

#10



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

Comp K5- 3/2/06

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-00127 (P&F)

Project # 1004670

Project Name: LANDS OF TIJERAS PLACE IMPROVEMENTS

Agent: Fox Plaza Limited Liability Co.

Phone No.: 884-3578

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 2-8-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 3 foot public roadway easement or right of way dedication.

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS dxf record the plat

X

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.

called DEAN 3/2/06 x5

Project Number 1004670



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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: 3 foot public roadway easement or right of way dedication.

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AGIS dxF okay
record the plat

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk): RECORDED DATE: _____
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Okay

Project Number 1004670

#10

4670

DXF Electronic Approval Form

DRB Project Case #: 1004670

Subdivision Name: TIJERAS PLACE IMPROVEMENT COMPANY INC -- LANDS OF, LOT 3A1

Surveyor: RUSS P HUGG

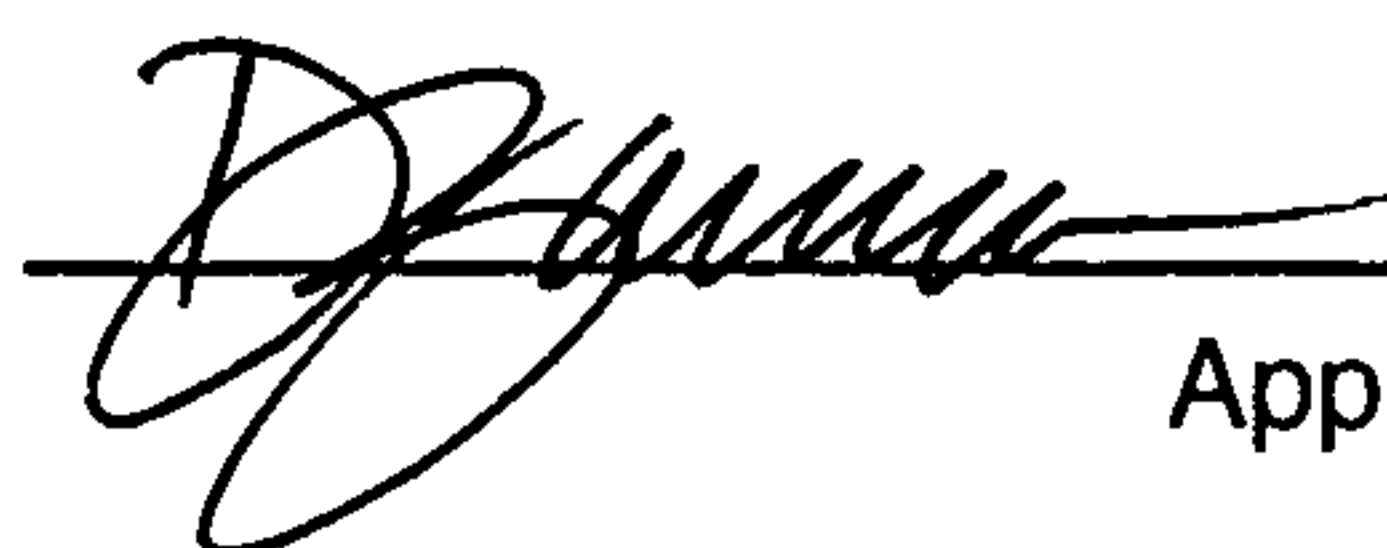
Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 2/13/2006

Hard Copy Received: 2/13/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

02.13.2006
Date

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

AGIS Use Only

Copied fc **4670** to agiscov on **2/13/2006** Contact person notified on **2/13/2006**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 8, 2006

10. Project # 1004670
06DRB-00127 Minor-Prelim&Final Plat Approval
06DRB-00126 Minor-Vacation of Private Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18)

At the February 8, 2006, Development Review Board meeting, the preliminary and final plat was approved with final sign off delegated to Transportation Development for 3-foot public right-of-way or a 3-foot right-of-way dedication along Central to be granted by the plat and to Planning for the AGIS dxf file and to record the plat.

The vacation of private easements was approved as shown on Exhibit C in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

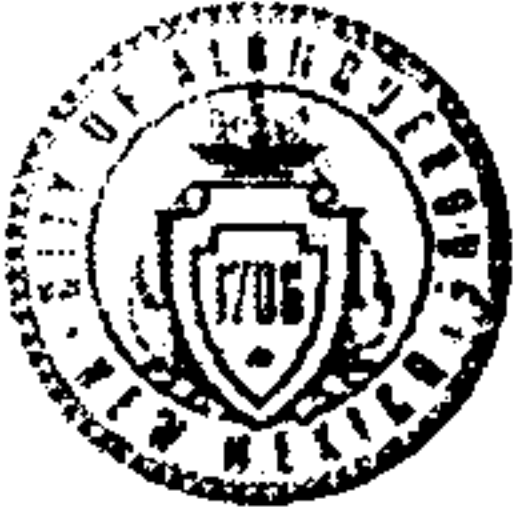
1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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: Fox Plaza Limited Liability Company, 2325 San Pedro NE, Suite 2A, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 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.
- 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 # 1004644**
06DRB-00062 Major-Bulk Land Variance
06DRB-00063 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE 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.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE 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 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.

4. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] **[Russell Brito, for Elvira Lopez, EPC Case Planner]** *[Deferred at the Board's request from 2/8/06]* (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] *[Deferred from 2/8/06]* (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE 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 FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**

9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3** (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06 & 1/25/06]* (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**

12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

13. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 2/1/06 & 2/8/06*] (L-10) **DEFERRED AT THE AGENT’S REQUEST TO 2/22/06.**

14. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06 & 2/8/06*] (H-12) **DEFERRED AT THE AGENT’S REQUEST TO 2/15/06.**

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

15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

**CITY OF ALBUQUERQUE
Planning Department
February 8, 2006
DRB Comments**

ITEM # 10

PROJECT # 1004670 APPLICATION # 05-00127

RE: Emil Mann Addition/p&f plat

Agis dxf is not on file.

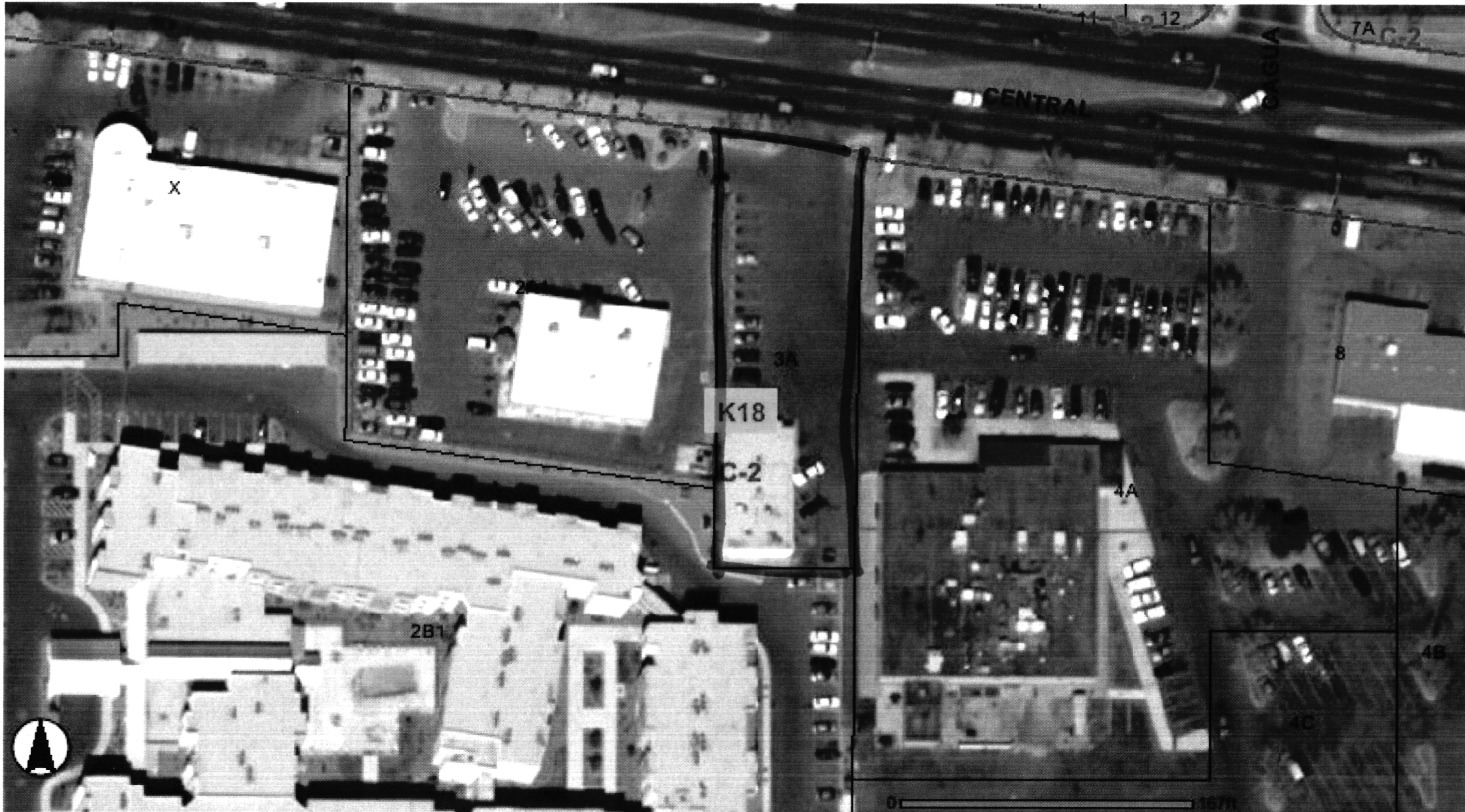
Planning will take delegation for the AGIS dxf approval.

second replat.

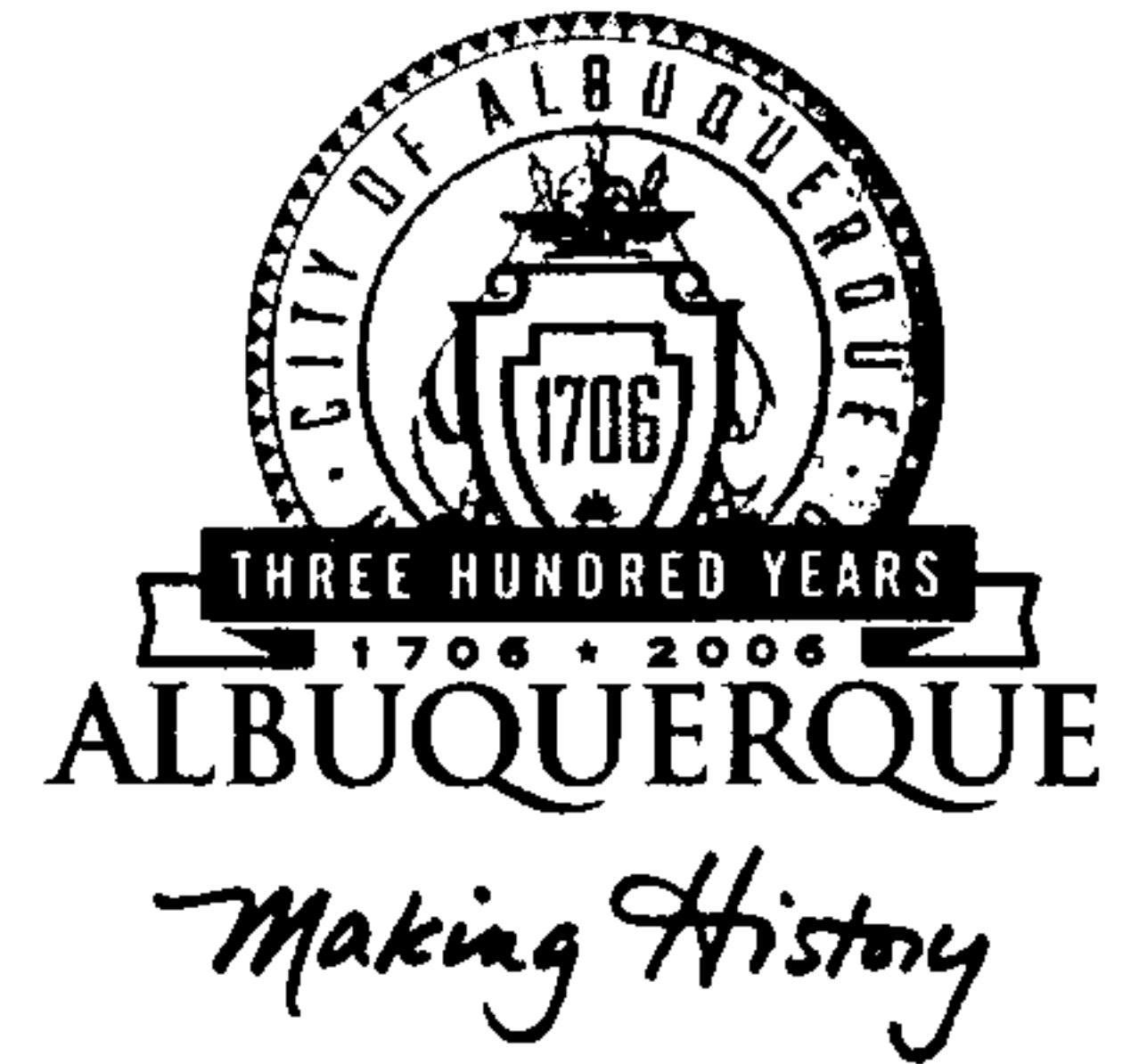
Planning has no objection to the vacation and replat request.



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



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004670

AGENDA ITEM NO: 10

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.
No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Fox Plaza Limited Liability Company PHONE: 505-884-3578
 ADDRESS: 2325 San Pedro NE, Suite 2A FAX: 505-884-6793
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Vacation of private access easement (this application submitted together with application for approval of plat showing vacated easement)

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

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

Lot or Tract No. SEE ATTACHMENT Block: _____ Unit: _____
 Subdiv. / Adn. LANDS OF TISERAS PLACE IMPROVEMENT CO, INC
 Current Zoning: C-2 Proposed zoning: _____
 Zone Atlas page(s): K-18-Z No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): .44 ac. Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. 101805721213631313 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Central Ave. SE
 Between: San Pedro SE and Valencia SE

CASE HISTORY:

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

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

SIGNATURE Dean Smith DATE 1/31/06
 (Print) Dean Smith Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

06DRB - 00126
06DRB - 00127

Action

UPRE
P&F
CMF

S.F.

V
3(3)

Fees

\$ 45.00
 \$ 215.50
 \$ 20.50

Total

\$ 300.00

Hearing date 2/8/06

KSIS 1/31/06

Project # 1004670

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT,

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule) \$ 65

N/A 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.

Dean Smith

Dean Smith Applicant name (print)
1/31/06 Applicant signature / date



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

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

Application case numbers
06223 - - -
- - -
- - -

Jim Sims 1/31/06
Planner signature / date

Project # 1004670

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.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule) 145 + 70 + 20 = \$235
- 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.

Dean Smith

Dean Smith Applicant name (print)
[Signature] 1/31/06 Applicant signature / date

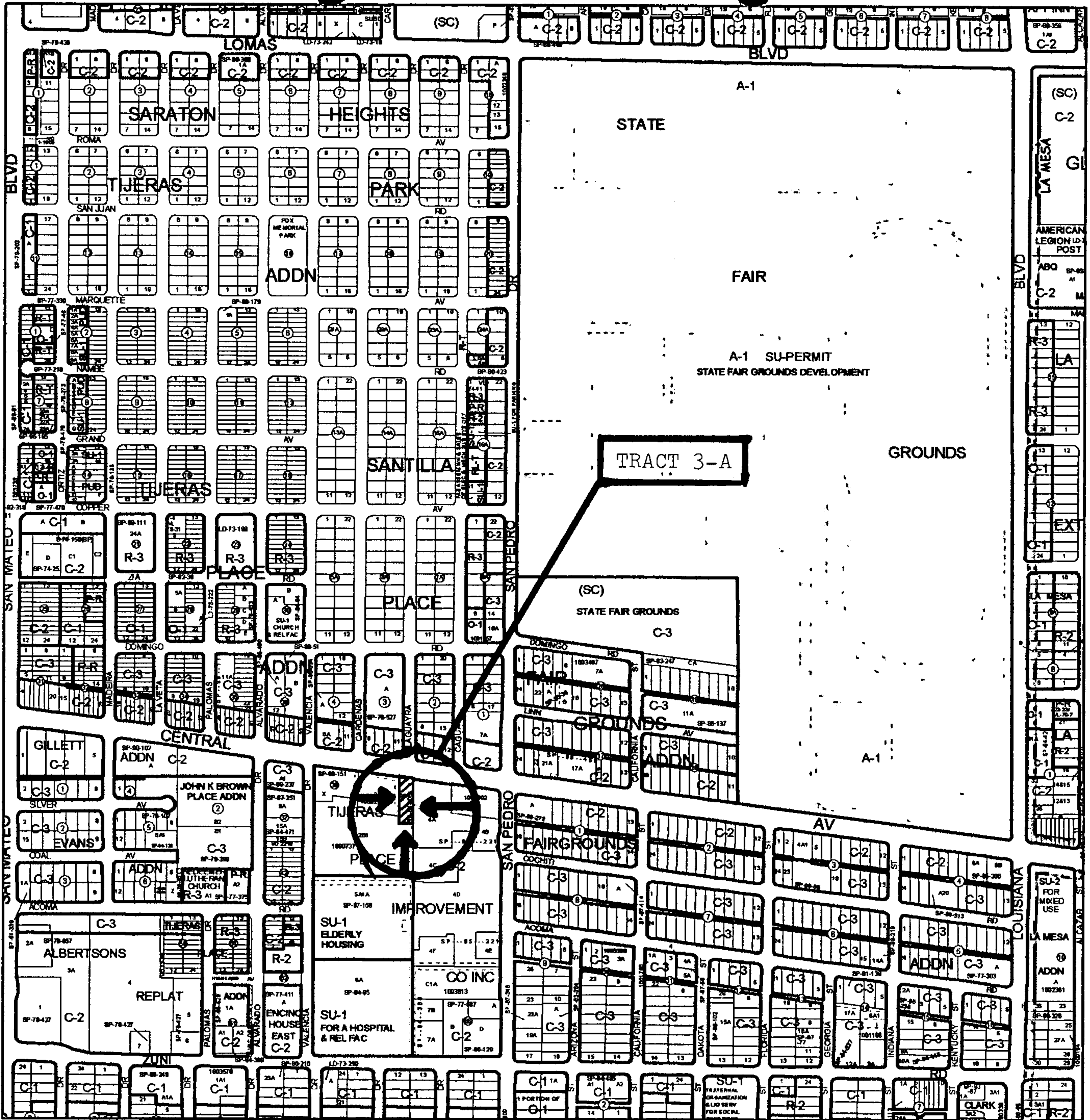


Form revised 11/04

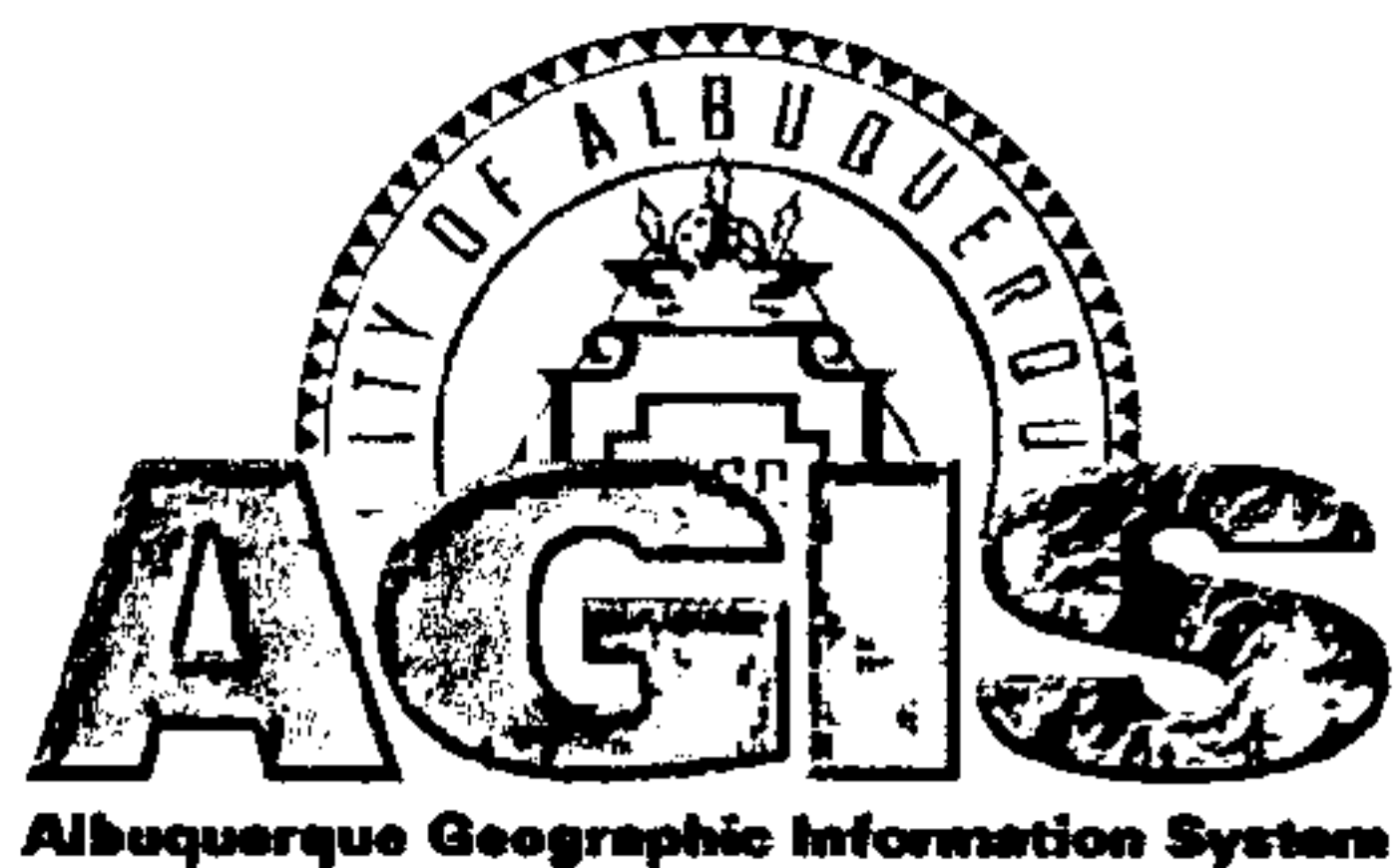
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 - - - - - 00127

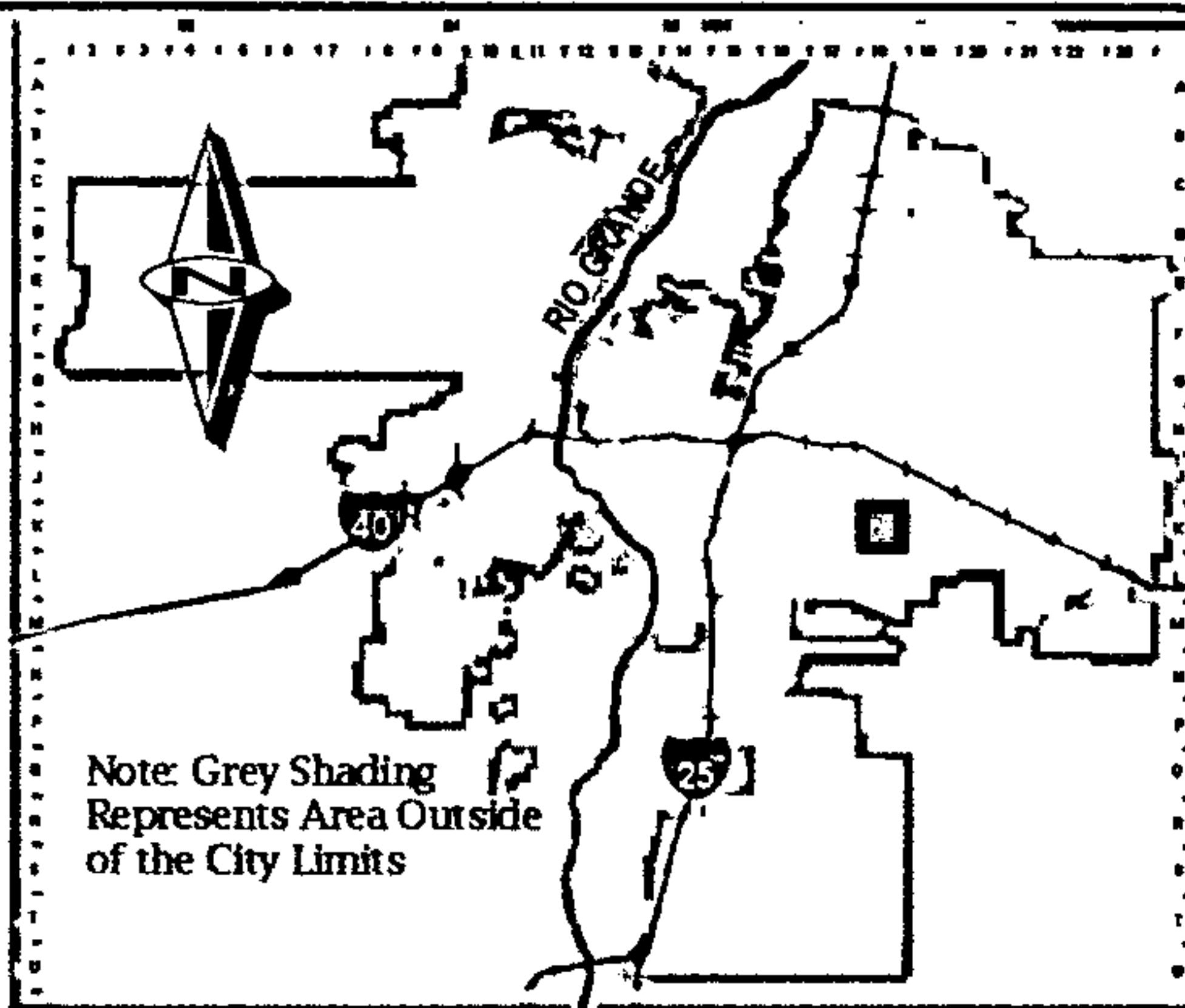
KC SLS 1/31/06
 Planner signature / date
Project # 1004670



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



Map amended through: 11/2/2005



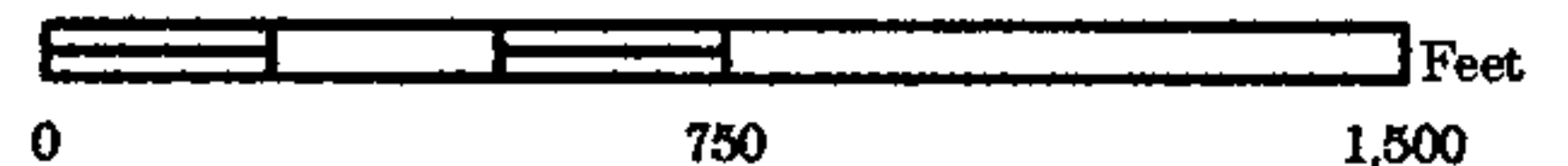
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-18-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





PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
January 31, 2006

Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

**RE: REQUEST FOR APPROVAL OF PLAT SHOWING VACATED EASEMENT
LETTER OF JUSTIFICATION**

Dear Sir or Madam:

The Applicant is requesting approval of the proposed plat in order to make permanent the vacation of a 30' private access easement, which the Applicant has applied for in conjunction with this request. A copy of the Letter of Justification submitted with Applicant's application for Vacation of Private Easement is attached for your reference. Nothing else is to be accomplished by virtue of the proposed plat.

Thank you for your consideration of this request. Feel free to contact me for any reason.

Sincerely,

Dean Smith

LEGAL DESCRIPTION
TRACT 3-A

Tract 3-A of Land of Tijeras Place Improvement Company, Inc., Albuquerque, New Mexico, as shown and designated on the replat of Tracts 2 and 3 of said land filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 20, 1985, and more particularly described by survey of Elder Company in October, 1986, with bearings related to those of the Tijeras Place Improvement Company's Assessment Plat "A", filed in the office of the County Clerk of Bernalillo County, New Mexico, March 12, 1964, as follows:

Beginning at the Northeast corner, which is the Northwest corner of Tract 4 as shown on said Assessment Plat, and running thence South $00^{\circ}08'08''$ East a distance of 237.48 feet along the line common to said Tract 4 and the parcel herein described (which line is described on said replat of Tracts 2 and 3 as running South $00^{\circ}13'$ and being one identical line physically on the ground), to the southeast corner;

Thence North $89^{\circ}51'52''$ West a distance of 80.10 feet (described on said replat as running North $89^{\circ}47'$ West) to the Southwest corner;

Thence North $00^{\circ}08'08''$ West a distance of 247.95 feet (described on said replat as running North $00^{\circ}13'$ West) to the northwest corner, a point on the Southerly line of Central Avenue;

Thence South $82^{\circ}41'$ East 80.78 feet (described on said replat as running S. $82^{\circ}45'52''$ East) to the point of beginning.

VOL. C-29 FOLIO 38



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED

January 31, 2006

Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

Dear Sir or Madam:

This letter is to request your consideration of the enclosed applications for (i) Vacation of Private Easement, and (ii) Minor Subdivision Approval – Final Plat (showing vacated easement). These applications are being submitted jointly and the Applicant requests that the actions be processed and heard jointly as well. The following items are enclosed:

Vacation of Private Easement

1. Form V
2. Application (w/ legal desc. attached)
3. Plat (Book C29-38) (6 copies)
4. Scale Drawing Exhibit (6 copies, folded)
5. Zone Atlas Page K-18-Z
6. Justification Letter
7. Authorization Letter from Bernalillo County dated Dec. 27, 2005

Minor Subdivision

1. Form S(3)
2. Application (w/ legal desc. attached)
3. Proposed Plat w/ required signatures (6 copies, folded)
4. Site Sketch Exhibit (6 copies, folded)
5. Zone Atlas Page K-18-Z
6. Justification Letter

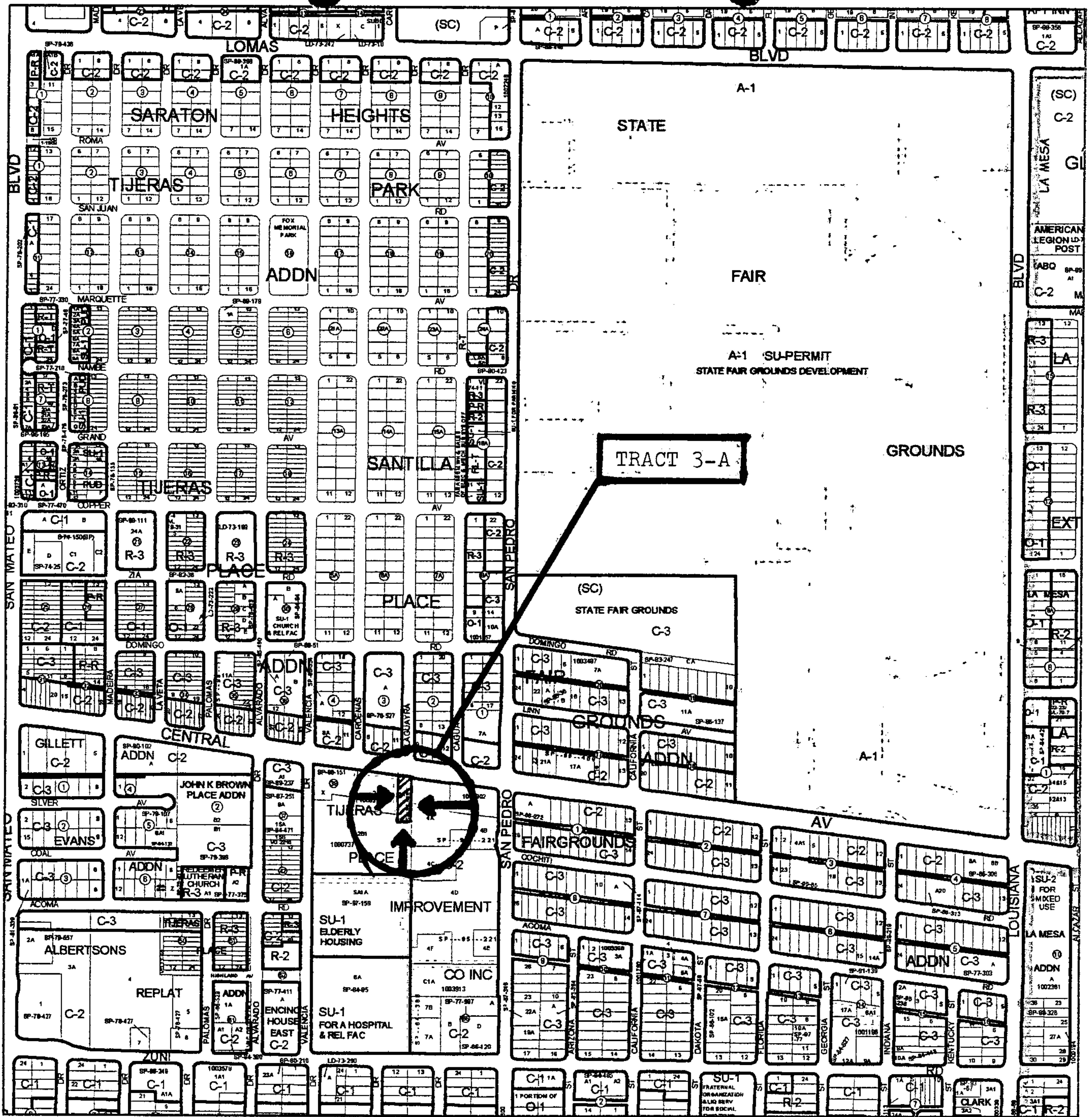
A check in the amount of \$300.00 is also enclosed, representing (i) \$65.00 for the Vacation Application fees, and (ii) \$235.00 for the Minor Subdivision Application fees.

Thank you for your consideration and assistance. Please contact me at the number below if there are any questions or concerns.

Sincerely,

Dean Smith

cc: James Peterson



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

Map amended through: 11/2/2005

Zone Atlas Page:
K-18-Z

Selected Symbols

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

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1,500 Feet



PETERSON PROPERTIES
Real Estate Services, Inc.

HAND DELIVERED
January 31, 2006

Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

**RE: REQUEST FOR VACATION OF 30' PRIVATE ACCESS EASEMENT (the
"Easement")
LETTER OF JUSTIFICATION**

Dear Sir or Madam:

The Applicant is requesting vacation of the above-referenced Easement in order to facilitate the redevelopment of the Central Mercado Shopping Center, which is owned and operated by the Applicant, and because the Easement does not serve any purpose. The Easement was created by plat recorded December 20, 1985, in Vol. C29, Folio 38 of the records of Bernalillo County. This Easement is located within and extends across Tract 3-A, between Central Ave. and Tract 2-B. The Applicant owns Tract 3-A, as well as Tract 4-A (which is adjacent and to the east of Tract 3-A) and seven other contiguous tracts that together constitute the Central Mercado Shopping Center.

Tract 2-B is owned by Bernalillo County, and is occupied by the Valencia Court Apartments. The Easement does not benefit Tract 2-B. As part of the construction of the parking lot that serves the Valencia Court Apartments, a 3-foot retaining wall and 5-foot chain link fence were constructed along the property line where the Easement is adjacent to Tract 2-B. This elevation change and physical barrier prevent any beneficial use of the Easement. Accordingly, Tract 2-B will not be disadvantaged by vacation of the Easement. This is evidenced in the attached letter of authorization from Bernalillo County.

The Applicant is currently in the process of redeveloping the shopping center. New retail shop space has recently been constructed both at the south end of the shopping center as well as in the area adjacent and to the north of the El Mezquite supermarket. Redevelopment plans are being made for the north end of the shopping center as well. Due to its size and location, the Easement represents an obstacle to these plans. Once it is vacated, the Applicant will be able to maximize the use of this land.

In conjunction with this request, the Applicant has submitted an application for approval of a plat evidencing vacation of the Easement. Thank you for your consideration of this request. Feel free to contact me for any reason.

Sincerely,

Dean Smith

County of Bernalillo
State of New Mexico

BOARD OF COUNTY COMMISSIONERS

ALAN B. ARMIJO, CHAIR
DISTRICT 1

E. TIM CUMMINS, VICE-CHAIR
DISTRICT 4

TERESA L. CORDOVA, MEMBER
DISTRICT 2

DEANNA ARCHULETA-LOESER, MEMBER
DISTRICT 3

MICHAEL BRASHER, MEMBER
DISTRICT 5

THADDEUS LUCERO, COUNTY MANAGER



PUBLIC WORKS

2400 BROADWAY, SE
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500 • FAX (505) 848-1510

MARK J. CARRILLO, ASSESSOR

MARY HERRERA, CLERK

MERRI RUDD, PROBATE JUDGE

DARREN P. WHITE, SHERIFF

PATRICK PADILLA, TREASURER

PETERSON PROPERTIES-OFFICES

27 December, 2005

Peterson Properties
Real Estate Services, Inc.
c/o Dean Smith
2350 San Pedro, NE., Suite 2-A
Albuquerque, New Mexico 87110

JAN 03 2006

BY: *Valentine*
Routed to: *Dean*
CC: _____

RE: Private Access Easement At Central Mercado Shopping Center - Vacation

Dear Mr. Smith:

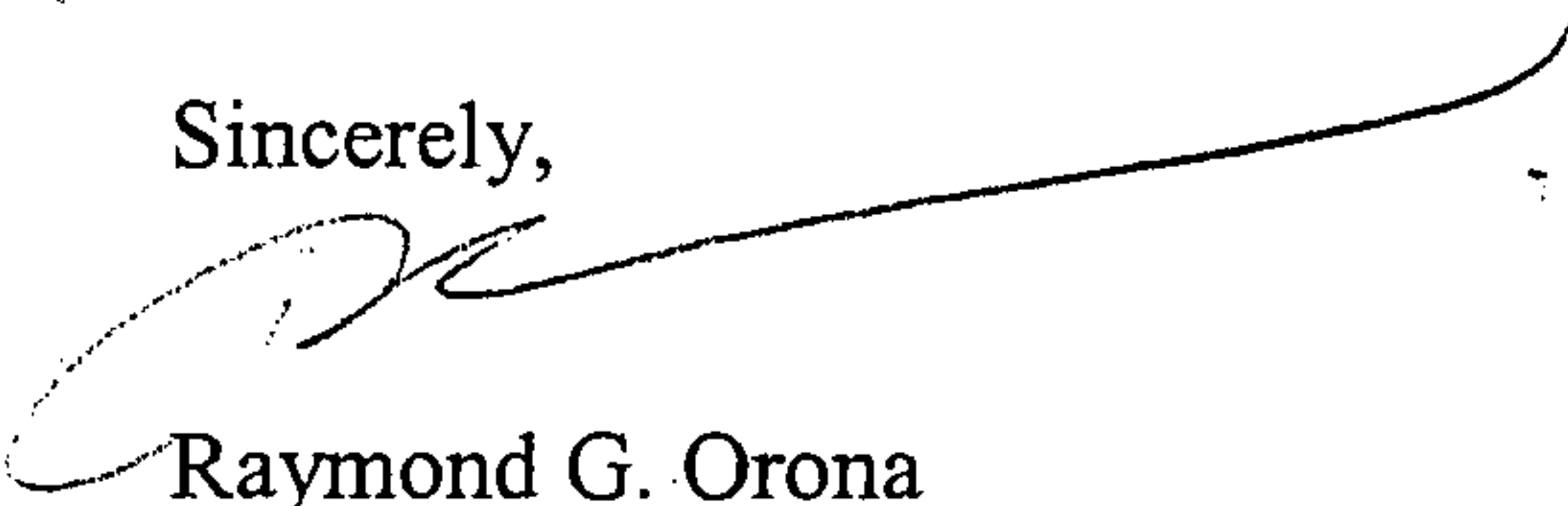
Pursuant to your request concerning the status for vacation of the above mentioned easement, please be advised that County Public Works Division has reviewed subject request and finds that the County property of Tract 2-B is adequately served with access off Valencia Drive and the County therefore has no objection to the vacation by plat of subject private easement (in Tract 2-A). However, please note that there is some conflict with an apparent connecting easement on the east side of Tract 2-B which per the replat of Tracts 2 & 3 will require clarification such that the referenced 10' x 88' private easement therein will not be inappropriately severed by vacation of the Tract 2-A easement.

Since this vacation is apparently going to be accomplished by plat, it will therefore be necessary that the owner of Tract 4, acknowledge and agree to any vacation on the plat itself. It is not clear that this owner may have any interest or right on subject easements but the County cannot speak to that issue and would only concede and agree to the vacation and/or termination of the easement assuming use for the easement in question ceases to exist. The Plat acknowledgments should accomplish just that. Finally, the County does not however wish to extinguish the 10' x 88' access point between Tracts 4 and 2-B. It still seems to be functioning through locked gate.

**PAGE TWO - RE: Private Access Easement At Central Mercado Shopping Center -
Vacation**

If you have any questions please feel free to call me at 848-1545 or Kevin Grovet at 848-1532.

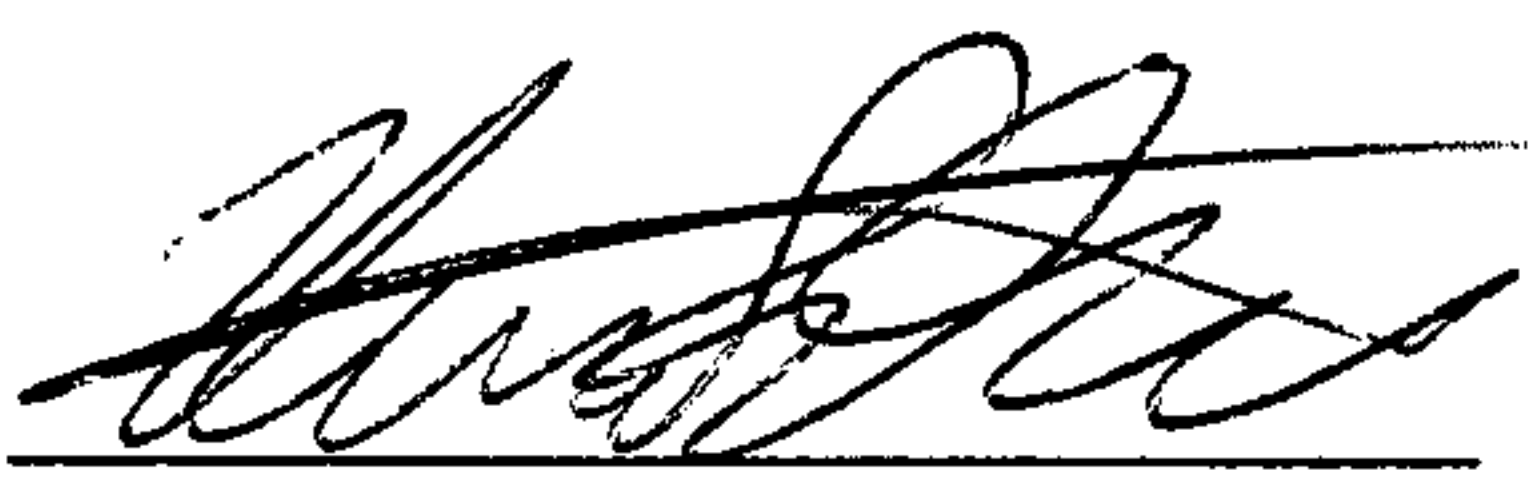
Sincerely,



Raymond G. Orona
Right of Way Manager

RGO:rgo

Cc: Al McNiel, County Appraiser

Concur: 
Kevin Grovet, County Development
Review Engineer

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

PAID RECEIPT

APPLICANT NAME FOX PLAZA LIMITED
AGENT _____
ADDRESS 2325 SAN PEDRO NE STE 2A.
PROJECT & APP # 1004670 / 06DRB 00126, 00127
PROJECT NAME LANDS OF TIJERAS

\$ 20.⁵⁰ 441032/3424000 Conflict Management Fee
\$ 280 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
\$ 300.⁰⁰ TOTAL AMOUNT DUE

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

CHARGE CK J24M
RECEIVED
ACTIVITY
TRANS AMT
J24 MIS

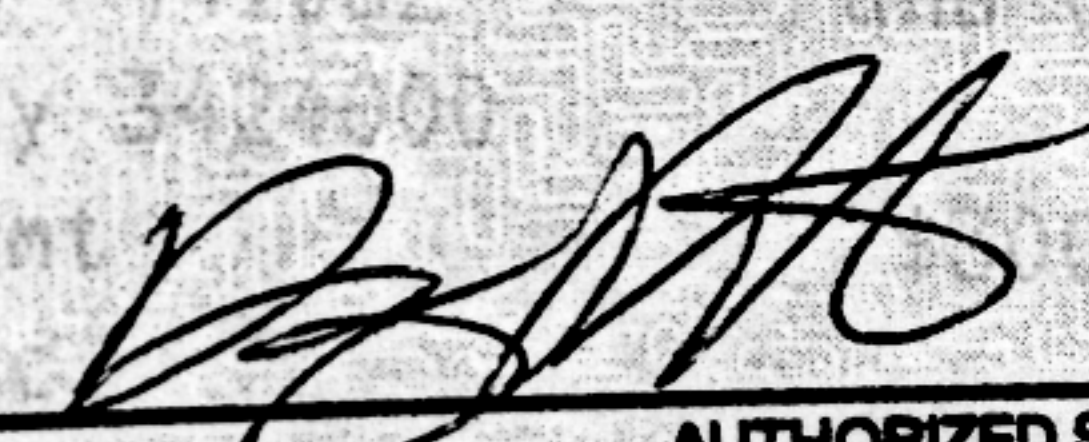
FOX PLAZA LTD. LIABILITY CO. C/O PETERSON PROPERTIES R.E.S. 2325 SAN PEDRO N.E. SUITE 2-A ALBUQUERQUE, NM 87110 PH. (505) 884-3578	COMPASS BANK ALBUQUERQUE, NM 87125-5144 95-78/1070	2854 2854
--	--	--------------

Pay: *****Three hundred dollars and no cents

DATE	AMOUNT
January 30, 2006	\$*****300.00

PAY TO THE ORDER OF: City of Albuquerque
PO BOX 1313
Customer Service
Albuquerque, NM 87103

RECEIPT# 00033737
Account: 44103
Activity: 3424000
Trans Amt: 300.00
J24 MIS

FOX PLAZA LTD. LIABILITY CO.

AUTHORIZED SIGNATURE

ED Security features. Details on back.

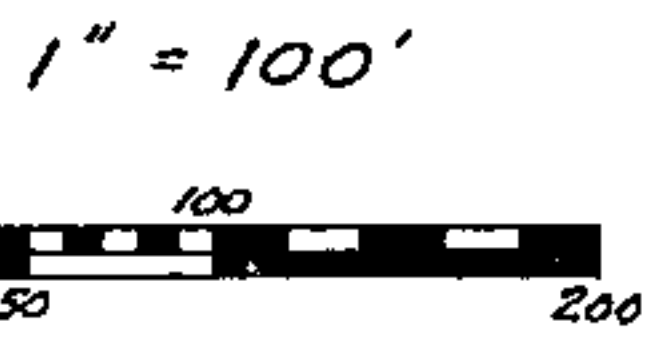
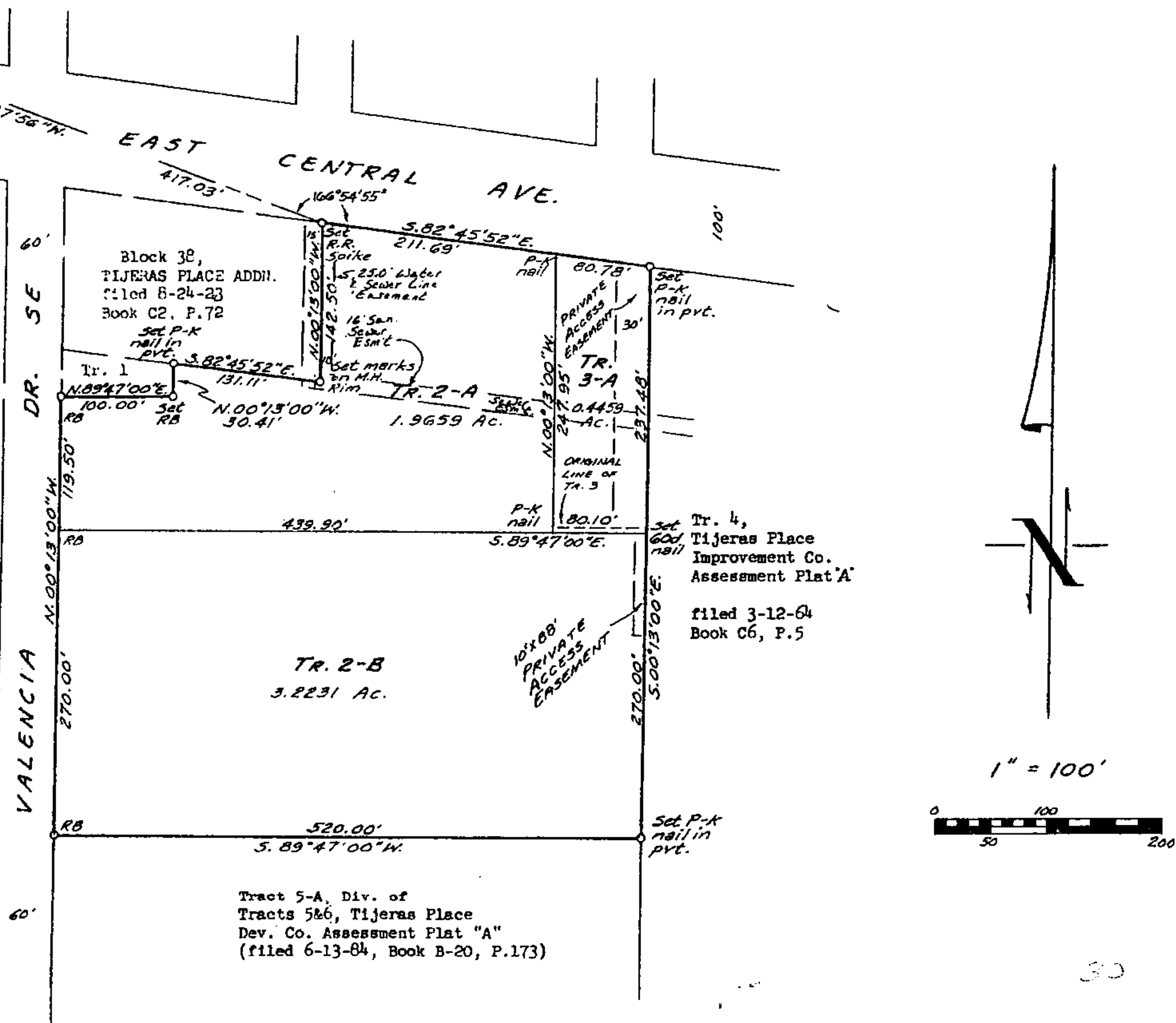
85 7717A

State of New Mexico)
County of Bernalillo) ss
This instrument was filed for record
on 10 DEC 20 1985
At 10 o'clock P.M. Recorded in Vol. C 29
of records of said County Folio 38
Clerk & Recorder
Deputy Clerk

TIE TO ALBUQUERQUE CITY SURVEYOR'S
CONTROL STATION "5-K18A" (BRASSCAP)
N.M. PLANE CO-ORDINATES (CENT. ZONE)
X=401,022.50 Y=1,483,557.17
Delta Alpha= -00°11'24"
Grid Factor= 0.99965877

NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORD, PLAT OF TIJERAS PLACE (8/24/23)
2. ALL CORNERS WERE SET, NONE FOUND. (TYPE OF CORNER SET AS INDICATED.)
3. TOTAL AREA INCLUDED: 5.6260 Ac.
4. REBARS SET ARE 5/8" WITH PLASTIC CAP MARKED L.S. 4690
5. LAND IS IN SEC. 24, T. 10N, R. 3E., N.M.P.M.
6. TIE IS BY GEODETIC BEARING & GROUND DISTANCE.
7. PRIVATE ACCESS EASEMENT CREATED BY THIS PLAT TO BE MAINTAINED BY OWNER TRACT 3-A.
8. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE SANITARY SEWER AND WATER SERVICE TO TRACTS 2-A AND 2-B MUST BE VERIFIED AND COORDINATED WITH WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, BY A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.



APPROVALS

<u>Neil Chute</u> 11-26-85 CITY SURVEYOR	<u>Frank J. Liguori</u> 11-26-85 CITY ENGINEER
<u>Robert A. Johnson</u> 11-26-85 TRAFFIC ENGINEER	<u>Jon E. Eitgaard</u> 12-9-85 WATER RESOURCES
<u>O. Val. Valery</u> 11-26-85 PROPERTY MANAGEMENT	<u>Frank J. Liguori</u> 11-26-85 A.M.A.P.C.A.
<u>James J. Jairo</u> 11-26-85 PARKS & RECREATION	<u>Richard J. Pomeroy</u> 11-4-85 CITY PLANNING

S.P. 85-508

THE ABOVE AND FOREGOING DIVISION OF THAT CERTAIN TRACT OF LAND IN THE CITY OF ALBUQUERQUE, NEW MEXICO, COMPRISING TRACTS 2 and 3 OF LAND OF THE TIJERAS PLACE IMPROVEMENT COMPANY, INC. AS SHOWN AND DESIGNATED ON THE TIJERAS PLACE IMPROVEMENT COMPANY'S ASSESSMENT PLAT "A", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 1964, NOW SURVEYED, PLATTED, AND DIVIDED AS SHOWN HEREON AND NOW COMPRISING TRACTS 2-A, 2-B AND 3-A THEREOF, IS WITH THE FREE CONSENT AND ACCORDING TO THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, AND SAID OWNER AND PROPRIETOR HEREBY GRANTS THE EASEMENT(S) SHOWN HEREON.

OWNER AND PROPRIETOR
TIJERAS PLACE IMPROVEMENT CO., INC. (NSL)

BY Charles T. Fox CHARLES T. FOX, President

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing instrument was acknowledged before me on November 25, 1985, by CHARLES T. FOX, President of TIJERAS PLACE IMPROVEMENT COMPANY, INC. (NSL), a New Mexico Corporation, on behalf of said Corporation.



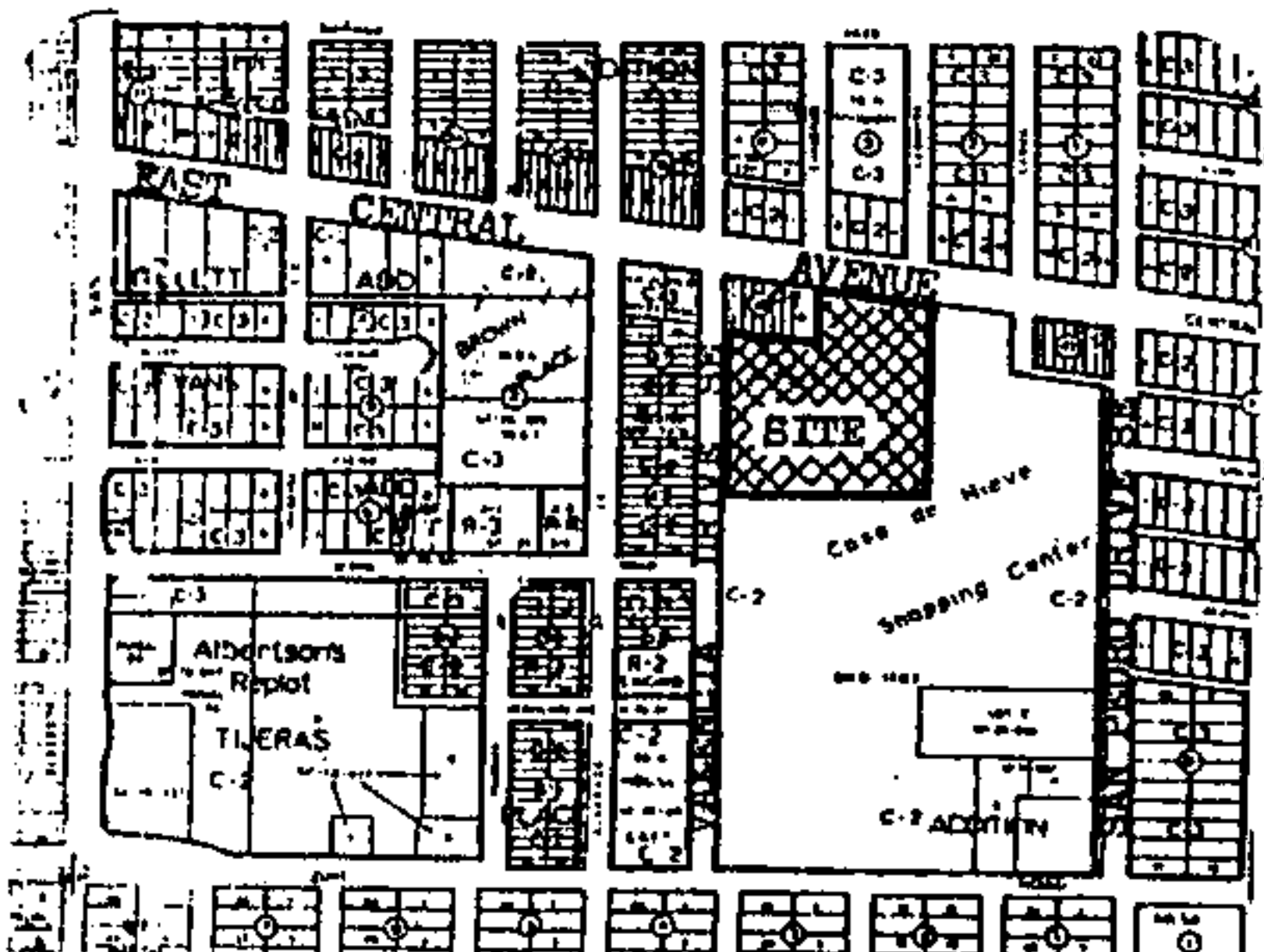
OFFICIAL SEAL
EDWARD ROSS ELDER
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires July 10, 1987

Edward Ross Elder
EDWARD ROSS ELDER, Notary Public.

SURVEYOR'S CERTIFICATE:
I, EDWARD ROSS ELDER, A DULY QUALIFIED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; AND THAT IT SHOWS ALL EASEMENTS OF RECORD.

Edward Ross Elder
EDWARD ROSS ELDER, N.M.R.L.S. NO. 4690

UPC: 1-018-057-192-118-31323
SP 11-13-925



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing certificate was acknowledged before me on November 14, 1985, by EDWARD ROSS ELDER.

Edward K. Elder
EDWARD K. ELDER, NOTARY PUBLIC
My Commission expires August 26, 1986.

REPLAT OF TRACTS 2 & 3,
LAND OF TIJERAS PLACE
IMPROVEMENT CO., INC.

ALBUQUERQUE, NEW MEXICO
SURVEY & PLAT BY ELDER COMPANY
November, 1985 Job No. 464 ERE

C29-38

C29-38