIGN OFF on the above site plans or infrastructure list until you hear from Russell Brito regarding this matter. Richard Dineen has been informed of the situation and has asked us to seek legal advice on how to proceed.

Carmen

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

March 6, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque,
P.O. Box 1293
Albuquerque, NM 87102

RE: Withdrawal of Monahiti Subdivision
Minor Subdivision Final Plat Approval
Project # 1004354, App# 07DRB-00216

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, would like to withdraw Application # 07DRB-00216 from the March 7, 2007 Development Review Board agenda.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Donna J. Bohannan

JN: 25066
RRB/kdk

2005: 25066 Sheran Matson Withdrawal 030607

March 5, 2007

PROJECT #1004354/07DRB-00216

For your information this is a copy of the legal ad (highlighted) that as sent to the property owners of Lots 1, 2 & 3. Lots 1 & 2 are owned by the same people so they only received one notice.

Thank you.

Claire Senova
DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: March 7, 2007 **Project# 1004354**
Zone Atlas Page: K-9 **App#07DRB-00216**
Notification Radius: 100 Ft.

Cross Reference and Location: 98TH ST NW BETWEEN VOLCANO RD NW AND CENTRAL AVE NW

Applicant: PETE DASKALOS
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Agent: TIERRA WEST
8509 JEFFERSON NE
ALBUQUERQUE, NM87113

Special Instructions:

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

Date Mailed: MARCH 2, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		___	Major Subdivision action
		____	Minor Subdivision action
		_X__	Vacation
	V	____	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
		____	for Subdivision Purposes
		____	for Building Permit
	P	____	IP Master Development Plan
		____	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
		____	Storm Drainage Cost Allocation Plan
		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: _Pete Daskalos_____ PHONE: _505-883-0414_____

ADDRESS:_5321 Menaul Blvd. NE_____ FAX: __505-872-1248_____

CITY:_Albuquerque_____ STATE _NM ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: ____SAME_____

AGENT (if any): _Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:__8509 Jefferson NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Amendment to DRB Preliminary/Final Plat Conditions_____

_____

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

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

Lot or Tract No._Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:_____9_____ Unit:_____

Subdiv. / Addn. _Original Townsite of Westland__TBK Manahiti Subd._____

Current Zoning:_SU-2, IP Uses_____ Proposed zoning:___SAME_____

Zone Atlas page(s): _K-9_____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): _8.858_____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _NO_____

UPC No._100905709008130435, etc._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: __98th Street NW_____

Between:_Volcano Road NW_____ and _____Central Avenue NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _ZA-88-3701/ZA90-276/_

_ZA-96-227/ZA87-308/05DRB-01229/05EPC-01234/ Project # 1004354_____

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

SIGNATURE _____ DATE 2/22/07

(Print) _Ronald R. Bohannan, PE_____ ___Applicant _X__ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	07DRB-____-00216	FP	$(3)	$ 0.00
☑ 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	Hearing date 03/07/07			Total $ 0.00

Sandy Handley 02/23/07

Project # 1004354

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.
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A 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**
N/A **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** PREVIOUSLY SUBMITTED AND APPROVED

☐ **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.

Ronald R. Bohannan
Applicant name (print)

Applicant signature / date 2/23/07

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

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

Application case numbers
07DRB - 00216 - ____
____ - ____ - ____
____ - ____ - ____

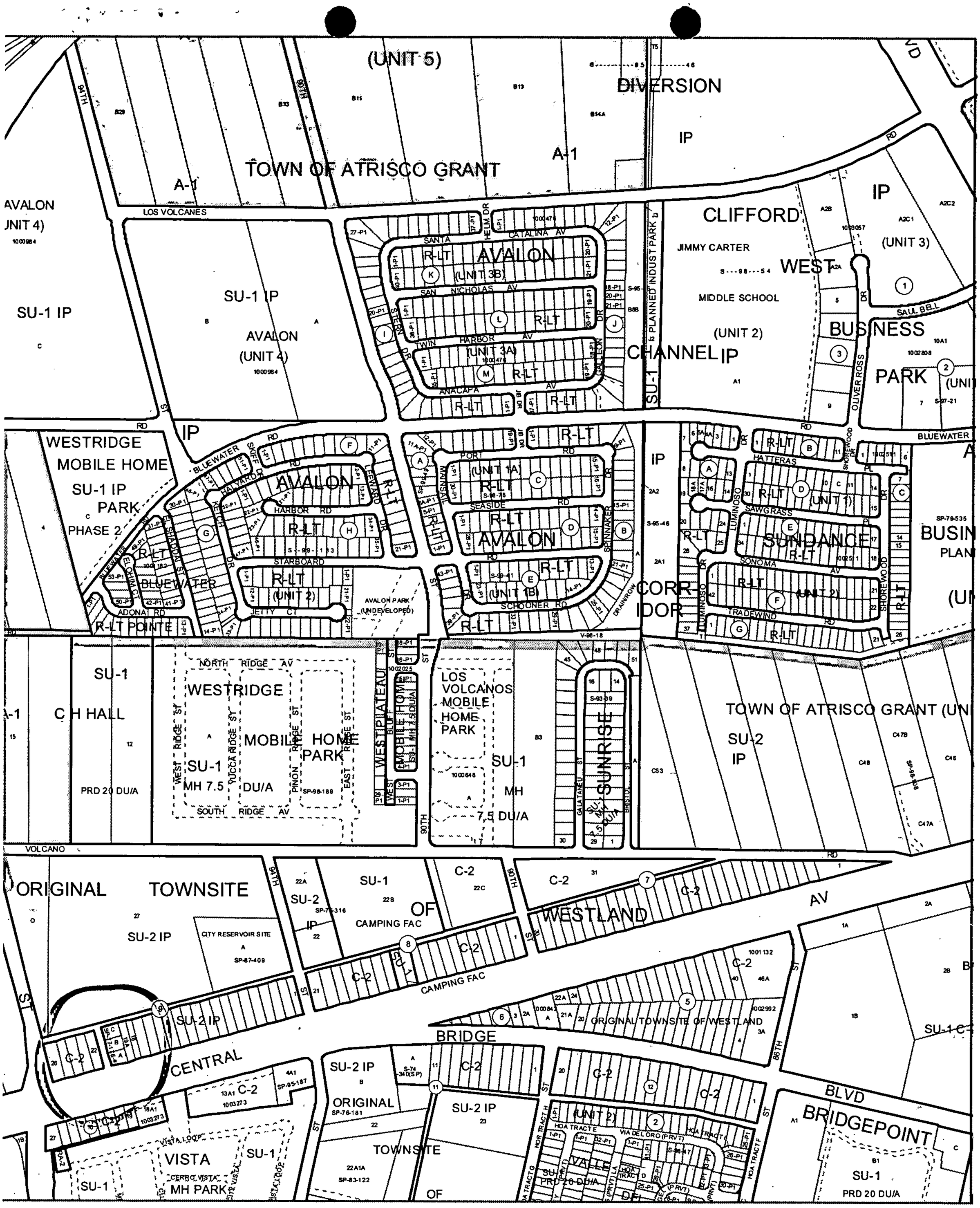
Sandy Handley 02/23/07
Planner signature / date

Project # 1004354

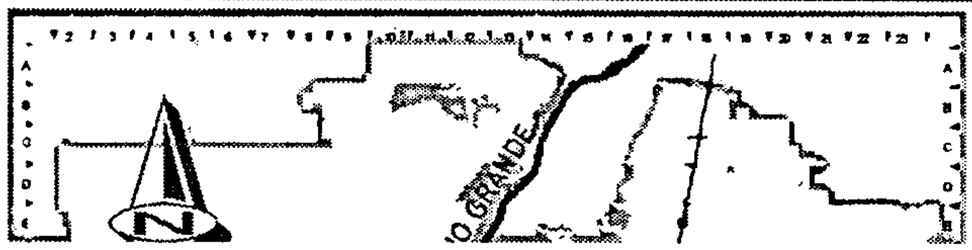
1	10090571 10029304 29	TROY BILLY G & JANE M	9621 CENTR AL AVE NW B	ALBUQ UERQU E	N M	87 10 5		R	A 1 A	LOT B LAND DIVISION PLAT SUMMARY SUB DIVISION LAND OF ROY YAT ES REPLAT OF L
2	10090571 11023304 31	TROY BILLY G & JANE M	9621 CENTR AL AVE NW B	ALBUQ UERQU E	N M	87 10 5		R	A 1 A	LOT A LAND DIVISION PLAT SUMMARY SUB DIVISION LAND OF ROY YAT ES REPLAT OF L
4	10090571 09036304 28	GARCIA MELQUIADES & JUDY K KATONA GARCI A	9621 C CEN TRAL NW	ALBUQ UERQU E	N M	87 12 1		R	A 1 A	LOT C LAND DIBVISION PLAT SUMMARY SU BDIVISION LAND OF ROY YA TES REPLAT O F

Project# 1004354
TROY BILLY G. & JANE M.
9621 B CENTRAL AVE NW
ALBUQUERQUE, NM 87105

Project# 1004354
GRACIA MELQUIADES & JUDY K
KATONA GARCIA
9621 C CENTRAL AVE NW
ALBUQUERQUE, NM 87121

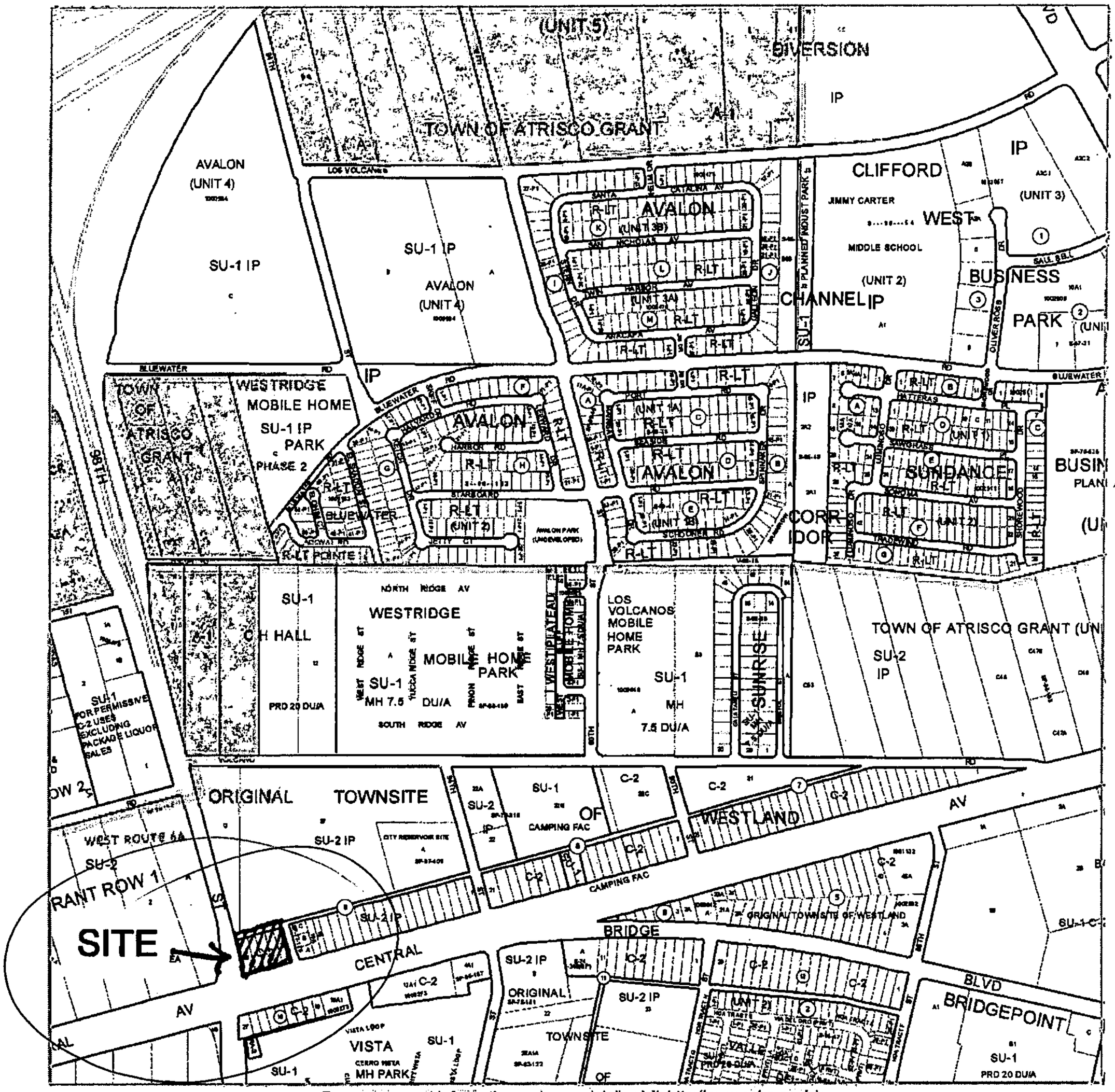


For more current information and more details visit: http://www.cabq.gov/gis



Zone Atlas Page:

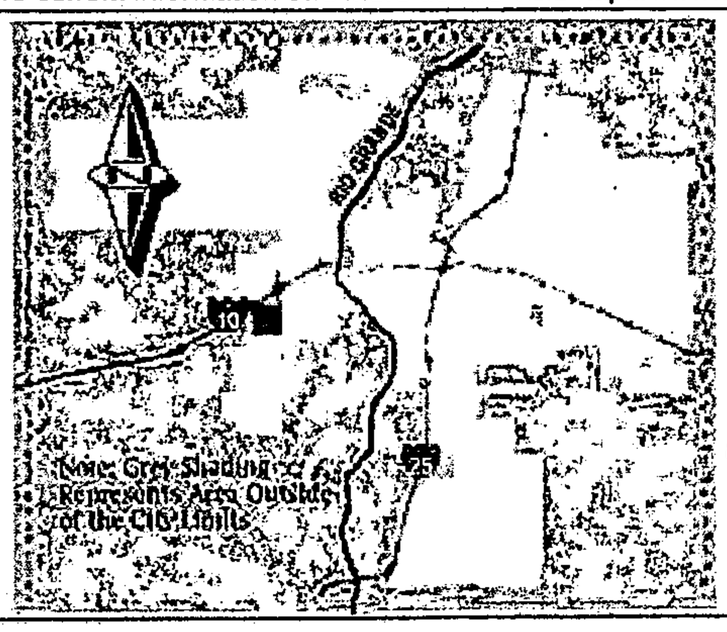
K-09-Z



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
(505) 858-3118

twllc@tierrawestllc.com
1-800-245-3102

February 22, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Preliminary/Final Plat Approval
DRB Application No. 06-04126, Project # 1004354
Monahiti Subdivision
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, requests an amendment to the DRB Final Plat conditions issued February 7, 2007. The site is located on the NE corner of 98th Street and Central Avenue NW. The plat eliminates lots 22 thru 26, Block 9, Original Town Site of Westland, and consolidates the lot into one parcel. The plat went before the DRB on February 7, 2007 and received preliminary/final plat approval with conditions. The final conditions stated Transportation would require an agreement be executed between the project developer and the adjacent property owner prior to final sign-off.

At a meeting held on February 21, 2007, attended by various representatives from the City, the adjacent property owner and myself, it was shown to the property owner that the 25', in question, adjoining the subdivision is public right-of-way. The determination was made based upon the original platting and reliance on the AGIS mapping presented at that meeting. It was discussed that all physical improvements proposed with the development of Monahiti Subdivision: a new screen wall, a public waterline, and public sewer line would be located on the subject parcel and not in the 25' roadway. As a result, the agreement referred to in the conditions would no longer be necessary therefore we request the condition be deleted. This request will allow us to proceed with obtaining the final signature on the plat followed by resubmitting to Planning for recording.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos

JN: 25066
RRB/SA/cla

2005: 25066 Sheran Matson Prelim/Final plat 022207.doc

WEDNESDAY, March 7, 2007
HEARING NOTIFICATION

CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD
For Minor Actions
Plaza del Sol Hearing Room, Lower Level
Plaza del Sol Building
600 2nd St NW
Begins at 9 a.m.

Project # 1003801 **requesting approval of** Minor- Site Plan for Bldg Permit (EPC) for Lot(s) 28-A Block(s) A, **ALTURA ADDITION**, zoned SU-1 for C-1 w/exclusions, located on Carlisle Blvd NE between Indian School Rd NE and Hannett Ave NE.

Project # 1004354 **requesting approval of** Minor-Final Plat for Lot(s) 22 thru 26 and portions of Lot(s) 27, Tract O, Block(s) 9, Original Townsite of Westland (to be known as (**MONAHITI SUBDIVISION**) zoned SU-2 IP uses, located on 98th St NW between Volcano Rd NW and Central Ave NW.

Project # 1003857 **requesting approval of** Minor- Prel & Final Plat for Block(s) E (to be known as **TRACTS A & B, BARELAS COFFEE HOUSE,** zoned SU-2-NCR & SU-2/RT, located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW.

Project # 1002345 **requesting approval of** Minor- Prel & Final Plat for Lot(s) 3 & 8, Units 1 & 3, **BROADWAY INDUSTRIAL CENTER**, zoned SU-2 HM, located on Karsten Ct SE between I-25 and San Jose Ave SE.

Project # 1005402 **requesting approval of** Minor- Prel & Final Plat for Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on Cochiti Rd SE between Dorothy St SE and Shirley St SE.

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.

S Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SATURDAY, MARCH 3, 2007

No. Of Lots **6**
Nearest Major Streets **Central Avenue NW**

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 13th day of June, 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 **Krania, LLC** "(Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A Limited Liability Company**, whose address is **5321 Menaul Boulevard NE, Albuquerque, NM 87110** and whose telephone number is **505-883-4131**, 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 [describe:] **SEE ATTACHED**, recorded on_____ _____,19____in the records of the Bernalillo County Clerk at Book_____, Folio_____ _____(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:] **Krania, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Krania** 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 **22nd** day of **March**, 20**09** ("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. **790381**.

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.

Doc# 2007096738
07/03/2007 10:34 AM Page: 1 of 8
AGRE R:$23.00 M. Toulouse, Bernalillo County

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's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the Public Improvements shall be performed by **Precision Surveys**, and construction surveying of the Private Improvements shall be performed by **Precision Surveys**. 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 **Tierra West LLC**, and inspection of the Private Improvements shall be performed by **Tierra West LLC**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider 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 **Earthworks Engineering**, and field testing of the Private Improvements shall be performed by **Earthworks Engineering**, 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 the 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 therefore.

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 Guarantee:"

Type of Financial Guaranty: **Letter of Credit #MB6051 2454**
Amount: $ **864,426.88**
Name of Financial Institution or Surety providing Guaranty:
Bank of The West
Date City first able to call Guaranty: **March 22, 2009**
[Construction Completion Deadline]: **March 22, 2009**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
May 22, 2009
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 Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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 the 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]: _____
Name: **Pete Daskalos**
Title: **Managing Member**
Dated: 5/21/07

CITY OF ALBUQUERQUE

Approved by: _____
City Engineer
Dated: 6-13-07

DFR 6/13/07

6-11-07

SUBDIVIDER'S NOTARY

STATE OF **New Mexico**)
) ss.
COUNTY OF **Bernalillo**)

This instrument was acknowledged before me on 21st day of May, 2007 by [name(s) of person(s):] **Pete Daskslos**,[title or capacity, for instance, "President" or "Owner":] **Managing Member** of [Subdivider:] **Krania LLC**

Notary Public

My Commission Expires:
OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 08-05-2008

CITY'S NOTARY

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

This instrument was acknowledged before me on 13 day of June, 2007 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 1-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Legal & Recording Information for Krania Subdvision

Remaining Portion of Tract O, Recorded on June 12, 1959, Book D 486, Page 65

Remaining Portion of Lot 27, Block 29, Original Townsite of Westland, Recorded on March 23, 1935, Map Book D, Folio 53

Remaining Portion Described In Lease Deed Recorded on March 02, 1942 in Volume "6" Leases, Page 445

BANK OF THE WEST

MB60512454

BANK OF THE WEST
GLOBAL TRADE SERVICES
1977 SATURN STREET, SC-MPK-02-G
MONTEREY PARK, CA 91755
TEL: 323-727-6340
FAX:323-727-6405
SWIFT: BWSTUS66LAX

DATE: MAY 22, 2007

IRREVOCABLE STANDBY LETTER OF CREDIT

TO:
CITY OF ALBUQUERQUE
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

IN ALL CORRESPONDENCE PLEASE QUOTE OUR REFERENCE NUMBER.

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. MB60512454

IN FAVOR OF BENEFICIARY:
CITY OF ALBUQUERQUE
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

FOR ACCOUNT OF (APPLICANT):
KRANIA, LLC
5321 MENAUL BLVD. NE,
ALBUQUERQUE, NM 87110

AMOUNT: USD864,426.88
(EIGHT HUNDRED SIXTY-FOUR THOUSAND FOUR HUNDRED TWENTY-SIX AND 88/100 US DOLLARS)
EXPIRY DATE / PLACE: MAY 22, 2009 AT 5:00 P.M. IN MONTEREY PARK, AT OUR ABOVE ADDRESS.

AT THE REQUEST OF KRANIA, LLC, WE HEREBY ISSUE IN BENEFICIARY'S FAVOR THIS IRREVOCABLE LETTER OF CREDIT IN THE SUM OF EIGHT HUNDRED SIXTY-FOUR THOUSAND FOUR HUNDRED TWENTY-SIX DOLLARS AND EIGHTY-EIGHT CENTS,($ 864,426.88)

APPLICANT ADVISES THAT THIS LETTER OF CREDIT COVERS THE FINANCIAL GUARANTEE WHICH THE CITY REQUIRES, KRANIA, LLC ("SUBDIVIDER") TO PROVIDE FOR THE INSTALLATION OF THE IMPROVEMENTS, WHICH MUST BE CONSTRUCTED AT 98TH & CENTRAL, ALBUQUERQUE, NM, PROJECT NO. 790381. THE AMOUNT OF THE LETTER OF CREDIT IS 125% OF THE CITY'S ESTIMATED COST OF CONSTRUCTION OF IMPROVEMENTS AS REQUIRED BY THE CITY'S SUBDIVISION ORDINANCE.

A DRAFT OR DRAFTS FOR ANY AMOUNT UP TO, BUT NOT IN EXCESS OF EIGHT HUNDRED SIXTY-FOUR THOUSAND FOUR HUNDRED TWENTY-SIX DOLLARS AND EIGHTY-EIGHT CENTS, ($ 864,426.88) IS/ARE AVAILABLE AT SIGHT DRAWN ON BANK OF THE WEST, MONTEREY PARK AT, 1977 SATURN STREET, GLOBAL TRADE SERVICES, MONTEREY PARK, CALIFORNIA 91755 ATTN: STANDBY TEAM 2.

WHEN PRESENTED FOR NEGOTIATION, THE DRAFT(S) IS/ARE TO BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

THE BENEFICIARY'S SIGNED, DATED, AND THE CITY'S NOTARIZED STATEMENT WORDED AS FOLLOWS:

"THIS CERTIFIES THAT 1) KRANIA, LLC HAS FAILED TO COMPLY WITH THE TERMS OF THE AGREEMENT; 2) THE UNDERSIGNED IS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE AND IS AUTHORIZED TO SIGN THIS CERTIFICATION; AND 3) THE AMOUNT OF THE DRAFT DOES NOT EXCEED 125% OF THE CITY'S ESTIMATED COST OF COMPLETING THE IMPROVEMENTS SPECIFIED IN THE AGREEMENTS."

AUTHORIZED SIGNATURE
GLOBAL TRADE SERVICES
TEAM NO 02

AUTHORIZED SIGNATURE
GLOBAL TRADE SERVICES
TEAM NO 02

BANK OF THE WEST®

MB60512454

BANK OF THE WEST
GLOBAL TRADE SERVICES
1977 SATURN STREET, SC-MPK-02-G
MONTEREY PARK, CA 91755
TEL: 323-727-6340
FAX:323-727-6405
SWIFT: BWSTUS66LAX

WE HEREBY AGREE WITH THE BENEFICIARY OF DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT THAT SUCH DRAFT(S) WILL BE DULY HONORED UPON PRESENTATION TO BANK OF THE WEST, 1977 SATURN STREET, GLOBAL TRADE SERVICES,SC-MPK-02-G, MONTEREY PARK, CALIFORNIA 91755, ATTN: STANDBY TEAM2.

THE DRAFT(S) DRAWN UNDER THIS CREDIT MUST CONTAIN THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT NO.MB60512454 OF BANK OF THE WEST, MONTEREY PARK, CALIFORNIA, DATED,MAY 22, 2007 " AND THE ORIGINAL LETTER OF CREDIT MUST BE ENDORSED ON THE REVERSE SIDE WITH THE AMOUNT OF EACH DRAFT. THIS ORIGINAL LETTER OF CREDIT AND AMENDMENT(S) IF ANY MUST ACCOMPANY EACH DRAFT AND BE ATTACHED TO THE DRAFT, WHICH EXHAUSTS THIS CREDIT.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED, THIS STANDBY LETTER OF CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 500 (1993 REVISION).

AUTHORIZED SIGNATURE
GLOBAL TRADE SERVICES
TEAM NO 02

AUTHORIZED SIGNATURE
GLOBAL TRADE SERVICES
TEAM NO 02

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 02/07/07
02/07/07 Date Site Plan Approved: ~~07DRB-00034~~
02/07/07 Date Preliminary Plat Approved: ~~07DRB-00032~~
Date Preliminary Plat Expires: 02/07/08
DRB Project No.: 1004354
DRB Application No.: 07DRB-00037 ~~00034~~

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 1 thru 6 Krania Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract O and Portions of Lot 27, Original Townsite of Westland
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	Private P.E.	City Cnst Engineer
		75'	Left Turn Lane	98th Street	1427' North of Central Avenue	Volcano Road off Central Ave.	/	/	/
		75'	Left Turn Lane	98th Street	1151' North of Central Avenue	1076' North of Central Avenue	/	/	/
		75'	Left Turn Lane	98th Street	647' North of Central Avenue	572' North of Central Avenue	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane Permanent Paving	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	South Property Line	North Property Line	/	/	/
			Pavement Overlay	98th Street	South Property Line	North Property Line	/	/	/
			38' Paving Section	Volcano Road	98th Street	East Property Line	/	/	/
							/	/	/

Adjacent to East PL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		6'	Concrete Sidewalk	Volcano Road	98th Street	East Property Line	/	/	/
		8"	Standard C & G	Volcano Road	98th Street	East Property Line	/	/	/
		8"	SAS Gravity Line	Adjacent to East Property Line	Centerline of Volcano	South Property Line	/	/	/
		6" - 8"	Waterline	Adjacent to East Property Line	Volcano Entrance	South Property Line	/	/	/
		24"	RCP Storm Drain & Inlet Improvements	98th Street	Existing Storm Drain in 98th Street	400' North of Central	/	/	/
		6" - 8"	Waterline	On-site	Volcano Enterance	98th Street Site Enterence 550' North of Central	/	/	/
							/	/	/
			Water Infrastructure to iclude Valves, Fittings, Valve Boxes and Fire Hydrants as required.				/	/	/
			Sanitarty Sewer to include Manholes and Service Connections as required.				/	/	/
			Median Improvements	98th Street	8' North of Central	478' North of Central	/	/	/
			Median Imporvements	98th Street	565' North of Central	990' North of Central	/	/	/
			Median Improvements	98th Street	1075' North of Central	1255' North of Central	/	/	/
			Median Improvements	98th Street	1329' North of Central	1492' North of Central	/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R Bohannan
NAME (print)

Tierra West LLC.
FIRM

12/18/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 2/07/07

Christina Sandoval 2/7/07
PARKS & RECREATION - date

2-7-07
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baich 2/7/07
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bryan 2/7/07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

250Ub
SIA-Krania

FINANCIAL GUARANTY AMOUNT

02/28/2007

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

Project Description:

Project ID #: 790381, Krania Subdivision, Phase/Unit #: 1

Requested By: **Ron Bohannan, PE w/ Tierra West LLC**

Approved estimate amount:		$541,651.07
Contingency Amount:	10.00%	$54,165.11
Subtotal:		$595,816.18
NMGRT	6.875%	$40,962.36
Subtotal:		$636,778.54
Engineering Fee	6.60%	$42,027.38
Testing Fee	2.00%	$12,735.57
Subotal:		$691,541.50
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$864,426.88**

APPROVAL: DATE:

2-28-2007

Notes: 10% contingency, plans not approved.

Wilfred A. Gallegos/PLN/CABQ
02/22/2007 09:49 AM

To Richard W. Dineen@Exchange@COA, Richard H. Dourte/PWD/CABQ@COA, Kevin J. Curran@Exchange@COA
cc Sheran A. Matson/PLN/CABQ@COA, Andrew B. Garcia/PLN/CABQ@COA
bcc
Subject Fw: Central & 98th Street Access

Gentlemen,

Based on yesterday's meeting, I believe it is correct to forgo the condition of final plat which required a signed agreement from the property owners to the east.
Wilfred

----- Forwarded by Wilfred A. Gallegos/PLN/CABQ on 02/22/2007 09:47 AM -----

"Ron Bohannan" <rrb@tierrawestllc.com>
02/22/2007 05:25 AM

To <wgallegos@cabq.gov>
cc <sabeyta@tierrawestllc.com>, "Peggy Daskalos" <peggydaskalos@aol.com>, "Keli Krueger" <kkrueger@tierrawestllc.com>
Subject Central & 98th Street Access

Wilfred, I am requesting that the City provide the final plat approval for City Project 1004354 which eliminates lots 22 through 26 Block 9 Original Town site of Westland and consolidates the lot into one parcel. We are requesting the final approval based upon the meeting with City staff and the adjoining property owner where it was shown to the property owner that the 25 feet adjoining the lot is public right of way. The determination was made based upon the original platting and reliance on the AGIS mapping presented at that meeting. All physical improvements including a new screen wall, a public water line, a public sewer line, a storm drain line have all been located on the subject parcel and out of the 25 foot roadway. The adjacent property owner was advised to either process a vacation request or wait until the property to the North is developed.

I will be sending the final plat down to your office for signature if this meets with your approval. Please call me with any questions.

Thanks

Ronald R. Bohannan
Tierra West LLC
5571 Midway Park Place NE
Albuquerque NM 87109
505-858-3100
800-245-3102

1004354

DEVELOPMENT RESTRICTION AGREEMENT

This Development Restriction Agreement ("Agreement") is entered into between Monahiti, LLC, a New Mexico limited liability company ("Monahiti"), Melquiades Garcia and Judith Katona Garcia, husband and wife ("Garcia"), and Billy G. Troy and Jane M. Troy, husband and wife (hereinafter, "Troy").

RECITALS

1. Monahiti is the current owner of Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, as shown on the plat filed March 23, 1935 in the records of Bernalillo County, New Mexico.

2. Garcia is the current owner of Lot C as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, folio 37 of the records of Bernalillo County, New Mexico ("Yates Plat").

3. Lot C is an existing residential use but was zoned SU-2IP in 1987. The Garcias have lived in the house on Lot C since 1979. The house on Lot C was originally built in the 1930's.

4. Troy is the current owner of Lots A and B, as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, Folio 37 of the records of Bernalillo County, New Mexico.

5. The Monahiti property is zoned C-2. Monahiti intends to develop the property and build a grocery store on it

6. The owners of Lots A, B & C declare the 25' dirt road on Lot 21 (hereinafter, "dirt road") that abuts the east boundary of Lot 22 is a private road that

benefits only Lots B and C on the Yates Plat, and that the AGIS maps incorrectly label the dirt road as 97th Street.

7. Monahiti has agreed to the development restrictions set forth below and the conditions imposed in Project #1004354/06DRB-01426. Garcia and Troy do not intend to oppose any re-platting required for the Monahiti property or the application for a building permit provided the action requested is consistent with these restrictions and conditions.

AGREEMENT

8. The Recitals are incorporated as part of this Agreement.

9. The parties agree that no access is allowed to the Monahiti property from the dirt road. There will be no curb cuts that allow ingress to, or egress from, the Monahiti property on to the private dirt road.

10. Monahiti agrees that any ingress to, or egress from, the Monahiti property to Central Ave. will not be located directly south of the private dirt road.

11. Monahiti agrees that there will be a minimum building setback of 25' from the west boundary of Lot 21, Original Townsite of Westland, for structures (excluding the screen wall) built on the Monahiti property.

12. Monahiti agrees to build an 8' tall screen wall at or near the east property line of its property. The screen wall will be stepped to allow clear sight access as to meet the City of Albuquerque requirements. The screen wall shall have a color that complements the existing block and stucco wall.

13. Monahiti agrees that any lighting on its property will not be higher than 16' near Lots B and C on the Yates Plat, and lighting will not otherwise be directed towards Lots B and C on the Yates Plat.

14. These building restrictions burden Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, and are for the benefit of Lots A, B and C of the Land of Yates and Lot 21, Original Townsite of Westland. The restrictions shall run with the land and shall be recorded in the real property records of Bernalillo County, New Mexico. These restrictions are binding on the parties and their heirs, successors, assigns, transferees, grantees, lessees, agents and representatives.

15. Monahiti agrees that these restrictions shall be included as conditions of all approvals received from the City of Albuquerque for development of the property, including a building permit.

DATED: 3/27/07

MONAHITI, LLC, a New Mexico limited liability company

By: _____
Pete Daskalos
Its Managing Member

_____
MELQUIADES GARCIA

_____
JUDITH KATONA GARCIA

_____
BILLY G. TROY

_____
JANE M. TROY

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

ACKNOWLEDGED before me this 5th day of March 2007 by Pete Daskalos, Managing Member of Monahiti, LLC.

Notary Public

My commission expires:

08-05-2008

OFFICIAL SEAL
CYNTHIA LOUISE ABEYTA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 08-05-08

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

ACKNOWLEDGED before me this 02ND day of March 2007 by Melquiades Garcia and Judith Katona Garcia.

Notary Public

My commission expires:

OFFICIAL SEAL
BARB E. RIVERA
Notary Public
State of New Mexico
My Comm. Exprires 2/23/08

OFFICIAL SEAL
ROBIN BURRIS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 08/31/08

STATE OF NEW MEXICO
County of BERNALILLO
Subscribed and sworn to before me
this 02 day of MARCH ,2007

Notary Public

My Commission expires: 08/31/08

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

ACKNOWLEDGED before me this 3rd day of March 2007 by Billy G. Troy and Jane M. Troy.

Notary Public

My commission expires:

6-4-08

OFFICIAL SEAL
SHARIN M JACKSON
Notary Public
State of New Mexico
My Comm. Expires 6-4-08

MOSES, DUNN, FARMER & TUTHILL, P.C.
Attorneys at Law

email: joe@moseslaw.com

Donald B. Moses {RETIRED}

Thomas J. Dunn {RETIRED}

Jon H. Tuthill {1925-1991}

Victor E. Carlin

Jocelyn R. Castillo✧

S. Scott Davis

Terry D. Farmer•

Mark A. Glenn

Alicia L. Gutierrez

Steven J. Hile*

Nathan C. Sprague

Ron A. Tucker

Joseph L. Werntz

✧*licensed in California*

•*licensed in Oklahoma*

**licensed in Colorado*

March 5, 2007

HAND DELIVERED
Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
Plaza National Bank Building
Albuquerque, NM 87102

RECEIVED
MAR 0 5 2007
LAND DEVELOPMENT SECTION

Re: Preliminary/Final Plat Approval
DRB Application No. 06-04126, Project # 1004384
Monahiti Subdivision
Zone Atlas Page K-9

Dear Ms. Matson:

I am in receipt of a letter from Ron Bohannan to you dated February 22, 2007 and email communications between Ron Bohannan and Wilfred Gallegos also dated February 22, 2007. I was present at the meeting that was held February 21, 2007 with various City representatives and Judith Katona. There was no determination that the 25' foot dirt road on Lot 21 is a public right-of-way. Whether the 25' in question is a public right-of-way is a title question that must be determined based upon title records or a court decision. Certain representatives of the City at the meeting took the position that they believed it to be a public right-of-way based upon a plat recorded April 1, 1977, a copy of which is enclosed. There is no dedication language on the plat. We were advised at the meeting that the City has no other evidence that the road in question is a public right-of-way. There apparently is no conveyance into the City or dedication of the dirt road.

MERITAS
LAW FIRMS WORLDWIDE

My client advises me that the City surveyor is unable to confirm that the dirt road is public. I understand the title evidence he has reviewed indicates that the 25' dirt road is private.

We have had several discussions over the last several months with the developer regarding the Development Restriction Agreement. My client, Ms. Katona and her husband, have signed the Development Restriction Agreement as have the adjoining neighbors. A copy of that Agreement is enclosed. We have sent the Agreement to the developer's representative for their approval.

We strongly disagree that the Agreement is no longer necessary. We object to the deletion of the Agreement as a condition, particularly now since the property owners have provided the Agreement needed by the developer to move forward. Although we were not

MOSES, DUNN, FARMER & TUTHILL, P.C.
Attorneys at Law

copied on the developer's communications with the DRB, we will send a copy of this letter to Mr. Bohannan so he is aware of our position.

Very truly yours,

MOSES, DUNN, FARMER & TUTHILL, P.C.

By _____
Joseph L. Werntz

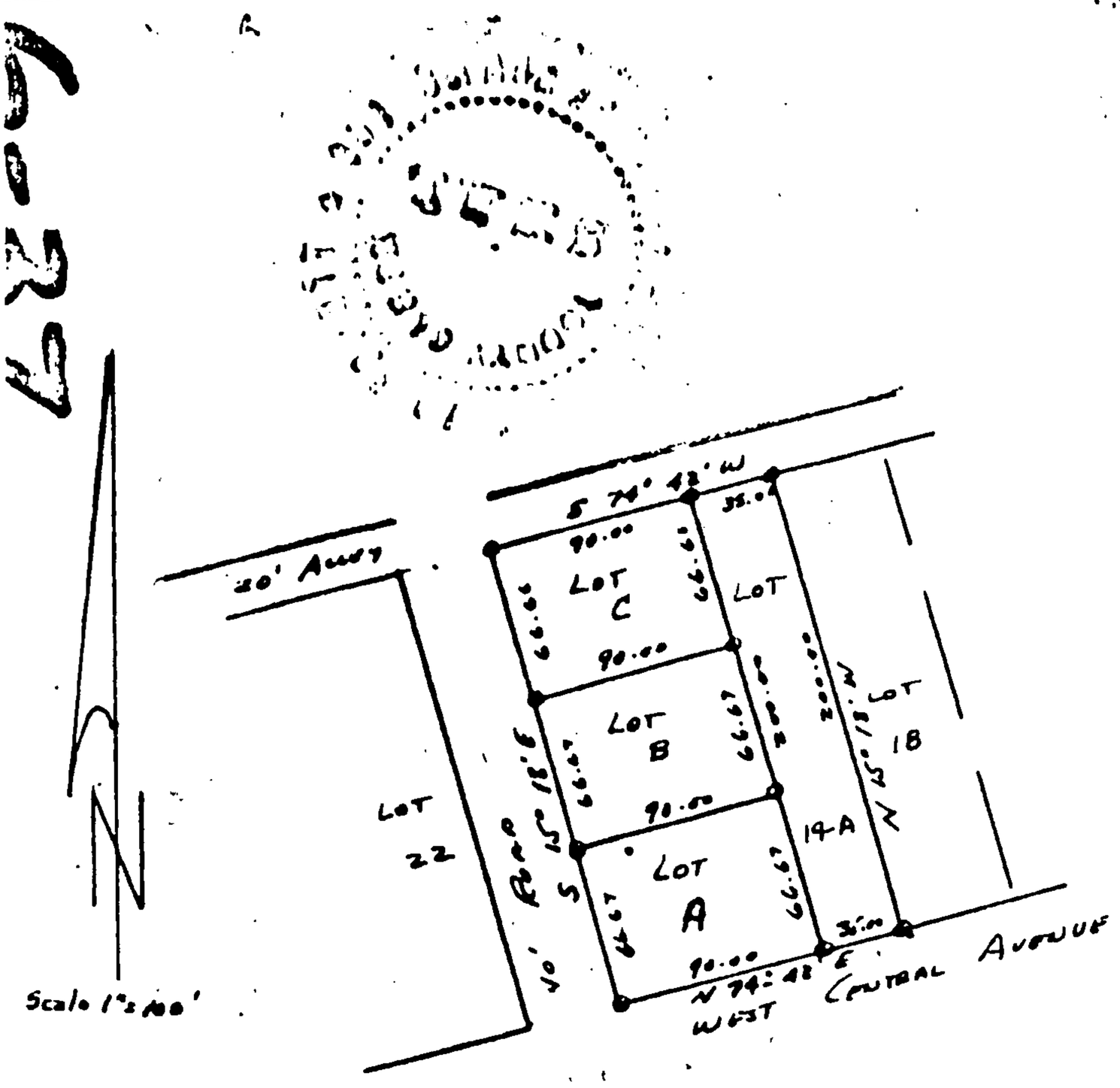
JLW:rr
Enclosure

cc Judith Katona
Ron Bohannan

RECEIVED
MAR 0 5 2007
LAND DEVELOPMENT SECTION

77 18062

State of New Mexico
County of Bernalillo } SS
This instrument was filed for record on
2 APR 1 1977
at 9 o'clock A.M. Recorded in Vol
of records of said County folio
Clerk & Recorder
Deputy



LAND DIVISION PLAT
SUMMARY SUBDIVISION
LAND OF ROY YATES
REPLAT OF LOTS19, 20, and EASTERLY 25 FEET OF
LOT 21, ORIGINAL TOWNSITE OF WESTLAND as filed March 23, 1935.
NEW LOTS DESIGNATED AS LOTS A, B, C, AND 19-A.

Land Division is with the consent and according to the wishes and desires of undersigned owner.

Roy A. Yates

On this, the 30th day of March, 1977, the foregoing instrument was acknowledged before me. My commission expires 14 July 1977.

Notary Public

Property Management Division by _____

I under the laws of New Mexico certify that I am a Registered Land Surveyor and that the plat shown here complies with all the required restrictions of the Albuquerque Subdivision Ordinance.

John B. Torres, New Mexico L.S. 3621

Approval and Acceptance as specified by Subsection 22.A.20, Albuquerque Subdivision Ordinance.
Planning Director Geo. Carruthers by Gene Wilson No S-77-196

Date 4-1-77

NOTE: APPROVAL AND ~~ACCEPTANCE~~ FILING OF THIS PLAT WITH THE BERNALILLO COUNTY CLERK DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

Zone Map K-9Z
City

REGISTERED LAND SURVEYOR
JOHN

DEVELOPMENT RESTRICTION AGREEMENT

This Development Restriction Agreement ("Agreement") is entered into between Monahiti, LLC, a New Mexico limited liability company ("Monahiti"), Melquiades Garcia and Judith Katona Garcia, husband and wife ("Garcia"), and Billy G. Troy and Jane M. Troy, husband and wife (hereinafter, "Troy").

RECITALS

1. Monahiti is the current owner of Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, as shown on the plat filed March 23, 1935 in the records of Bernalillo County, New Mexico.

2. Garcia is the current owner of Lot C as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, folio 37 of the records of Bernalillo County, New Mexico ("Yates Plat").

3. Lot C is an existing residential use but was zoned SU-2IP in 1987. The Garcias have lived in the house on Lot C since 1979. The house on Lot C was originally built in the 1930's.

4. Troy is the current owner of Lots A and B, as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, Folio 37 of the records of Bernalillo County, New Mexico.

5. The Monahiti property is zoned C-2. Monahiti intends to develop the property and build a grocery store on it

6. The owners of Lots A, B & C declare the 25' dirt road on Lot 21 (hereinafter, "dirt road") that abuts the east boundary of Lot 22 is a private road that

benefits only Lots B and C on the Yates Plat, and that the AGIS maps incorrectly label the dirt road as 97th Street.

7. Monahiti has agreed to the development restrictions set forth below and the conditions imposed in Project #1004354/06DRB-01426. Garcia and Troy do not intend to oppose any re-platting required for the Monahiti property or the application for a building permit provided the action requested is consistent with these restrictions and conditions.

AGREEMENT

8. The Recitals are incorporated as part of this Agreement.

9. The parties agree that no access is allowed to the Monahiti property from the dirt road. There will be no curb cuts that allow ingress to, or egress from, the Monahiti property on to the private dirt road.

10. Monahiti agrees that any ingress to, or egress from, the Monahiti property to Central Ave. will not be located directly south of the private dirt road.

11. Monahiti agrees that there will be a minimum building setback of 25' from the west boundary of Lot 21, Original Townsite of Westland, for structures (excluding the screen wall) built on the Monahiti property.

12. Monahiti agrees to build an 8' tall screen wall at or near the east property line of its property. The screen wall will be stepped to allow clear sight access as to meet the City of Albuquerque requirements. The screen wall shall have a color that complements the existing block and stucco wall.

13. Monahiti agrees that any lighting on its property will not be higher than 16' near Lots B and C on the Yates Plat, and lighting will not otherwise be directed towards Lots B and C on the Yates Plat.

14. These building restrictions burden Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, and are for the benefit of Lots A, B and C of the Land of Yates and Lot 21, Original Townsite of Westland. The restrictions shall run with the land and shall be recorded in the real property records of Bernalillo County, New Mexico. These restrictions are binding on the parties and their heirs, successors, assigns, transferees, grantees, lessees, agents and representatives.

15. Monahiti agrees that these restrictions shall be included as conditions of all approvals received from the City of Albuquerque for development of the property, including a building permit.

DATED: _____

MONAHITI, LLC, a New Mexico limited liability company

By: _____
Pete Daskalos
Its Managing Member

_____
MELQUIADES GARCIA

_____
JUDITH KATONA GARCIA

_____
BILLY G. TROY

_____
JANE M. TROY

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

ACKNOWLEDGED before me this _____ day of March 2007 by Pete Daskalos, Managing Member of Monahiti, LLC.

_____
Notary Public

My commission expires:

_____

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

ACKNOWLEDGED before me this 02ND day of March 2007 by Melquiades Garcia and Judith Katona Garcia.

My commission expires:

OFFICIAL SEAL
BARB E. RIVERA
Notary Public
State of New Mexico
My Comm. Expires 2/23/08

Notary Public

OFFICIAL SEAL
ROBIN BURRIS
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 08/31/08

STATE OF NEW MEXICO
County of BERNALILLO
Subscribed and sworn to before me
this 02 day of MARCH ,2007

Notary Public

My Commission expires: 08/31/08

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

ACKNOWLEDGED before me this 3rd day of March 2007 by Billy G. Troy and Jane M. Troy.

Notary Public

My commission expires:

4-4-08

OFFICIAL SEAL
[illegible]ARIN M JACKSON
Notary Public
State of New Mexico
My Comm. Expires 4-4-08

Prg 1004354

DEVELOPMENT RESTRICTION AGREEMENT

This Development Restriction Agreement ("Agreement") is entered into between Monahiti, LLC, a New Mexico limited liability company ("Monahiti"), Melquiades Garcia and Judith Katona Garcia, husband and wife ("Garcia"), and Billy G. Troy and Jane M. Troy, husband and wife (hereinafter, "Troy").

RECITALS

1. Monahiti is the current owner of Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, as shown on the plat filed March 23, 1935 in the records of Bernalillo County, New Mexico.

2. Garcia is the current owner of Lot C as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, folio 37 of the records of Bernalillo County, New Mexico ("Yates Plat").

3. Lot C is an existing residential use but was zoned SU-2IP in 1987. The Garcia have lived in the house on Lot C since 1979. The house on Lot C was originally built in the 1930's.

4. Troy is the current owner of Lots A and B, as shown on the Land Division Plat of Roy Yates filed April 1, 1977 in Volume A6, Folio 37 of the records of Bernalillo County, New Mexico.

5. The Monahiti property is zoned C-2. Monahiti intends to develop the property and build a grocery store on it.

6. The owners of Lots A, B & C declare the 25' dirt road (hereinafter, "dirt road") that abuts the east boundary of Lot 22 is a dirt road and benefits only Lots B and C

Need signed agreement

Jan 6-2426 Clerk

on the Yates Plat. Monahiti does not warrant the accuracy of the platting or access to be private and at the present time benefits only Lots B, and C.

7. Monahiti has agreed to the development restrictions set forth below and condition 12, as stated in the Environmental Planning Commission Official Notice of Decision issued September 21, 2006 imposed in Project #1004354/06DRB-01426. Garcia and Troy do not intend to oppose any re-platting required for the Monahiti property or the application for a building permit, provided the action requested is consistent with these restrictions and conditions.

AGREEMENT

8. The Recitals are incorporated as part of this Agreement.

9. The parties agree that no access is allowed to the Monahiti property from the private dirt road. There will be no curb cuts that allow ingress to, or egress from, the Monahiti property off of the private dirt road.

10. Monahiti agrees that any ingress to, or egress from, the Monahiti property to Central Ave. will not be located directly south of the private dirt road.

11. Monahiti agrees that there will be a minimum building setback of 25' from the west boundary of Lot 21, Original Townsite of Westland, for structures (excluding the screen wall) built on the Monahiti property.

12. Monahiti agrees to build an 8' tall screen wall at or near the east property line of its property. The screen wall will be stepped to allow clear sight access as to meet the City of Albuquerque requirements. The screen wall shall have a color that complements the existing block and stucco wall.

13. Monahiti agrees that any lighting on its property will not be higher than 16' near Lots B and C on the Yates Plat, and lighting will not otherwise be directed towards Lots B and C on the Yates Plat.

14. These building restrictions burden Lots 22-26 and a portion of Lot 27, Original Townsite of Westland, and are for the benefit of Lots A, B and C of the Land of Yates and Lot 21, Original Townsite of Westland. The restrictions shall run with the land and shall be recorded in the real property records of Bernalillo County, New Mexico. These restrictions are binding on the parties and their heirs, successors, assigns, transferees, grantees, lessees, agents and representatives.

15. Monahiti agrees that these restrictions shall be included as conditions of all approvals received from the City of Albuquerque for development of the property, including a building permit.

DATED: 12/01/06

MONAHITI, LLC, a New Mexico limited liability company

By: _____
Pete Daskalos
Its Managing Member

_____
MELQUIADES GARCIA

_____
JUDITH KATONA GARCIA

_____
BILLY G. TROY

_____
JANE M. TROY

OFFICIAL SEAL
BONNY G. DEMPNOCK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 12-15-08

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

ACKNOWLEDGED before me this 1st day of December, 2006 by Pete Daskalos, Managing Member of Monahiti, LLC.

Bonny G. Dempnock
Notary Public

My commission expires:

12-15-08

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

ACKNOWLEDGED before me this _____ day of December 2006 by Melquiades Garcia and Judith Katona Garcia.

_____
Notary Public

My commission expires:

_____

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

ACKNOWLEDGED before me this _____ day of December 2006 by Billy G. Troy and Jane M. Troy.

_____
Notary Public

My commission expires:

_____

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ORIGINAL

Date Submitted: 02/07/07
02/07/07 Date Site Plan Approved: ~~07DRB-00034~~
02/07/07 Date Preliminary Plat Approved: ~~07DRB-00032~~
Date Preliminary Plat Expires: 02/07/08
DRB Project No.: 1004354
DRB Application No.: 07DRB-00037 1000 37

Lots 1 thru 6 Krania Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract O and Portions of Lot 27, Original Townsite of Westland
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	Private P.E.	City Cnst Engineer
		75'	Left Turn Lane	98th Street	1427' North of Central Avenue	Volcano Road off Central Ave.	/	/	/
		75'	Left Turn Lane	98th Street	1151' North of Central Avenue	1076' North of Central Avenue	/	/	/
		75'	Left Turn Lane	98th Street	647' North of Central Avenue	572' North of Central Avenue	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane Permanent Paving	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	South Property Line	North Property Line	/	/	/
			Pavement Overlay	98th Street	South Property Line	North Property Line	/	/	/
			38' Paving Section	Volcano Road	98th Street	East Property Line	/	/	/
							/	/	/

Adjacent to East PL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6'	Concrete Sidewalk	Volcano Road	98th Street	East Property Line	/	/	/
		8"	Standard C & G	Volcano Road	98th Street	East Property Line	/	/	/
		8"	SAS Gravity Line	Adjacent to East Property Line	Centerline of Volcano	South Property Line	/	/	/
		6" - 8"	Waterline	Adjacent to East Property Line	Volcano Entrance	South Property Line	/	/	/
		24"	RCP Storm Drain & Inlet Improvements	98th Street	Existing Storm Drain in 98th Street	400' North of Central	/	/	/
		6" - 8"	Waterline	On-site	Volcano Enterance	98th Street Site Enterence 550' North of Central	/	/	/
		Water Infrastructure to iclude Valves, Fittings, Valve Boxes and Fire Hydrants as required.					/	/	/
		Sanitarty Sewer to include Manholes and Service Connections as required.					/	/	/
			Median Improvements	98th Street	8' North of Central	478' North of Central	/	/	/
			Median Imporvements	98th Street	565' North of Central	990' North of Central	/	/	/
			Median Improvements	98th Street	1075' North of Central	1255' North of Central	/	/	/
			Median Improvements	98th Street	1329' North of Central	1492' North of Central	/	/	/

(rev. 9-20-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R Bohannan
NAME (print)

Tierra West LLC.
FIRM

12/18/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

2-7-07
TRANSPORTATION DEVELOPMENT - date

William J. Balch 2/7/07
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/7/07
CITY ENGINEER - date

Christina Sandoval 2/7/07
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

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

PAID RECEIPT

APPLICANT NAME Kyana, LLC

AGENT Sierra West

ADDRESS

PROJECT & APP # 1004354

PROJECT NAME 98th & Central

$ _____ 441032/3424000 Conflict Management Fee

$ 50.00 441006/4983000 DRB Actions Deferral

$ _____ 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

$ 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.

Counterreceipt.doc 6/21/04

City Of Albuquerque

Treasury Division

7/3/2007 11:45AM LOC: ANNX
RECEIPT# 000d4395 WS# 007 TRANS# 0027
Account 441006 Fund 0030
Activity 4983000 TRSMS
Trans Amt $50.00
024 Misc $50.00
CK $50.00
CHANGE $0.00

CITY OF ALBUQUERQUE

Code Enforcement Division
600 2nd Street NW, Suite 720
Albuquerque, New Mexico 87102
(505) 924-3850 fax (505) 924-3847

Martin J. Chavez, Mayor

FILE
1004354

June 25, 2007

Pete Daskalos
5321 Menaul NE
Albuquerque, New Mexico 87110

Re: Northeast corner of 98th St. and Central

Dear Mr. Daskalos:

This letter will clarify what uses are allowed on lots legally described as Lot(s) O, Block(s) 9, Original Townsite of Westland Addition, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 IP Permissive Uses, Special Use Industrial Park.

The permissive uses currently allowed in the IP can be found in Section 14-16-2-19 (A) 1-30 of the Comprehensive City of Albuquerque Zoning Code. No conditional IP uses are allowed at this property.

If you have any questions regarding this letter please contact me at (505) 924-3454, or by e-mail mattconrad@cabq.gov.

Sincerely,

Matthew Conrad
Code Enforcement Manager

Cc. Richard Dineen, Planning Director
Richard Dourte, City Engineer

P.O.Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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

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

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: __Krania LLC _____ PHONE: _505-883-0414_____

ADDRESS:__5321 Menaul Blvd. NE_____ FAX: __505-872-1248_____

CITY:__Albuquerque_____ STATE _NM__ ZIP_87110_____ E-MAIL:_____

Proprietary interest in site:__Owner_____ **List all owners**: _____

AGENT (if any): _Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:_5571 Midway Park Place NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM__ ZIP___87109_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Preliminary/Final Plat approval, DRB Final sign off, Site Plan for Subdivision and Site Plan for Building Permit, _____

___Infrastructure List approval_____

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

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

Lot or Tract No.Tract o, Portion of Lot 27_____ Block:____9_____ Unit:_____

Subdiv. / Addn. ___Original Townsite of Westland_____ TBK KRANIA _____

Current Zoning:__SU-2 for IP_____ Proposed zoning: __No Change_____

Zone Atlas page(s): ___K-9_____ No. of **existing** lots: __2_____ No. of **proposed** lots: ___5____

Total area of site (acres): _8.051_____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____

UPC No._100905707008030401/100905709008130435_____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: __98th Street NW_____

Between:__Central Avenue NW_____ and _____Volcano Road NW_____

CASE HISTORY: Carmen Marrone for Petra Mathis Epc Case Planner

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _za-88-3701/ZA90-276_

_ZA96-227/ZA87-308/05DRB-1229/05EPC-01234/ Project # 1004354_____

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

SIGNATURE _____ DATE 12/18/01

(Print) __Ronald R. Bohannan, PE_____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB -00032	P&F	$ 565.00
07DRB -00033	SPS	P(3)	$ 0.00
07DRB -00034	SBP	P(3)	$ 0.00
	CMF		$ 20.00
			$
			Total $ 585.00

Hearing date 01/24/07

Sandy Handley 01/11/07

Project # 1004354

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.
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ 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.

Ronald R. Bohannan, P.E.
Applicant name (print)

12/18/06
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-_____-00032
_____-_____-_____
_____-_____-_____

Sandy Handley 01/11/07
Planner signature / date

Project # 1004354

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

❑ **SKETCH PLAN REVIEW AND COMMENT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
✓ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

Ronald R. Bohannan, P.E.
Applicant name (print)

12/18/06
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
07DRB-_____-00033
07DRB-_____-00034
_____-_____-_____

Sandy Handley 01/11/07
Planner signature / date

Project # 1004354

98TH/Central
Solar
EPC

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

Date: September 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004354***
06EPC-01108 EPC Site Development Plan-Building Permit
06EPC-01107 EPC Site Development Plan-Subdivision

Krania LLC
5321 Menaul Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Lot 27, Tract O, **Original Townsite of Westland**, zoned SU-2 for IP, located on 98TH ST. NW, between CENTRAL AVE. NW and VOLCANO ROAD NW, containing approximately 9 acres. (K-9) Petra Morris, Staff Planner

On September 21, 2006 the Environmental Planning Commission voted to approve Project 1004354/06EPC 01107, a Site Development Plan for Subdivision, for Tract O and a portion of Lot 27, Block 9, Original Townsite of Westland, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Subdivision for Tract O and a portion of Lot 27, Block 9, Original Townsite of Westland, for approximately 8.051 acres.

2. The subject site is located on 98th Street, close to the northeast corner of Central Avenue and 98th Street. The subject site is currently undeveloped.

3. The subject site is zoned SU2 IP. The West Route 66 Sector Development Plan established the zoning.

4. The purpose of the Site Development Plan for Subdivision is to create five lots. Lot 1 consists of buildings 1- 5, Lot 2 contains Building 6, Lot 3 Building 7, Lot 4 Building 8, and Lot 5 Building 9.

5. The subject site is located within the Established Urban area of the Albuquerque/ Bernalillo Comprehensive Plan. It is also located within the West Side Strategic Plan, West Route 66 Sector Development Plan, and the Central Avenue Streetscape Urban Design Master Plan.

6. The request supports Policy II.B.5a of the Comprehensive Plan because the development will increase services and job opportunities on the West Side. There already exists some housing in the surrounding area but retail and restaurants are not all that common in this part of Albuquerque.

7. The request supports Policy II.B.5j of the Comprehensive Plan because the area is commercially zoned under the IP zone and is located adjacent to the intersection of 98th Street and Central Avenue, which are both principal arterials. Central Avenue is an enhanced transit corridor and provides an opportunity for the use of mass transit.

8. The request supports Policy II.D.6g of the Comprehensive Plan because request because it will help address the imbalance on the West Side of jobs and services to housing. This area, while not designated an Activity Center is at the intersection of two principal arterials. As the area develops this is a logical location for retail and restaurant uses and could become a neighborhood center.

9. The request supports Objective 1 of the West Side Strategic Plan because the request proposes a development that would provide services on the West Side. This development will help balance out the current imbalance of jobs and services to houses on the West Side. The provision of retail and restaurant uses at this location should help decrease the number of cross-metro trips.

10. The request supports Objective 8 of the West Side Strategic Plan because the proposed development contains a range of retail and restaurant spaces. The range in size of retail spaces available will mean that there will be a range job opportunities and business opportunities- from manager of a large store to small business owner.

11. The request supports Policy 3.33 of the West Side Strategic Plan because it is a commercial development that will serve the existing and future residential developments.

12. The request supports Policy 3.38 of the West Side Strategic Plan because it involves the expansion of commercial services (and possibly public services, as the spaces designed do not yet have tenants) on the West Side at the intersection of 98th and Central.

13. The request supports the West Route 66 Sector Development Plan because the request does not involve a zone change. Central Avenue is an enhanced transit corridor and locating commercial at this location encourages future use of mass transit and the request is in keeping with the Design Guidelines in the plan. There is a landscaped buffer along the right of way and there are no severe changes in grade.

14. The request supports the Central Avenue Streetscape Urban Design Master Plan because the designs of the buildings on the site plan are uniform in nature and site plan control will ensure that future phases of development would adhere to the design of phases already built.

15. The Avalon Neighborhood Association was notified of the request. On September 6th, 2006, a facilitated meeting was held. Staff has received no comments from the neighborhood association and adjacent property owners.

16. The owner of Lot C, Land Division Plat, Summary Subdivision, Land of Roy A. Yates, 9621-C Central NW, has expressed concern with cut through traffic to (or from) Central Avenue along 97th Street as labeled on the AGIS map. The owner of Lot C requests that a condition be placed to limit access between said road and the subject site.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant shall resubmit the Air Quality Impact Analysis to Environmental Health and submit to the planner a letter from Environmental Health regarding the AQIA.

4. The site plan for subdivision shall include a note that reads: The architectural style and materials of future developments on the site shall reflect and compliment the existing buildings.

5. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
d. Cross access to all tracts will be provided per note on Site Plan for Subdivision and future plat.
e. Site drives shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
f. Provide truck circulation plan with turning template information.
g. Site plan shall comply and be designed per DPM Standards.
h. Platting must be a concurrent DRB action.
i. Dedication of a *minimum* 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
j. Dedication of an additional 6 feet of right-of-way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes.
k. Construction of the on-street bicycle lane along 98th Street adjacent to the subject property, as designated on Long Range Bikeways System map.

On September 21, 2006 the Environmental Planning Commission voted to approve Project 1004354/06EPC 01108, a Site Development Plan for Building Permit, for **Tract O and a portion of Lot 27, Block 9, Original Townsite of Westland, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Building Permit for Tract O and a portion of Lot 27, Block 9, Original Townsite of Westland, for approximately 8.051 acres.

2. The subject site is located on 98th Street, close to the north east corner of Central Avenue and 98th Street. The subject site is currently undeveloped.

3. The subject site is zoned SU2 IP. The West Route 66 Sector Development Plan established the zoning.

4. The subject site is located within the Established Urban area of the Albuquerque/ Bernalillo Comprehensive Plan. It is also located within the West Side Strategic Plan, West Route 66, and the Central Avenue Streetscape Urban Design Master Plan.

5. The request supports Policy II.B.5a of the Comprehensive Plan because the development will increase services and job opportunities on the West Side. There already exists some housing in the surrounding area but retail and restaurants are not all that common in this part of Albuquerque.

6. The request supports Policy II.B.5j of the Comprehensive Plan because the area is commercially zoned under the IP zone and is located adjacent to the intersection of 98th Street and Central Avenue, which are both principal arterials. Central Avenue is an enhanced transit corridor and provides an opportunity for the use of mass transit.

7. The request supports Policy II.D.6g of the Comprehensive Plan because request because it will help address the imbalance on the West Side of jobs and services to housing. This area, while not designated an Activity Center is at the intersection of two principal arterials. As the area develops this is a logical location for retail and restaurant uses and could become a neighborhood center.

8. The request supports Objective 1 of the West Side Strategic Plan because the request proposes a development that would provide services on the West Side. This development will help balance out the current imbalance of jobs and services to houses on the West Side. The provision of retail and restaurant uses at this location should help decrease the number of cross-metro trips.

9. The request supports Objective 8 of the West Side Strategic Plan because the proposed development contains a range of retail and restaurant spaces. The range in size of retail spaces available will mean that there will be a range job opportunities and business opportunities- from manager of a large store to small business owner.

10. The request supports Policy 3.33 of the West Side Strategic Plan because it is a commercial development that will serve the existing and future residential developments.

11. The request supports Policy 3.38 of the West Side Strategic Plan because it involves the expansion of commercial services (and possibly public services, as the spaces designed do not yet have tenants) on the West Side at the intersection of 98th and Central.

12. The request supports the West Route 66 Sector Development Plan because the request does not involve a zone change. Central Avenue is an enhanced transit corridor and locating commercial at this location encourages future use of mass transit and the request is in keeping with the Design Guidelines in the plan. There is a landscaped buffer along the right of way and there are no severe changes in grade.

13. The request supports the Central Avenue Streetscape Urban Design Master Plan because the designs of the buildings on the site plan are uniform in nature and site plan control will ensure that future phases of development would adhere to the design of phases already built.

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15. The owner of Lot C, Land Division Plat, Summary Subdivision, Land of Roy A. Yates, 9621-C Central NW, has expressed concern with cut through traffic to (or from) Central Avenue along 97th Street as labeled on the AGIS map. The owner of Lot C requests that a condition be placed to limit access between said road and the subject site.

CONDITIONS:

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Cross access to all tracts will be provided per note on Site Plan for Subdivision and future plat.

e. Site drives shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
f. Provide truck circulation plan with turning template information.
g. Site plan shall comply and be designed per DPM Standards.
h. Platting must be a concurrent DRB action.
i. Dedication of a *minimum* 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
j. Dedication of an additional 6 feet of right-of-way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes.
k. Construction of the on-street bicycle lane along 98th Street adjacent to the subject property, as designated on Long Range Bikeways System map.

4. All walls shall be shown correctly on the site plan for building permit.

5. The landscaping note to the client on the landscaping page shall be removed.

6. The 10 parking spaces that run parallel to 98th Street, in front of Building 6, shall be removed and replaced with the same area of landscaping. The landscaping shall be low shrubs, bushes and grasses.

7. The landscaped areas shall be at 80% live ground cover.

8. The design guidelines shall encourage the use of neon in signs and as architectural decoration on the buildings.

9. The two plaza signs in front of Buildings 6 and 9 shall each be decreased to 18' in height. The sign in front of Building 7 shall read monument sign and shall match the monument sign detail on page 10 of the plans.

10. All benches and patio areas will be provided with some form of preferably living shade.

11. All sidewalks where the parking abuts a building shall be a minimum of 8 feet wide.

12. There shall be no access to or from the subject to Lot 21, Lots B, and C Lands of Roy A. Yates to Central along 97th Street as labeled on the AGIS Map. There shall be some form of barrier provided on the subject site to ensure this condition.

13. Pedestrian walkways shall be constructed of stamped concrete, brick or other contrasting material or pervious pavements.

14. The applicant shall meander the sidewalk and grant the city a public sidewalk easement for any variances outside the existing right-of-way in order to accommodate street trees and the Street Tree Ordinance.

15. The applicant shall create a pedestrian access from building 6 to building 7 to Lot 1 and indicate such on the site development plan (as shown in the attached hand drawn exhibit).

16. A pedestrian connection from Lot 3 to the north to the parking lots on the north side turning immediately east to Lot 1 (as shown in the attached hand drawn exhibit)..

17. No adult entertainment.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 6, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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

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

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

Sincerely,

for Richard Dineen
Planning Director

RD/PM/ac

cc: Tierra West LLC, 5571 Midway Park Pl. NE, Albuq. NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor rd. NW, Albuq. NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuq. NM 87121
Joe Werntz, 612 1st St. NW, Albuq. NM 87102
Judith Katona, 9621 C Central NW, Albuq. NM 87121

Sincerely,

for Richard Dineen
Planning Director

RD/PM/ac

cc: Tierra West LLC, 5571 Midway Park Pl. NE, Albuq. NM 87109
Miguel Maestas, Avalon NA, 9400 Harbor rd. NW, Albuq. NM 87121
Kelly Chappelle, Avalon NA, 9135 Santa Catalina Ave. NW, Albuq. NM 87121
Joe Werntz, 612 1st St. NW, Albuq. NM 87102
Judith Katona, 9621 C Central NW, Albuq. NM 87121

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 30, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: NE Corner, 98th & Central
One Week Deferral
City Project #: 1004354
Application # 07DRB-00032, 00033, 00034

Dear Ms. Matson:

Tierra West LLC, on behalf of Krania LLC, requests an additional week deferral to the February 7, 2007 hearing for the above-referenced project. The additional time is to make all required corrections to the plat and site plan.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Keli D. Krueger for

Ronald R. Bohannan, PE

JN: 25066
RRB/kdk
2005: 25066 Krania Deferral 013007

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

PAID RECEIPT

APPLICANT NAME Krania LLC

AGENT Tierra West LLC

ADDRESS 5571 Midway Park Place NE

PROJECT & APP # 1004354/07DRB-00032, 00033, 00034

PROJECT NAME NE Corner 98th & Central

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

$ 100.00 441006/4983000 **DRB Actions** (2) Deferral

$ _____ 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

$ 100.00 **TOTAL AMOUNT DUE**

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2557
95-677/1070

DATE 1/30/07

PAY TO THE ORDER OF City of Albuquerque $ 100.00

One Hundred and 00 DOLLARS

Security Features Details on Back.

City Of Albuquerque
Treasury Division
1/30/2007 111134M LOC: ANNX
RECEIPT# 00070438 WSN 008 002
Account 441006 Fund 0110
Activity 498300 TRCLU5
Trans Amt $100.00
J24 Misc $100.00
CHANGE $0.00
Thank You

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25066 - Deferral Fee

Donna J Bohannan MP

99/505

⑈002557⑈ ⑆107006677⑆ 201813⑈

©HARLAND STYLE XPP

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 31, 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: 11:50 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 # 1003798**
07DRB-00005 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.

2. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

3. **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: 05DRB00982] *[Deferred from 1/3/07 & 1/31/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

4. **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] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07 & 1/31/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/7/07.**

5. Project # 1005182 06DRB-01784 Major-Preliminary Plat Approval	WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**
07DRB-00049 Minor-Temp Defer SDWK	WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. Project # 1005126 07DRB-00065 Minor-SiteDev Plan BldPermit/EPC	PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

approximately 5 acre(s). [REF: 06EPC01299] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** *[Deferred from 1/31/07]* (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner].** *[Deferred from 1/24/07 & 1/31/07]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. **Project # 1004913**
07DRB-00072 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **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]* (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. **Project # 1003928**
07DRB-00068 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

13. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**
07DRB-00076 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1005221**
07DRB-00075 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION,** zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07]* (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

17. **Project # 1005160**
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION,** 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). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004907**
07DRB-00078 Minor-Sketch Plat or Plan

RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION,** zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005344**
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION,** zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.

CITY OF ALBUQUERQUE

Santa Fe West

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 12-01-06 is on file for Preliminary Plat approval.
Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

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: JANUARY 31, 2007

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

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SUBJECT:

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ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 12-01-06 is on file for Preliminary Plat approval.
Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

RESOLUTION: 2-7-07

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: JANUARY 31, 2007

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

January 24, 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. Adjourned: 11:00 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 # 1005070**
   06DRB-01154 Major-Preliminary Plat Approval
   06DRB-01156 Minor-Sidewalk Waiver
   06DRB-01155 Minor-Temp Defer SDWK

   SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06 & 10/25/06 & 11/29/06 & 12/20/06 & 1/24/07]*(C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

2. 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 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

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 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

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 & 1/24/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

3. Project # 1005182
06DRB-01784 Major-Preliminary Plat Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] *[Deferred from 1/17/07 & 1/24/07]* (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

4. 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] [Deferred from 1/3/07,1/10/07, 1/17/07 & 1/24/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/31/07.**

5. Project # 1004428
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/24/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/22/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPLICATION FOR A SUBDIVISION DESIGN VARIANCE AND A SIDEWALK WAIVER FOR THE STUB STREETS NEEDS TO BE APPLIED FOR WITH THE FINAL PLAT ACTION. A TEMPORARY**

DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

6. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

7. **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,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] **[Stephanie Shumsky, EPC Case Planner]** *[Indef deferred from 11/22/06] [Deferred from 1/24/07]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1005247**
07DRB-00042 Minor- SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1,

06DRB-01605 Minor-Prelim&Final Plat Approval

located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DRB-01686, 06DRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DIMENSIONING OF PARKING STALLS AND BUILDING NOTES ON THE SITE PLAN AND PLANNING FOR CHANGE OF TITLE TO READ 'SITE PLAN FOR SUBDIVISION' AND 3 COPIES OF THE PLAN.**

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). *[Indef deferred from11/15/06 & Indef deferred 1/3/07]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS PARKING EASEMENT.**

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

9. **Project # 1003572**
07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). (D-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the

railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

11. **Project # 1005330**
07DRB-00040 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY DORAN request(s) the above action(s) for all or a portion of Lot(s) 1A & 2A1, **LANDS OF ALBUQUERQUE BOARD OF REALTORS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE and the I-25 frontage road, containing approximately 3 acre(s). [REF: 04DRB-00213] (H-15) **PRELIMINARY AND 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

12. **Project # 1003790**
07DRB-00028 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY,** zoned IP industrial park zone, located on BALLOON FIESTA PARKWAY NE, between SAN MATEO BLVD NE and I 25 containing approximately 23 acre(s). [REF: 06DRB-00158] [Listed under Project 1000961 in error] (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004414**
07DRB-00047 Minor-Sketch Plat or Plan

QUIK DRAW ENGINEERING agent(s) for JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) 1-8, Tract(s) A, **SAN CLEMENTE SUBDIVISION,** zoned R-2 residential zone, located on SAN CLEMENTE AVE NW, between NORTH 4TH ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s).[REF:05DRB-01417](G-14)**THEABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005332**
07DRB-00046 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 13, **MESA DEL SOL,** zoned PC, located on UNIVERSITY BLVD SE, between SOLAR MESA AVE SE and BOBBY FOSTER SE containing approximately 101 acre(s). (R-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005334**
07DRB-00052 Minor-Sketch Plat or Plan

TOM SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O/R, located on MESA GRANDE SE, between GRACELAND SE and VALVERDE SE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005335**
07DRB-00053 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC. agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Tract(s) E-1, **LEONARD INDUSTRIAL AREA,** zoned M-1, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for January 17, 2007. **THE DRB MINUTES FOR JANUARY 17, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:00 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004354 **AGENDA ITEM NO: 6**

SUBJECT:

Final Plat
Preliminary Plat
Site Plan for Building Permit
Site Plan for Subdivision

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 12-01-06 is on file for Preliminary Plat approval.
Infrastructure list comments.
An approved SIA with Financial Guarantee(s) is required prior to site plan approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X ; COMMENTS PROVIDED ___; WITHDRAWN ___ 1-31-07

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 24, 2007

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004354 Item No. 6 Zone Atlas K-9

DATE ON AGENDA 1-24-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

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

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

(X)SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Where is the cross access for Tract A?
2) Where are the dedications required along 98th? 62′ + 6′ bikelane? (Meeting should be scheduled to discuss the x-section)
3) Radius c4 should be 30′.
4) What vehicle was used for the truck turning template?
5) Where are the paving improvements to Volcano Road?
6) Do the medians exist on 98th?
7) Typical widths of the parking stalls are needed.

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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 9, 2007

Ms. Sheran Matson
Planning Manager, DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Lot 27, Tract O, Original Townsite of Westland – Zoned SU-1 for IP
98th Street NW, between Central Avenue NW and Volcano Road NW - 9 Acres +/-
City Project #: 1004354

Dear Ms. Matson:

Tierra West LLC, on behalf of the owner for the above referenced property, is requesting DRB final sign-off approval for Site Plan for Building Permit. We are also requesting approval of the Preliminary/Final Plat. We are providing the following responses (bolded) to the conditions listed by the Environmental Planning Commission, dated September 22, 2006.

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC c conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
   The EPC comments and how they were addressed are listed in the contents of this letter. A meeting took place with the staff planner to ensure EPC comments were addressed.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
   Met with staff planner, Petra Morris on November 9, 2006, to review plans and ensure all comments were addressed.

3. The applicant shall resubmit the Air Quality Impact Analysis to Environmental Health and submit to the planner a letter from Environmental Health regarding the AQIA.
   The Air Quality Impact Analysis (AQIA) was submitted to Environmental Health and a copy of the letter was sent to the planner on September 25, 2006. A copy of the letter was forwarded to Petra Morris.

4. The Site Plan for Subdivision shall include a note that reads: The architectural style and materials of future developments on the site shall reflect and compliment the existing buildings.
   A note stating the above was added to Sheet 1 under the proposed design guidelines site design criteria.

5. <u>CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:</u>
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
      The requirements of previous actions taken by the EPC and DRB will be completed and/or provided for.

   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include, but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
      Public infrastructure improvements within public right-of-way or public easement will be built to the City's specifications.

   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
      Infrastructure improvements required per the TIS will be constructed with the City work order.

   d. Cross access to all tracts will be provided per note on Site Plan for Subdivision and future plat.
      Note 1 on Sheet 1 states that cross access for storm drainage, pedestrian, utility and vehicular will be granted by the Site Plan. There is also a note on page 2 of the plat, which states that cross lot drainage, access and parking is granted by the plat.

   e. Site drives shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
      The site drives have been located and left turn and right turn deceleration lanes will be designed per the TIS and DPM requirements. Plans will be submitted to DRC to obtain work order.

   f. Provide truck circulation plan with turning template information.
      The truck circulation plan with turning template has been added as an exhibit in the DRB submittal.

   g. Site Plan shall comply and be designed per DPM Standards.
      The Site Plan complies and is designed per DPM Standards.

   h. Platting must be a concurrent DRB action.

The Preliminary Plat is being submitted with the revised plans.

i. Dedication of a *minimum* 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
An exhibit showing the centerline of 98th Street has been attached to show the 62' requirement.

j. Dedication of an additional 6 feet of right-of way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes.
A six foot bike lane is shown on the plan.

k. Construction of the on-street bicycle lane along 98th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
A six foot bike lane is shown on the plans and will be built per the City of Albuquerque requirements.

Regarding the approval of the Site Development Plan for Building Permit, our responses to your conditions are as follows:

1. The EPC delegates final sign-off authority of this Site Development Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Site Plan since the EPC hearing, including how the Site Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Site Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
The EPC comments and how they were addressed are listed in the contents of this letter. A meeting took place with the staff planner to ensure EPC comments were addressed.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
Met with staff planner, Petra Morris on November 9, 2006, to review plans and ensure all comments were addressed.

3. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
    a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
    The requirements of previous actions taken by the EPC and DRB will be completed and/or provided for.

    b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed Site Development Plan for Subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include, but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

Public infrastructure improvements within public right-of-way or public easement will be built to the City's specifications.

c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
Infrastructure improvements required per the TIS will be constructed with the City work order.

d. Cross access to all tracts will be provided per note on Site Plan for Subdivision and future plat.
Note 1 on Sheet 1 states that cross access for storm drainage, pedestrian, utility and vehicular will be granted by the Site Plan. There is also a note on page 2 of the plat, which states that cross lot drainage, access and parking is granted by the plat.

e. Site drives shall be designed and located per TIS. Left turn and right turn deceleration lanes to be designed and provided per TIS and DPM.
The site drives have been located and left turn and right turn deceleration lanes will be designed per the TIS and DPM requirements. Plans will be submitted to DRC to obtain work order.

f. Provide truck circulation plan with turning template information.
The truck circulation plan with turning template has been added as an exhibit in the DRB submittal.

g. Site Plan shall comply and be designed per DPM Standards.
The Site Plan complies and is designed per DPM Standards.

h. Platting must be a concurrent DRB action.
The Preliminary Plat is being submitted with the revised plans.

i. Dedication of a *minimum* 62 feet of right-of-way from the centerline of 98th Street a principal arterial as designated on the Long Range Roadway System map.
An exhibit showing the centerline of 98th Street has been attached to show the 62' requirement.

j. Dedication of an additional 6 feet of right-of way along 98th Street as required by the City Engineer to provide for on-street bicycle lanes.
A six foot bike lane is shown on the plan.

k. Construction of the on-street bicycle lane along 98th Street adjacent to the subject property, as designated on Long Range Bikeways System map.
A six foot bike lane is shown on the plans and will be built per the City of Albuquerque requirements.

4. All walls shall be shown correctly on the Site Plan for Building Permit.
Walls have been labeled and shown correctly on the revised Site Plan for Building Permit, Sheet 2.

5. The landscaping note to the client on the landscaping page shall be removed.
   The note to the client on the landscape page was removed.

6. The 10 parking spaces that run parallel to 98th Street, in front of Building 6, shall be removed and replaced with the same area of landscaping. The landscaping shall be low shrubs, bushes and grasses.
   The 10 parking spaces indicated have been deleted and replaced with landscaping as required.

7. The landscaped areas shall be at 80% live ground cover.
   The landscaped areas were changed to 80% line ground cover as shown on the landscape plan.

8. The design guidelines shall encourage the use of neon in signs and as architectural decoration on the buildings.
   A note stating the above has been added to page 6 of the Elevations under the Design Guidelines.

9. The two plaza signs in front of Buildings 6 and 9 shall each be decreased to 18' in height. The sign in front of Building 7 shall read monument sign and shall match the monument sign detail on page 10 of the plans.
   The height of the plaza signs has been changed to 18' as shown on Sheet 10. The sign in front of building 7 has also been changed to a monument sign. The detail for the monument sign is shown on Sheet 10.

10. All benches and patio areas will be provided with some form of preferably living shade.
    Shade in the form of trees was added south of the patio area shown on Lot 2, which is a conceptual layout.

11. All sidewalks where the parking abuts a building shall be a minimum of 8 feet wide.
    All sidewalks where the parking abuts a building have been changed to 8' wide.

12. There shall be no access to or from the subject to Lot 21, Lots B, and C Lands of Roy A. Yates to Central along 97th Street as labeled on the AGIS map. There shall be some form of barrier provided on the subject site to ensure this condition.
    A screen wall is shown on Sheet 2, Site Plan for Building Permit, which will act as a barrier between the proposed commercial site and existing residences.

13. Pedestrian walkways shall be constructed of stamped concrete, brick or other contrasting material or pervious pavements.
    Pedestrian walkways have been changed to slightly raised concrete.

14. The applicant shall meander the sidewalk and grant the City a public sidewalk easement for any variances outside the existing right-of-way in order to accommodate street trees and the Street Tree Ordinance.
    The sidewalk has been meandered and street trees placed in the right-of-way between the back of the curb and sidewalk along 98th Street.

15. The applicant shall create a pedestrian access from building 6 to building 7 to Lot 1 and indicate such on the Site Development Plan (as shown in the attached hand drawn exhibit).
Pedestrian access has been added per the attached hand drawn exhibit.

16. A pedestrian connection from Lot 3 to the north to the parking lots on the north side turning immediately east to Lot 1 (as shown in the attached hand drawn exhibit).
A pedestrian connection has been added per the attached hand drawn exhibit.

17. No adult entertainment.
A note has been added to Sheet 1, Site Plan for Subdivision, which states there shall be no adult entertainment.

If you have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

JN: 25066
RRB/SA/cla

4354

DXF Electronic Approval Form

DRB Project Case #: 1004354

Subdivision Name: KRANIA LOTS 1 THRU 6

Surveyor: LARRY W MEDRANO

Contact Person: KELI KRUEGAR

Contact Information: 858-3100

DXF Received: 1/11/2007 Hard Copy Received: 1/11/2007

Coordinate System: NMSP Grid (NAD 27)

Approved 1·11·2007 Date

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

AGIS Use Only

Copied fc **4354** to agiscov on **1/11/2007** Contact person notified on **1/11/2007**

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted: 1-11-07
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004354
DRB Application No.: 1

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lots 1 thru 5 Krania Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract O and Portions of Lot 27, Original Townsite of Westland
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	Private P.E.	City Cnst Engineer
		75'	Left Turn Lane	98th Street	1427' North of Central Avenue	Volcano Road off Central Ave.	/	/	/
		75'	Left Turn Lane	98th Street	1151' North of Central Avenue	1076' North of Central Avenue	/	/	/
		75'	Left Turn Lane	98th Street	647' North of Central Avenue	572' North of Central Avenue	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane Permanent Paving	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	South Property Line	North Property Line	/	/	/
			Pavement Overlay	98th Street	South Property Line	North Property Line	/	/	/
							/	/	/
							/	/	/

Adjacent to East PL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		6'	Concrete Sidewalk	Volcano Road	98th Street	East Property Line	/	/	/
		8"	Standard C & G	Volcano Road	98th Street	East Property Line	/	/	/
		8"	SAS Gravity Line	Adjacent to East Property Line	Volcano Entrance	South Property Line	/	/	/
		6"	Waterline	Adjacent to East Property Line	Volcano Entrance	South Property Line	/	/	/
							/	/	/
							/	/	/
							/	/	/
			Water Infrastructure to iclude Valves, Fittings, Valve Boxes and Fire Hydrants as required.				/	/	/
			Sanitarty Sewer to include Manholes and Service Connections as required.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC.
FIRM

12/18/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

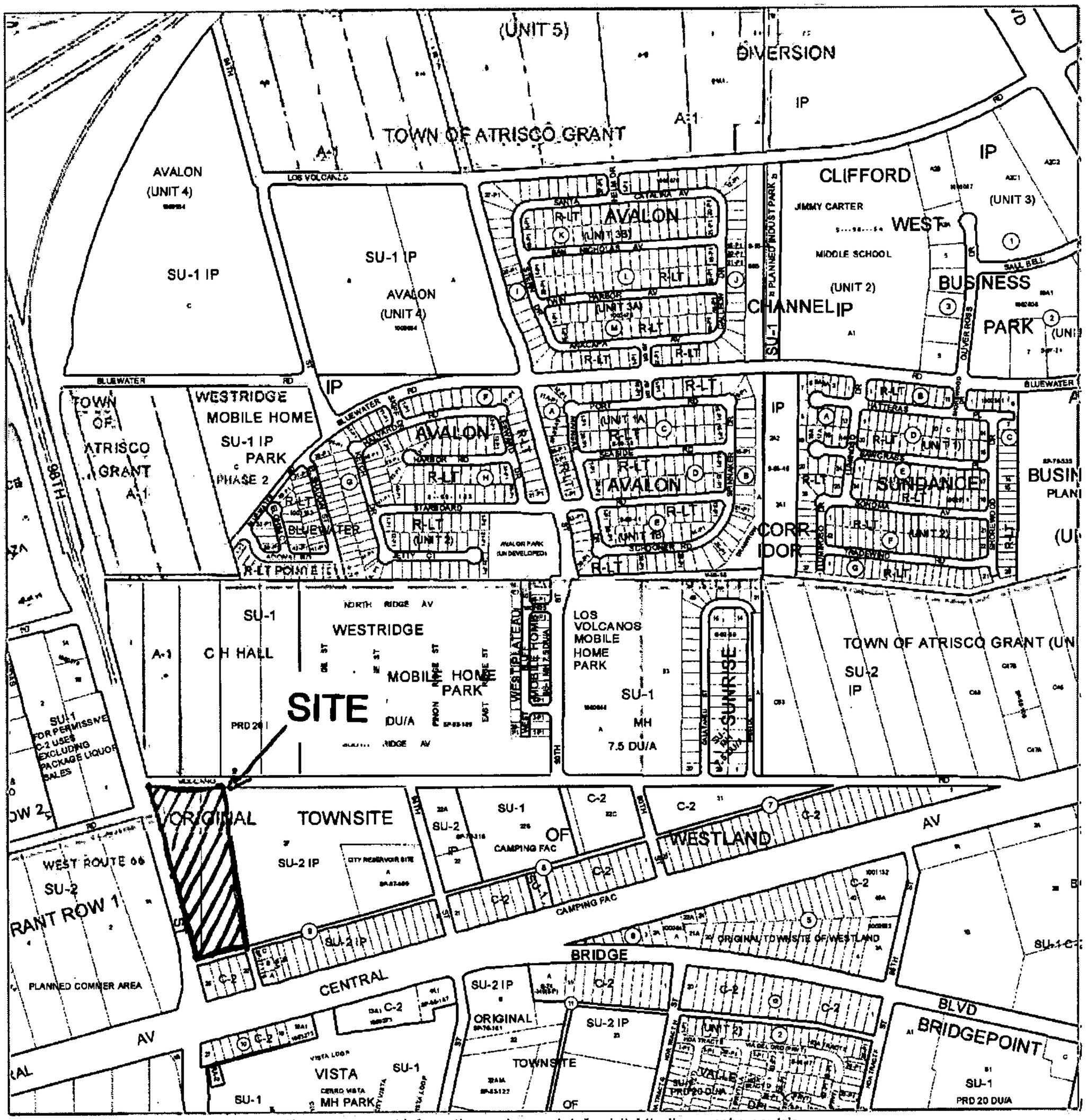
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

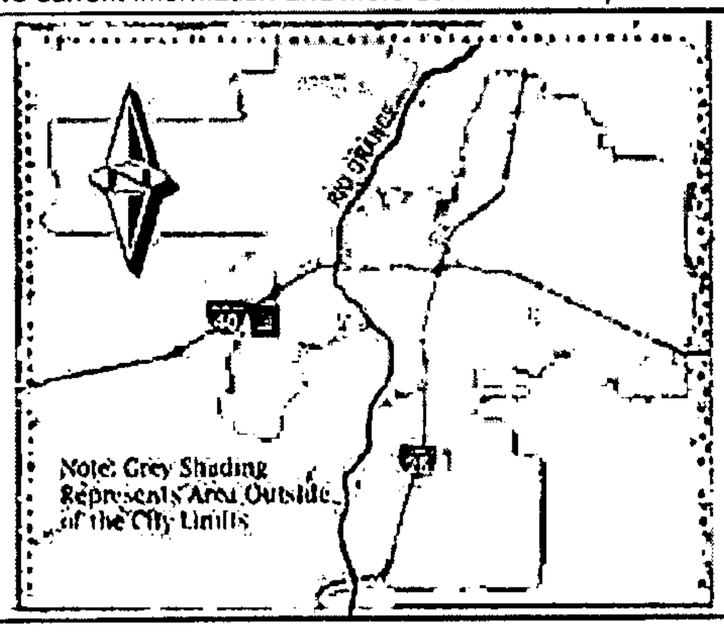
(rev. 9-20-05)



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

25066
Fire Marshall

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

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

ZONE MAP NUMBER K-9 **REFERRAL #** _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT 98TH & CENTRAK NW

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING _____

INSTATANEOUS FLOW REQUIRED 2047 GPM

SQUARE FOOTAGE – LARGEST BUILDING 12,000

TYPE CONSTRUCTION V-B SPRINKLERED

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

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

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

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

DATE: 11/9/06

FIRE DEPARTMENT INSPECTOR: _____

RECEIVED BY: Keli D. Krueger TELEPHONE: 858-3100

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.

2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.

3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

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

PAID RECEIPT

APPLICANT NAME Krania LLC

AGENT Tierra West LLC

ADDRESS 5571 Midway Park Place NE

PROJECT & APP # ~~98th + Central~~ 1004354 / 07DRB-00032, 00033, 00034

PROJECT NAME 98th + Central

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

$ 565.00 **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

$ 585.00 **TOTAL AMOUNT DUE**

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

© HARLAND STYLE XPP

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2541
95-677/1070

DATE 1-11-07

PAY TO THE ORDER OF City of Albuquerque $ 585.00

Five Hundred Eighty Five and no/100

DUPLICATE

City Of Albuquerque
Treasury Division
DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25866 Submittal Fee

⑈002541⑈ ⑆107006677⑆ 201813

1/11/2007 4:41PM LOC: ANNX
RECEIPT# 00069393 WS# 008 TRANS#.0031
Account 441006 Fund 0110
Activity 4983000 TRSLJS MP
Trans Amt $585.00
J24 Misc $565.00
CK $585.00
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

1/11/2007 4:41PM LOC: ANNX
RECEIPT# 00069393 WS# 008 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSLJS $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 07- 020 APPLICANT Ben Sims TEL. # 817-329-6990 FAX# _____

RECEIVED BY Erin Tremlin DATE May 17, 2007

APPOINTMENT TIME & DATE: 2:15 pm; May 17, 2007

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)
   McDonald's restaurant

2. **RESPOND TO THE FOLLOWING** QUESTIONS:

   Size of site: 1.04 acres Existing Zoning: SU-2 (IP) uses Proposed Zoning: Same

   Previous zone change or site plan approval case #s for this site: 1004354 - Andrew Garcia

   Applicable Area or Sector Development Plans: West Route 66, Westside Strategic

   Residential: Type and # of Units Proposed: _____

   Commercial: Estimated building square footage: 5329 No. Of Employees: 12

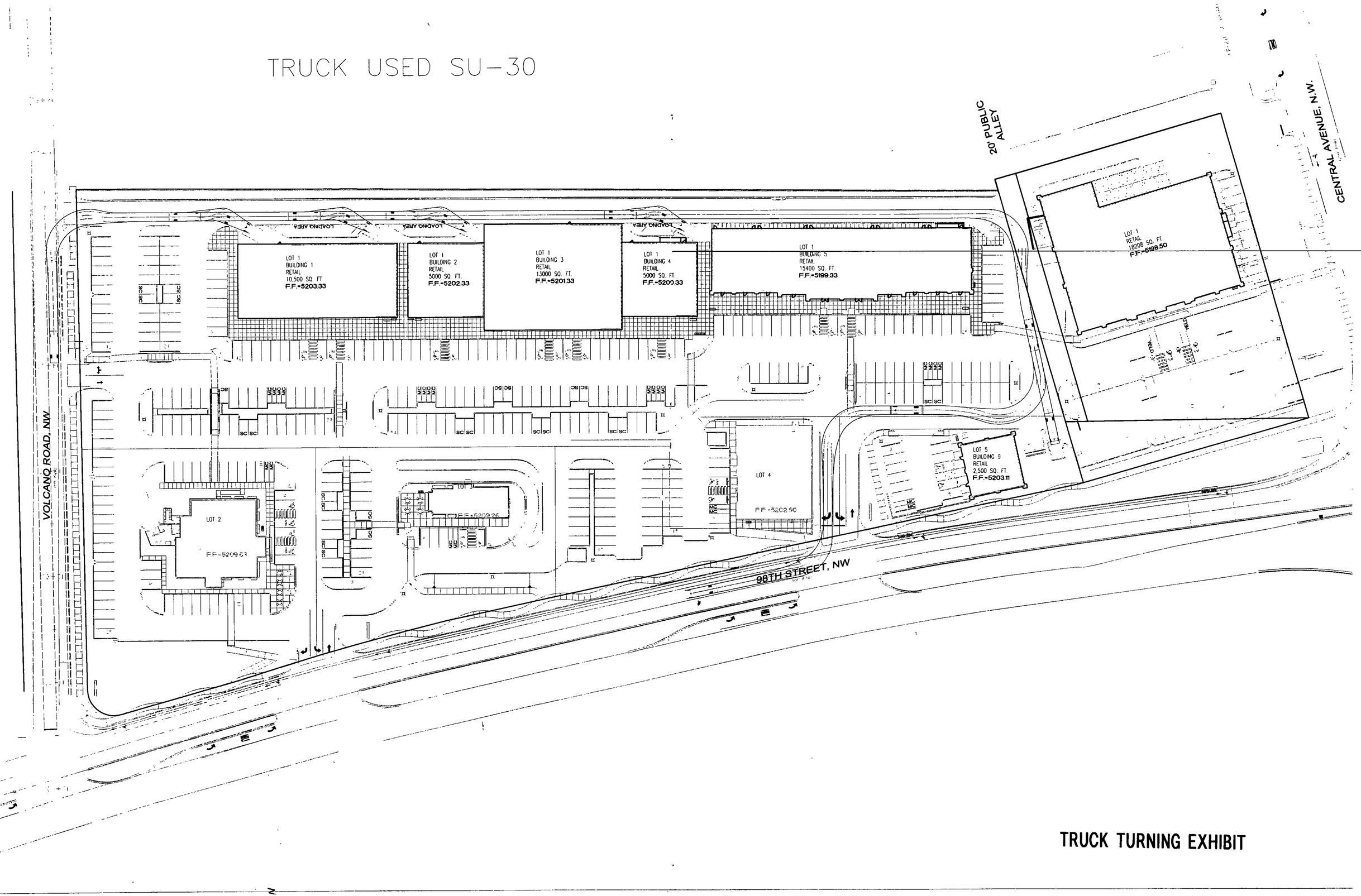
3. **LOCATION OF REQUEST:** Provide a **legal description** of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number**.

   Tr 0 Row 1 Unit A West of Westland. Located at the SE corner of 98th and Volcano Rd.
   Zone atlas page K-9

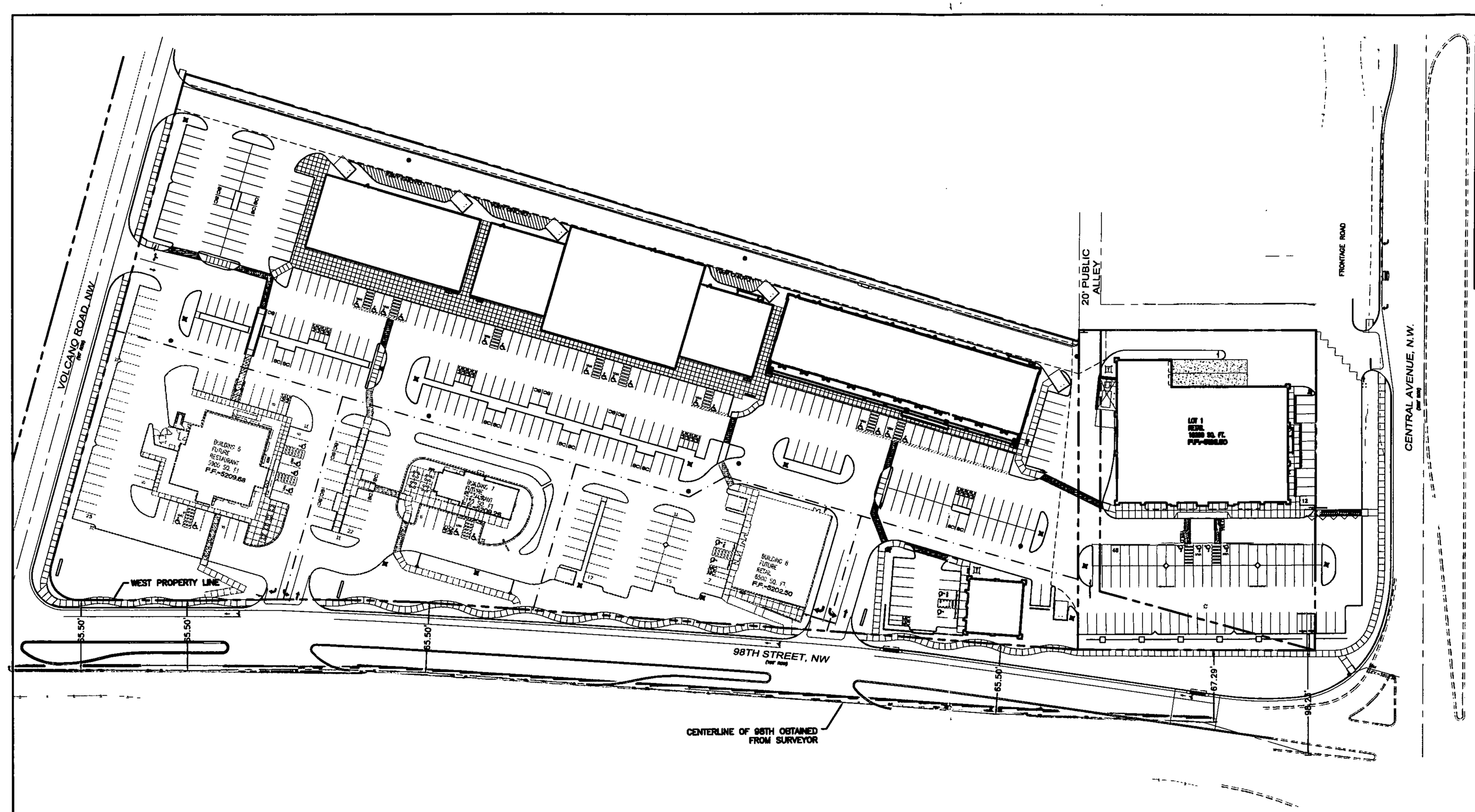
4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

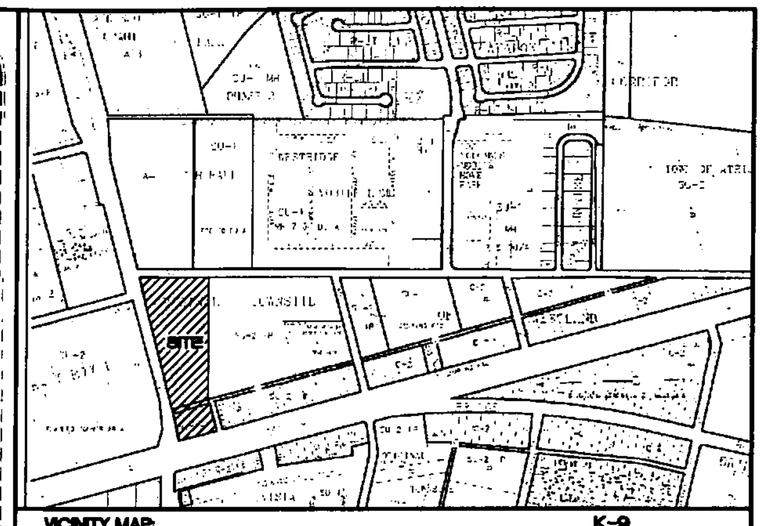
   - Permit process and any items to be aware of during design

TRUCK USED SU-30



TRUCK TURNING EXHIBIT





VICINITY MAP: K-9

LEGAL DESCRIPTION AND ZONING:

LOTS 22 THRU 26, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE.

LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- PROPOSED CROSSWALK
- PROPOSED BIKE RACK
- PROPOSED SITE LIGHTING

N

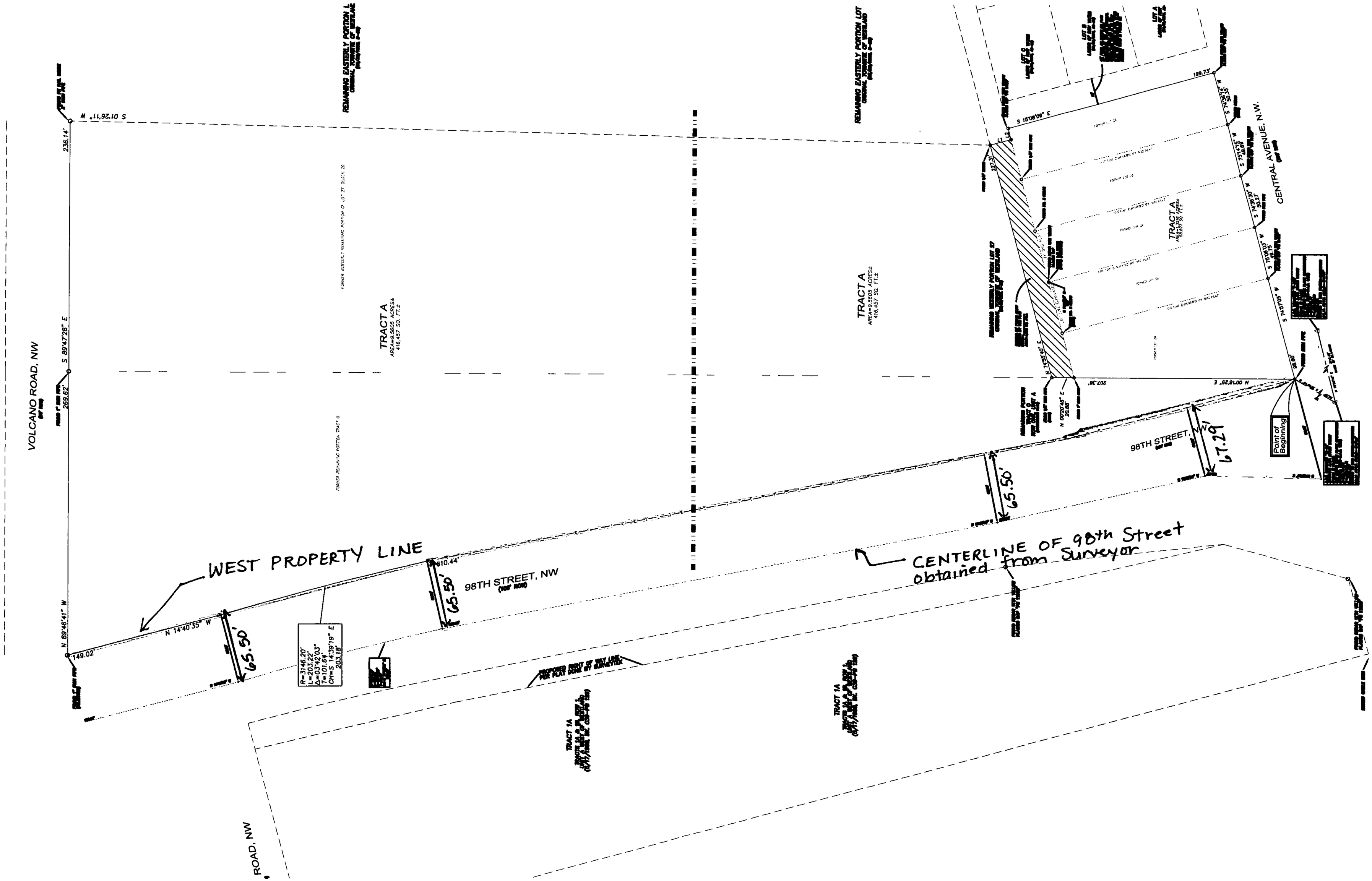
GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

ENGINEER'S SEAL	98TH AND CENTRAL	DRAWN BY EMT
		DATE 11-08-06
	EXHIBIT B CENTERLINE	Exhibit-B-Centerline
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 25066

Z:\2005\25066\Drawings\Exhibits\Exhibit-B-Centerline.dwg, EXHIBIT-B, 11/8/2006 10:17:12 AM



VOLCANO ROAD, NW
S 89°47'28" E
S 01°26'11" W
236.14'
269.62'
N 89°46'41" W
149.02'
N 14°40'35" W
WEST PROPERTY LINE
65.50'
610.44'
98TH STREET, NW
(108' ROW)
R=3146.20'
L=203.22'
Δ=03°42'03"
T=101.64'
CH=S 14°39'19" E
203.18'
TRACT A
AREA=9.5605 ACRES±
416,457 SQ. FT.±
REMAINING EASTERLY PORTION LOT
TRACT A
AREA=9.5605 ACRES±
416,457 SQ. FT.±
CENTERLINE OF 98th Street
obtained from Surveyor
65.50'
67.29'
98TH STREET, NW
CENTRAL AVENUE, N.W.
Point of Beginning
TRACT 1A
TRACT 1A
ROAD, NW

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

3. Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

At the August 24, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. 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 September 8, 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.

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: Acre Partners, 6565 Americas Parkway NE, Suite 310, 87110
Tierra West LLC, 8509 Jefferson NE, 87113
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: 1004354 AGENDA#: 3 DATE: 8/24/05

1. Name: Ron Bolanger Address: Sierra West 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: 1004354 **AGENDA ITEM NO: 3**

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

RESOLUTION:

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

Albuquerque

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

New Mexico 87103 DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Westgate Heights NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Not Approved. PNM has facilities in this alley.
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

Provide a x-section of the street the east of Lot 22. Does the alley extend past Tract "O"?

Parks & Recreation — Defer to Transportation.

Utilities Development

No objection to Vacation request. Future Plat and site development may have to provide easement for looping of existing 6" water line from the east to 98th Street or Central.

Planning Department — No objection. Defer to the Traffic Engineer.

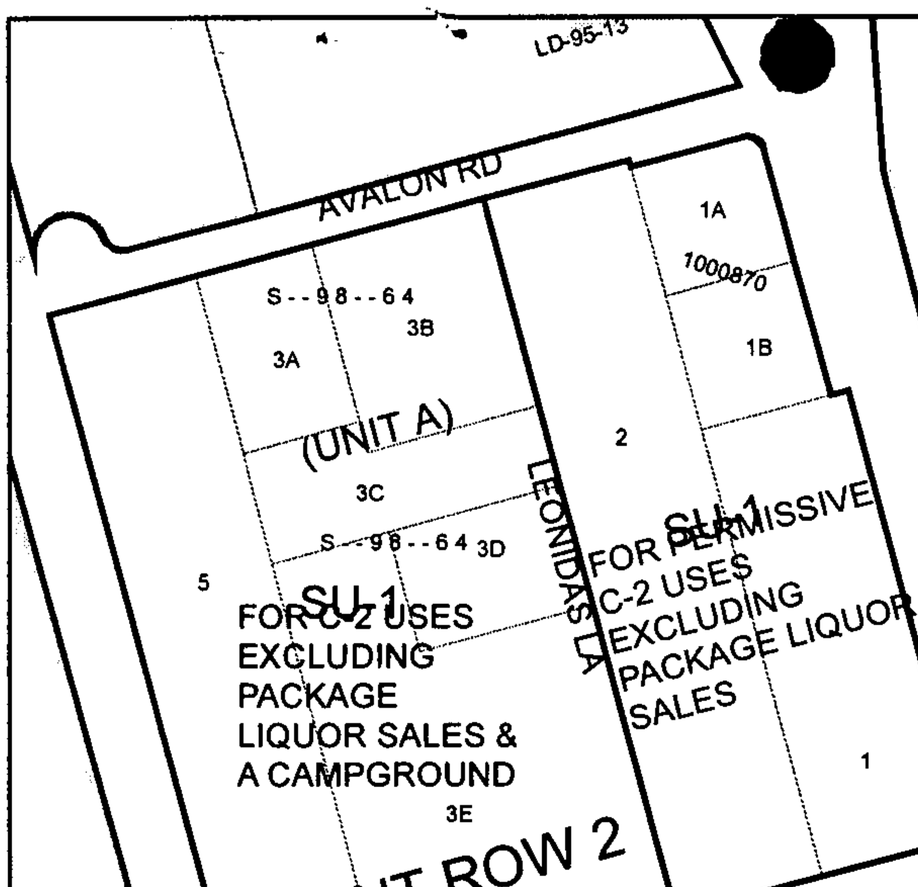
Impact Fee Administrator

No comment on proposed vacation of public right-of-way.

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

cc:Acre Partners, 6565 Americas Parkway NE, Suite #310, 87110
Tierra West LLC, 8509 Jefferson St NE, 87113

ZONING MAP



1 inch equals 424 feet	
Project Number:	1004354
Hearing Date:	8/24/05
Zone Map Page:	K-9
Additional Case Numbers:	05DRB-01229

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 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, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400 05DRB-01233 Major-Two Year SIA	LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)
Project # 1003280 05DRB-01230 Major-Six-Month SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)
Project # 1001770 05DRB-01231 Major-Vacation of Public Easements 05DRB-01232 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)
Project # 1004075 05DRB-01227 Major-Bulk Land Variance 05DRB-01228 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

FYI

ALBUQUERQUE
THREE HUNDRED YEARS
1706 * 2006
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 10, 2005

TO: Miguel Maestas and Claudette Archuleta, Avalon Neighborhood Association
Matthew Archuleta and Libby McIntosh, Westgate Heights Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately nine (9) acre(s): Major Vacation of Public Right-of-Way to consolidate several tracts of land into one parcel and allow for commercial development for the existing easement.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Acre Partners**

For property located: **On or near 98th Street SW between Central Avenue SW and Volcano Road SW.**

The case number(s) assigned is: **05DRB- 01229, Project # 1004354.**

City Planning accepted application for this request on **July 28, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 24, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani J. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 10, 2005

TO: Charles Lucas, Route 66 West Neighborhood Association

This letter is a ***COURTESY NOTIFICATION*** from the City of Albuquerque pertaining to a request for: **Requests the following for approximately nine (9) acre(s): Major Vacation of Public Right-of-Way to consolidate several tracts of land into one parcel and allow for commercial development for the existing easement.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Acre Partners**

P.O. Box 1293

For property located: **On or near 98th Street SW between Central Avenue SW and Volcano Road SW.**

Albuquerque

The case number(s) assigned is: **05DRB- 01229, Project # 1004354.**

City Planning accepted application for this request on **July 28, 2005**.

New Mexico 87103

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, August 24, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 24, 2005
Zone Atlas Page: J-9-Z
Notification Radius: 100 Ft.

Project# 1004354
App# 05DRB-01229

Cross Reference and Location:

Applicant: ACRE PARTNERS
Address: 6565 AMERICAS PARKWAY NE, STE# 310
ALBUQUERQUE NM 87110

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: AUGUST 5, 2005

Signature: KYLE TSETHLIKAI

100905705918530705 LEGAL: TR 1 5 LA ND OF C H HALL CONT 5.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MAJEX LIMITED PARTNERSHIP
OWNER ADDR: 00000 CORRALES NM 87048

100905718518430701 LEGAL: TR 1 4 LA ND OF C H HALL CONT 5.0 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MAJEC LIMITED PARTNERSHIP
OWNER ADDR: 00000 CORRALES NM 87048

100905710518330702 LEGAL: TRAC T 13 UNIT 5 TOWN OF ATRISCO GRANT CONT 5.00 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BENAVIDEZ BENJAMIN ETUX
OWNER ADDR: 03711 LOMBARDY RD NW ALBUQUERQUE NM 87105

100905712618430703 LEGAL: TR12 C11 HALL SURVEY NO 7139 SEC 21 T10N R2E CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BENAVIDEZ BENJAMIN JR ETAL
OWNER ADDR: 09701 VOLCANO RD NW ALBUQUERQUE NM 87121

100905702215630606 LEGAL: PART OF TR 1 ROW 2 UNIT A WEST OF WESTLAND ATRISCO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SPILCA MIHAI & ELENA M
OWNER ADDR: 09910 AVALON RD NW ALBUQUERQUE NM 87121

100905702112130605 LEGAL: SO 2 33FT TRS 1 & 2 ROW2 UNIT A WEST OF WESTLAND AT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: DEME EILEEN M & STEVEN S HERRE
OWNER ADDR: 01436 GATEWOOD SW ALBUQUERQUE NM 87105

100905707008030401 LEGAL: TRAC T O ROW 1 UNIT A WEST OF WESTLAND EXCEPT PORTI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEGGERS FRANK H
OWNER ADDR: 09723 CENTRAL AV NW ALBUQUERQUE NM 87105

100905709008130435 LEGAL: 027 009W LY POR LOT 27 ORIG TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE RIO RANCHO NM 87124

100905711006930433 LEGAL: 027 009T RIAN POR LOT 27 ORIG TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: 00000 ALBUQUERQUE NM 87123

100905714410430430 LEGAL: PORT LT 27 BLK 9 ORIGINAL TOWNSITE OF WESTLAND ATR LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MEGGERS FRANK H
OWNER ADDR: 09723 CENTRAL NW ALBUQUERQUE NM 87105

100905704506230105 LEGAL: TRAC T 1A PLAT OF TRS 1A & 1B ROW 1 UNIT A WEST OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ROWLAND SHARON LYNN TRUSTEE UN
OWNER ADDR: 01213 SAN PEDRO DR NE ALBUQUERQUE NM 87110

100905702805130104 LEGAL: TR2 ROW1 UNIT A WEST OF WESTLAND ATRISCO GRANT CON LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905712406830432 LEGAL: 027 009P OR IN SLY POR OF LOT 27 ORIGINAL TOWNSITE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: POPE ROBERT E
OWNER ADDR: 09607 CENTRAL AV NW ALBUQUERQUE NM 87121

100905711503130409 LEGAL: LOT 19A LAND DIVISION PLAT SUMMARY SUBDIVISION LAN LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: CHAVEZ JOSEPH ETUX
OWNER ADDR: 00000 ALBUQUERQUE NM 87123

100905710903630428 LEGAL: LOT C LA ND DIBVISION PLAT SUMMARY SUBDIVISION LAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GARCIA MELQUIADES & JUDY K
OWNER ADDR: 09621 C CENTRAL NW ALBUQUERQUE NM 87121

100905710402830408 LEGAL: 021 009L OT21 EXC E 25FT ORIGINAL TOWNSITE OF WESTL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: YATES ROY A ETUX
OWNER ADDR: 05809 CENTRAL AV NW ALBUQUERQUE NM 87105

100905710102730407 LEGAL: 22 9 ORI GINAL TOWNSITE OF WESTLAND CONT 10000 SQ F LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE RIO RANCHO NM 87124

100905709602530405 LEGAL: 023 009O RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE RIO RANCHO NM 87124

100905709102430404 LEGAL: 024 009O RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 1/2 CENTRAL
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE RIO RANCHO NM 87124

100905711002930429 LEGAL: LOT B LA ND DIVISION PLAT SUMMARY SUBDIVISION LAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TROY BILLY G & JANE M
OWNER ADDR: 09621 CENTRAL AV NW ALBUQUERQUE NM 87105

100905708602330403 LEGAL: 025 009O RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MORELOCK ELLA MARIE
OWNER ADDR: 00723 WAGON TRAIN SE RIO RANCHO NM 87124

100905708002230402 LEGAL: 026 009O RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MEGGERS FRANK
OWNER ADDR: 09723 CENTRAL AV NW ALBUQUERQUE NM 87105

100905711102330431 LEGAL: LOT A LA ND DIVISION PLAT SUMMARY SUBDIVISION LAND LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TROY BILLY G & JANE M
OWNER ADDR: 09621 CENTRAL AV NW ALBUQUERQUE NM 87105

100905612652221028 LEGAL: 018 0100 RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: VISTA MANUFACTURED HOME
OWNER ADDR: 09600 CENTRAL AV SW ALBUQUERQUE NM 87121

100905611451821029 LEGAL: LOTS 19 THRU 22 BLK 10 ORIGINAL TOWNSITE OF WESTLA LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA D M
OWNER ADDR: 09700 CENTRAL AV SW ALBUQUERQUE NM 87105

100905610251621030 LEGAL: 023 0100 RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA D M
OWNER ADDR: 09700 CENTRAL AV SW ALBUQUERQUE NM 87105

100905609751421031 LEGAL: 024 0100 RIGINAL TOWNSITE OF WESTLAND LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA D M
OWNER ADDR: 09700 CENTRAL AV SW ALBUQUERQUE NM 87105

100905609251221032 LEGAL: SOUT HERL Y 120'FT OF LOT 25 BLK 10 ORIGINAL TOWNSIT LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA DONMINICA M
OWNER ADDR: 09317 CENTRAL AV NW ALBUQUERQUE NM 87105

100905608751121033 LEGAL: SOUT HERL Y 120'FT OF LOT 26 BLK 10 ORIGINAL TOWNSIT LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA DOMINICA M
OWNER ADDR: 09317 CENTRAL AV NW ALBUQUERQUE NM 87105

100905608450921034 LEGAL: SLY 120 FT OF LT 27 BLK 10 EXC THE NLY & WLY PORTS LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA DOMINICA M
OWNER ADDR: 09317 CENTRAL AV NW ALBUQUERQUE NM 87105

100905606851120406 LEGAL: ELY POR OF LT 1-A BLK 1 PLAT OF LTS 1-A & 1-B 'LAN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

100905606346420405 LEGAL: LT 1 -A B LK 1 EXC THE ELY POR PLAT OF LTS 1-A & 1-B LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: B & C INVESTORS
OWNER ADDR: 03305 TENNESSEE ST NE ALBUQUERQUE NM 87110

"Attachment A"

Keli Krueger, Tierra West LLC
8509 Jefferson NE / 87113 585-3100 / fax - 858-1118
Zone Map: K-9
Date: July 20, 2005

AVALON N.A. (AVA) "R" ***
Miguel Maestas
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 (w)
Claudette Archuleta
9308 Starboard Rd. NW/87121 831-1939 (h) 242-7306 (w)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

Keli – FYI – this association's Northern boundary is located at 98th Street and Central Avenue – It's up to Tierra West if you want to notify them.

ROUTE 66 WEST N.A. (RTW) "R"
***Charles Lucas**
10332 Hackamore Pl. SW/87121 839-7282 (h)

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

ALBUQUERQUE
Making History

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.

July 20, 2005

Keli D. Krueger
Tierra West LLC
8509 Jefferson NE / 87113
Phone: 585-3100 / Fax: 858-1118

Dear Keli:

Thank you for your inquiry of **July 20, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 26 AND PORTIONS OF LOT 27, BLOCK 9, AND TRACT 0, ORIGINAL TOWNSITE OF WESTLAND, LOCATED ON 98TH STREET BETWEEN VOLCANO ROAD AND CENTRAL AVENUE** zone map **K-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Aug 2 2005

SITE

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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-9-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 28, 2005

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Easement
Lots 22 thru 26, Portions of Lot 27, Tract 0, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Acre Partners, requests approval to vacate the public easement located on the above-referenced lots. The site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This vacation request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel and allow for commercial development over the existing easement.

The vacation does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public easement. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to surrounding area than the minor detriment resulting from the vacation.

If the vacation action is approved a new plat will be prepared. After the vacation process, all lots will continue to have access from 98th Street or Central Avenue. We anticipate proceeding, if the easement is vacated, to the EPC for approval of the Site Plan for Subdivision. We have enclosed a copy of this conceptual site plan for your review.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Trevor Hatchell
Charles Lucas, Route 66 West N.A.
Libby McIntosh, Westgate Heights N.A.
Matthew Archuleta, Westgate Heights N.A.
Claudette Archuleta, Avalon N.A.
Miguel Maestas, Avalon N.A.

JN: 25011
RRB/kdk

z:\2005:25011vacation072605.doc

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 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, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

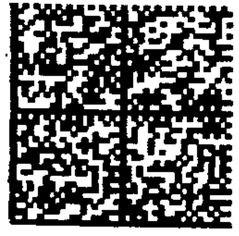
Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

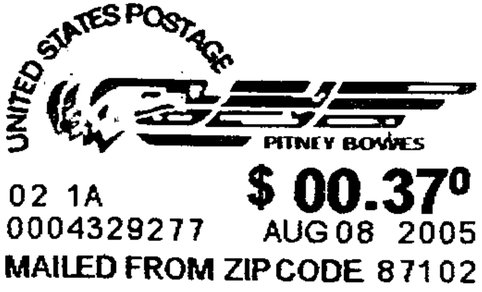
BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

Planning Department





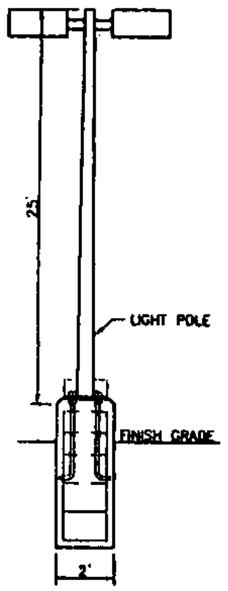
Dr B

Project# 1004354

ACRE PARTNERS
6565 AMERICANS PKWY NE, STE# 310
ALBUQUERQUE NM 87110

87110+8168-83 C027

P O Box 1293 Albuquerque New Mexico 87103



LIGHT POLE DETAIL
NTS

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
8. SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE, A 10 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED BY THE SU-2 IP CITY ZONING CODE.
10. THE HEIGHTS OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE, EXCEPT NO STRUCTURE SHALL EXCEED 40' IN HEIGHT.
11. BUS ROUTE 54 RUNS FROM 98TH STREET, NW TO CENTRAL AVENUE, N.W.
12. APPROVAL OF SITE PLAN FOR BUILDING PERMIT FOR LOTS 2, 3, AND 4 TO BE DELEGATED TO DRB.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

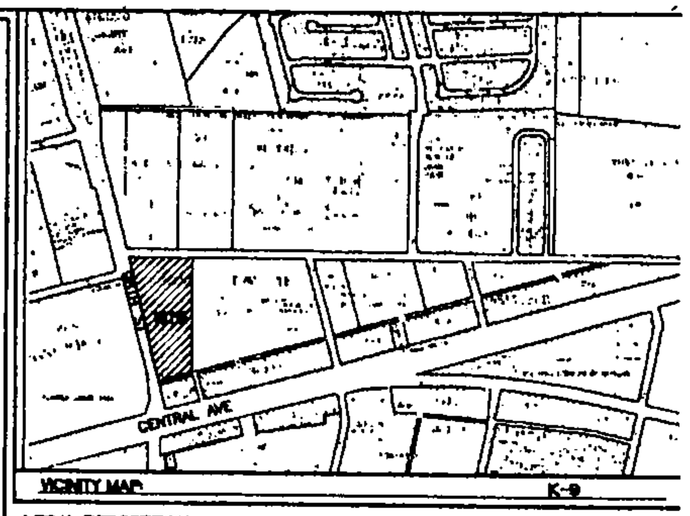
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

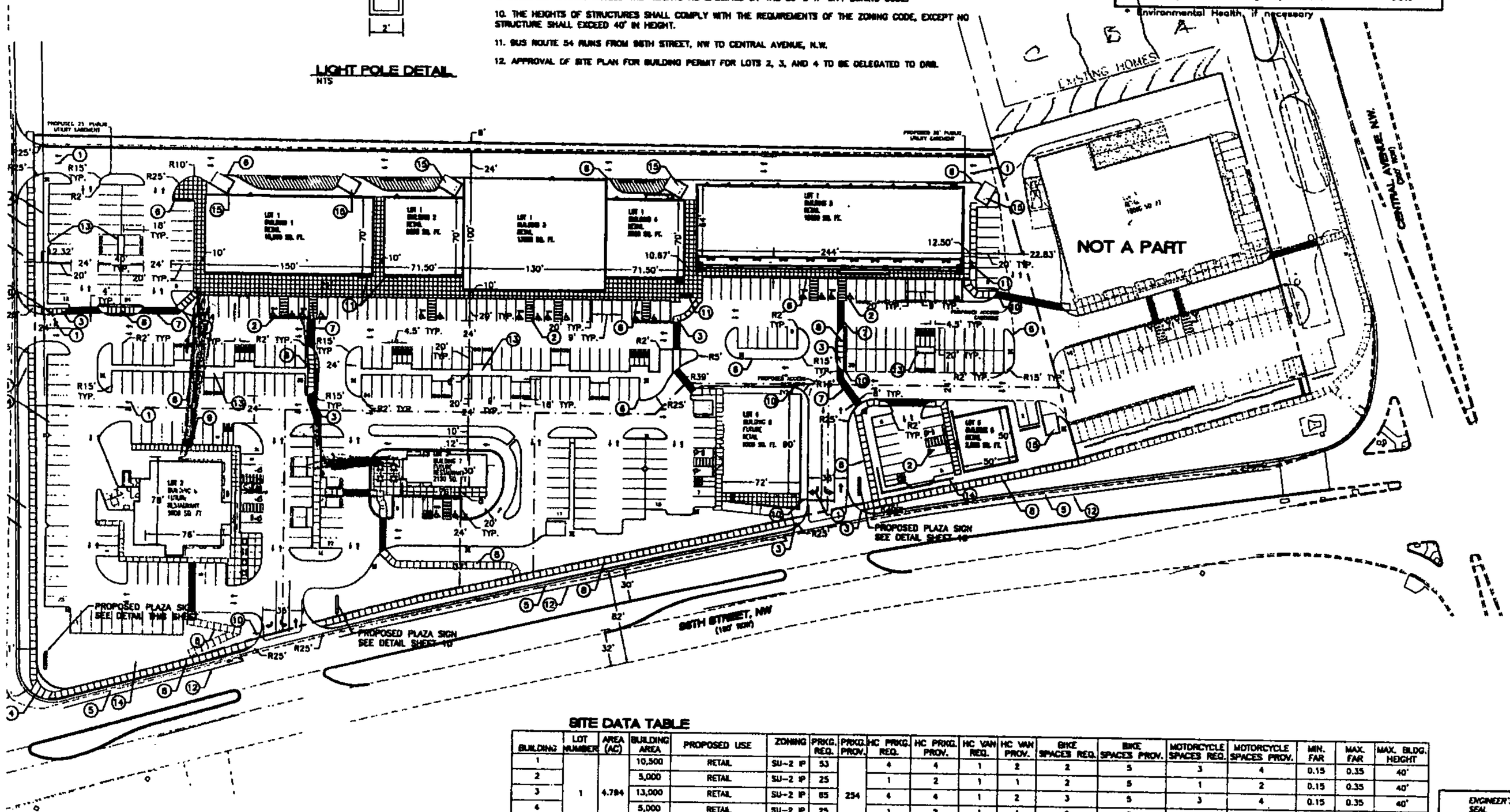
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



VICINITY MAP K-9

LEGAL DESCRIPTION:
TRACT O ORIGINAL TOWNSITE OF WESTLAND



LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- SCREEN WALL
- RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- CROSSWALK
- BIKE RACK
- PARKING LOT LIGHTING
- BENCH

KEYED NOTES:

1. PAINTED DIRECTIONAL ARROW TYPICAL.
2. ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" -INDICATES VAN ACCESSIBLE SPACE).
3. UNIDIRECTIONAL HC RAMP.
4. PROPOSED HC RAMP PER COA STD DWG #2441.
5. 8" STANDARD CURB AND GUTTER PER COA STD DWG #2415A.
6. 6" CONCRETE CURB AND GUTTER
7. 4' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK.
8. 6" CONCRETE SIDEWALK TYPICAL.
9. TRASH COMPACTOR
10. "STOP" SIGN. SEE PLAN FOR LOCATION.
11. 5 SPACE BIKE RACK TYPICAL.
12. NEW 8' BIKE PATH.
13. TREE PLANTER TYPICAL.
14. RETAINING WALL TAN CMU SEE SHEET 10.
15. DUMPSTER WITH ENCLOSURE SEE SHEET 10 FOR DETAIL.

SITE DATA TABLE

BUILDING	LOT NUMBER	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT
1			10,500	RETAIL	SU-2 IP	53		4	4	1	2	2	5	3	4	0.15	0.35	40'
2			5,000	RETAIL	SU-2 IP	25		1	2	1	1	2	5	1	2	0.15	0.35	40'
3	1	4.784	13,000	RETAIL	SU-2 IP	85	234	4	4	1	2	3	5	3	4	0.15	0.35	40'
4			5,000	RETAIL	SU-2 IP	25		1	2	1	1	2	5	1	2	0.15	0.35	40'
5			15,800	RETAIL	SU-2 IP	78		4	4	1	2	3	5	3	4	0.15	0.35	40'
6	2	1.146	5,900	RESTAURANT	SU-2 IP	48	58	3	4	1	2	2	5	2	2	0.15	0.35	40'
7	3	0.870	2,150	RESTAURANT	SU-2 IP	16	29	1	2	1	1	2	5	1	2	0.15	0.35	40'
8	4	0.791	6,500	RETAIL	SU-2 IP	33	43	2	2	1	1	2	5	2	2	0.15	0.35	40'
9	5	0.450	2,500	RETAIL	SU-2 IP	13	13	1	2	1	1	2	5	1	2	0.15	0.35	40'
TOTAL	6	8.051	68,350			358	387	21	28	9	13	17	45	16	24			

* RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

ENGINEER'S SEAL	NORTHEAST CORNER OF 98TH AND CENTRAL	DRAWN BY EMT
	SITE PLAN FOR BUILDING PERMIT	DATE 09-07-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2
RONALD R. BOHANNAN P.E. #7868		JOB # 25066

City of Albuquerque
Planning Department
Inter-Office Memorandum

To: Sheran Matson, DRB Chair

From: Carol Toffaleti, Planner
Development Review Division, Tel. 924-3345, cgtoffaleti@cabq.gov

cc: Carmen Marrone, Senior Planner, Development Review

Date: January 23, 2007

Subject: Project # 1004354

On September 21, 2006, the Environmental Planning Commission approved Project # 1004354/06EPC-01107, a site development plan for subdivision, and 1004354/06EPC-01108, a site development plan for building permit, for an approximately 8 acre site located on 98th Street NW between Central Avenue NW and Volcano Road NW.

There are a number of discrepancies on sheets in the packet, including discrepancies with the plans and conditions approved by the EPC, that require the changes listed below:

1. A revised landscape plan reflecting:

a. Removal of 'for subdivision' in the title;

b. Corrected date to be consistent with date of other site plan sheets;

c. Indication of private sewer easements between Buildings 1 and 2, and between Buildings 4 and 5.

d. Landscaping of the 'L' shaped area at the southwest corner of Building 6, as per the plan approved by the EPC;

e. Reinstatement of the landscaped strip between Buildings 4 and 5 with honeysuckle plants, as per the plan approved by the EPC, unless the Utility Development Section indicates this presents a problem for the maintenance and/or operation of the private sewer line in that location;

f. Vegetative ground cover between the sidewalk and road ROW under all the street trees along Volcano Road NW and under the street trees along 98th Street NW between the northern entrance to the development and the south property line—to reflect the vegetative ground cover under street trees indicated in the approved EPC plan.

g. Changes to the calculations and the number/type of plants, resulting from points d., e. and f., retaining a minimum of 80% live ground cover as approved by the EPC.

2. Revised site plan for subdivision and site development plan for building permit to reflect the square footage and elevations of Building 5 approved by the EPC, i.e. square footage of 15,600 square feet and canopy along the frontage (west elevation).

3. All sheets with building elevations to include a date, consistent with other site plan sheets.

If you should have any questions regarding this case, please do not hesitate to call me at 924-3345.

Thank you.

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Tierra West LLC

ADDRESS _____

PROJECT & APP # 1004354

PROJECT NAME Monalita Subdivision

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

$ 50.00 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

$ 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.*

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2559
95-677/1070

DATE 2/5/07

PAY TO THE ORDER OF City of Albuquerque $ 50.00

Fifty and no/100 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25066 Deferral Fee

⑈002559⑈ ⑆107006677⑆ 20181 3⑈

DUPLICATE
City Of Albuquerque
Treasury Division
Donna J Bohannan MP
2/5/2007 11:29AM LOC: ANNX
RECEIPT# 00075571 WS# 007 TRANS# 0031
Account 441006 Fund 6110
Activity 4983000 TRSMSP
Trans Amt $50.00
J24 Misc $50.00
CK $50.00
CHANGE $0.00
Thank You

©HARLAND STYLE XPP

Prj 1004354

No. Of Lots 1
Nearest Major Street: 98th St. & Central Ave.

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 10th day of December, 2006, 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 **Monahiti LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A Limited Liability Company**, whose address is **5321 Menaul Boulevard NE, Albuquerque, NM 87110** and whose telephone number is **505-883-0414**, 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 [describe:] **Lots 22 thru 26, Block 9, Original Townsite of Westland**, recorded on **March 23**, 19**35** in the records of the Bernalillo County Clerk at Book **Map Book D**, Folio **35** (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:] **Monahiti LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Monahiti Subdivision** 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 **10th** day of **December**, 20**07** ("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. **790382**.

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

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Page: 1 of 7
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the extension.

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's. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the Public Improvements shall be performed by **Precision Surveys**, and construction surveying of the Private Improvements shall be performed by **Precision Surveys**. 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 **Tierra West LLC**, and inspection of the Private Improvements shall be performed by **Tierra West LLC**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider 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

2006190776
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Page: 2 of 7
12/20/2006 03:03P
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performed by the City.

C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by **Earthworks Engineering**, and field testing of the Private Improvements shall be performed by **Earthworks Engineering**, 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 the 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 therefore.

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 Guarantee:"

Type of Financial Guaranty: **Letter of Credit # 162**
Amount: $ **286,249.25**
Name of Financial Institution or Surety providing Guaranty:
New Mexico Bank & Trust
Date City first able to call Guaranty: **December 10, 2007**
[Construction Completion Deadline]: **December 10, 2007**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
February 10, 2008
Additional information: **Infrastructure Improvements**

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

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

Mary Herrera Bern. Co. REL R 21.00
2006190776
6578348
Page: 3 of 7
12/20/2006 03:03P
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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 Guaranty other than a loan reserve letter has been provided, the completed Improvements must be freestanding, 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

2006190776
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Page: 4 of 7
12/20/2006 03:03P
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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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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 the 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

Mary Herrera Bern. Co. RFI R 21.00
2006190776
6578340
Page: 5 of 7
12/20/2006 03:03P

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: PETE DASKALOS
Title: MANAGING MEMBER
Dated: 12-1-2006

CITY OF ALBUQUERQUE

Approved by: Bradley L. Bingham
For City Engineer
Dated: 12/18/06

12/15/06 12-13-06

2006190776
6578340
Page: 6 of 7
12/20/2006 03:03P
Bk-A129 Pg-256
Mary Herrera Bern. Co. REL R 21.00

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SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 1st day of December, 2006 by [name(s) of person(s):] Pete Daskalos, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Monahiti LLC.

Keli D. Krueger
Notary Public

My Commission Expires:

March 6, 2010

OFFICIAL SEAL
KELI D. KRUEGER
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: March 6, 2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 18th day of December, 2006 by Bradley L. Bingham, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A ATTACHED

Mary Herrera Bern. Co. REL R 21.00
2006190776
6578340
Page: 7 of 7
12/20/2006 03:03P
Bk-A129 Pg-256

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT
AND AGREEMENT NO. 162

December 1, 2006

Amount: $286,249.25

Mr. Bruce Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for **Monahiti LLC**
City of Albuquerque Project No. **790382**
Project Name: **Monahiti Subdivision**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Monahiti LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of Two Hundred Eighty Six Thousand Two Hundred Forty Nine Dollars and 25/100 ($286,249.25) for the exclusive purpose of providing the financial guarantee which the City requires of Monahiti LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Monahiti Subdivision; Project No. 790382 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 12/20/06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A129 at pages 256 to 256, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of Two Hundred Eighty Six Thousand Two Hundred Forty Nine Dollars and 25/100 ($286,249.25) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 until February 10, 2008.

When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Monahiti LLC has failed to comply with the terms of the Agreement.
2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and
3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated on or before February 10, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 162 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated December 1, 2006" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Monahiti LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date February 10, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 3:00 p.m., New Mexico time, February 10, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits as established by the International Chamber of Commerce and any such revisions thereof as are in effect as of the date of issuance.

Very truly yours,

NEW MEXICO BANK & TRUST

Robert W. Eaton, Executive VP

New Mexico Bank & Trust
December 1, 2006

ACCEPTED:

CITY OF ALBUQUERQUE

By: Bradley L. Bi

~~Chief Administrative~~ Officer
Acting City Engineer

Dated: 12/18/06

bjf 12/15/06

12-13-06

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 10/11/06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/11/06
Date Preliminary Plat Expires: 10/11/07
DRB Project No.: 1004354
DRB Application No.: 06DRB-01426

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tract A Monahiti Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 22 thru 26, Original Townsite of Westland
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	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		150'	Right Turn Lane	Central Avenue	570' East of 98th Street	Entrance to Site off Central Ave.	/	/	/
		6'	Concrete Sidewalk (north side)	Central Avenue	East Property Line	98th Street	/	/	/
			Standard Curb & Gutter	Central Avenue	East Property Line	98th Street	/	/	/
		2'4" - 8'	Screen Wall	East Property Line	South Property Line	Existing Alley	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane Permanent Paving	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	Central Avenue	North Property Line	/	/	/
			Pavement Overlay	98th Street	Central Avenue	North Property Line	/	/	/
		6"	Waterline	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	SAS Gravity Line	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/
		6'	Bike lane ~~Concrete Sidewalk~~	Central Avenue	98th Street	East Property Line	/	/	/
		~~6'~~	~~Bike 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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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.

1 Street lights per City rquirements.

Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

10/10/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 10/11/06

TRANSPORTATION DEVELOPMENT - date 10-11-06

UTILITY DEVELOPMENT - date 10/11/06

CITY ENGINEER - date 10/11/06

PARKS & RECREATION - date 10/11/06

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

FINANCIAL GUARANTY AMOUNT

11/14/2006

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

Project Description:

Project ID #: 790382, Monahiti Subdivision, Phase/Unit #: 1

Requested By: **Sarah Abeyta w/ Tierra West LLC**

Approved estimate amount:		$179,364.17
Contingency Amount:	10.00%	$17,936.42
Subtotal:		$197,300.59
NMGRT	6.875%	$13,564.42
Subtotal:		$210,865.01
Engineering Fee	6.60%	$13,917.09
Testing Fee	2.00%	$4,217.30
Subotal:		$228,999.40
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$286,249.25**

APPROVAL: DATE:

11-14-06

Notes: 10% contingency, plans not approved.

MONAHITI, LLC

APPOINTMENT OF CO-MANAGER

I, **DAVID A. GRADY,** being the sole initial Member and Manager of **MONAHITI, LLC,** a New Mexico limited liability company, hereby appoint **PETE DASKALOS** as a Co-Manager of **MONAHITI, LLC,** to serve with me as the sole Co-Managers of **MONAHITI, LLC.** This appointment is immediately effective as of April 24, 2004.

Dated: April 24, 2004

Document Not for Recording

DAVID A. GRADY, Member and Manager

ACKNOWLEDGMENT

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

The foregoing was acknowledged before me this April 24, 2004, by **DAVID A. GRADY** in his capacity as the sole Member and Manager of Monahiti LLC.

OFFICIAL SEAL
Kathy D. Olson
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9/10/07

NOTARY PUBLIC

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

PAID RECEIPT

APPLICANT NAME Monahite LLC

AGENT Isaacs West LLC

ADDRESS _____

PROJECT & APP # 1004354 - 06DRB-01426

PROJECT NAME Monahite Subdivision

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

$ 30.00 **441006/4983000 DRB Actions** balance of 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

$ 30.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

12/27/2006 10:47AM LOC: ANN
X
RECEIPT# 00073608 WS# 007 TRANS# 0008
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt $30.00
J24 Misc $30.00
CK $30.00
CHANGE $0.00

Thank You

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

needs to pay $30 more

PAID RECEIPT

APPLICANT NAME Monahiti LLC

AGENT Tierra West LLC

ADDRESS 5571 Midway Park Place NE 06 DRB 01426

PROJECT & APP # 1004354 / ~~0600000795~~

PROJECT NAME Monahite Subdivision

$ 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.**

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

12/21/2006 11:02AM LOC: ANN
X
RECEIPT# 00073469 WS# 007 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

4354

DXF Electronic Approval Form

DRB Project Case #: 1004354

Subdivision Name: MONAHITI TRACT A

Surveyor: LARRY W MEDRANO

Contact Person: KELLI KRUEGAR

Contact Information: 858-3100

DXF Received: 12/19/2006 Hard Copy Received: 12/19/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

12-19-2006
Date

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

AGIS Use Only

Copied fc **4354** to agiscov on **12/19/2006** Contact person notified on **12/19/2006**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION	**S**
____		Major Subdivision action	
___		Minor Subdivision action	
__X__		Vacation	**V**
____		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
___		for Subdivision Purposes	**P**
____		for Building Permit	
____		IP Master Development Plan	
____		Cert. of Appropriateness (LUCC)	**L**
		STORM DRAINAGE	**D**
____		Storm Drainage Cost Allocation Plan	

	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)
	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: __Monahiti LLC_____ _____ PHONE: __505-883-0414_____

ADDRESS:__5321 Menaul Blvd. NE_____ FAX: ___505-872-1248_____

CITY:___ABQ_____ STATE _NM__ ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: _____

AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505-858-3100_____

ADDRESS:__5571 Midway Park Place NE_____ FAX: ___505-858-1118_____

CITY:___ABQ_____ STATE _NM__ ZIP_87109____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: __Vacation of public alley_____

_____

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

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

Lot or Tract No. __Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:___9_____ Unit:_____

Subdiv. / Addn. __Original Townsite of Westland_____

Current Zoning: ~~SU-2~~for C-2, ~~IP Uses~~_____ Proposed zoning: ____SAME_____

Zone Atlas page(s): ____K-9_____ No. of **existing** lots: _6___ No. of **proposed** lots: _____1____

Total area of site (acres): __1.5037 +/-_____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____

UPC No.__100905709008130435, etc..._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _98th Street NW_____

Between:__Central Avenue NW_____ and ____Volcano Road NW_____

CASE HISTORY:

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

ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308/06DRB-01426_____

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

SIGNATURE _____ DATE 10/20/06

(Print) __RONALD R. BOHANNAN, P.E._____ ___ Applicant _X_ Agent

---

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

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

Application case numbers: 06DRB - _____ - 01541

Hearing date 11/15/06

Action	S.F.	Fees
VPE	V	$ 45.00
CMF		$ 20.00
Adv		$ 75.00
		$
		$
		Total $ 140.00

Project # **1004354**

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**

_X_ 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.)
_X_ 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
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
_X_ Sign Posting Agreement
_X_ Fee (see schedule)
_X_ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

10/20/06
Applicant signature / date

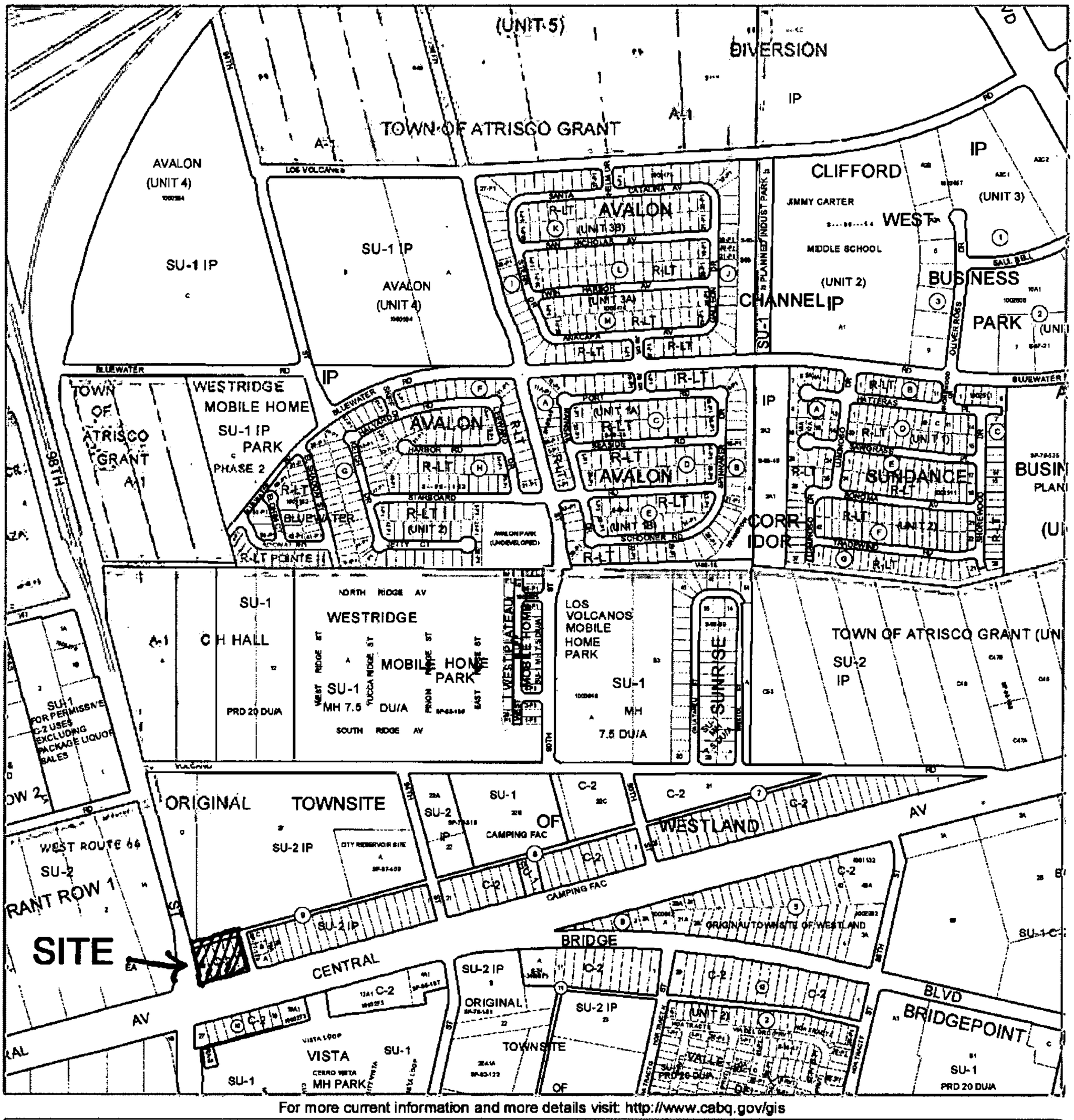
Form revised 4/03 and **October 2003**

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

Application case numbers
06DRB - - 01541
- -
- -

10/21/06
Planner signature / date

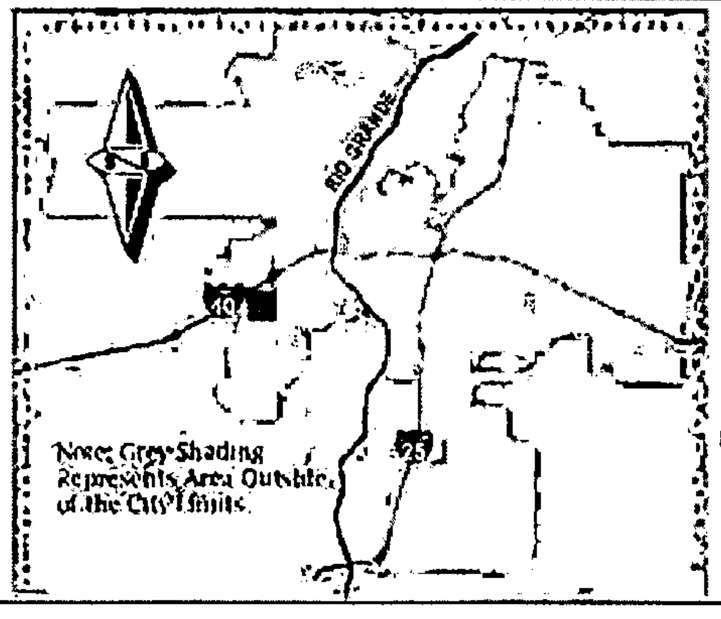
Project # 1004354



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 20, 2006

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Easement
Lots 22 thru 26, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, requests approval to vacate the public easement located on the above-referenced lots. The site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This vacation request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel and allow for commercial development over the existing easement.

The vacation does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public easement. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to surrounding area than the minor detriment resulting from the vacation. If the vacation action is approved, it will be shown on the new plat for the subject property. After the vacation process, all lots will continue to have access from 98th Street or Central Avenue.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos
Van Barber, Westside Merchants Assoc.
Klarissa Pena, Westside Merchants Assoc.
Libby McIntosh, Westgate Heights N.A.
Matthew Archuleta, Westgate Heights N.A.
Kelly Chappelle, Avalon N.A.
Miguel Maestas, Avalon N.A.
Joe Wertz

JN: 25066
RRB/kdk

z:\2005:25066vacation102006.doc

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 25066

Date: October 20, 2006

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 22 thru 26, Block 9, Original Townsite of Westland
LEGAL DESCRIPTION

LOCATED ON 98th Street NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

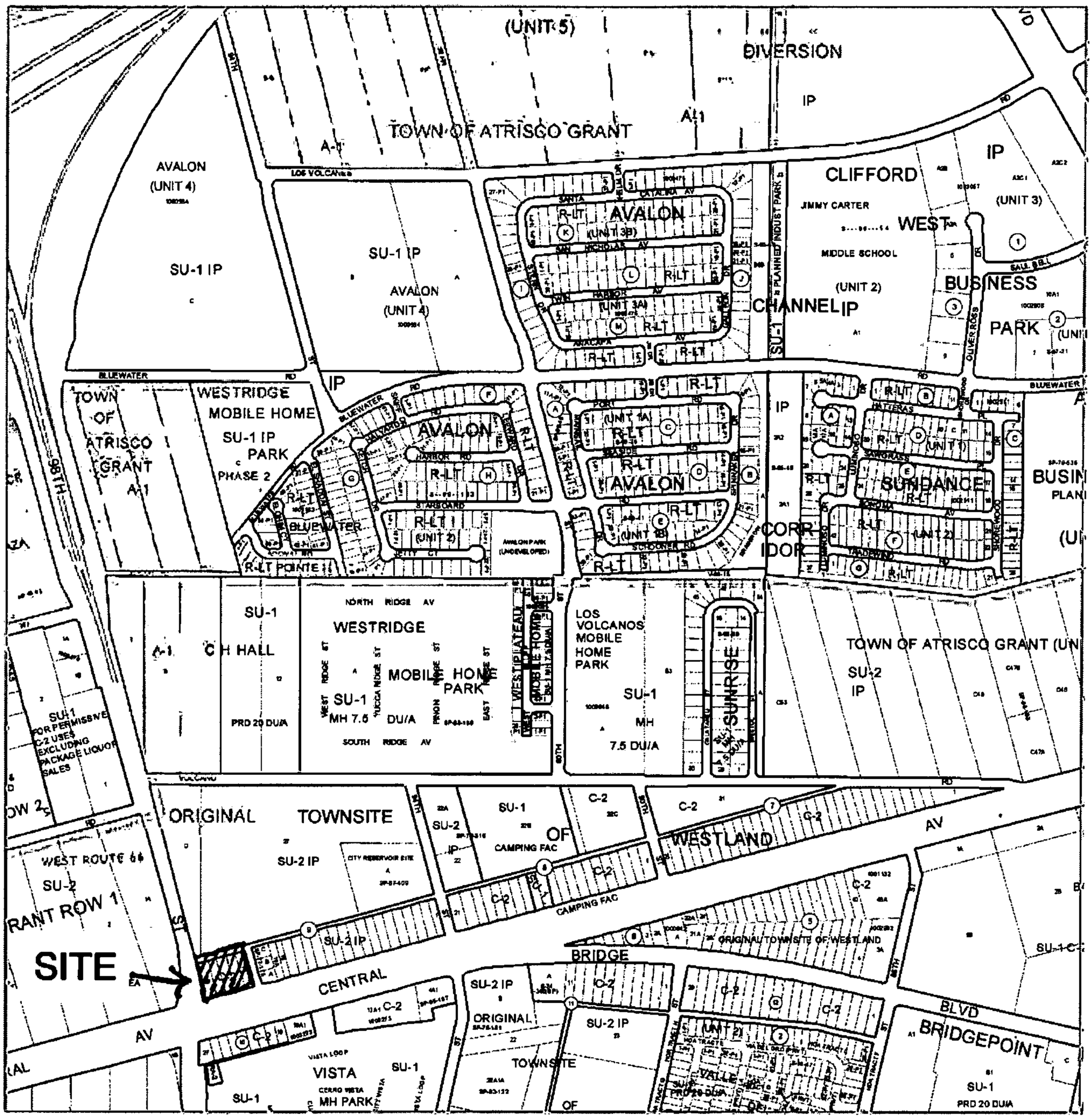
BETWEEN Central Avenue NW AND Volcano Road NW
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **K-9**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

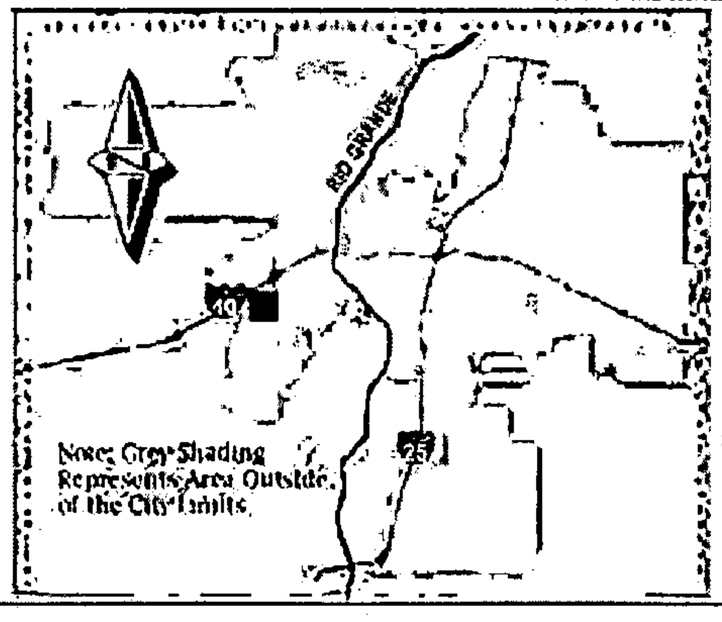
C:ONC – NA Info Request.WPD



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

October 20, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **October 20, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 22 THRU 26, BLOCK 9, ORIGINAL TOWNSITE OF WESTLAND LOCATED ON 98TH STREET NW BETWEEN CENTRAL AVENUE NW AND VOLCANO ROAD NW** zone map **K-9.**

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

AVALON N.A. (AVA) "R"
***Miguel Maestas**
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 ext. 21 (w)
Kelly Chappelle
9135 Santa Catalina Ave. NW/87121 836-1766 (h)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
***Van Barber**
5201 Central NW/87105 831-1977 (w)
Klarissa Pena
6013 Sunset Gardens SW/87121 831-5406 (w)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.

2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

3. A physical description of the location, referenced to streets and existing land uses.

4. A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

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

[ ] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

* * * \

You are not required by the O-92 Ordinance to "officially notify" these neighborhood associations of this project. You did request the names of the following "Unrecognized" associations in the area of the property to let them know.

NONE FOR JN: 25066 – swinklepleck@cabq.gov

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Klarissa Pena
Westside Merchants Association
Street, Apt. No.; or PO Box No.: 6013 Sunset Gardens SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 7459

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Miguel Maestas
Avalon N.A.
Street, Apt. No.; or PO Box No.: 9400 Harbor Rd, NW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 7466

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Libby McIntosh
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Ct. SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 7473

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Matthew Archuleta
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1628 Summerfield SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 7480

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Van Barber
Westside Merchants Association
Street, Apt. No.; or PO Box No.: 5201 Central NW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 7497

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE N.M. 87101 OCT 20 2006 Postmark Here USPS

250616 DRB

Sent To: Kelly Chappelle
Avalon N.A.
Street, Apt. No.; or PO Box No.: 9135 Santa Catalina Ave. NW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Monahiti LLC.

AGENT Tierra West LLC

ADDRESS 5571 Midway Park Place NE

PROJECT & APP # Project # 1004354

PROJECT NAME 98th & Central

$ 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.**

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2475
95-677/1070

10/19/06

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

PAY TO THE ORDER OF City Of Albuquerque $ 140.00

FOR 25066 - 98th Submittal Fee

10/20/2006 11:54AM LOC: ANN
RECEIPT# 00066167 WS# 008 TRANS# 0026
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $140.00
J24 Misc $20.00

10/20/2006 11:54AM LOC: ANN
RECEIPT# 00066167 WS# 008 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $140.00
J24 Misc $45.00

HIGH DESERT STATE BANK
Member FDIC
8116 Ventura NE
Albuquerque, NM 87122

Thank You

Donna Bohannan

"002475" :107006677: 201813"

Security Features Details on Back.

© HARLAND STYLE XPP

City Of Albuquerque
Treasury Division

10/20/2006 11:54AM LOC: ANN
X
RECEIPT# 00066169 WS# 008 TRANS# 0026
Account 441018 Fund 0110
Activity 4971000 TRSCXG
Trans Amt $140.00
J24 Misc $75.00
CK $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 October 31, 2006 To November 15, 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.

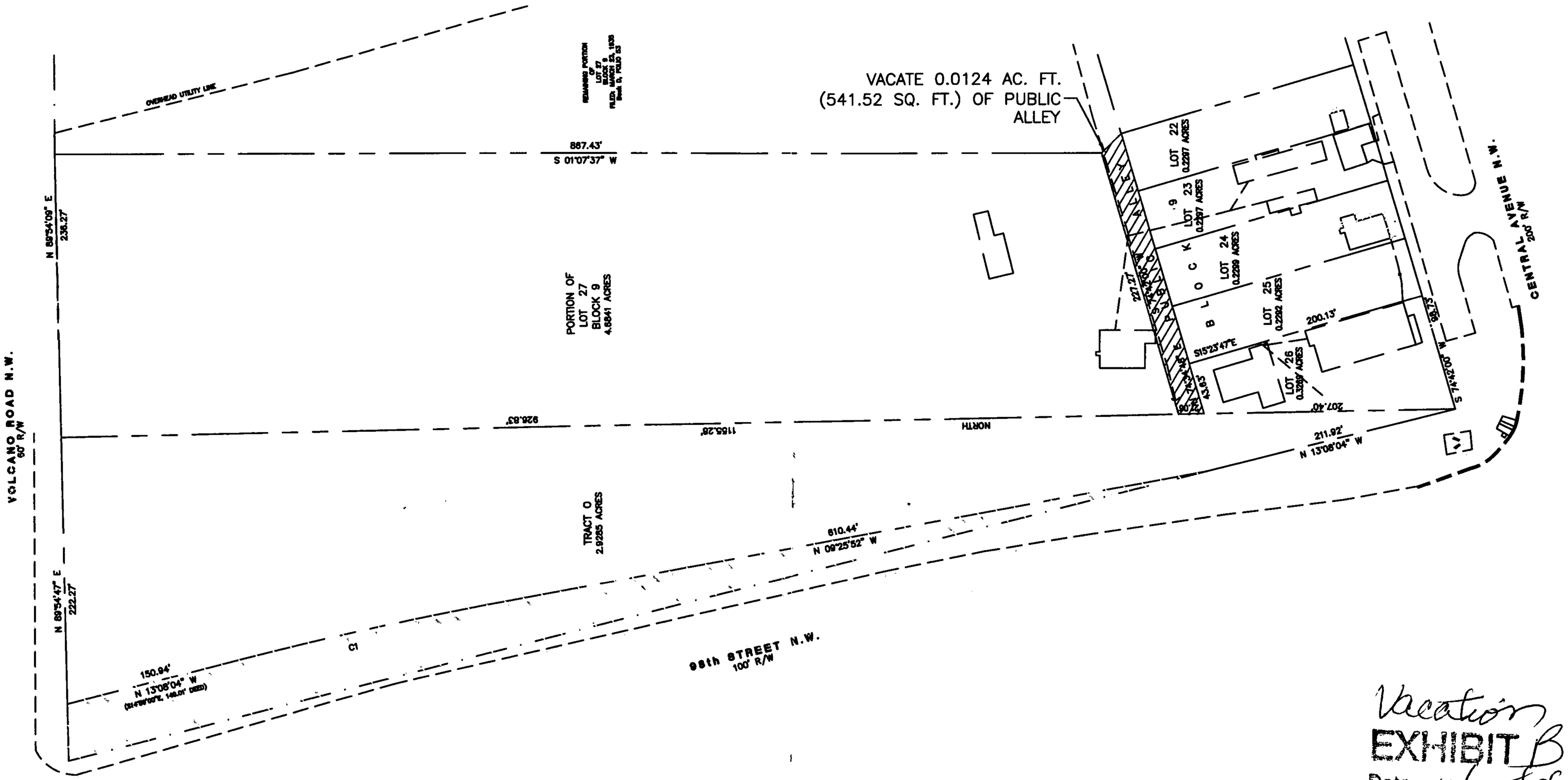
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keri D. Krueger — (Applicant or Agent) 10/20/06 — (Date)

I issued 3 signs for this application, 10/20/06 (Date) Andrew Gmiec (Staff Member)

DRB PROJECT NUMBER: 1004354

Rev. 1/11/05



Vacation
EXHIBIT B
Date 11/15/06

ENGINEER'S SEAL	98TH AND CENTRAL	DRAWN BY EMT
	VACATION EXHIBIT	DATE 11-19-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 25011

D-53

Filing Date
3-23-35

D-53

ORIGINAL TOWNSITE OF
WESTLAND
WITHIN THE TOWN OF ATRISCO GRANT
BERNALILLO COUNTY - NEW MEXICO

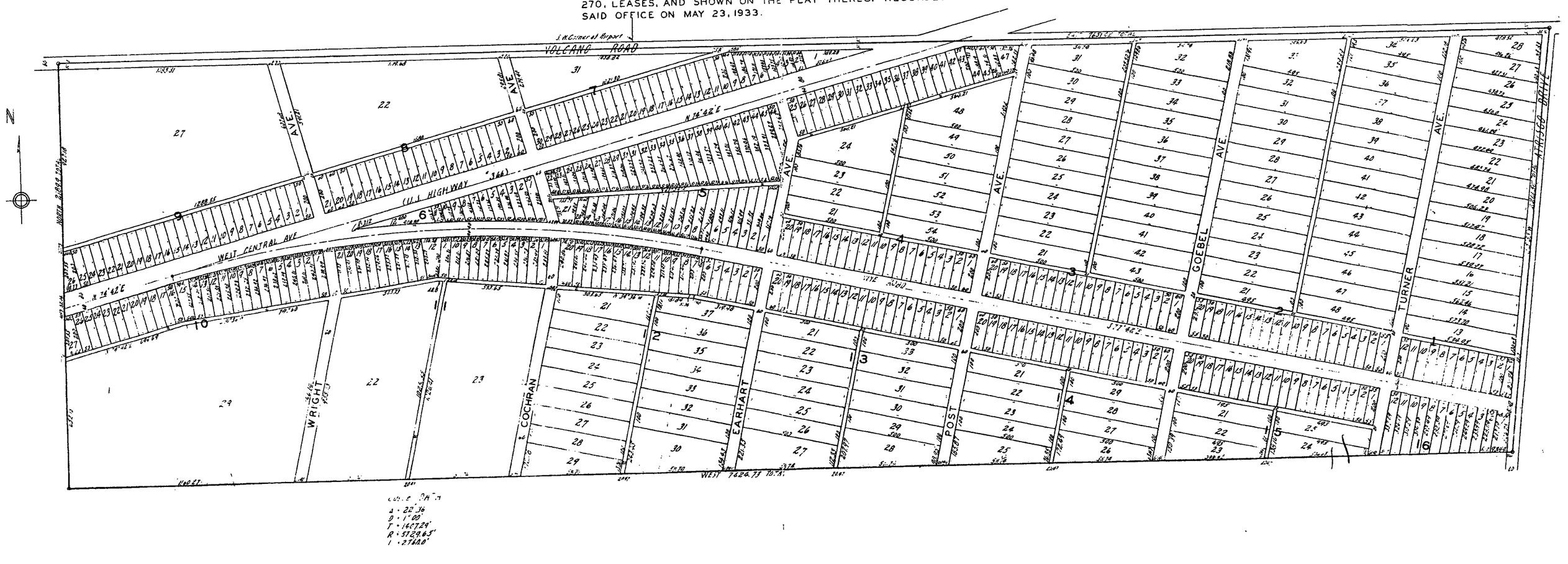
BEING A RE-PLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, N.M., ON MARCH 20, 1933, IN BOOK 4, PAGE 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933.

March 35 23
CL 10:30

LINDBERGH AVENUE — COCHRAN AVENUE
ATRISCO DRIVE — STINSON AVENUE
WYE ROAD — BRIDGE STREET

SURVEY-PLAT DECEMBER, 1934, BY
ROSS ENGINEERING OFFICE
FH-DP-CBB

SCALE: 1 IN. = 200 FT.



Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 10/11/06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/11/06
Date Preliminary Plat Expires: 10/11/07
DRB Project No.: 1004354
DRB Application No.: 06DRB-01426

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tract A Monahiti Subdivision
PROPOSED NAME OF PLAT AND/OR ~~SITE DEVELOPMENT PLAN~~

Lots 22 thru 26, Original Townsite of Westland
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	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		150'	Right Turn Lane	Central Avenue	570' East of 98th Street	Entrance to Site off Central Ave.	/	/	/
		6'	Concrete Sidewalk (north side)	Central Avenue	East Property Line	98th Street	/	/	/
			Standard Curb & Gutter	Central Avenue	East Property Line	98th Street	/	/	/
		~~2'4" 8'~~	~~Screen Wall~~	~~East Property Line~~	~~South Property Line~~	~~Existing Alley~~	/	/	/
		6'	Concrete Sidewalk	98th Street	Central Avenue	North Property Line	/	/	/
		6'	Bikelane Permanent Paving	98th Street	Central Avenue	North Property Line	/	/	/
			Standard Curb & Gutter	98th Street	Central Avenue	North Property Line	/	/	/
			Pavement Overlay	98th Street	Central Avenue	North Property Line	/	/	/
		6"	Waterline	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/

1 REMOVED - DULY BY PERMIT (BLDG)

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	SAS Gravity Line	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/
		6'	~~Concrete Sidewalk~~ Bike lane	Central Avenue	98th Street	East Property Line	/	/	/
		~~6'~~	~~Bike lane~~				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Water Infrastructure to iclude Valves, Fittings, Valve Boxes and Fire Hydrants as required.

Sanitarty Sewer to include Manholes and Service Connections as required.

(rev. 9-20-05)

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

10/10/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/11/06
DRB CHAIR - date

10-11-06
TRANSPORTATION DEVELOPMENT - date

10/11/06
UTILITY DEVELOPMENT - date

10/12/06
CITY ENGINEER - date

Christina Sandoval 10/11/06
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6-20-07	Stephen Woodall		Sarah Abeyta

Current DRC
Project Number:

#12 ORIGINAL

FIGURE 12

Claire

Date Submitted: 10/11/06
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10/11/06
Date Preliminary Plat Expires: 10/11/07
DRB Project No.: 1004354.5
DRB Application No.: 06DRB-01426

INFRASTRUCTURE LIST

(Rev. 9-20-05)

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

Tract A Monahiti Subdivision
PROPOSED NAME OF PLAT AND/OR ~~SITE DEVELOPMENT PLAN~~

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			Standard Curb & Gutter	Central Avenue	East Property Line	98th Street	/	/	/
		2'4" - 8'	Screen Wall	East Property Line	South Property Line	Existing Alley	/	/	/
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			Standard Curb & Gutter	98th Street	Central Avenue	North Property Line	/	/	/
			Pavement Overlay	98th Street	Central Avenue	North Property Line	/	/	/
		6"	Waterline	Existing 25' Alley Adjacent to East PL	Frontage Road	Existing 20' Alley	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		6'	Bike lane ~~Concrete Sidewalk~~	Central Avenue	98th Street	East Property Line	/	/	/
		~~6'~~	~~Bike lane~~				/	/	/
							/	/	/
							/	/	/

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	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator 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 rquirements.

1 Street Lights and Signs per DPM requirments.

2

3

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

10/10/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matteson 10/11/06
DRB CHAIR - date

10-11-06
TRANSPORTATION DEVELOPMENT - date

Roger Hoan 10/11/06
UTILITY DEVELOPMENT - date

Bradley J. Bingham 10/12/06
CITY ENGINEER - date

Christina Sandoval 10/11/06
PARKS & RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- _X_ 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

V
- ____ Zone Map Amendment (Establish or Change Zoning)

P
- ____ 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: __Monahiti LLC_____ PHONE: __505-883-0414_____

ADDRESS:_5321 Menaul Blvd. NE _____ FAX: _505-872-1248_____

CITY:_Albuquerque_____ STATE _NM__ ZIP__87110_____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: _____

AGENT (if any): __Tierra West LLC_____ PHONE: __505-858-3100_____

ADDRESS:_5571 Midway Park Place NE_____ FAX: __505-858-1118_____

CITY:__Albuquerque _____ STATE _NM__ ZIP__87109_____ E-MAIL:_____

DESCRIPTION OF REQUEST: ___Preliminary/Final Plat Approval_____

_____

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

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

Lot or Tract No._Lots 22 thru 26_____ Block:___9_____ Unit:_____

Subdiv. / Addn. __Original Townsite of Westland TBP Monahiti_____

Current Zoning:_SU-2 for C-2, IP Uses_____ Proposed zoning: _No Change_____

Zone Atlas page(s): __K-9_____ No. of **existing** lots: ___5_____ No. of **proposed** lots: __1___

Total area of site (acres): _1.5037 +/-_____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? __XYes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___No_____

UPC No._See Attached 100905710102730407 MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ____98th Street NW_____

Between:__Central Avenue NW_____ and _____Volcano Road NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _ZA-88-370/ZA 90-276__

ZA-96-227/ZA-87-308/05DRB-01229/05EPC-01234/Project # 1004354_____

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

SIGNATURE _____ DATE 10/3/06

(Print) ___Ronald R. Bohannan, PE _____ ___ Applicant _X_ Agent

---

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ **INTERNAL ROUTING**				
☐ All checklists are complete	06DRB - ____ - D1424	P&F	S(3)	$ 215.00
☐ All fees have been collected	____ - ____ - ____	CMF	____	$ 20.00
☐ 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				Total
☐ F.H.D.P. fee rebate	Hearing date 10/11/06			$ 235.00

Kli Sms 10/3/06

Project # ~~1004534~~ 1004354

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

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

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

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

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **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
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**.

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

_X_ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
_N/A_ 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.
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
_X_ Property owner's and City Surveyor's signatures on the Mylar drawing
_N/A_ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
_N/A_ **Signed** Pre-Annexation Agreement if Annexation required.
_X_ Fee (see schedule)
_X_ Any original and/or related file numbers are listed on the cover application
_N/A_ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
_X_ **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.

RONALD R. BOHANNAN, PE
Applicant name (print)

10/3/06
Applicant signature / date

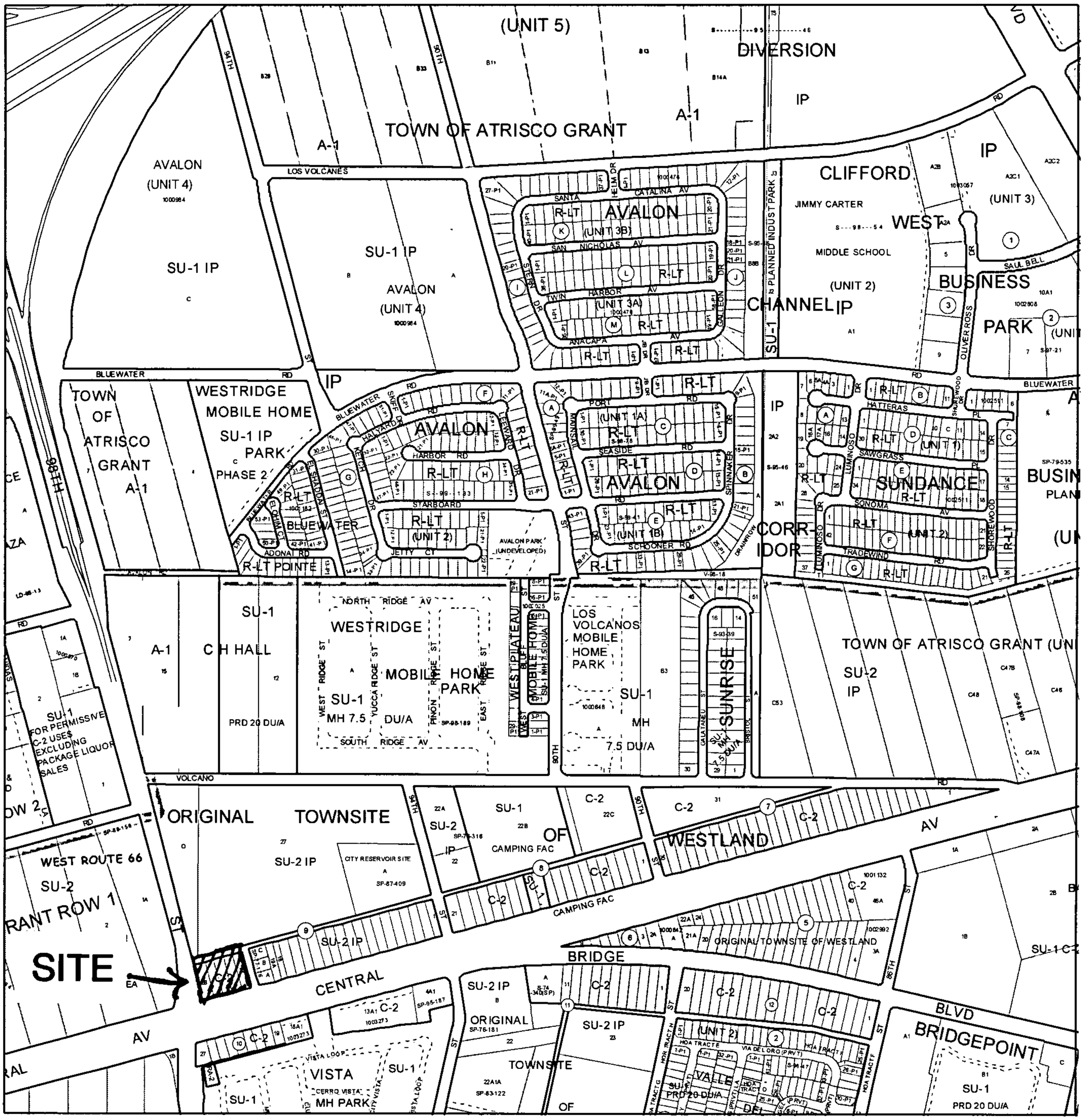
Form revised **11/04**

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

Application case numbers
05DRB - _____ - 01426
_____ - _____ - _____
_____ - _____ - _____

10/3/06
Planner signature / date

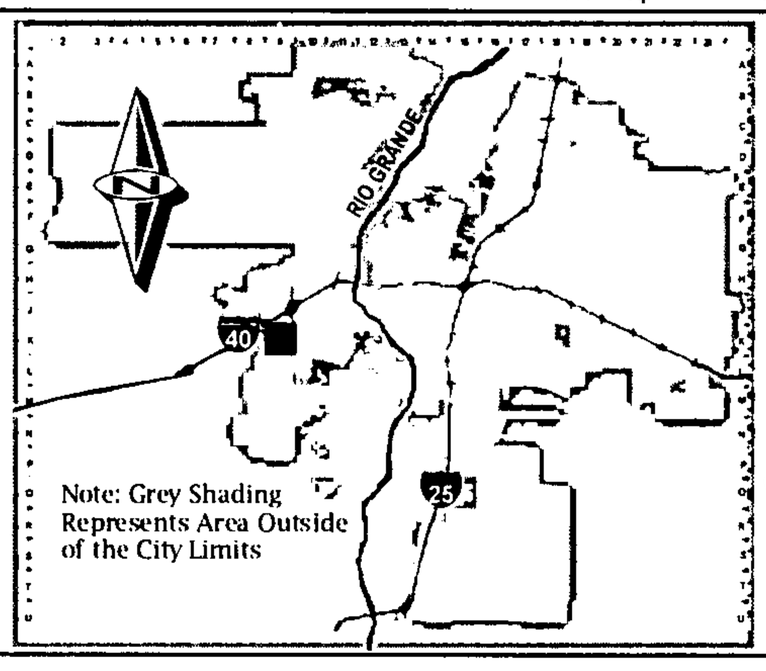
Project # 1004354



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-09-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

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 3, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Preliminary/Final Plat Approval
Lots 22 thru 26, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Monahiti LLC, requests approval of the Preliminary/Final Plat for the above-referenced site. The site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel and allow for commercial development of the property.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos

JN: 25066
RRB/kdk

z:\2005:25066 Prelim/Final plat 100206.doc

UPC Numbers for Lots 22 thru 26, Bock 9, Original Townsite of Westland

Lot 22 – 100905710102730407
Lot 23 – 100905709602530405
Lot 24 – 100905709102430404
Lot 25 – 100905708602330403
Lot 26 – 100905708002230402

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

PAID RECEIPT

APPLICANT NAME Monahit, LLC

AGENT Tierra West

ADDRESS 5571 Midway Park, PL, NE

PROJECT & APP # 100453

PROJECT NAME Monahit Subdivision

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

$ 215.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 235.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

10/3/2006 10:37AM LOC: ANNX
RECEIPT# 00069435 WS# 007 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt $235.00
J24 Misc $215.00
OK $235.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

10/3/2006 10:37AM LOC: ANNX
RECEIPT# 00069435 WS# 007 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $235.00
J24 Misc $20.00

Thank You

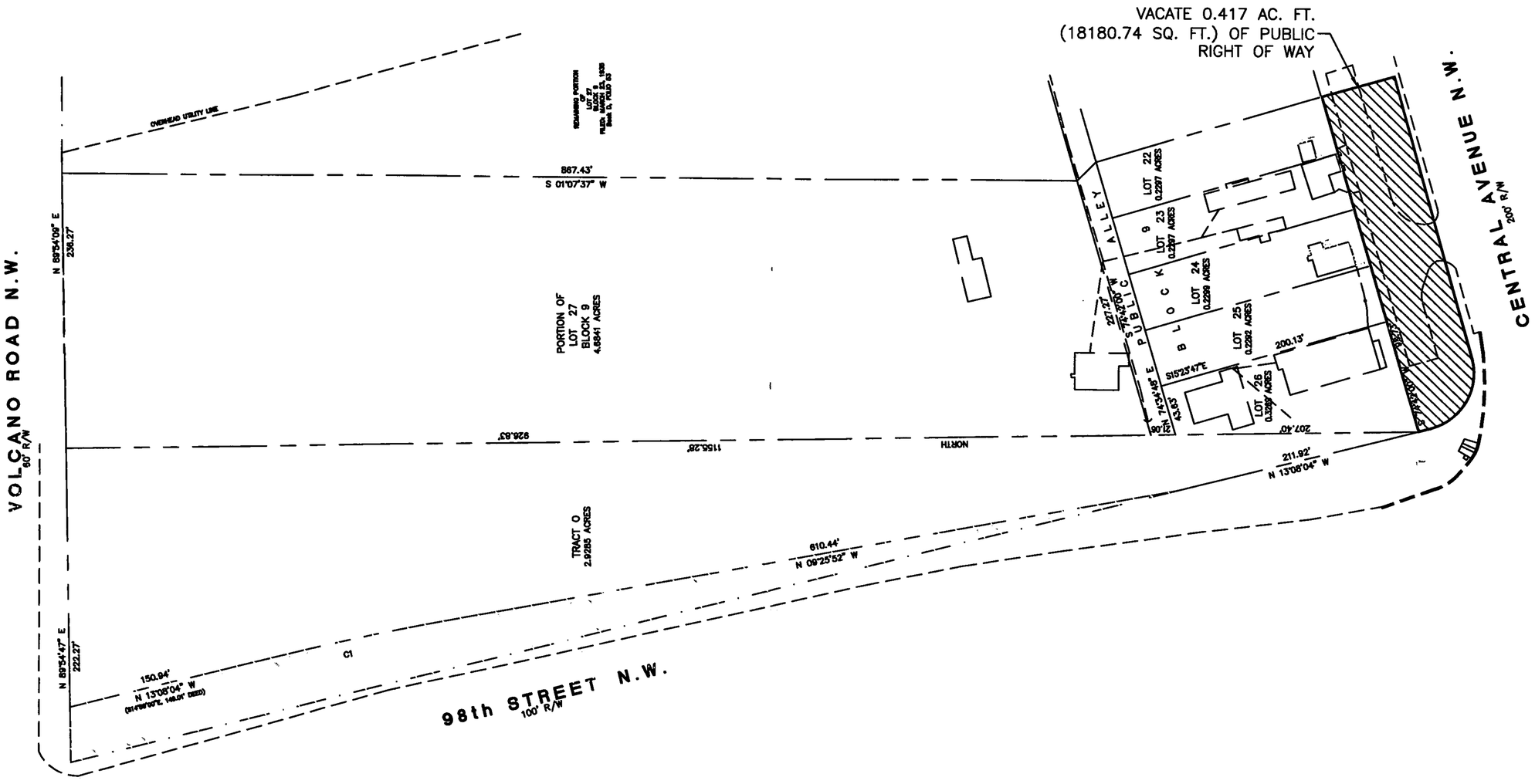


EXHIBIT B
Date 4/19/06

ENGINEER'S SEAL	98TH AND CENTRAL	DRAWN BY EMT
	VACATION EXHIBIT	DATE 03-21-06
		SHEET # 1
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 25011

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 23, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Withdrawal of Application for Vacation of Right-of-Way
Lots 22 thru 26, Portions of Lot 27, Tract O
DRB # 1004354, Application # 06DRB-00392

Dear Ms. Matson:

Tierra West LLC, on behalf of Pete Daskalos, would like to withdrawal our application that is scheduled to be heard at the Development Review Board hearing May 24, 2006. We no longer wish to vacate this right-of-way and are pursuing other avenues for this portion of the property.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

cc: Pete Daskalos

JN: 25066
RRB/kdk

2005: 25066 Sheran Matson Withdrawal 052306

RECEIVED
MAY 23 2006
LAND DEVELOPMENT SECTION

#2

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

#2

April 19, 2006

Ms. Sheran Matson, Chair
Planning Manager
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: THREE WEEK DEFERRAL OF VACATION OF RIGHT-OF-WAY FOR 98TH AND CENTRAL AVENUE
Project# 1004354; App# 06DRB-00392
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Pete Daskalos Properties, requests a three week deferral from May 3, 2006 to May 24, 2006.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Pete Daskalos

JN: 25066
RRB/cla

2005:25066 Sheran Matson DRB Deferral #2 041906.doc

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

PAID RECEIPT

APPLICANT NAME _____

AGENT TIERRA West.

ADDRESS _____

PROJECT & APP # 1004354 - 06DRB-00392

PROJECT NAME 98th Central

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

$ 110.00 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

$ 110.00 **TOTAL AMOUNT DUE**

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2349
95-677/1070

PAY TO THE ORDER OF City of Albuquerque

DATE 4/18/06

One Hundred & Ten and 00/ $ 110.00 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25066 Deferral

⑈002349⑈ ⑆107006677⑆ 201813⑈

MP

DUPLICATE
City Of Albuquerque
Treasury Division

4/19/2006 8:54AM LOC: ANNX
RECEIPT# 00061161 WS# 007 TRANS# 0003
Account 441006 Fund 0110
Activity 4983C00 TRSCXG
Trans Amt $110.00
J24 Misc
$110.00
CK $110.00
CHANGE $0.00
Thank You

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 11, 2006

4/19/06

Ms. Sheran Matson, Chair
Planning Manager
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Two Week Deferral of Vacation of Right-of-Way
Project# 1004354; App# 06DRB-00392
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Pete Daskalos Properties, requests a two week deferral to May 3, 2006. This will allow time to complete the request from Wilfred Gallegos with the Transportation Department.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

cc: Pete Daskalos

JN: 25066
RRB/cla

2005:25066 Sheran Matson DRB Deferral 041106.doc

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

PAID RECEIPT

APPLICANT NAME Pete Daskalos Properties

AGENT Tierra West LLC

ADDRESS 8509 Jefferson NE

PROJECT & APP # Proj # 1004354 / 06DRB-00392

PROJECT NAME 98th & Central

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

$ 100.00 441006/4983000 **DRB Actions** ~~DEFERRAL~~

$ _____ 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

$ 100.00 **TOTAL AMOUNT DUE**

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

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2346
95-677/1070

DATE 4/11/06

PAY TO THE ORDER OF City of Albuquerque $ 100.00

One Hundred and 00 DOLLARS

Security Features Details on Back.

City Of Albuquerque
Treasury Division
4/11/2006 OCR
RECEIPT# 0005342 WCR 008 TRANS# 0045
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $100.00
U24 Misc
CK $100.00
CHANGE $0.00
Thank You

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR Deferral Fee 25066

Donna J Bohannan MP

⑈002346⑈ ⑆107006677⑆ 201813⑈

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

PAID RECEIPT

APPLICANT NAME Pete Daskalos

AGENT Tierra West LLC

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1004354 / 06DRB-00392

PROJECT NAME 98th & Central

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

$ 10.00 441006/4983000 **DRB Actions** DEFERRAL DIFFERENCE

$ _____ 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

$ 10.00 **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
4/13/2006 4:22PM LOC: ANNX
RECEIPT# 00060952 WS# 007 TRANS# 0051
Account 441006 Fund 0110
Activity 493000 TRSKAL
Trans Amt $10.00 $10.00
J24 Misc $10.00 $10.00
CK $10.00
TENDERED $10.00
CHANGE $0.00

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2345
95-677/1070

DATE 4/13/06

PAY TO THE ORDER OF City of Albuquerque $ 10.00

Ten and 00 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25066 Mitigation Fee

MP

⑈002345⑈ ⑆107006677⑆ 201813⑈

©HARLAND STYLE XPP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

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)

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: _Pete Daskalos_____ PHONE: _505-883-0414_____

ADDRESS:_5321 Menaul Blvd. NE_____ FAX: __505-872-1248_____

CITY:_Albuquerque_____ STATE _NM ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners**: ____SAME_____

AGENT (if any): _Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:__8509 Jefferson NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Vacation of Public Right-of-Way_____

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

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

Lot or Tract No._Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:_____9_____ Unit:_____

Subdiv. / Addn. _Original Townsite of Westland_____

Current Zoning:_SU-2 for C-2, IP_____ Proposed zoning: ___SAME_____

Zone Atlas page(s): _K-9_____ No. of **existing** lots: _____ No. of **proposed** lots: _____

Total area of site (acres): _8.858_____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _NO_____

UPC No._100905709008130435, etc._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: __98th Street NW_____

Between:_Volcano Road NW_____ and _____Central Avenue NW_____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): _ZA-88-3701/ZA90-276/_

_ZA-96-227/ZA87-308/05DRB-01229/05EPC-01234/ Project # 1004354_____

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

SIGNATURE _____ DATE 3/24/06

(Print) _Ronald R. Bohannan, PE_____ ___ Applicant _X__ Agent

---

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB-00392	VRW	V	$ 300.00
☐ All fees have been collected			ADV	$ 75.00
☑ All case #s are assigned			CMF	$ 20.00
☑ AGIS copy has been sent				$
☑ Case history #s are listed				$
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus				
☑ F.H.D.P. fee rebate	Hearing date April 19, 2006			$ 395.00

Andrew Garcia

Project # 1004354

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
✓ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

3/24/06
Applicant signature / date

Form revised 4/03 and **October 2003**

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

Application case numbers
06 DRB - _____ - 00392
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 3/24/06

Project # 1004354

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

March 24, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Right-of-Way
Lots 22 thru 26, Portions of Lot 27, Tract 0, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Pete Daskalos, requests approval to vacate the public right-of-way located on the above-referenced lots. This site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This vacation request will facilitate the redevelopment of the area and allow for commercial development over the existing easement.

The vacation action does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public right-of-way. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to the surrounding area by assisting the owner in bringing more amenities to the area.
If the vacation is approved, a new plat will be prepared. After the vacation process, all lots will continue to have access from 98th Street or Central Avenue.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

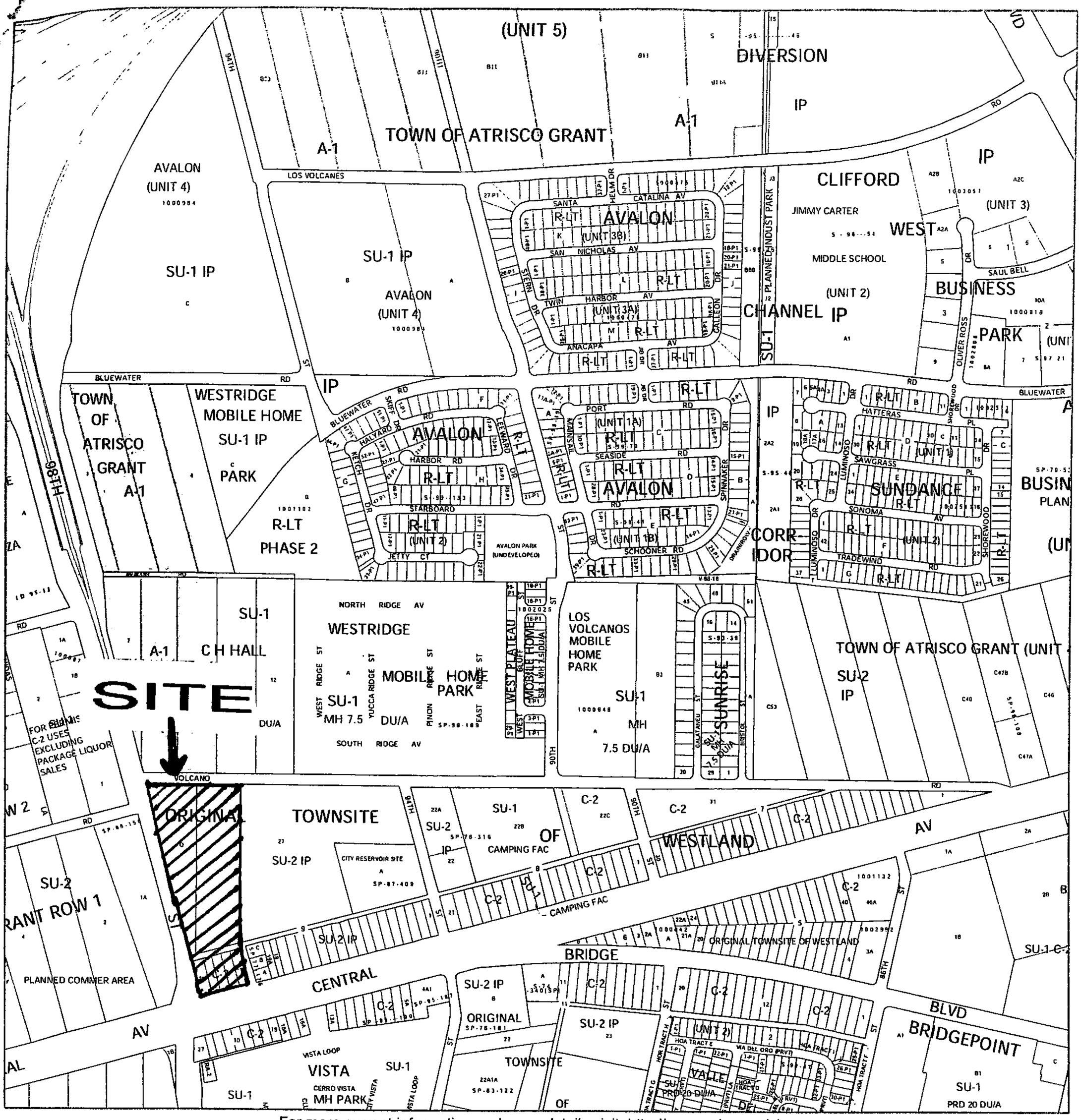
for Ronald R. Bohannan, PE

Enclosure/s

cc: Pete Daskalos
Miguel Maestas, Avalon N.A.
Claudette Archuleta, Avalon N.A.
Melissa Lama, Route 66 West N.A.
Matthew Archuleta, Westgate Heights N.A.
Libby McIntosh, Westgate Heights N.A.
Van Barber, Westside Merchants Assoc.
Klarissa Pena, Westside Merchants Assoc.

JN: 25066
RRB/kdk

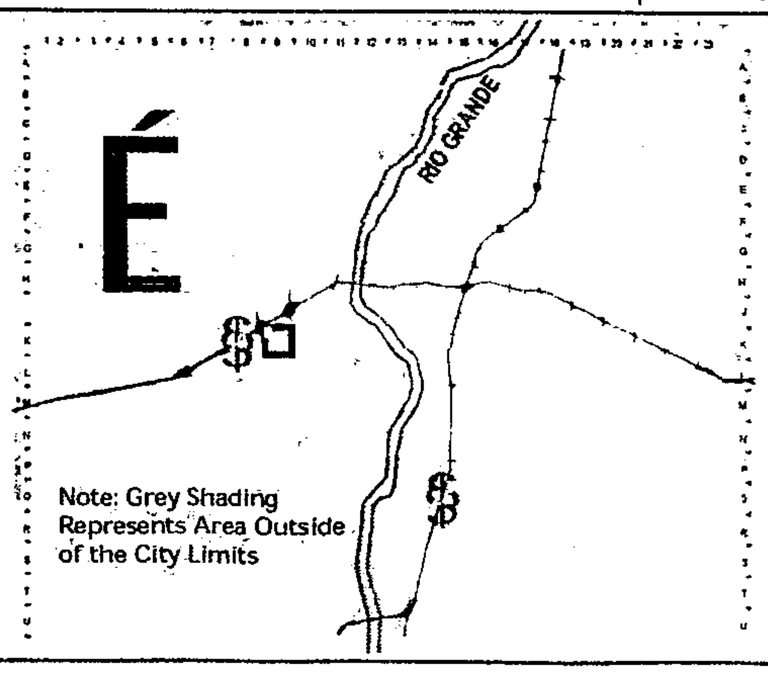
2005:25066sheranmatson032306



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



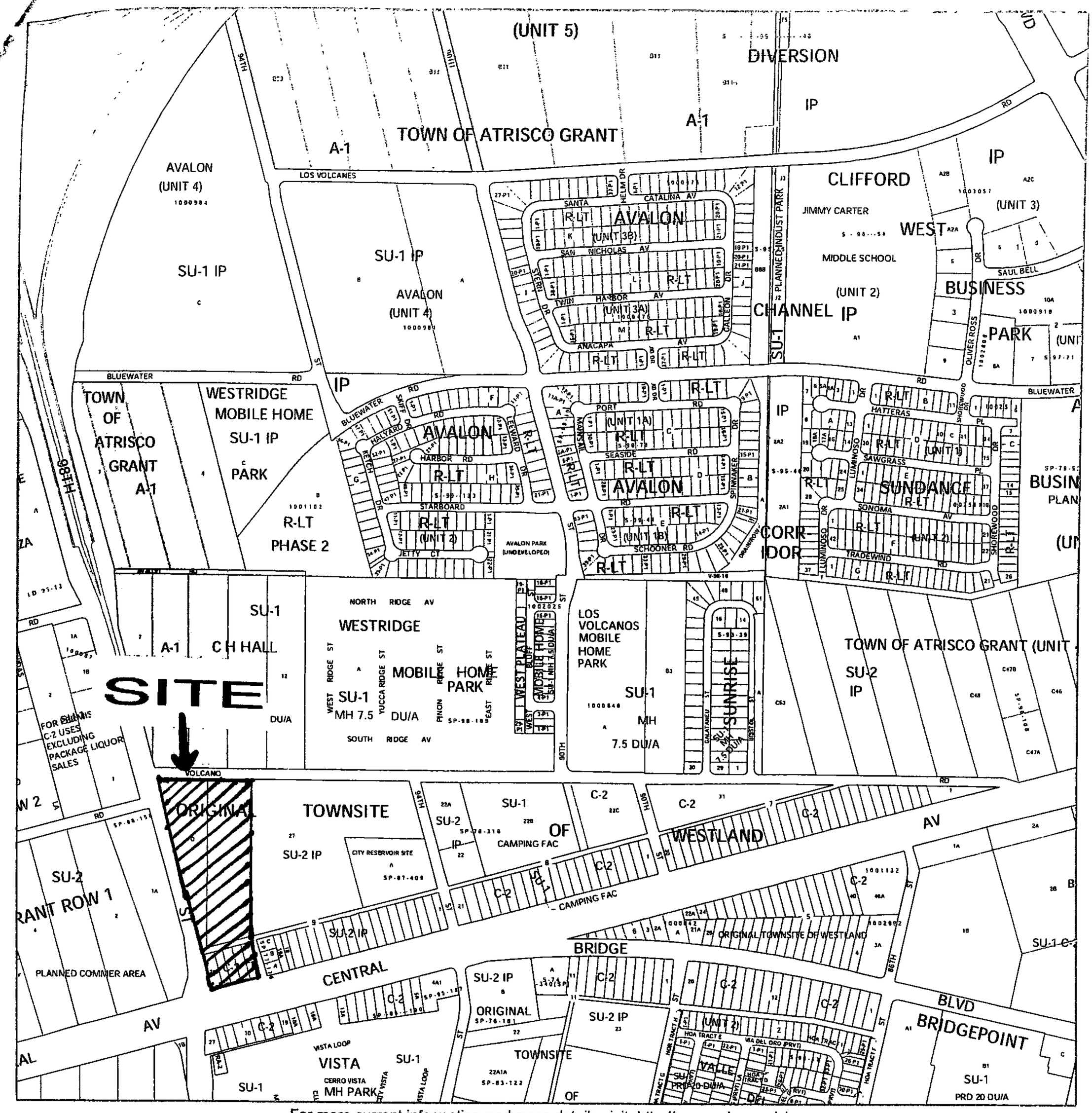
Zone Atlas Page:

K-9-Z

Selected Symbols

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

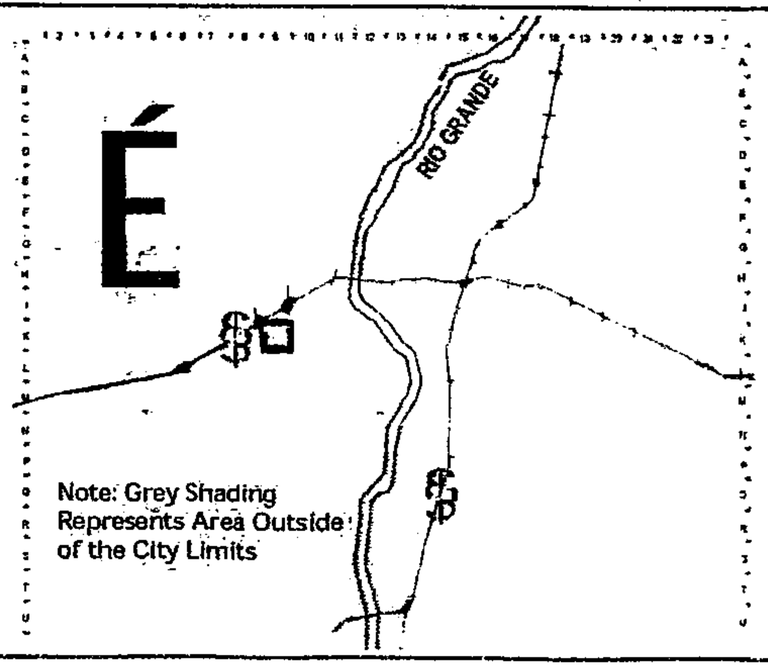
0 — 750 — 1,500 Feet



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

K-9-Z

Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 25066

Date: March 23, 2006

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lot 26 and Portion of Lot 27, Block 9 and Tract 0, Original Townsite of Westland
LEGAL DESCRIPTION

LOCATED ON 98th St. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Volcano Road NW AND Central Avenue NW
STREET NAME OR OTHER IDENTIFYING LANDMARK — STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **K9**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

C:ONC – NA Info Request.WPD

7005 1160 0000 1000 6797

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

ALBUQUERQUE NM 87109 ACADEMY STA USPS MAR 24 2006 Postmark Here

25066 DRB

Sent To: Van Barber
Westside Merchants Assoc.
Street, Apt. No.; or PO Box No.: 5201 Central NW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 6803

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Total Postage & Fees	$ 5.36

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25066 DRB

Sent To: Libby McIntosh
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Ct. SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 6827

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

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25066 DRB

Sent To: ~~Melissa Lama~~
Route 66 West N.A.
Street, Apt. No.; or PO Box No.: 600 Thoroughbred Dr. SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 0849 6780

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Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

ALBUQUERQUE NM 87109 ACADEMY STA USPS MAR 24 2006 Postmark Here

25066 DRB

Sent To: ~~Klarissa Pena~~
Westside Merchants Assoc.
Street, Apt. No.; or PO Box No.: 6013 Sunset Gardens SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 1000 6834

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Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

ALBUQUERQUE NM 87109 ACADEMY STA USPS MAR 24 2006 Postmark Here

25066 DRB

Sent To: ~~Claudette Archuleta~~
Avalon N.A.
Street, Apt. No.; or PO Box No.: 9308 Starboard Rd. NW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 0841 5041

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Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

ALBUQUERQUE NM 87109 ACADEMY STA USPS MAR 24 2006 Postmark Here

25066 DRB

Sent To: ~~Miguel Maestas~~
Avalon N.A.
Street, Apt. No.; or PO Box No.: 9400 Harbor Rd.
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7005 1160 0000 0871 5007

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OFFICIAL USE

Postage	$ 1.11
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.36

ALBUQUERQUE NM 87109 ACADEMY STA
Postmark Here
MAR 24 2006
USPS 09/06 DRB

Sent To: Matthew Archuleta
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1628 Summerfield SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 — See Reverse for Instructions

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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 23, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **March 23, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 26 AND PORTION OF LOT 27, BLOCK 9 AND TRACT O, ORIGINAL TOWNSITE OF WESTLAND LOCATED ON 98TH STREET NW BETWEEN VOLCANO ROAD NW AND CENTRAL AVENUE NW** zone map **K-9.**

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

AVALON N.A. (AVA) "R"
Miguel Maestas
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 (w)
Claudette Archuleta
9308 Starboard Rd. NW/87121 831-1939 (h) 242-7306 (w)

ROUTE 66 WEST N.A. (RTW) "R"
Melissa Lama
600 Thoroughbred Dr. SW/87121 839-8545 (h) 899-5311 (w)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

WESTSIDE MERCHANTS ASSOC. (WSM) "R"
Van Barber
5201 Central NW/87105 831-1977 (w)
Klarissa Pena
6013 Sunset Gardens SW/87121 831-5406 (w)

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

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for OCNC use only)

Date of Inquiry: **03/23/05** Entered: **4:20 p.m.** ONC Rep. Initials: **SW**

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

PAID RECEIPT

APPLICANT NAME Pete Daskalos

AGENT Tierra West LLC

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1004354 / 06 DRB-00392

PROJECT NAME

$ 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.**

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2337
95-677/1070

DATE 3.24.06

PAY TO THE ORDER OF City of Albuquerque $ 395.00

Three hundred ninety five & no/100 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25066 Submittal Fee

Donna J Bohannan MP

⑈002337⑈ ⑆107006677⑆ 201813⑈

W HAHLANU STYLE XPP

DUPLICATE
City Of Albuquerque
Treasury Division

3/24/2006 10:17AM LOC: ANNX
RECEIPT# 00057374 WS# 006 TRANS# 0015
Account 441018 Fund 0110
Activity 4971000 TRSCXG
Trans Amt $395.00
J24 Misc
$75.00
CK $395.00
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/24/2006 10:17AM LOC: ANNX
RECEIPT# 00057372 WS# 006 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $395.00
J24 Misc
$20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

3/24/2006 10:17AM LOC: ANNX
RECEIPT# 00057373 WS# 006 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $395.00
J24 Misc
$300.00

Thank You

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 4-4-06 To 4-19-06.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kelli D. Krueger, 3/24/06
(Applicant or Agent) (Date)

I issued 3 signs for this application, 3-24-06, Andrew Stines.
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1004354

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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

Z **ZONING & PLANNING** — **A**
- ____ 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: __Acre Partners_____ _____ PHONE: __505-837-4922___._____

ADDRESS:__6565 Americas Parkway NE_Suite 310_____ FAX: ___505-837-4994_____

CITY:___ABQ_____ STATE _NM__ ZIP__87110____ E-MAIL:_____

Proprietary interest in site: _Developer_____ **List all owners**: _Ella Marie Morelock, Frank H. Meggers_____

AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505.858.3100_____

ADDRESS:__8509 JEFFERSON NE_____ FAX: ___505.858.1118_____

CITY:___ABQ_____ STATE _NM__ ZIP_87113____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: __Vacation of public ~~alley~~ Right of way (ok) _____

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

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

Lot or Tract No. __Lots 22 thru 26, Portions of Lot 27, Tract 0_____ Block:___9_____ Unit:_____

Subdiv. / Addn. __Original Townsite of Westland_____

Current Zoning:_SU-2, C-2_____ Proposed zoning:____SAME_____

Zone Atlas page(s):____K-9_____ No. of **existing** lots: _7_____ No. of **proposed** lots: _____5____

Total area of site (acres): __8.858_____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____

UPC No.__100905709008130435, etc...._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _98th Street_____

Between:__Central Avenue_____ and ____Volcano Road_____

CASE HISTORY:

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

ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308_____

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

SIGNATURE _____ DATE 7/27/05

(Print) __RONALD R. BOHANNAN, P.E._____ ___ Applicant _X_ Agent

---

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-____-01229	VR W.	V	$ 45.00
☑ All fees have been collected	____-____-____	Adv	___	$ 75.00
☑ All case #s are assigned	____-____-____	CMF	___	$ 20.00
☐ AGIS copy has been sent	____-____-____	____	___	$ ____
☑ Case history #s are listed	____-____-____	____	___	$ ____
☐ N/A Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus				$ 140.00
☑ F.H.D.P. fee rebate	Hearing date 08/24/05			

Sandy Handley 07/28/05

Project # 1004354

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**

_X_ 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.)
_X_ 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
_X_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
_X_ Letter briefly describing, explaining, and justifying the request
_X_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
_X_ Sign Posting Agreement
_X_ Fee (see schedule)
_X_ 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.

RONALD R. BOHANNAN, P.E.
Applicant name (print)

7/27/05
Applicant signature / date

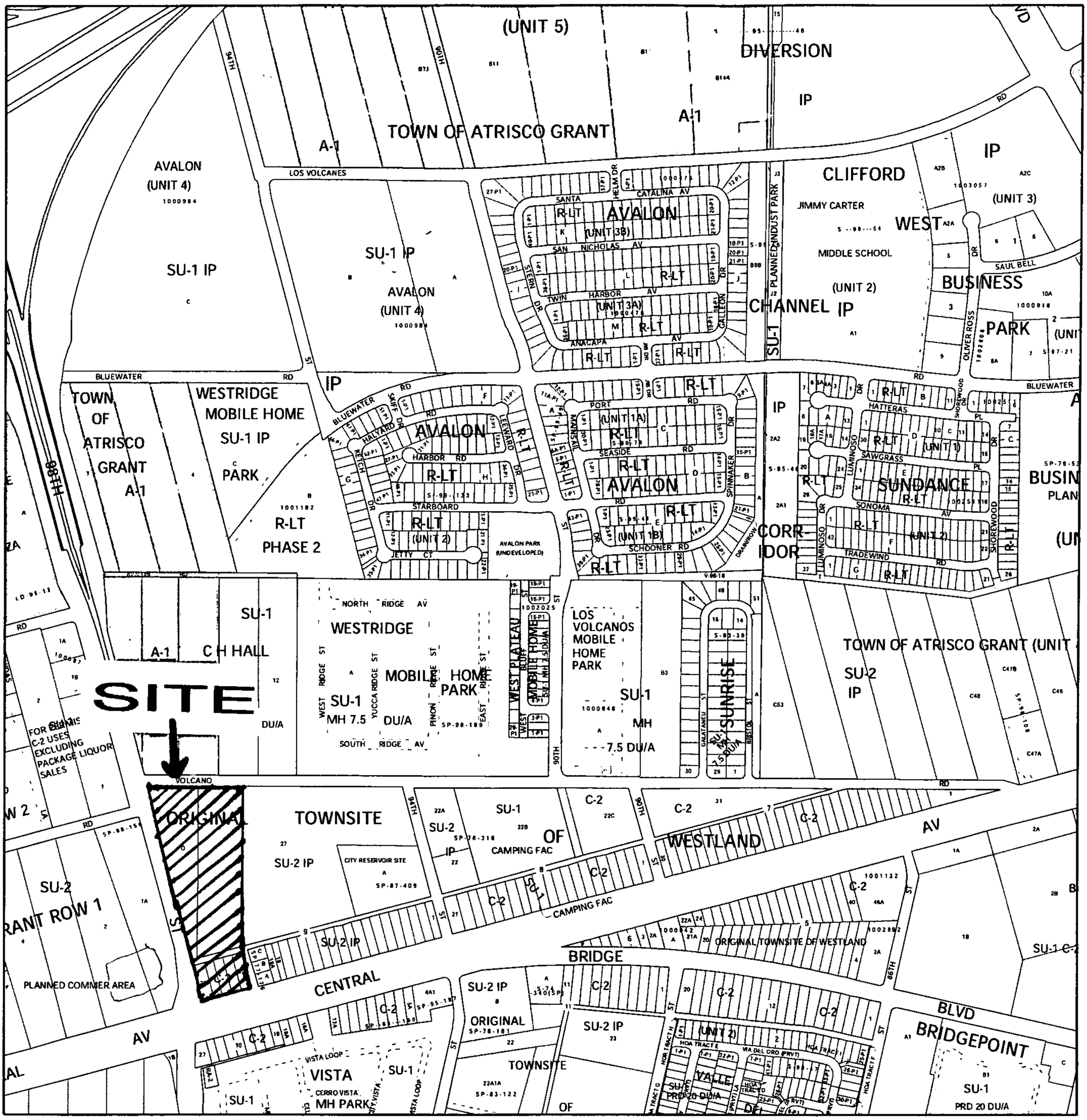
Form revised 4/03 and **October 2003**

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

Application case numbers
05DRB - _____ - 01229
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 07/28/05
Planner signature / date

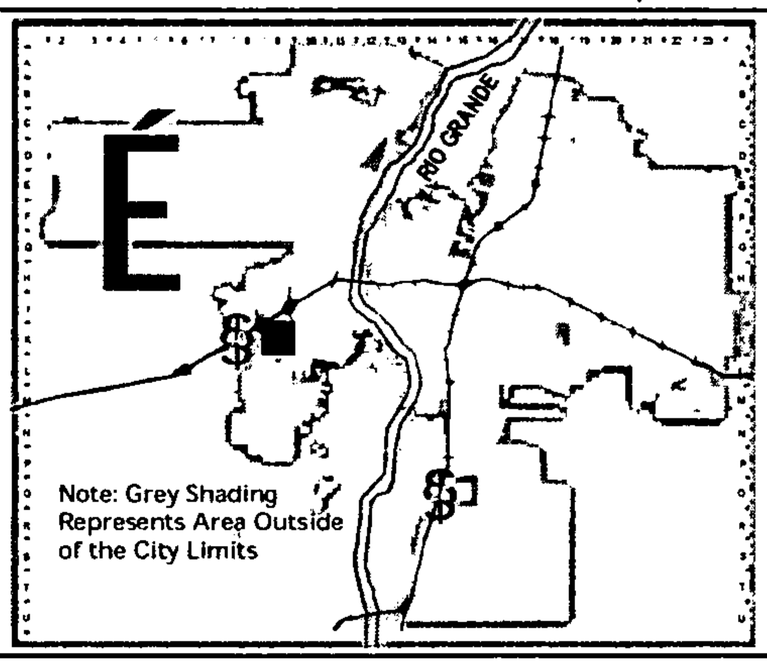
Project # 1004354



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

K-9-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

July 28, 2005

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public ~~Easement~~ Right of way
Lots 22 thru 26, Portions of Lot 27, Tract 0, Block 9, Original Townsite of Westland
Zone Atlas Page K-9

Dear Ms. Matson:

Tierra West LLC, on behalf of Acre Partners, requests approval to vacate the public ~~easement~~ right of way located on the above-referenced lots. The site is located on 98th Street NW, between Volcano Road NW and Central Avenue NW. This vacation request will facilitate the redevelopment of the area and consolidate several tracts of land into one parcel and allow for commercial development over the existing easement.

The vacation does not violate any property rights against the will of the owner, nor will it land lock any parcels that will not be granted access in the redevelopment process. The public welfare is in no way served by retaining this public ~~easement~~ right of way. We feel there will be a net benefit to the public because the development made possible by the vacation is clearly more beneficial to surrounding area than the minor detriment resulting from the vacation.

If the vacation action is approved a new plat will be prepared. After the vacation process, all lots will continue to have access from 98th Street or Central Avenue. We anticipate proceeding, if the right-of way ~~easement~~ is vacated, to the EPC for approval of the Site Plan for Subdivision. We have enclosed a copy of this conceptual site plan for your review.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Trevor Hatchell
Charles Lucas, Route 66 West N.A.
Libby McIntosh, Westgate Heights N.A.
Matthew Archuleta, Westgate Heights N.A.
Claudette Archuleta, Avalon N.A.
Miguel Maestas, Avalon N.A.

JN: 25011
RRB/kdk

z:\2005:25011vacation072605.doc

ALBUQUERQUE
Making History

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.

July 20, 2005

Keli D. Krueger
Tierra West LLC
8509 Jefferson NE / 87113
Phone: 585-3100 / Fax: 858-1118

Dear Keli:

Thank you for your inquiry of **July 20, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 26 AND PORTIONS OF LOT 27, BLOCK 9, AND TRACT 0, ORIGINAL TOWNSITE OF WESTLAND, LOCATED ON 98TH STREET BETWEEN VOLCANO ROAD AND CENTRAL AVENUE** zone map **K-9.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

"Attachment A"

Keli Krueger, Tierra West LLC
8509 Jefferson NE / 87113 585-3100 / fax – 858-1118
Zone Map: K-9
Date: July 20, 2005

AVALON N.A. (AVA) "R",***
Miguel Maestas
9400 Harbor Rd. NW/87121 831-9629 (h) 242-7306 (w)
Claudette Archuleta
9308 Starboard Rd. NW/87121 831-1939 (h) 242-7306 (w)

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

Keli – FYI – this association's Northern boundary is located at 98th Street and Central Avenue – It's up to Tierra West if you want to notify them.

ROUTE 66 WEST N.A. (RTW) "R"
***Charles Lucas**
10332 Hackamore Pl. SW/87121 839-7282 (h)

<u>LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.</u>

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* * * \

Information from the Office of Neighborhood Coordination (ONC)

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 **and** "Attachment A" *(if there are associations)*. A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

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

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

Thank you for your cooperation on this matter.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning/ONC

U.S. Postal Service™
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OFFICIAL USE

Postage	$ ~~37.60~~
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS Postmark Here JUL 28 2005

7005 1160 0000 1000 2874

Sent To Claudette Archuleta
Street, Apt. No.; or PO Box No. 9308 Starboard Rd. NW
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS Postmark Here JUL 28 2005

7005 1160 0000 1000 2867

Sent To Miguel Maestas
Street, Apt. No.; or PO Box No. Avalon N.A. ~~9400 Harbor Rd. NW~~
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS Postmark Here JUL 28 2005

7005 1160 0000 1000 2881

Sent To Matthew Archuleta
Street, Apt. No.; or PO Box No. Westgate Heights N.A. 1628 Summerfield SW
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS Postmark Here JUL 28 2005

7005 1160 0000 1000 2904

Sent To ~~Charles Lucas~~ Route 66 West N.A.
Street, Apt. No.; or PO Box No. 10332 Hackamore Pl. SW
City, State, ZIP+4 Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87101 USPS Postmark Here JUL 28 2005

7005 1160 0000 1000 2898

Sent To ~~Libby McIntosh~~ Westgate Heights N.A.
Street, Apt. No.; or PO Box No. 1316 Ladrones Ct. SW
City, State, ZIP+4 ~~Albuquerque, NM 87121~~

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Acre Partners

AGENT Tierra West LLC

ADDRESS 8509 Jefferson N.E.

PROJECT & APP # 1004354 / 05 DRB 0229

PROJECT NAME

$ 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.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2111

95-677/1070

PAY TO THE ORDER OF City of Albuquerque

DATE 7/26/05

$ 140.00

One Hundred & Forty ——— and ——— 00 DOLLARS

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25011.0001 DRB Fee

Donna J Bohannan

"002111" :107006677: 20181 3"

MP

© HARLAND STYLE XKJ

City Of Albuquerque
Treasury Division

7/28/2005 4:52PM LOC: ANNX
RECEIPT# 00046890 WS# 007 TRANS# 0051
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt $140.00
J24 Misc

$75.00

CK, $140.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

7/28/2005 4:52PM LOC: ANNX
RECEIPT# 00046889 WS# 007 TRANS# 0051
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $140.00
J24 Misc

$45.00
Thank You

City Of Albuquerque
Treasury Division

7/28/2005 4:52PM LOC: ANNX
RECEIPT# 00046888 WS# 007 TRANS# 0051
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $140.00
J24 Misc

$20.00
Thank You

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER
   A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 **8.31.05** To **9.15.05**.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____, 7/27/05
(Applicant or Agent) (Date)

I issued 3 signs for this application, 7-28-05, _____
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1004354 / 05DRB01229

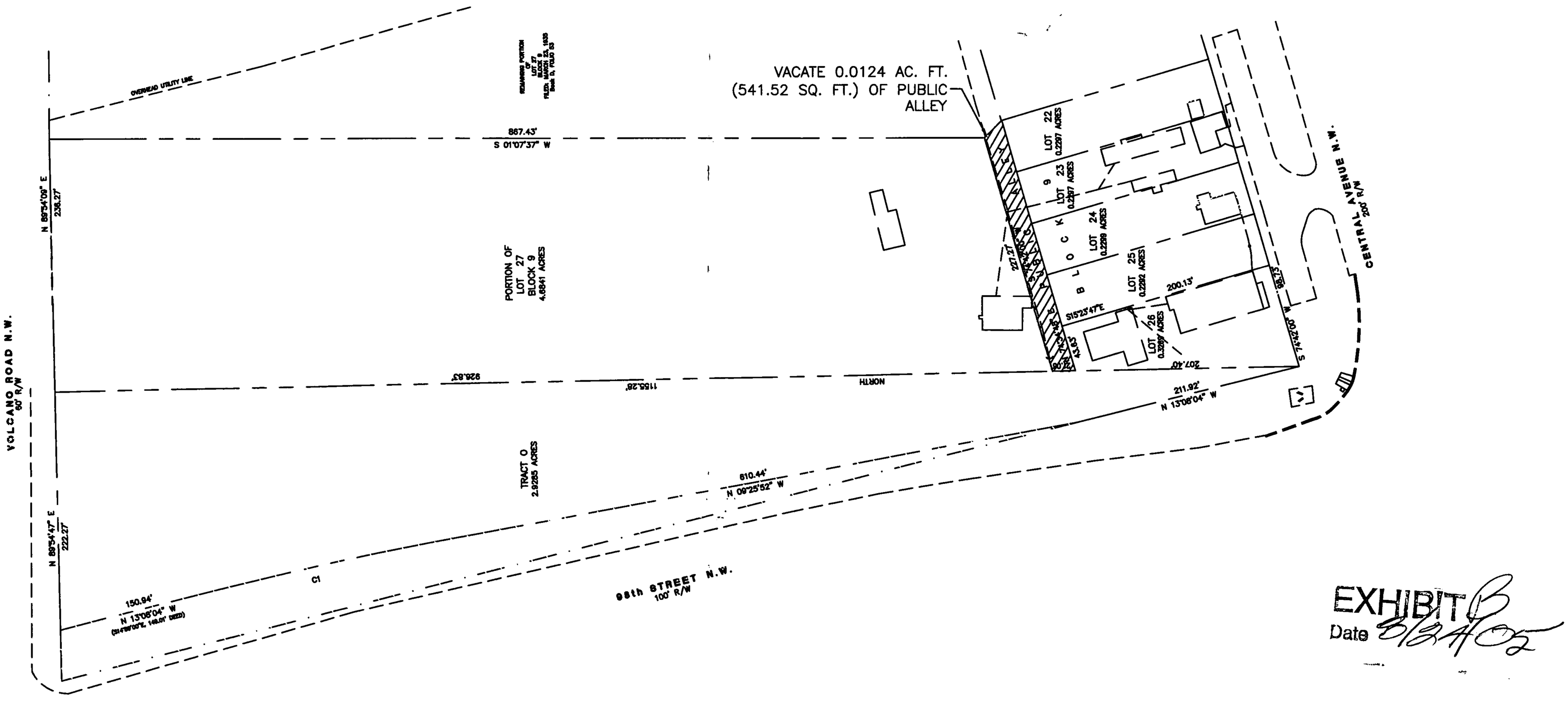


EXHIBIT B
Date 8/24/06

ENGINEER'S SEAL	98TH AND CENTRAL	DRAWN BY EMT
	VACATION EXHIBIT	DATE 11-19-05
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
RONALD R. BOHANNAN P.E. #7868		JOB # 25011

D-53

Filing Date
3-23-35

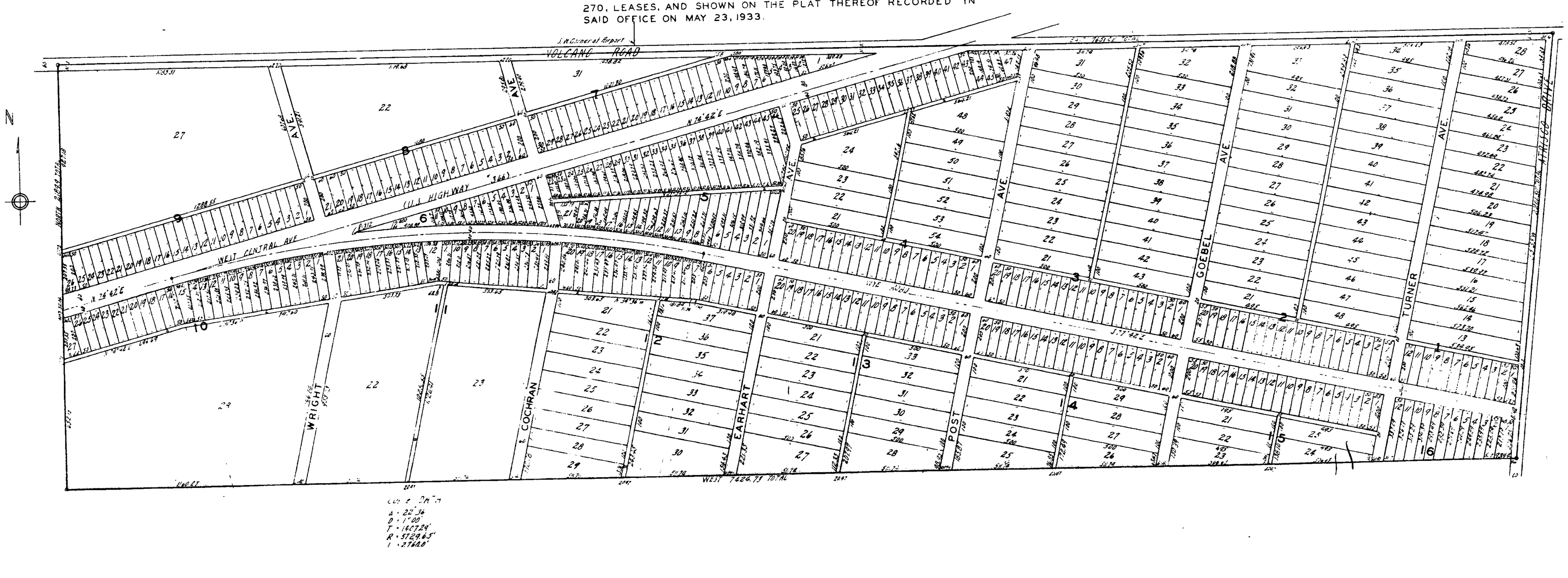
D-53

ORIGINAL TOWNSITE OF
WESTLAND
WITHIN THE TOWN OF ATRISCO GRANT
BERNALILLO COUNTY - NEW MEXICO

BEING A RE-PLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, N.M., ON MARCH 20, 1933, IN BOOK 4, PAGE 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933.

March 35 23
CL 10:38

LINDBERGH AVENUE — COCHRAN AVENUE
ATRISCO DRIVE — STINSON AVENUE
WYE ROAD — BRIDGE STREET

SURVEY-PLAT DECEMBER, 1934. BY
ROSS ENGINEERING OFFICE
FH-DP-CBB

SCALE: 1 IN. = 200 FT.