

#9



2005.181.6
Completed
9/19/06

DRB CASE ACTION LOG (PREL & 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-01255 (P&F)
Project Name: TRACT A APS STRONGHURST COMPLEX
Agent: Jeff Mortensen & Associates

Project # 1004877
Phone No.: 345-4250

Project Number

1004877

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/6/06 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): _____

- 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.**

~~X~~ OK

#9



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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Project # 1004877

Project Name: TRACT A APS STRONGHURST COMPLEX

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

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

OK

Project Number 1004877



10/11/06
- 10/11/06
- 10/11/06

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 6, 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: 12:20 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 # 1003366**
06DRB-01160 Major-Two Year SIA ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12TH ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [*Deferred from 8/16/06 & 8/23/06*] (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**
06DRB-01158 Major-Preliminary Plat
Approval
06DRB-01163 Minor-Vacation of Private
Easements
06DRB-01159 Minor-Subd Design (DPM)
Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

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

4. **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]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

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

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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

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

7. **Project # 1004564**
06DRB-01231 Minor-SiteDev Plan BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] [**Carmen Marrone, EPC Case Planner**] (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [**Catalina Lehner, EPC Case Planner**] *[Deferred from 8/2/06 &*

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

9. ~~Project # 1004877~~
06DRB-01255 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1002771**
06DRB-01248 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1003272**
06DRB-01253 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (to be known as **LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

- 12. Project # 1000922**
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]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

- 13. Project # 1005109**
06DRB-01257 Minor-Prelim&Final Plat
Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION**, zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

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14. **Project # 1005078**
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005108**
06DRB-01256 Minor-Sketch Plat or Plan

WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29**, zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005106**
06DRB-01251 Minor-Sketch Plat or Plan

LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005107**
06DRB-01254 Minor-Sketch Plat or Plan

JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION**, zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

- 18. Project # 1003794**
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.



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104877
9-6-06



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004877

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED __; DEFERRED __; 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: SEPTEMBER 6, 2006

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DXF Electronic Approval Form

DRB Project Case #: 1004877

Subdivision Name: APS STRONGHURST COMPLEX TRACT A

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 8/28/2006

Hard Copy Received: 8/29/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

8.29.2006
Date

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

AGIS Use Only
Copied fc **4877** to agiscov on **8/29/2006** Contact person notified on **8/29/2006**



AMENDED
OFFICIAL NOTICE OF DECISION

file

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2006

- 6. Project # 1004877**
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14)

At the June 14, 2006, Development Review Board meeting, the vacation of the alley was withdrawn at the Board's request by the agent.

FINDINGS IN SUPPORT OF DECLARING THE ALLEY VACATION REQUEST UNNECESSARY.

1. A document with no title but identified with the words "District 13, Recorded 6-18-45" in the upper left corner conveys "Right Title and Interest to that certain alley running north and south to Block Three (3) which has been vacated by County Commissioners" provides written indication that the portion of the alley on the Stronghurst property was vacated. The document also refers to a recorded deed conveying the alley property from the County of Bernalillo to Albuquerque Public Schools and contained in Book 224, Page 443 of Records of Bernalillo County, New Mexico. See Exhibit C in Planning's file.
2. Commissioners Journal "J", Page 5 includes an alley closing action dated May 23, 1935 for that portion of the alley which would have been included on the Stronghurst property. See Exhibit C in the Planning's file.
3. **Based on the foregoing documentation, a vacation action is not necessary for the alley once existing on the Stronghurst property.**



OFFICIAL NOTICE OF DECISION

PAGE 2

FINDINGS IN SUPPORT OF DECLARING THE FIRST STREET VACATION REQUEST NECESSARY:

1. The City of Albuquerque "As Built" drawings show this portion of First Street between Menaul and Woodland as "vacated street" on Sheet 21 of 24. See Exhibit A in Planning's file.
2. A copy of a July 14, 1954 letter addressed to Mr. Guthrie of Gordon Herkenhoff & Associates refers to a Board [of Education] meeting on July 1, 1954", at which a resolution was authorized to grant an easement for storm sewer across Stronghurst Elementary School property within what would be First Street right-of-way. See Exhibit C in Planning's file.
3. A document titled "Grant of Easement" signed by S.Y. Jackson, President of Board of Education grants to the City of Albuquerque an easement for construction and maintenance of storm sewers and appurtenances within what would be First Street right-of-way. This easement was granted in 1954. See Exhibit C in Planning's file.
4. The City would not have requested a storm drain easement if this portion of First Street were still public right-of-way.
5. Based on the foregoing documentation, the First Street right-of-way through the Stronghurst property was probably vacated sometime prior to 1954.
6. Because there is no conclusive evidence of an actual vacation approval for the portion of First Street on APS Stronghurst property, the Development Review Board will hear this vacation request today.

The vacation of First Street was approved as shown on Exhibit B in the Planning file subject these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.



OFFICIAL NOTICE OF DECISION

PAGE 3

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

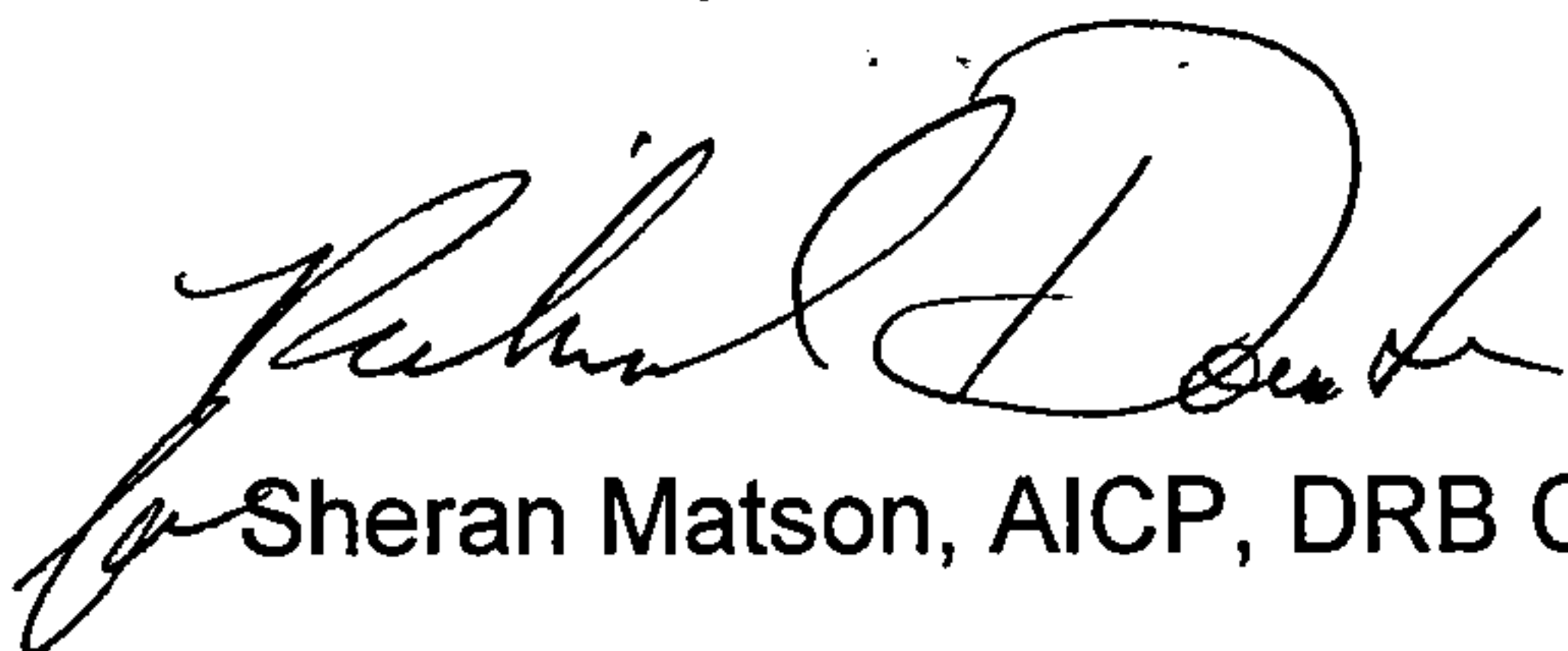
The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by June 29, 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: The Board of Education for the City of Albuquerque, APS Real Estate Office,
P.O. Box 25704, 87125

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

George Hutton, 1820 Indian School Rd NE, Apt. 103, 87104

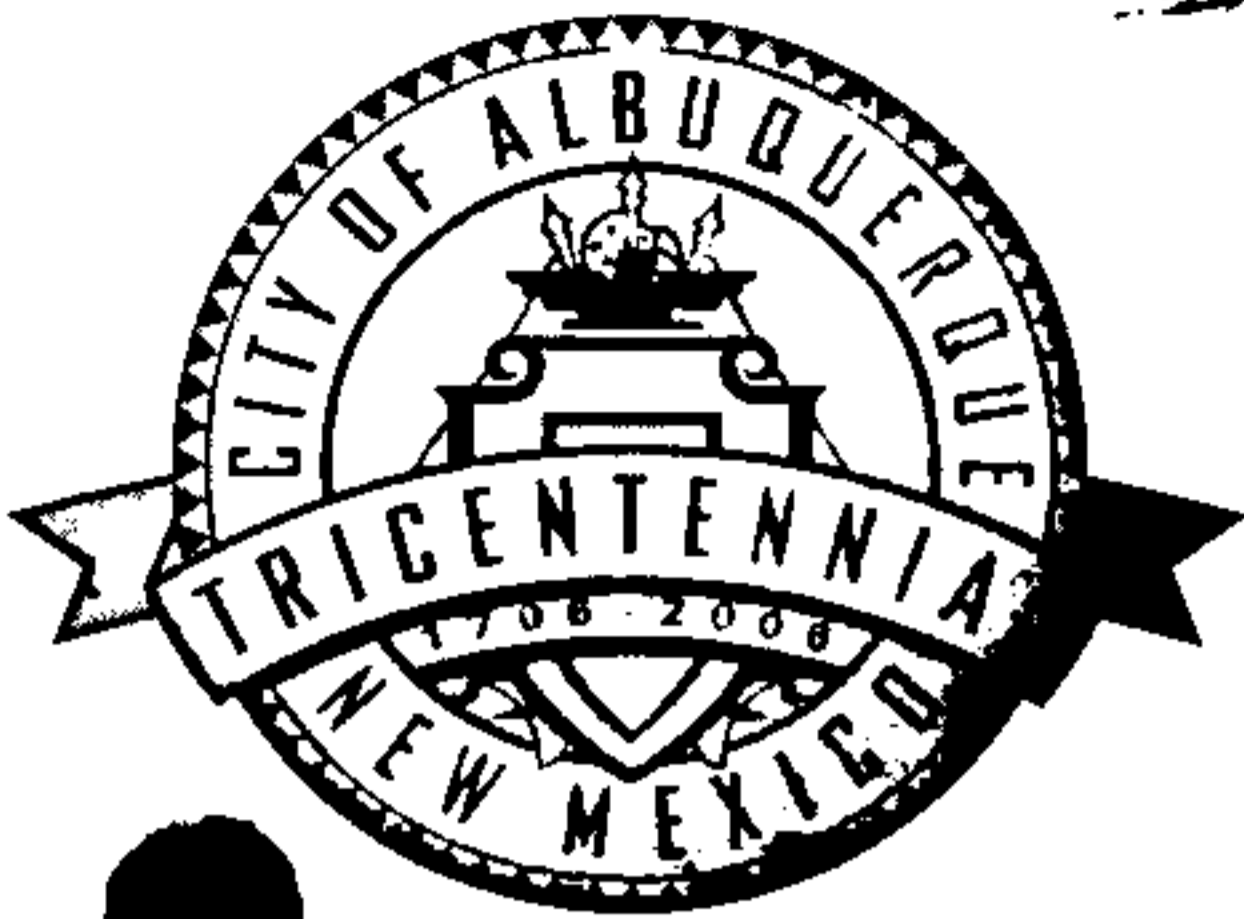
Maxine Cordova, 345 Claremont Ave NW, 87107

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

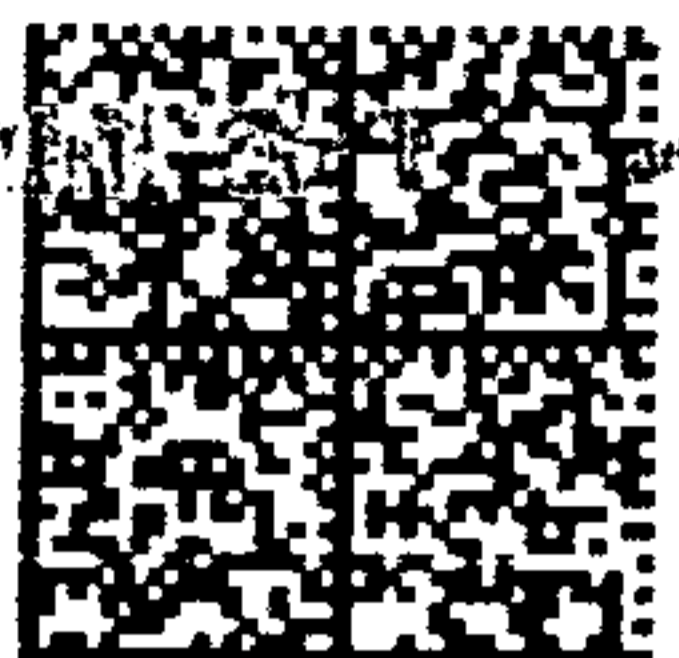
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CITY OF ALBUQUERQUE



JUN 22 2006



02 1A \$ 00.39⁰
0004329277 JUN 22 2006
MAILED FROM ZIP CODE 87102

MAXINE CORDOVA
345 CLAREMONT AVE NW
ALBUQUERQUE NM 87107

87107+1355



P O Box 1293

Albuquerque

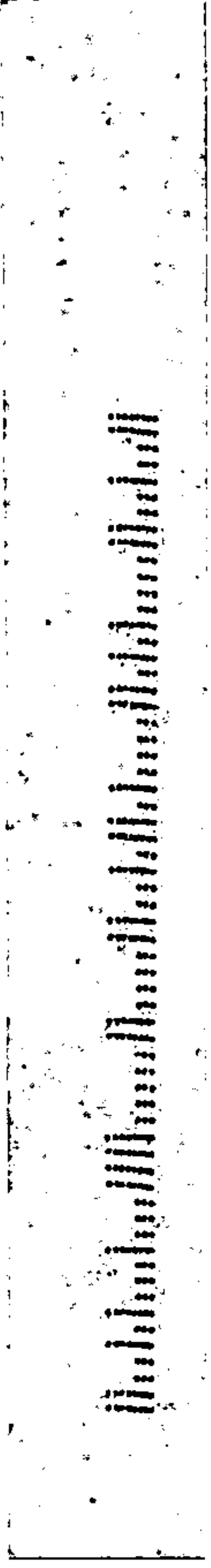
New Mexico 87103



RETURN TO SENDER



871031293





**AMENDED
OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2006

6. Project # 1004877
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14)

At the June 14, 2006, Development Review Board meeting, the vacation of the alley was withdrawn at the Board's request by the agent.

FINDINGS IN SUPPORT OF DECLARING THE ALLEY VACATION REQUEST UNNECESSARY.

1. A document with no title but identified with the words "District 13, Recorded 6-18-45" in the upper left corner conveys "Right Title and Interest to that certain alley running north and south to Block Three (3) which has been vacated by County Commissioners" provides written indication that the portion of the alley on the Stronghurst property was vacated. The document also refers to a recorded deed conveying the alley property from the County of Bernalillo to Albuquerque Public Schools and contained in Book 224, Page 443 of Records of Bernalillo County, New Mexico. See Exhibit C in Planning's file.
2. Commissioners Journal "J", Page 5 includes an alley closing action dated May 23, 1935 for that portion of the alley which would have been included on the Stronghurst property. See Exhibit C in the Planning's file.
3. **Based on the foregoing documentation, a vacation action is not necessary for the alley once existing on the Stronghurst property.**



OFFICIAL NOTICE OF DECISION

PAGE 2

FINDINGS IN SUPPORT OF DECLARING THE FIRST STREET VACATION REQUEST NECESSARY:

1. The City of Albuquerque "As Built" drawings show this portion of First Street between Menaul and Woodland as "vacated street" on Sheet 21 of 24. See Exhibit A in Planning's file.
2. A copy of a July 14, 1954 letter addressed to Mr. Guthrie of Gordon Herkenhoff & Associates refers to a Board [of Education] meeting on July 1, 1954", at which a resolution was authorized to grant an easement for storm sewer across Stronghurst Elementary School property within what would be First Street right-of-way. See Exhibit C in Planning's file.
3. A document titled "Grant of Easement" signed by S.Y. Jackson, President of Board of Education grants to the City of Albuquerque an easement for construction and maintenance of storm sewers and appurtenances within what would be First Street right-of-way. This easement was granted in 1954. See Exhibit C in Planning's file.
4. The City would not have requested a storm drain easement if this portion of First Street were still public right-of-way.
5. Based on the foregoing documentation, the First Street right-of-way through the Stronghurst property was probably vacated sometime prior to 1954.
6. Because there is no conclusive evidence of an actual vacation approval for the portion of First Street on APS Stronghurst property, the Development Review Board will hear this vacation request today.

The vacation of First Street was approved as shown on Exhibit B in the Planning file subject these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.



OFFICIAL NOTICE OF DECISION

PAGE 3

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by June 29, 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: The Board of Education for the City of Albuquerque, APS Real Estate Office,
P.O. Box 25704, 87125

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

George Hutton, 1820 Indian School Rd NE, Apt. 103, 87104

Maxine Cordova, 345 Claremont Ave NW, 87107

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 14, 2006

6. **Project # 1004877**

06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]*
(H-14)

At the June 14, 2006, Development Review Board meeting, the vacation of the alley was withdrawn at the Board's request by the agent.

FINDINGS IN SUPPORT OF DECLARING THE ALLEY VACATION REQUEST UNNECESSARY.

1. A document with no title but identified with the words "District 13, Recorded 6-18-45" in the upper left corner conveys "Right Title and Interest to that certain alley running north and south to Block Three (3) which has been vacated by County Commissioners" provides written indication that the portion of the alley on the Stronghurst property was vacated. The document also refers to a recorded deed conveying the alley property from the County of Bernalillo to Albuquerque Public Schools and contained in Book 224, Page 443 of Records of Bernalillo County, New Mexico. See Exhibit C in Planning's file.
2. Commissioners Journal "J", Page 5 includes an alley closing action dated May 23, 1935 for that portion of the alley which would have been included on the Stronghurst property. See Exhibit C in the Planning's file.
3. **Based on the foregoing documentation, a vacation action is not necessary for the alley once existing on the Stronghurst property.**



OFFICIAL NOTICE OF DECISION

PAGE 2

FINDINGS IN SUPPORT OF DECLARING THE FIRST STREET VACATION REQUEST NECESSARY:

1. The City of Albuquerque "As Built" drawings show this portion of First Street between Menaul and Woodland as "vacated street" on Sheet 21 of 24. See Exhibit A in Planning's file.
2. A copy of a July 14, 1954 letter addressed to Mr. Guthrie of Gordon Herkenhoff & Associates refers to a Board [of Education] meeting on July 1, 1954", at which a resolution was authorized to grant an easement for storm sewer across Stronghurst Elementary School property within what would be First Street right-of-way. See Exhibit C in Planning's file.
3. A document titled "Grant of Easement" signed by S.Y. Jackson, President of Board of Education grants to the City of Albuquerque an easement for construction and maintenance of storm sewers and appurtenances within what would be First Street right-of-way. This easement was granted in 1954. See Exhibit C in Planning's file.
4. The City would not have requested a storm drain easement if this portion of First Street were still public right-of-way.
5. Based on the foregoing documentation, the First Street right-of-way through the Stronghurst property was probably vacated sometime prior to 1954.
6. Because there is no conclusive evidence of an actual vacation approval for the portion of First Street on APS Stronghurst property, the Development Review Board will hear this vacation request today.

The vacation of First Street was approved as shown on Exhibit B in the Planning file subject these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.



OFFICIAL NOTICE OF DECISION

PAGE 3

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

The sketch plat was reviewed and comments were given.

If you wish to appeal this decision, you must do so by June 22, 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: The Board of Education for the City of Albuquerque, APS Real Estate Office,
P.O. Box 25704, 87125

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109

George Hutton, 1820 Indian School Rd NE, Apt. 103, 87104

Maxine Cordova, 345 Claremont Ave NW, 87107

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004877

AGENDA ITEM NO: 6

SUBJECT:

Vacation
Sketch plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004877 AGENDA#: 6 DATE: 6.14.06

- ✓ 1. Name: George Hutton Address: 1820 INDIAN SCH NW #103 Zip: 87104
2. Name: Chuck Cole Address: JMA INC Zip: _____
3. Name: Debra Inyello Address: JMA INC Zip: _____
- ✓ 4. Name: MAXINE Condon Address: 35 CLAREMONT AVE. W. CO Zip: 87107
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: _____

('74 Code, § 7-16-8A) (Ord. 11-1994)

§ 14-14-7-2 VACATION OF PUBLIC RIGHTS OF WAY, PRIVATE WAYS AND EASEMENTS.

(A) Rights of way, including public rights of way, private ways, and easements shown on recorded plats, may be vacated, that is, terminated, by recording a new subdivision plat or by plat amendment, as described in § 14-14-7-1 of this part. In addition, where nothing except vacation of public rights of way, private ways, and easements is proposed, it may be initiated by a request to vacate filed by either:

(1) The owners of a majority of the front footage of land abutting the proposed vacation; or

(2) The Planning Director, if he or she finds vacation likely to be in the public interest. A request to vacate shall be processed under the procedures of division (E) of this section in addition to the procedures relating to minor subdivision applications under Part 3 of this article.

(B) The vacation of public rights of way, private ways, or easements, whether by new plat, plat amendment, or request to vacate, shall be approved only when it is determined that:

(1) The public welfare is in no way served by retaining the way or easement; or

(2) There is a net benefit to the public welfare because the development made possible by vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation; and in addition to divisions (1) or (2) of this division (B):

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

(C) In approving the vacation the Development Review Board may require that some or all of the public rights of way or easements be retained by the appropriate governmental entity as shown on the original plat.

(D) The Development Review Board may require that curb and gutter be placed, at the expense of the applicant, so as to effectively halt the vacated area's being used as public way. It may also be necessary to remodel or otherwise reconstruct existing public improvements in order to solve problems created by the vacation, and the Development Review Board may so require. Costs involved shall be borne by the applicant.

(E) *Procedure.*

(1) In all cases where public right of way, private ways, or easements are sought to be vacated, whether by new subdivision, plat amendment, or request to vacate, the following procedures shall be followed in addition to the procedures specified in Part 3 of this article; however, the following procedure may be eliminated for the requested vacation of private easements if the Planning Director is satisfied that all the benefitted and burdened parties are clearly and completely defined and all agree to the vacation.

(2) Notice and Request for Comment.

(a) The Planning Director shall mail letters to franchised utilities and to the owner of record of all lots adjacent to the right of way, private way, and/or easement to be vacated, informing them of

06/06/06

10 AM

Met w/ B. Deneen on Stronghurst
requested vacations:

K. Curran, W. Gallegos, M. Langris,
K. Dourte

1. Date on Herkenhoff letter?

2. History Atlas

3. Board of Adjustment

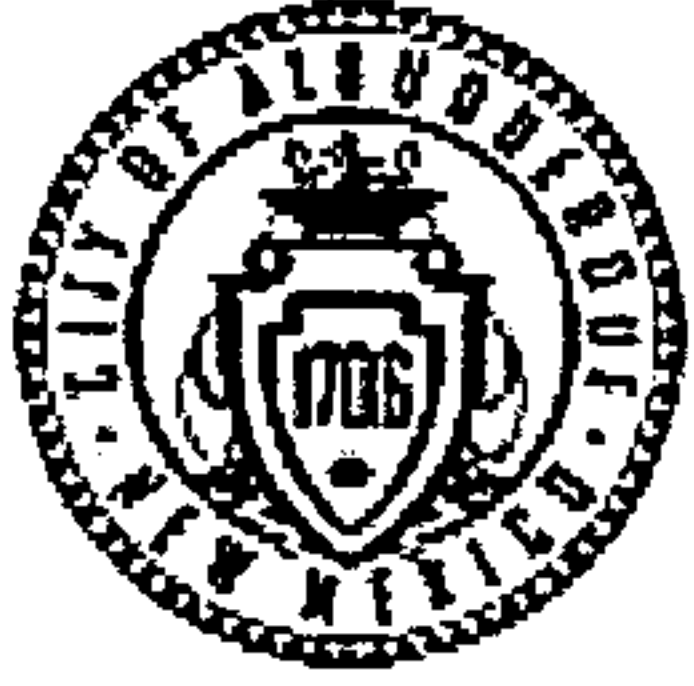
Check
for
Project
for
reference
to vacation
approval

FINDINGS IN SUPPORT OF DECLARING THE ALLEY VACATION REQUEST UNNECESSARY.

1. A document with no title but identified with the words "District 13, Recorded 6-18-45" in the upper left corner conveys" Right Title and Interest to that certain alley running north and south to Block Three (3) which has been vacated by County Commissioners" provides written indication that the portion of the alley on the Stronghurst property was vacated. The document also refers to a recorded deed conveying the alley property from the County of Bernalillo to Albuquerque Public Schools and contained in Book 224, Page 443 of Records of Bernalillo County, New Mexico. See Exhibit C in Planning's File.
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FINDINGS IN SUPPORT OF DECLARING THE FIRST STREET VACATION REQUEST NECESSARY:

1. The City of Albuquerque "As Built" drawings show this portion of First Street between Menaul and Woodland as "vacated street" on Sheet 21 of 24. See Exhibit A in Planning's File. ~~(Kevin...the As Builts in these days were not stamped nor dated!)(Also, Exhibit B is always the vacation exhibits in our files. That's why I skipped from A to C.)~~
2. A copy of a July 14, 1954 letter addressed to Mr. Guthrie of Gordon Herkenhoff & Associates refers to a Board [of Education] meeting on July 1, 1954, at which a resolution was authorized to grant an easement for storm sewer across Stronghurst Elementary School property within what would be First Street right of way.. See Exhibit C in Planning's File.
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Manjeet K.
Tangri/PLN/CABQ
05/25/2006 01:57 PM

To Sheran A. Matson/PLN/CABQ
cc Richard W. Dineen/PLN/CABQ@COA, Richard B.
Asenap/PLN/CABQ@COA, wgallegos@cabq.gov, Richard
Sertich/PLN/CABQ@COA, traylor@aps.edu,
bcc

Subject APS Stronghurst Application - DRB Project # 1004877

Planning Department

Richard Dineen, Director

Advance Planning & Urban Design Division

600 2nd St. NW, 3rd floor
Albuquerque, NM 87102

Dear Sheran;

This memo is regarding the above referenced application by the Albuquerque Public School Real Estate Office requesting vacation of 1st Street NW and an alley (between 1st Street and 2nd St. NW) between Woodland and Menaul. The vacation of this Street will be contrary to the recommendations being considered in the Near North Valley Sector Development Plan, currently undertaken by the Planning Department. As I discussed with both Wilfred and you, the 2-block APS Stronghurst property between 2nd Street and Railroad tracks falls in the Near North Valley Sector Plan and the N. 4th Street NW Corridor Revitalization Plan/ MRA area.

The sector plan area is bounded by Candelaria Rd, Railroad tracks, I-40 and Griegos Lateral. The Planning Department, with the help of consultants Sites Southwest, is working with a Steering Committee made up of residents, property owners and business representatives in developing land use, zoning, transportation and economic development recommendations. One of the recommendations being considered is re-creating the city grid system including 1st Street from Woodland to Menaul.

In the Near North Valley Sector Plan, our preliminary analysis shows that opening 1st Street from Woodland to Menaul will provide better access to and from a ten block area north of Menaul to Claremont, between 2nd Street and Rail Road tracks. Please see the attached map. The residents and businesses could go south to Menaul and turn right, and go left, right or straight at the traffic light on 2nd Street NW. In the absence of opening 1st Street between Woodland and Menaul, south bound traffic from this area will have to make left hand turn on busy and fast moving 2nd Street, posing traffic and accident hazard. (According to accident data along 2nd Street from Candelaria to I-40, there were 77, 55, 37 and 45 accidents in 2001, 2002, 2003 and 2004 respectively.) Consistent with the Subdivision Ordinance 14-14-7-2, the opening of the 1st Street will better serve the public welfare than keeping it closed. The Plan is also considering re-creating city grid in other locations along the Fourth Street Corridor.

I learned from the members of the NNVS Plan Steering Committee that APS is planning to sell its Stronghurst property. Upon contacting Chuck Atwood from APS, I learned that the Board of Education decided to sell the property. Mr. Atwood told me that the APS is planning to submit an application to DRB. He didn't have details of the nature of request to DRB but was researching titles.

Last week, upon receiving the DRB agenda, I learned that APS has submitted an application to vacate an alley and 1st Street through the Stronghurst property. We had requested a meeting with the APS to review possibilities of opening the street and discussing potential reuse of this property. I have not heard from APS and this may be due Mr. Atwood's retirement. In case the street has not already been vacated, we would like it to remain a public Street and would like to meet with APS. Should you meet with APS, I would like to join. I am also working closely with Wilfred Gallegos. Wilfred and I went in the field to review the sight distances. Wilfred is getting traffic analysis and reviewing the site line policy.

Thank you for your consideration. Please call me if you have any questions.

Sincerely,
Manjeet K. Tangri
Project Manager
Near North Valley Sector Plan



near north valley scan.jpg

Manjeet K. Tangri, AIA, AICP
Urban Design Planner, COA
Planning Department

Tel. (505)924-3356
Fax (505)924-3339
email: mtangri@cabq.gov
City of Albuquerque, P.O. Box 1293,
Albuquerque, New Mexico 87103

Manjeet
FYI

Shenan
FYI

DENIS NORLANDER

May 30, 2006

Councilor Debbie O'Malley
Albuquerque/Bernalillo County
Government Center
One Civic Plaza NW Room 9087
Albuquerque, NM 87102

Dear Councilor O'Malley:

My husband, Bill, and I are longtime residents of Albuquerque and the North Valley. Bill attended Stronghurst Elementary School and last week we stopped by the school for a nostalgic visit to his old classrooms. We know that APS is planning to sell the property and it could well be demolished. I believe it was partly built through WPA funding with Louis Hesselden as the architect. It seems like he must have been the unofficial APS school architect for many years.

Is there any chance that Stronghurst could be converted through some kind of city partnership adaptive re-use into a senior residence? My understanding is that the Santa Barbara School project has been a success and this might provide more senior housing in our part of the city.

Besides having an interest in historic preservation in Albuquerque for many years, I also directed the OASIS senior program in Albuquerque until last July. As a result, I can't help imagining possibilities for older adults, especially when I visit a potential site! Providing a residential community with unique programming or services in a location like Stronghurst could be very special.

You may already have your own thoughts about Stronghurst but I wanted to add this suggestion.

Sincerely,


Denis Norlander

Cc: Councilor Isaac Benton
Ed Boles, City of Albuquerque Historic Preservation Planner ✓

ad -
Here's a copy
of my letter. I have
no \$ but I could
maybe help in other
ways - Denis

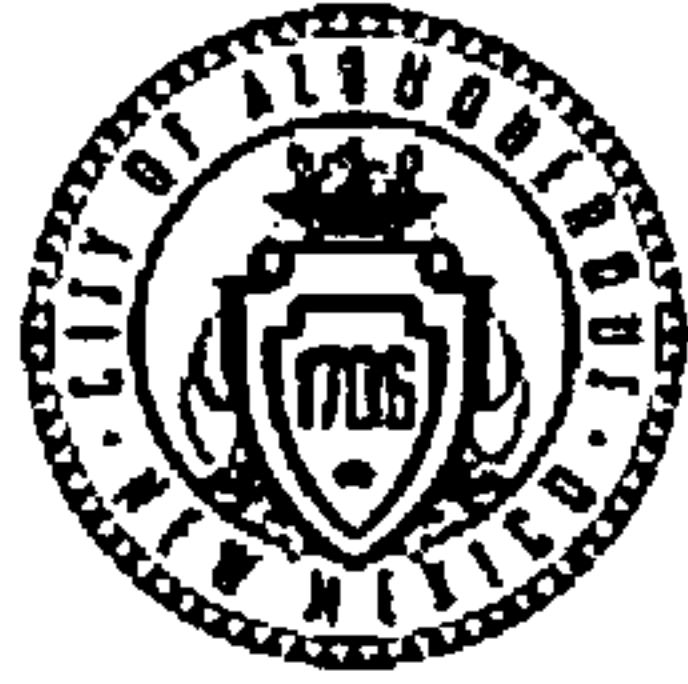


DENIS NORLANDER

1618 Bayita Lane NW, Albuquerque, NM 87107
505 344-4593 bnorland@cybermesa.com

47132 Ryall Road, Halfway OR 97834
541 742-4424 norlander@pinetel.com

Albuquerque, NM 87107 505 344 4593 bnorland@cybermesa.com



Sheran A.
Matson/PLN/CABQ
05/26/2006 09:17 AM

To dtrujillo@jmainc.com
cc Richard H. Dourte/PWD/CABQ, Wilfred A.
Gallegos/PLN/CABQ, Kevin J. Curran/LEGAL/CABQ, Claire
A. Senova/PLN/CABQ,
bcc
Subject Stronghurst

Debie

DRB is going to defer the Stronghurst vacation request for one week until June 7th. Because of the holiday, we will not have time to meet with Richard Dineen on Planning's stance on the issue. Also, Kevin Curran will have returned from vacation by then.

We will not charge you for the deferral.



1
2
3

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 7, 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: 12:15 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 # 1000575**
06DRB-00665 Major-Vacation of Public Easements
BOHANNAN HUSTON INC agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) B, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS, PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses, located on SILVER AVE SE, between LEAD AVE SE and CEDAR ST SE. [REF: 01EPC-01561] (K-15) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-00743 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Tract(s) 8-A, **PRESBYTERIAN HOSPITAL, MAIN CAMPUS PHASE 1**, zoned SU-2, SU-1 for Hospital & Related Uses,, located on SILVER AVE NE, between LEAD AVE NE and CEDAR ST NE containing approximately 2 acre(s). [REF: 06DRB-00665] (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

2. Project # 1004496

06DRB-00667 Major-Preliminary Plat
Approval
06DRB-00668 Major-Vacation of Pub
Right-of-Way
06DRB-00669 Major-Vacation of Public
Easements
06DRB-00671 Minor-SiteDev Plan
Subd/EPC
06DRB-00670 Minor-Sidewalk Waiver

GARCIA/KRAEMER & ASSOCIATES agent(s) for TRAMWAY ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 1, 1A & 1B, Block(s) J & K, CENAROCA ADDITION (to be known as **THE BLUFFS AT ENCANTADO**) zoned SU-1, RT, located on TRAMWAY BLVD NE, between SKYLINE RD NE and ENCANTADO RD NE containing approximately 3 acre(s). [REF: 05EPC-01805, 06EPC-00138] [**Stephanie Shumsky, EPC Case Planner**] [*Deferred from 6/7/06*] (K-23/L-23) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

3. Project # 1004880

06DRB-00643 Major-Vacation of Pub
Right-of-Way

WADE JACKSON agent(s) for S & S TREZZA LLC request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 4, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). (H-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS: 9-FEET FROM FACE OF CURB ON BICE ROAD IS REQUIRED, A LETTER FROM NMDOT IS REQUIRED AT FINAL PLAT CONCURRING IN THE VACATION ACTION, THE WATER AND STORM DRAIN EASEMENTS ALONG COORS MUST BE RETAINED.**

4. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/14/06.**

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

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

5. **Project # 1004921**
06DRB-00752 Minor-Volcano Heights
Sector Development Plan Boundaries

SIGNE RICH agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for BOUNDARIES INCLUDING **VOLCANO CLIFFS, LA CUENTISTA, VISTA VIEJA AND THE TRAILS**, zoned R-1, RD and C-2, containing approximately 3,500 acre(s). (C-8, C-12, G-8, G-9 & E-10) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN BOUNDARIES, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION.**

6. **Project # 1004532**
06DRB-00741 Minor-SiteDev Plan
BldPermit/EPC

FANNING BARD TATUM ARCHITECTS agent(s) for ASHCROFT REAL ESTATE & DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B-1, MESA DEL NORTE ADDITION (to be known as **LOUISIANA PLACE**, zoned SU-2, R-2 & O-1, located on LOUISIANA BLVD NE, between CONSTITUTION BLVD NE and SUMMER AVE NE containing approximately 5 acre(s). [REF: 05EPC-01693] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 6/7/06]* (J-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

7. **Project # 1004676**
06DRB-00746 Minor-SiteDev Plan
BldPermit/EPC
06DRB-00745 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for ALEXANDER SAMUELS REALTY GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) A-2-A, RIDGEVIEW VILLAGE, UNIT 1, and Tract(s) E, LANDS OF ZOLIN/KUNATH (to be known as **VILLAGE CENTER**) zoned SU-1 for C-1, SU-1 for MIXED USE, located on UNSER BLVD NW NW, between NIGHT WHISPER DR NW and CALLE PERRO RD NW containing approximately 3 acre(s). **[David Stallworth, EPC Case Planner]** *[Deferred from 6/7/06]* (A-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

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

8. **Project # 1001218**
06DRB-00735 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DALE ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 4, **LANDS OF LAFARGE**, zoned M-1, located on CARMONY RD NE, between EDITH BLVD NE and YALE BLVD NE containing approximately 6 acre(s). (G-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIDEWALK ISSUE.**

9. **Project # 1004769**
06DRB-00734 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RAYMOND KO request(s) the above action(s) for all or a portion of Lot(s) 25, 26-A, Block(s) 109, with the southerly 22 feet of Menaul Blvd, **SNOW HEIGHTS ADDITION**, zoned C-1, located on MENAUL BLVD NE, between MORRIS ST NE and TOWNER AVE NE containing approximately 1 acre(s). [REF: 06DRB00370] (H-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION OF RIGHT-OF-WAY ALONG MENAUL SHALL OCCUR ON THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1001304**
06DRB-00749 Minor-Prelim&Final Plat
Approval

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-A, 17-B, 17-C and 15-A, Block(s) 18, **PEREA ADDITION**, zoned R-1, located on 14TH ST NW, between ROMA AVE NW and FRUIT AVE NW containing approximately 1 acre(s). [REF: 06DRB-00574] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES AND TO RECORD THE PLAT.**

11. **Project # 1001685**
06DRB-00736 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITHS FOOD & DRUG CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH**, zoned SU-1 FOR IP, located on MCMAHON BLVD NW, between GOLF COURSE RD NW and BANDALIER NW containing approximately 8 acre(s). [REF: 04EPC01349, 04EPC01590, 04ZHE01924, 05DRB01349, 05DRB01350] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

12. **Project # 1004773**
06DRB-00750 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for PASEO PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 12, 13, 20 & 21, Block(s) 18, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **PASEO PLACE**) zoned SU-1 for M-1, located on HOLLY AVE NE, between PASEO DEL NORTE NE and SAN PEDRO DR NE containing approximately 4 acre(s). [REF: 06DRB-00377] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1004804**
06DRB-00751 Minor-Prelim&Final Plat
Approval

JESUS SANDOVAL agent(s) for ALEX MCLUSSEr request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 8, **CASAS SERENAS**, zoned R-2, located on PENNSYLVANIA SE, between TRUMBULL SE and BELL SE containing approximately 1 acre(s). *[Deferred from 6/7/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/21/06.**

14. **Project # 1004918**
06DRB-00744 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for REGENTS OF UNM AND COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 4 & 9, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,295 acre(s). (Q-16, R-15, R-16, R-17, S-14 & S-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF BULK PLAT BEFORE FINAL PLAT, A PUBLIC ROADWAY EASEMENT IN-LIEU OF PRIVATE ACCESS EASEMENT, THE NAMING OF STREET D AND TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06 & 6/7/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/14/06.**

16. **Project # 1004920**
06DRB-00748 Minor-Prelim&Final Plat
Approval

JORDAN AND GALLEGOS INC agent(s) for VIRGINA KILIKUSKIE request(s) the above action(s) for all or a portion of Lot(s) 47 & 48, Block(s) 19, **NETHERWOOD PARK ADDITION**, zoned R-3, located on CUTLER AVE NW, between GIRARD BLVD NW and MENAUL BLVD NW containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-SECTION AND RADIUS OF GIRARD AND PLANNING FOR AGIS DXF FILE, CORRECTION OF ZONING ON THE PLAT AND TO RECORD THE PLAT.**

17. **Project # 1004917**
06DRB-00742 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for DONALD & BARBARA DELGADO ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6, **ZICKERT ADDITION**, zoned RA-2 residential and agricultural zone, located on ZICKERT PLACE NW, between DURANES RD NW and ZICKERT RD NW containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT DENIED DUE TO LOT SIZE.**

18. **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 & 5/31/06]* (M-21) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

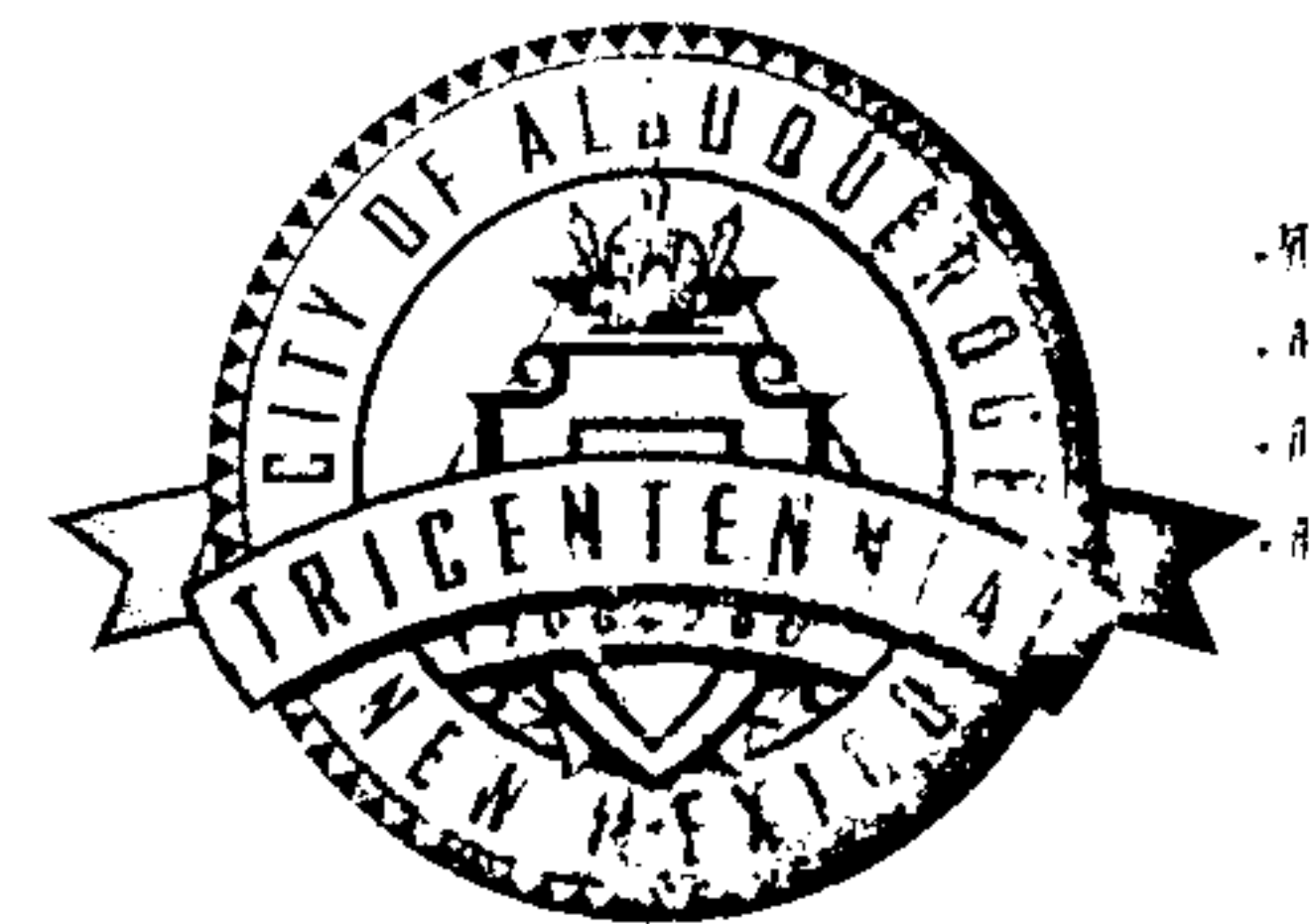
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1004919**
06DRB-00747 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for MURPHY PROPERTIES LLC request(s) the above action(s) for Tract(s) 127-B, 128-B, 129-B-1, 129-B-2, 131, 131-A, **MRGCD MAP 32** and Lot(s) 15 of **EASTVALE ADDITION** and a portion of vacated GALLEGOS LATERAL, zoned M-1 light manufacturing zone, located on 2ND ST NW, between HILTON AVE NW and MONTANO RD NW containing approximately 6 acre(s). (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 31, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 31, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004877

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 6-14-06 ; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 7, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004877 AGENDA#: 4 DATE: 6.7.06

- 1. Name: ~~Sherrie Frezza~~ Address: _____ Zip: ~~87112~~
- 2. Name: ~~Steve Frezza~~ Address: _____ Zip: ~~87112~~
- ✓ 3. Name: Manjeet Tangri Address: COA P.O. Box 1293 Zip: 87102
- 4. Name: George Hutton Address: 1820 Indian School Rd NW Zip: 87104 *apt 103*
- 5. Name: ~~Wade Jensen~~ Address: _____ Zip: 87102
- 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: _____



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 31, 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: 11:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002455**
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003353**
06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003354**
06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002858**
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

5. ~~Project # 1004877~~
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [Deferred from 5/31/06] (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/7/06.**

6. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 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 Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] [Deferred from 5/10/06] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE EXISTING DRAINAGE EASEMENTS MUST BE VACATED. THE EXISTING ACCESS EASEMENT MUST BE VACATED. APPROVAL OF THE PERIMETER WALLS IS REQUIRED. A VACATION ACTION FOR THE CUL-DE-SAC IS REQUIRED. PROVIDE A COPY OF THE EXECUTED UNSER EASEMENT. IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-06-74, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL PER A SIGNED "PREDEVELOPMENT FACILITIES FEE AGREEMENT". 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.

7. **Project # 1000575**
06DRB-00722 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31, Tract(s) 8, TERRACE ADDITION, **PRESBYTERIAN HOSPITAL PARKING GARAGE**, zoned SU-2, SU-1, located on SILVER SE, between LEAD SE and CEDAR SE containing approximately 1 acre(s). [REF: 03-EPC-01661] **[Carmen Marrone, EPC Case Planner] (K-15) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AASHTO SIGHT LINES ON LANDSCAPING PLAN FOR VEHICLES ENTERING LEAD AVENUE AND PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
8. **Project # 1004474**
06DRB-00723 Minor-SiteDev Plan
BldPermit/EPC
- COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES NM INC request(s) the above action(s) for all or a portion of Tract(s) A & D, MENAUL SCHOOL PROPERTIES (to be known as **VILLAS AT MENAUL**) zoned SU-PRD, located on MENAUL BLVD NE, between BROADWAY NE and EDITH BLVD NE containing approximately 17 acre(s). [REF: 06DRB-0243, 05EPC-1568, 06DRB-214] **[David Stallworth, EPC Case Planner] (H-15) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/16/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A 2-FOOT OVERHANG AT PARKING STALLS, A GATED ENTRANCE TURNAROUND, SIGHT DISTANCE ONTO MENAUL ON LANDSCAPE SHEET OR PAVING SECTIONS.**

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

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9. **Project # 1004075**
06DRB-00716 Minor-Amnd Prelim 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 1-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 917.928 acre(s). [REF: 05DRB-00525, 05DRB-01227, 05DRB-01228] (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) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AN ACCESS EASEMENT TO SERVE THE TRACTS AS CALLED OUT IN NOTE 36 NEEDS TO BE REVIEWED AND RECORDED AND THE MAIN LOOP ROADS TO BE SHOWN AS PUBLIC ROADWAY EASEMENTS.**

10. **Project # 1004803**
06DRB-00720 Minor-Prelim&Final Plat
Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION**, zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN APPLICATION FOR TEMPORARY DEFERRAL OF SIDEWALKS IS REQUIRED. AN APPLICATION FOR VACATION OF A 5-FOOT UTILITY EASEMENT IS REQUIRED. PLACE THE CORRECT ZONING ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. **Project # 1004844**
06DRB-00718 Minor-Prelim&Final Plat
Approval

MARK HOLMAN request(s) the above action(s) for the west half of the east half of Tract(s) 31, **ALVARADO GARDENS, NO. 1**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and MEADOW VIEW NW containing approximately 1 acre(s). [REF: 06DRB-00514] (G-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004910**
06DRB-00719 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMIAN CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) F, **JUAN ARMIJO & BACA & ARMIJO ADDITIONS**, zoned SU-2, RG, located on 3RD ST SW, between CROMWELL AVE SW and 4TH ST SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004911**
06DRB-00724 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for HEART AND SOLE, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-A, Block(s) 2, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between LOS ARBOLES AVE NE and CLAREMOMNT AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004912**
06DRB-00727 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for VAN GILBERT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 1, **AIRPORT INDUSTRIAL PARK**, zoned M-1, located on BAYLOR ST NE, between RENARD PL NE and GIBSON ST NE containing approximately 1 acre(s). (M-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1004908**
06DRB-00715 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ROBERT & CYNTHIA KEERAN, LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, **KELLER LANE** and Lot(s) 5-P1, **ESTRADA COURT**, zoned RD (3DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE TABLE AND TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. Project # 1004909
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

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

19. Project # 1000961
06DRB-00158 Minor-Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] *[Indef deferred from 2/15/06] [Was Listed under Project #1003790 in error] [Indef Deferred for SIA on 3/22/06]* (B-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **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 & 5/31/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

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

21. **Project # 1002567**
06DRB-00726 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002984**
06DRB-00725 Minor-Sketch Plat or Plan

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 residential zone, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004617**
06DRB-00721 Minor-Sketch Plat or Plan

TONY & MYRA GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA SUBDIVISION**, zoned C-2 community commercial zone, located on BLUEWATER RD NW, between YUCCA DR NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06ZHE-00011] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004906**
06DRB-00699 Minor-Sketch Plat or Plan

TOM SLATES agent(s) for LINDA VIGIL LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 118C, 118D & 118E, **LANDS OF DANIEL H LOPEZ AND LINDA VIGIL LOPEZ**, zoned R-1, located on GUADALUPE TR NW, between DELAMAR NW and GRIEGOS RD NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for May 17 & May 24, 2006. **THE DRB MINUTES FOR MAY 17 AND MAY 24, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

*Defendants
6/7/06*

DRB
PUBLIC
HEARING

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004877 AGENDA#: 5 DATE: 5.31.06

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: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004877

AGENDA ITEM NO: 5

SUBJECT:

Sketch Plat/Plan
Vacation

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 on plat.

New Mexico 87103

RESOLUTION:

6-7-06

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

www.cabq.gov

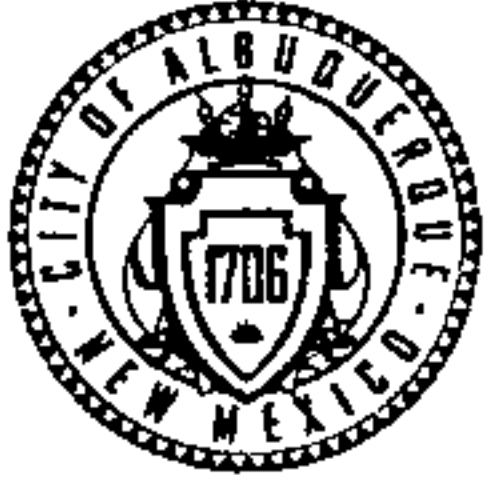
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 31, 2006

Project # 1004877

06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

AMAFCA No adverse comments.

COG No adverse comments.

Transit Near North Valley Sector Plan update efforts have included discussions about the desirability of re-establishing the street grid in this vicinity, including re-opening this portion of 1st Street.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Santa Barbara-Martineztown Assoc. (R) and Near North Valley NA (R).

APS The requested vacation of public right-of-way for the APS Stronghurst Complex will have no adverse impacts to the APS district.

Police Department No crime prevention or CPTED comments at this time.

Fire Department No adverse comments.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

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

Transportation Development

No objection to the vacation action for the alley, 1st Street needs to be discussed. Why isn't the sidewalk being placed within public right-of-way. The property should have 10' border areas from face of curb. Applicant will need to meet with DMD concerning the Second Street Corridor project and possible dedications. Both 2nd Street and Menaul require 124' of right-of-way. The redundant drive pads should be closed.

Parks & Recreation

Defer to Transportation regarding the vacation. No objection to the platting action.

Utilities Development No objection to Vacation request or Plat approval.

Planning Department

Planning will provide comments at the hearing as agent is still researching whether these vacations occurred previously.

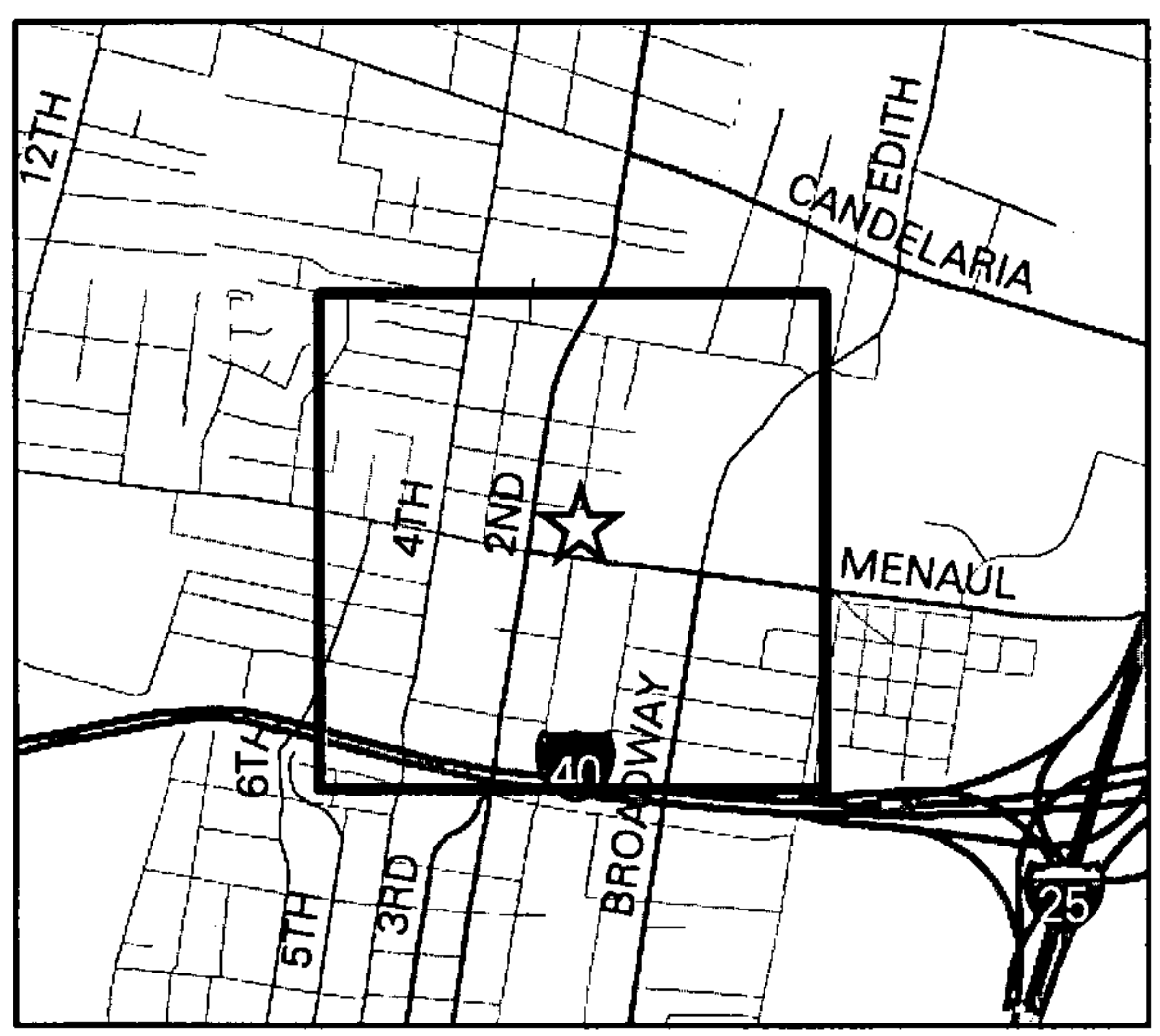
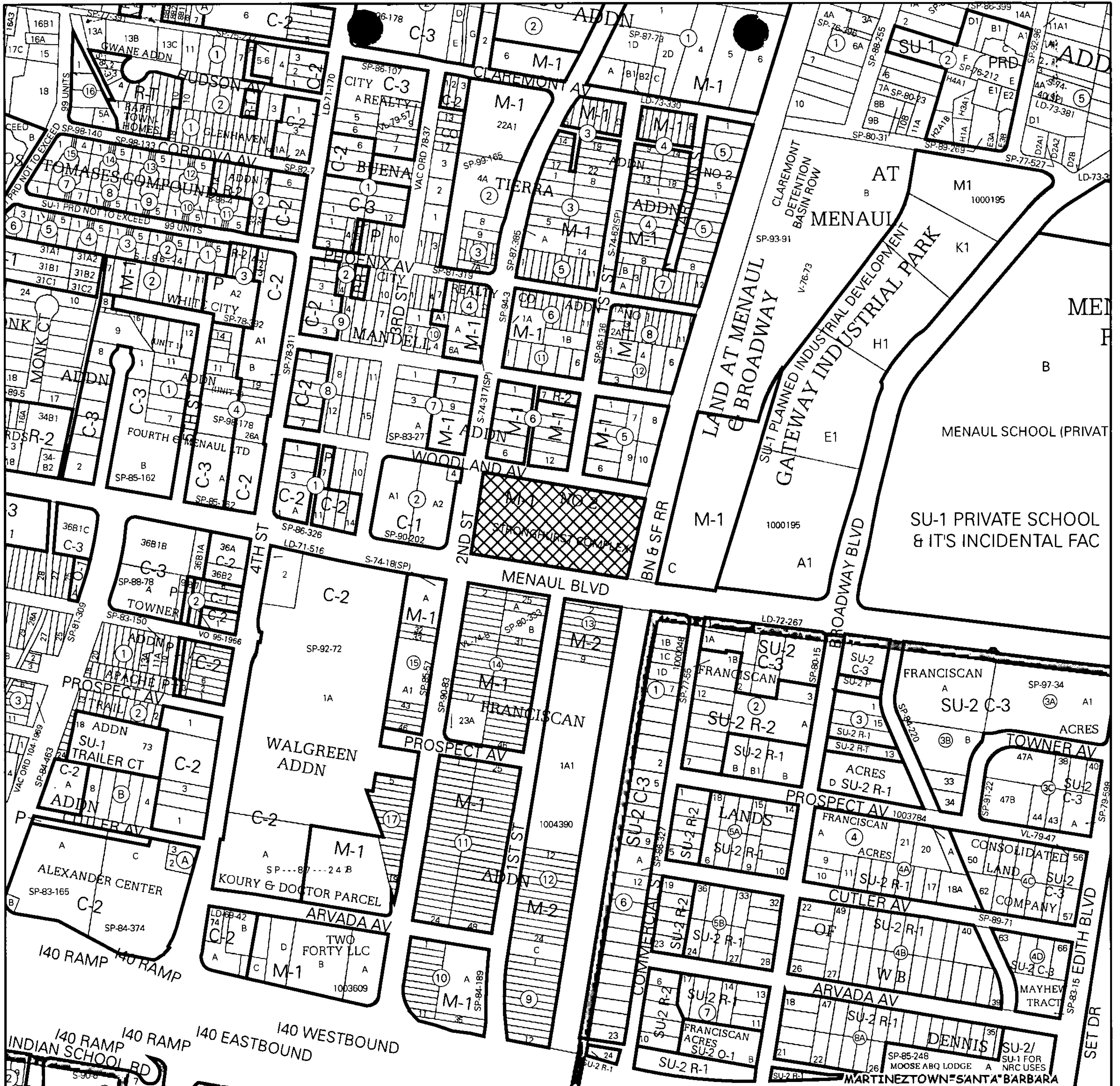
Impact Fee Administrator

No comment on proposed vacation(s) or proposed plat. Any new construction would be subject to Public Safety Impact Fees only, calculated at the rate of \$108 per 1,000 square feet of new heated floor area.

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

cc: The Board of Education for the City of Albuquerque, APS Real Estate Office,
P.O. Box 25704, 87125

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet
Project Number:
 1004877
Hearing Date:
 5/31/06
Zone Map Page:
 H-14
Additional Case Numbers:
 06DRB-00634
 06DRB-00635



**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, May 31, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002455

06DRB-00610 Major-Two Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

Project # 1003353

06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

Project # 1003354

06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)

Project # 1002858

06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

Project # 1004877

06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

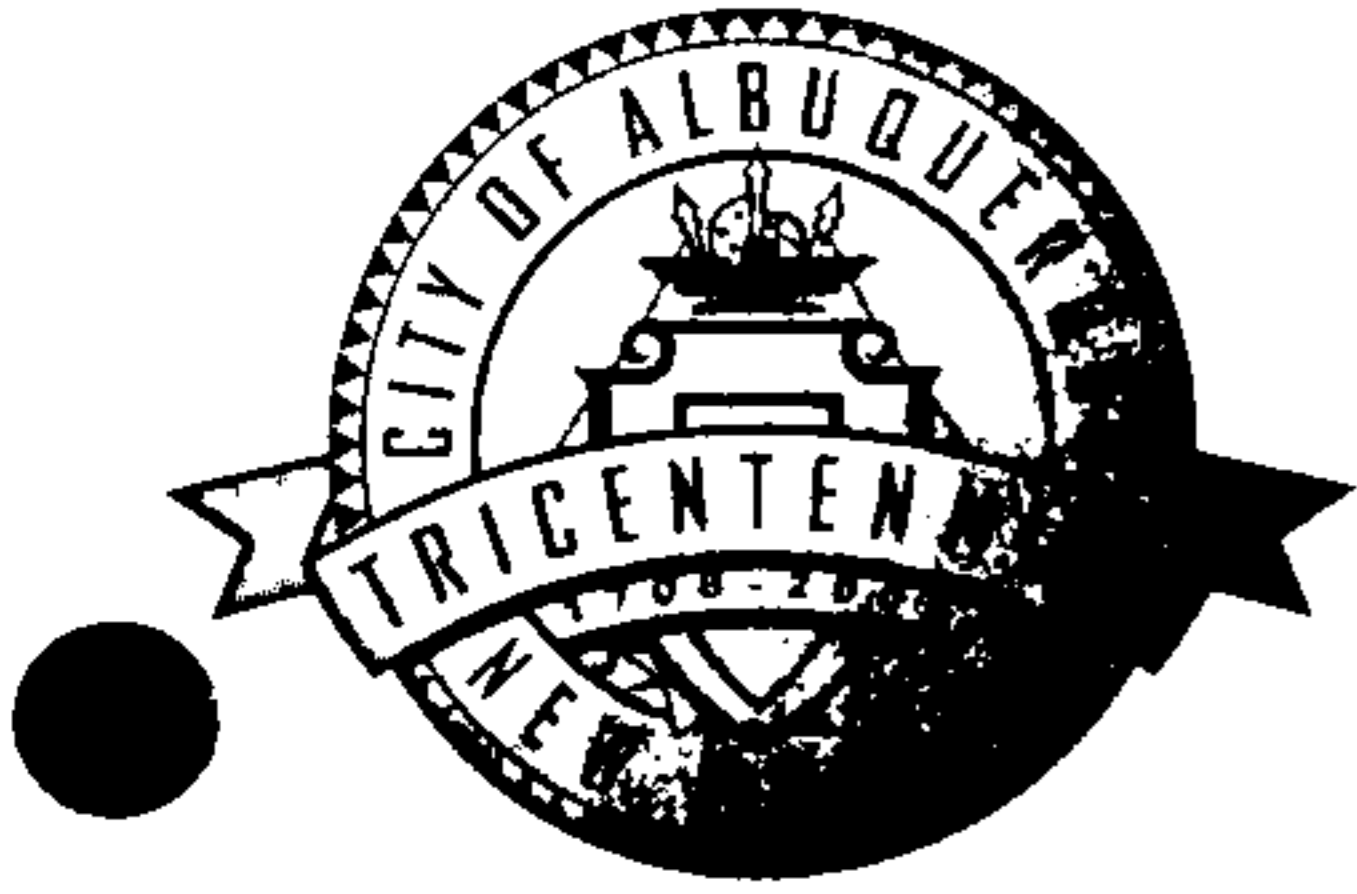
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Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS 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.

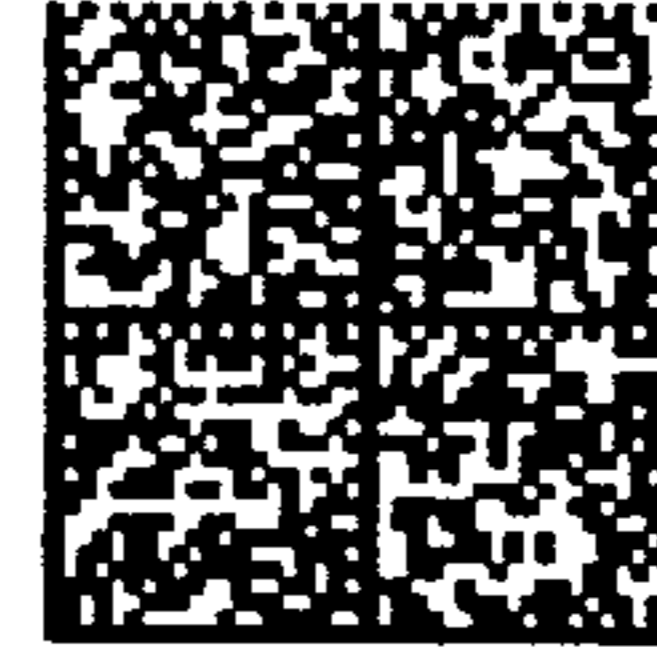

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.

CITY OF ALBUQUERQUE



Planning Department



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STEINBERG SCOTT & ROBIN
2700 2ND ST NW
ALBUQUERQUE NM 87107

SRB

87107+1412-00 C022



DRB



P O BOX 1293

Albuquerque, New Mexico 87103

RETURN TO
TO SENDER
AS APPLICABLE
UNLESS OTHERWISE SPECIFIED

RECEIVED
COMMUNICATIONS SECTION
AUG 1 1968

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COMMUNICATIONS SECTION
AUG 1 1968



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

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06DRB-00631 Major-Two Year SIA

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Project # 1002858
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

Project # 1004877
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

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.

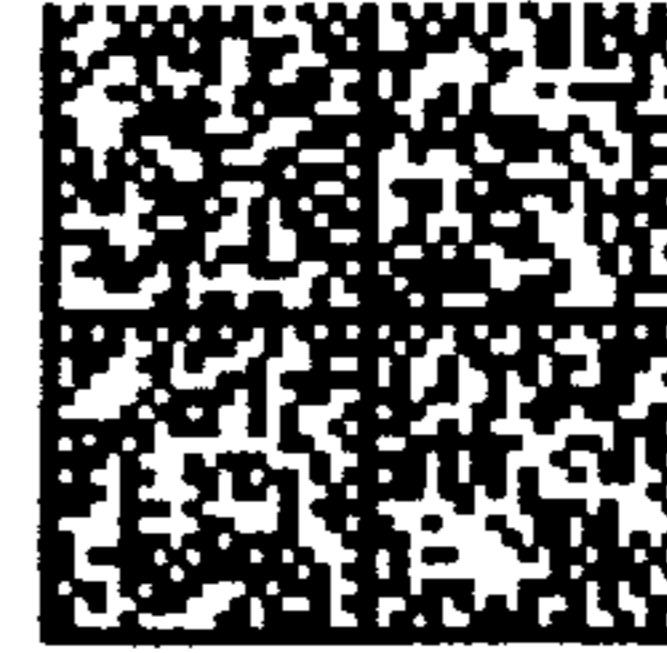

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.



Planning Department

CITY OF ALBUQUERQUE



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H & W ENTERPRISES LLC
2350 AZTEC RD NE
ALBUQUERQUE, NM 87107

D R B

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87107+4226-33 C006



DRB

.

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

Meeting Date: MAY 31, 2006
Zone Atlas Page: H-14-Z
Notification Radius: 100 Ft.

Project# 1004877
App#06DRB-00634
APP#06DRB-00635

Cross Reference and Location: 201 WOODLAND AVENUE NE BETWEEN
MENAUL BLVD NW AND SECOND STREET NW

Applicant: THE BOARD OF EDUCATION FOR THE CITY OF ALBUQ. (APS
REAL ESTATE OFFICE)

Address: PO BOX 25704
ALBUQUERQUE, NM 87125

Agent: JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: MAY 12, 2006
Signature: YVONNE SAAVEDRA

/

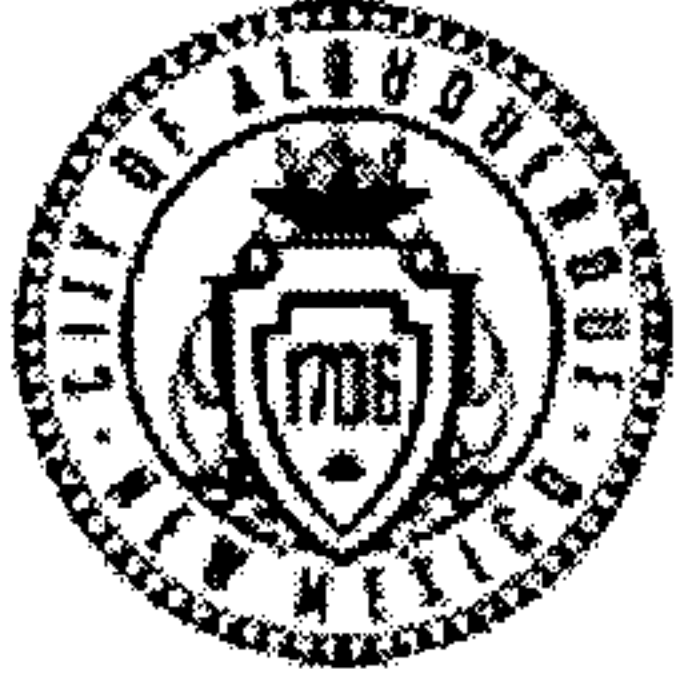
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**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1004877
APPLICATION # _____

PAGE 1 **OF** 2

| ZONE ATLAS PAGE # | ZONE ATLAS # | GRID LOCATIONS | PARCEL SEQUENCES | NAME AND ADDRESS |
|-------------------|--------------|----------------|------------------|--------------------|
| H-14 | 1014059 | 405-331 | 105-02 | ✓ Dup |
| | | 433-326 | 04 | ✓ Dup ^o |
| | | 473-333 | 122-05 | ✓ |
| | | 450-351 | 111-05 | ✓ |
| | | 447-352 | 16 | ✓ Dup |
| | | 442-353 | 95 | ✓ Dup ^o |
| | | 433-346 | 14 | ✓ |
| | | 434-353 | 13 | ✓ |
| | | 418-351 | 110-03 | ✓ |
| | | 411-353 | 02 | ✓ |
| | | 400-354 | 01 | ✓ |
| | | 414-356 | 04 | ✓ |
| | | 401-359 | 13 | ✓ |
| | | 370-334 | 104-03 | ✓ Dup |
| | | 380-347 | 04 | ✓ Dup ^o |
| | | 370-362 | 109-12 | ✓ |



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To
cc
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Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01014059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101405940533110502 LEGAL: 003M ANDE LL ADD NO2
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125
0101405943332610504 LEGAL: 004M ANDE LL ADD NO2
LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125
0101405947333312205 LEGAL: TR C PLA T OF TRACTS A, B & C "LAND OF MENAUL &
BRO LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: R&S LUCERO LTD CO
OWNER ADDR: 01674 PACE RD NW
ALBUQUERQUE NM 87114
0101405945035111105 LEGAL: 005M ANDE LL ADDN NO2 E31FT L10
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: KOLLE ED L & LINDA L
OWNER ADDR: 00608 MONROE SE
ALBUQUERQUE NM 87108
0101405944735211116 LEGAL: 005M ANDE LL ADD NO 2 W31FT L 10
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: ROMERO ALBERT A & NANCY
OWNER ADDR: 00003 WOODLAND AV NW
ALBUQUERQUE NM 87107
0101405944235311115 LEGAL: 009 005M ANDELL ADDN NO2
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: ROMERO ALBERT A & NANCY
OWNER ADDR: 00003 WOODLAND AV NW
ALBUQUERQUE NM 87107
0101405943334611114 LEGAL: 006 005M ANDELL ADDN NO2
LAND USE:
PROPERTY ADDR: 00000 1ST
OWNER NAME: LOYA CHAVIRA SERGIO &
OWNER ADDR: 02702 1ST ST NW
ALBUQUERQUE NM 87107
0101405943435311113 LEGAL: 005 005M ANDELL ADDN NO2
LAND USE:
PROPERTY ADDR: 00000 1ST
OWNER NAME: BENAVIDEZ BOLESLO P & JOSEFITA
OWNER ADDR: 02704 1ST ST NW
ALBUQUERQUE NM 87107

PAGE 2

0101405941835111003 LEGAL: 006M ANDE LL ADDN E1/2 L12
LAND USE:
PROPERTY ADDR: 00000 1ST
OWNER NAME: WILSON JERRY D & DEBBIE K
OWNER ADDR: 10909 EAGLE ROCK AV NE

ALBUQUERQUE NM 87122
0101405941135311002 LEGAL: W1/2 OF LT 12 BLK 6 MANDELL ADDN #2
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: TRUJILLO JOE
OWNER ADDR: 00105 WOODLAND AV NW

ALBUQUERQUE NM 87107
0101405940035411001 LEGAL: 0006 0006 MANDELL ADDN NO 2
LAND USE:
PROPERTY ADDR: 00000 2ND
OWNER NAME: STEINBERG SCOTT & ROBIN
OWNER ADDR: 02700 2ND ST NW

ALBUQUERQUE NM 87107
0101405941435611004 LEGAL: 011 006M ANDELL ADDN
LAND USE:
PROPERTY ADDR: 00000 1ST
OWNER NAME: CHAVEZ VENCES G & LUPE
OWNER ADDR: 02705 1ST ST NW

ALBUQUERQUE NM 87107
0101405940135911013 LEGAL: 0005 0006 MANDELL ADDN NO 2
LAND USE:
PROPERTY ADDR: 00000 2ND
OWNER NAME: STEINBERG SCOTT & ROBIN
OWNER ADDR: 02700 2ND ST NW

ALBUQUERQUE NM 87107
0101405937033410403 LEGAL: TRAC T A- 2 BLK 2 MANDELL ADDN NO 2 (REPL OF TR A
BL LAND USE:
PROPERTY ADDR: 00000 2ND
OWNER NAME: ANTHEM OIL LLC
OWNER ADDR: 10131 COORS RD NW

ALBUQUERQUE NM 87114
0101405938034710404 LEGAL: THE EAST 50 FT OF LOT 4 BLOCK 2 AMENDED &
SUPPLEME LAND USE:
PROPERTY ADDR: 00000 2ND
OWNER NAME: ANTHEM OIL LLC
OWNER ADDR: 10131 COORS RD NW

ALBUQUERQUE NM 87114
0101405937036210912 LEGAL: LT A BLK 7 SUMMARY PLAT OF LTS 4 THRU 6 & LTS
10 T LAND USE:
PROPERTY ADDR: 00000 2ND
OWNER NAME: STEINBERG SCOTT & ROBIN
OWNER ADDR: 09425 SAN RAFAEL NE

ALBUQUERQUE NM 87109
0101405936730110110 LEGAL: TR A IN REPL OF LTS 24 THRU 31 IN BLK 15 OF
FRANCI LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: WHATABURGER OF NEW MEXICO
OWNER ADDR: PO BOX 870849

MESQUITE TX 75187

PAGE 3

0101405939130110215 LAND USE: LEGAL: 001 014L OTS 1 THRU 6 REPLAT OF FRANCISCAN ADD

PROPERTY ADDR: 00000 MENAUL
OWNER NAME: BACA MARIA P
OWNER ADDR: 02715 2ND ST NW

ALBUQUERQUE NM 87107

0101405940630510214 LAND USE: LEGAL: 024 014F RANCISCAN ADD REPL &L25

PROPERTY ADDR: 00000 1ST
OWNER NAME: GRANTS STEEL, SASH, DOOR &
OWNER ADDR: 02530 1ST ST NW

ALBUQUERQUE NM 87102

0101405943130242831 LAND USE: LEGAL: 001 013F RANCISCAN ADD REPL

PROPERTY ADDR: 00000 1ST
OWNER NAME: GRANTS STEEL, SASH, DOOR &
OWNER ADDR: 02530 1ST ST NW

ALBUQUERQUE NM 87102

0101405943130042830 LAND USE: LEGAL: 002 013F RANCISCAN ADDN REPL

PROPERTY ADDR: 00000 1ST
OWNER NAME: GRANTS STEEL, SASH, DOOR &
OWNER ADDR: 02530 1ST ST NW

ALBUQUERQUE NM 87102

0101405946029642929 ONE-D LAND USE: LEGAL: LOT ONE- A PLAT LOTS ONE-A, ONE-B, ONE-C AND

PROPERTY ADDR: 00000 COMMERCIAL
OWNER NAME: H & W ENTERPRISES LLC
OWNER ADDR: 2350 AZTEC RD NE

ALBUQUERQUE NM 87107

QUIT

101405940533110502

LEGAL: 003 MANDELL ADD NO 2
PROPERTY ADDR: 120 WOODLAND NW

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101405943332610504

LEGAL: 004 MANDELL ADD NO2
PROPERTY ADDR: MENAUL BLVD NW

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101405936730110110

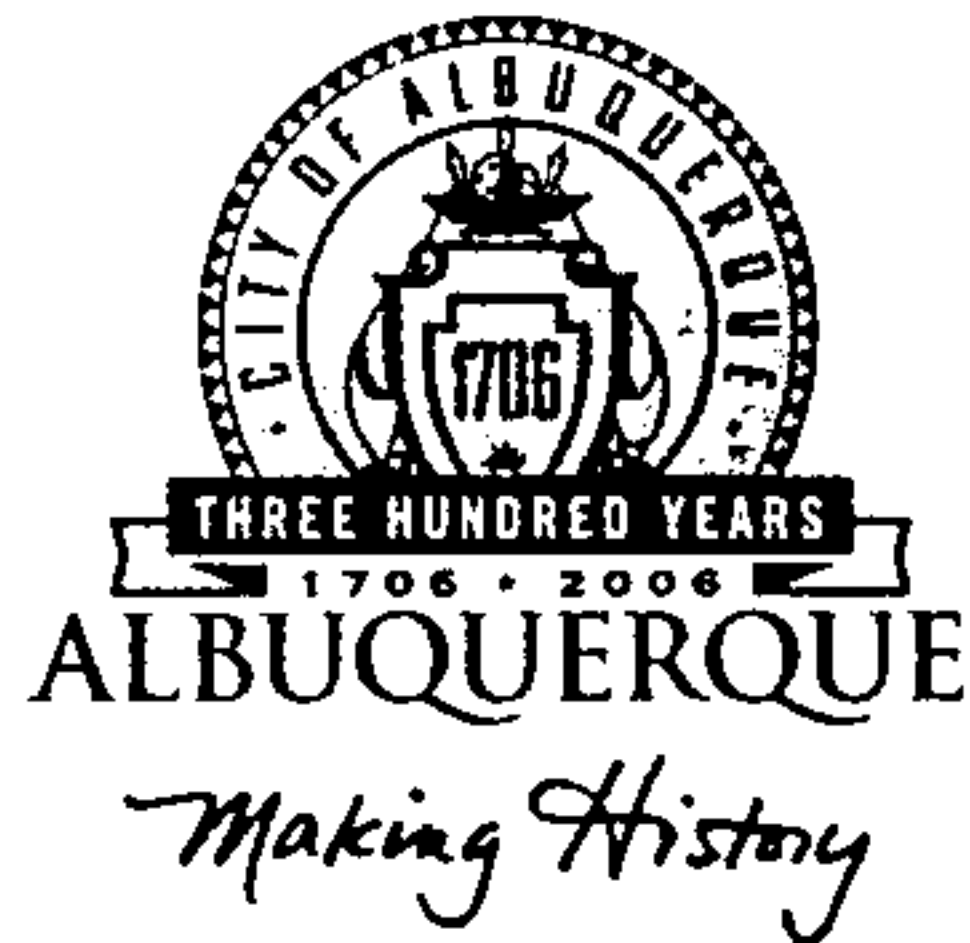
LEGAL: TR A IN REPL OF LTS 24 THRU 31 IN BLK 15 OF
PROPERTY ADDR: 200 MENAUL ST NW

OWNERS NAME: WHATABURGER OF NEW MEXICO
OWNERS ADDR: PO BOX 870849
MESQUITE, TX 75187

101405946029642929

LEGAL: LOT ONE-A PLAT LOTS ONE-A, ONE-B, ONE-C AND REPLAT OF THE
PORTION
PROPERTY ADDR: 2509 COMMERCIAL AVE NE

OWNERS NAME: H & W ENTERPRISES LLC
OWNERS ADDR: 2350 AZTEC RD NE
ALBUQUERQUE, NM 87107



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 2, 2006

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of May 2, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-10, BLOCK 3, MANDELL ADDITION, NO. 2 AND LOTS 1-9, BLOCK 4 ANDELL ADDITION, NO. 2 LOCATED AT 201 WOODLAND AVENUE NW – THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE, zone map H-14.**

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

SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"

***Robert Sanchez**

508 Aspen NE/87102 450-9136 (h)

Christina Chavez-Apodaca

517 Marble NE/87102 459-4521 (h)

NEAR NORTH VALLEY N.A. (NNV) "R"

***Ray Gutierrez**

P.O. Box 6953/87197 264-0306 (h)

George Hutton

1820 Indian School NW #103/87104 220-9863 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

2005.181.6

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.

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 ONC use only)

Date of Inquiry: 05/02/06 Time Entered: 1:39 p.m. ONC Rep. Initials: SW

Project # 1004877
THE BOARD OF EDUCATION FOR THE CITY
OF ALBUQ. (APS REAL ESTATE OFFICE)
PO BOX 25704
ALBUQUERQUE, NM 87125

Project # 1004877
JEFF MORTENSEN & ASSOC., INC.
6010-B MIDWAY PARK BLVD NE
RIO RANCHO, NM 87109

Project # 1004877
ROBERT SANCHEZ
Santa Barbara-Martineztown Assoc.
508 ASPEN NE
ALBUQUERQUE, NM 87102

Project # 1004877
CHRISTINA CHAVEZ-APODACA
Santa Barbara-Martineztown Assoc.
517 MARBLE NE
ALBUQUERQUE, NM 87102

Project # 1004877
RAY GUTIERREZ
Near North Valley N.A.
PO BOX 6953
ALBUQUERQUE, NM 87197

Project # 1004877
GEORGE HUTTON
Near North Valley N.A.
1820 INDIAN SCHOOL NW
ALBUQUERQUE, NM 87104

101405940533110502

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

101405947333312205

R&S LUCERO LTD CO
1674 PACE RD NW
ALBUQUERQUE NM 87114

101405945035111105

KOLLE ED L & LINDA L
608 MONROE SE
ALBUQUERQUE NM 87108

101405944735211116

ROMERO ALBERT A & NANCY
3 WOODLAND AV NW
ALBUQUERQUE NM 87107

101405943334611114

LOYA CHAVIRA SERGIO &
2702 1ST ST NW
ALBUQUERQUE NM 87107

101405943435311113

BENAVIDEZ BOLESLO P & JOSEFIT
2704 1ST ST NW
ALBUQUERQUE NM 87107

101405941835111003

WILSON JERRY D & DEBBIE K
10909 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

101405941135311002

TRUJILLO JOE
105 WOODLAND AV NW
ALBUQUERQUE NM 87107

101405940035411001

STEINBERG SCOTT & ROBIN
2700 2ND ST NW
ALBUQUERQUE NM 87107

101405941435611004

CHAVEZ VENCES G & LUPE
2705 1ST ST NW
ALBUQUERQUE NM 87107

101405937033410403

ANTHEM OIL LLC
10131 COORS RD NW
ALBUQUERQUE NM 87114

101405937036210912

STEINBERG SCOTT & ROBIN
9425 SAN RAFAEL NE
ALBUQUERQUE NM 87109

101405936730110110

WHATABURGER OF NEW MEXICO
PO BOX 870849
MESQUITE, TX 75187

101405939130110215

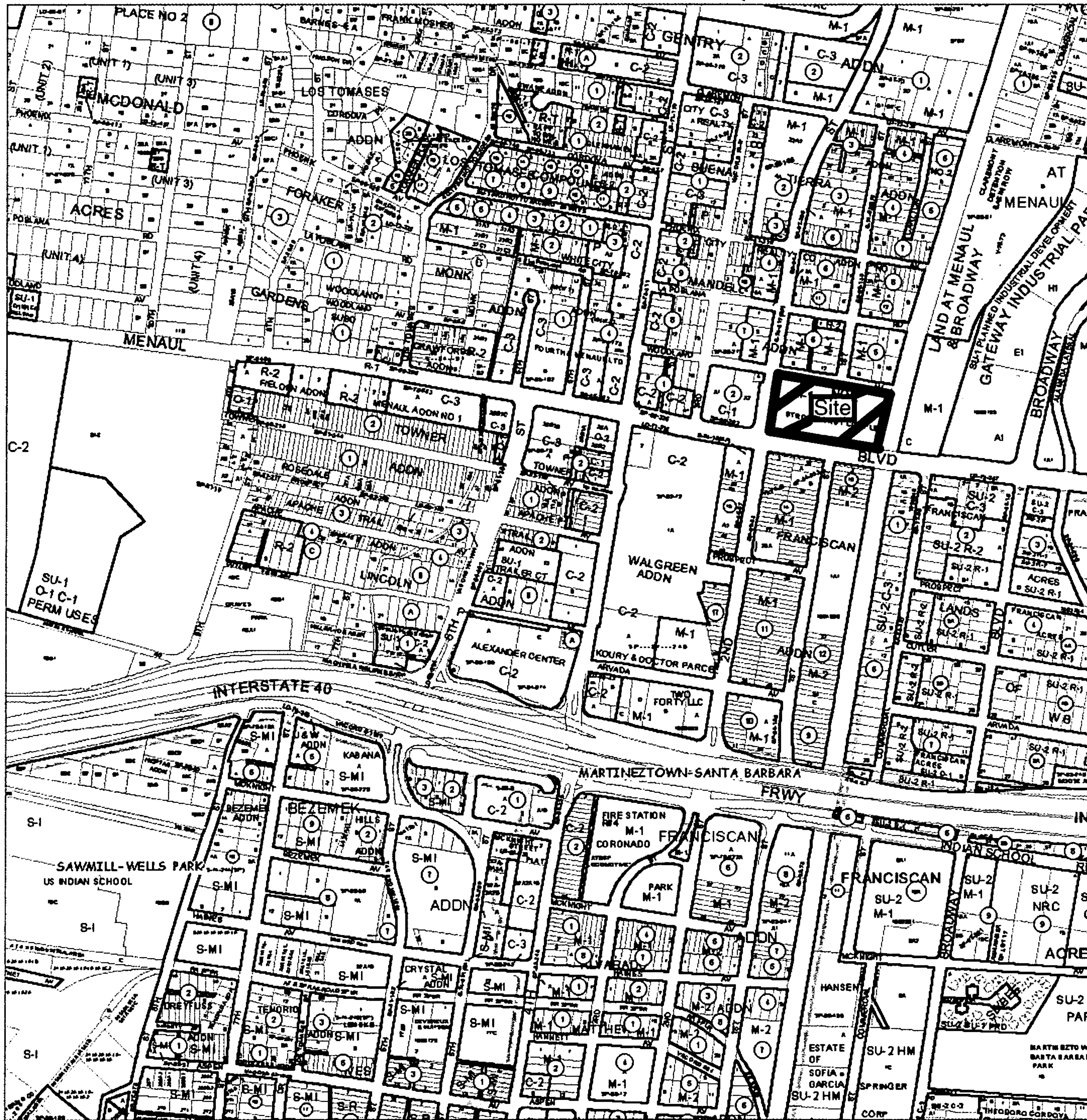
BACA MARIA P
2715 2ND ST NW
ALBUQUERQUE NM 87107

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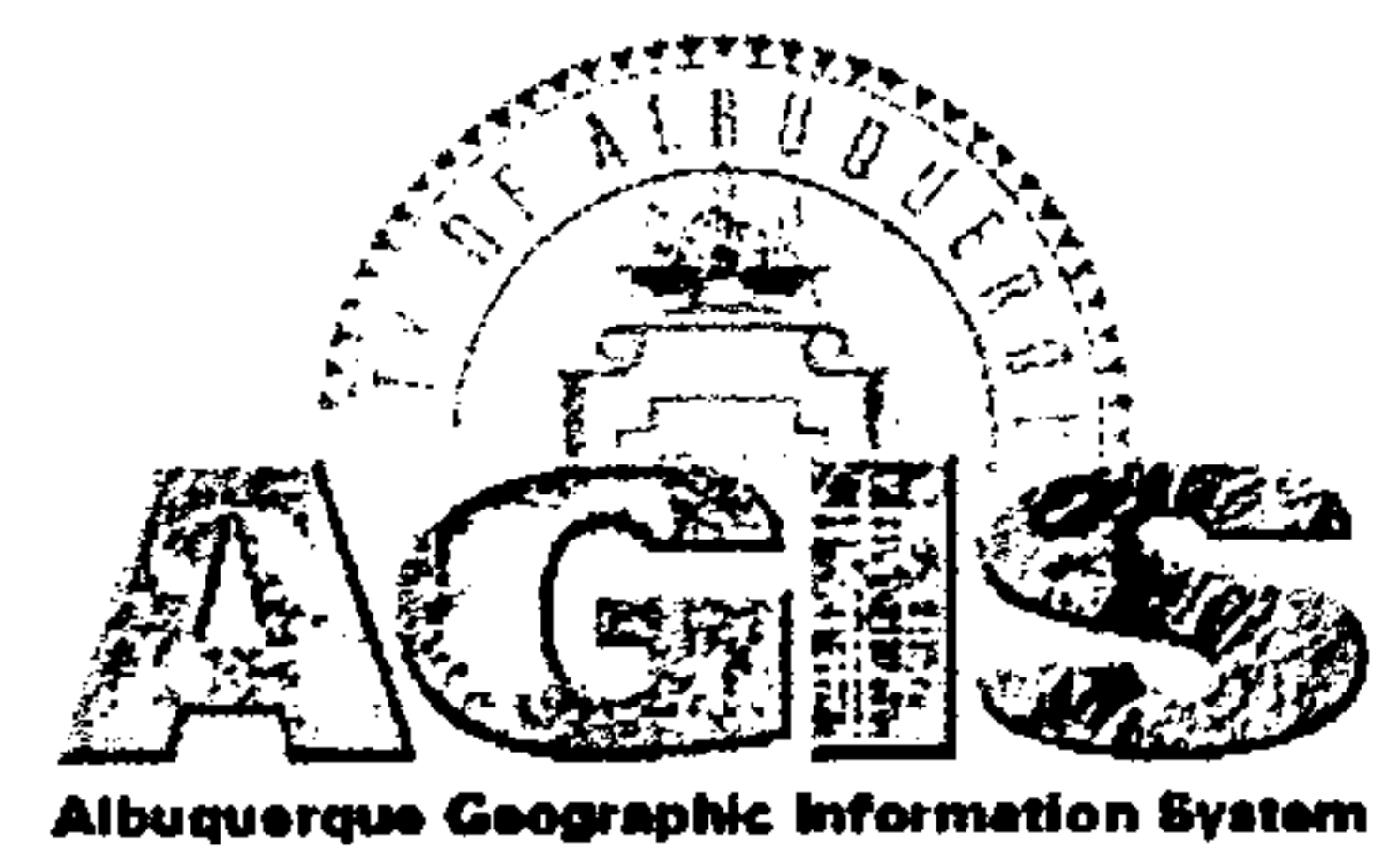
GRANTS STEEL, SASH, DOOR &
2530 1ST ST NW
ALBUQUERQUE NM 87102

101405946029642929

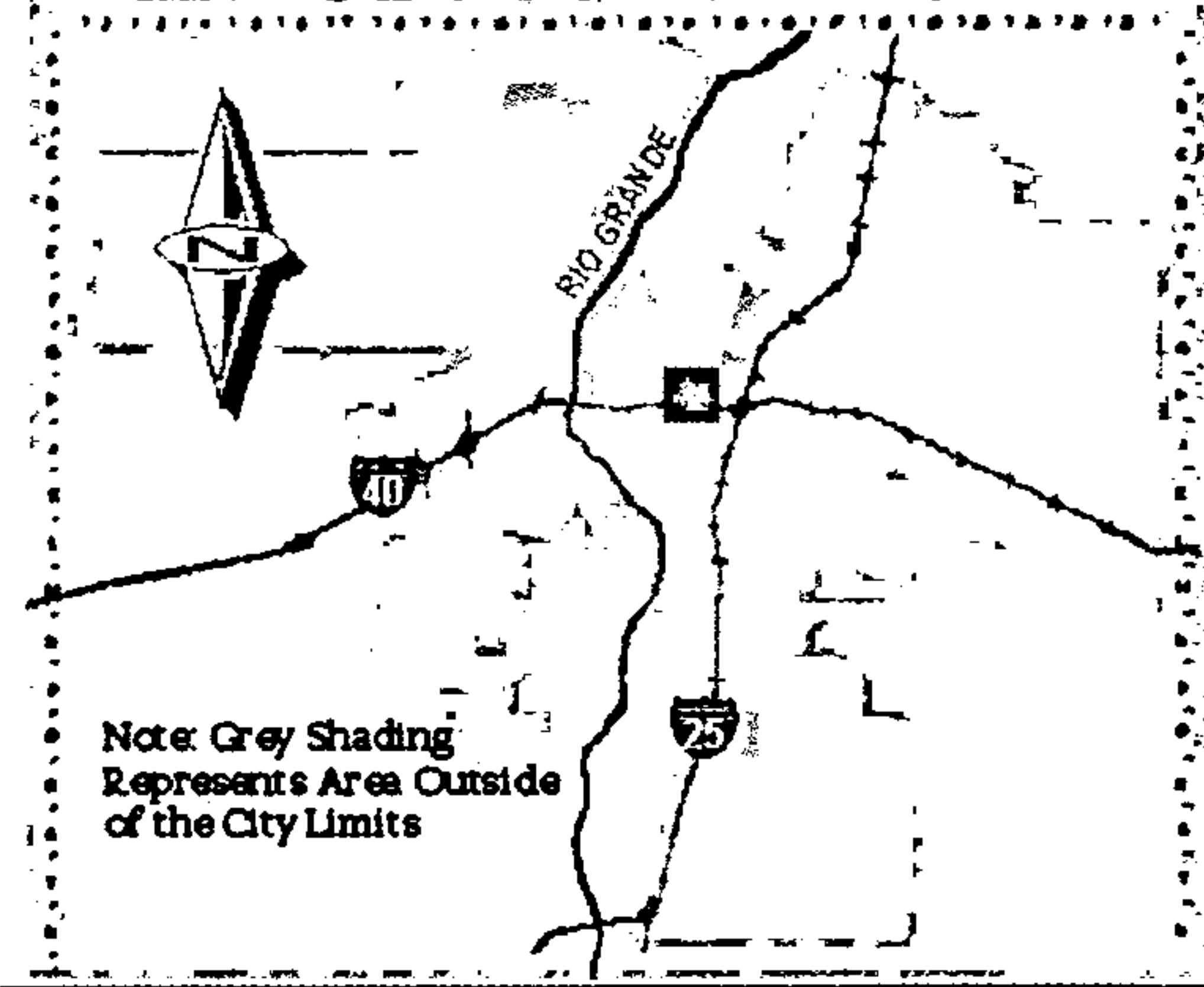
H & W ENTERPRISES LLC
2350 AZTEC RD NE
ALBUQUERQUE, NM 87107



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



Map amended through: 3/14/2006



Zone Atlas Page:
H-14-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



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)
- ___ 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.

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUJILLO
 Debie LeBlanc Trujillo 05-03-06
 Applicant name (print)
 Applicant signature / date



Form revised 11/04

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

Application case numbers
 06000 - 00635
 - - -
 - - -

Planner signature / date
 [Signature] 5/6/06

Project # 1004877

CITY OF ALBUQUERQUE

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 17, 2006

TO: Robert Sancehz & Christina Chavez-Apodaca, Santa Barbara-Martineztown Assoc.
Ray Gutierrez and George Hutton, Near North Valley Neigh. 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 four (4) acre(s) - Major Vacation of Public Right-of-Way and Minor Sketch Plat or Plan for a public Right-of-Way on First Street NW and for a Public Alley located between Menaul Boulevard NW and Woodland Avenue NW.

Proposed by: Jeff Mortensen and Associates, Inc. at 345-4250

Agent for: The Board of Education for the City of Albuquerque (APS Real Estate Office)

P.O. Box 1293

For property located: On or near Woodland Avenue NW between Fourth Street NW and Second Street NW.

Albuquerque

The case number(s) assigned is: 06DRB- 00634 and 00635, Project # 1004877

City Planning accepted application for this request on May 5, 2006.

New Mexico 87103

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*.

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 31, 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 J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



**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, May 31, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1002455

06DRB-00610 Major-Two Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18)

Project # 1003353

06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9)

Project # 1003354

06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**), zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9)

Project # 1002858

06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9)

Project # 1004877

06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

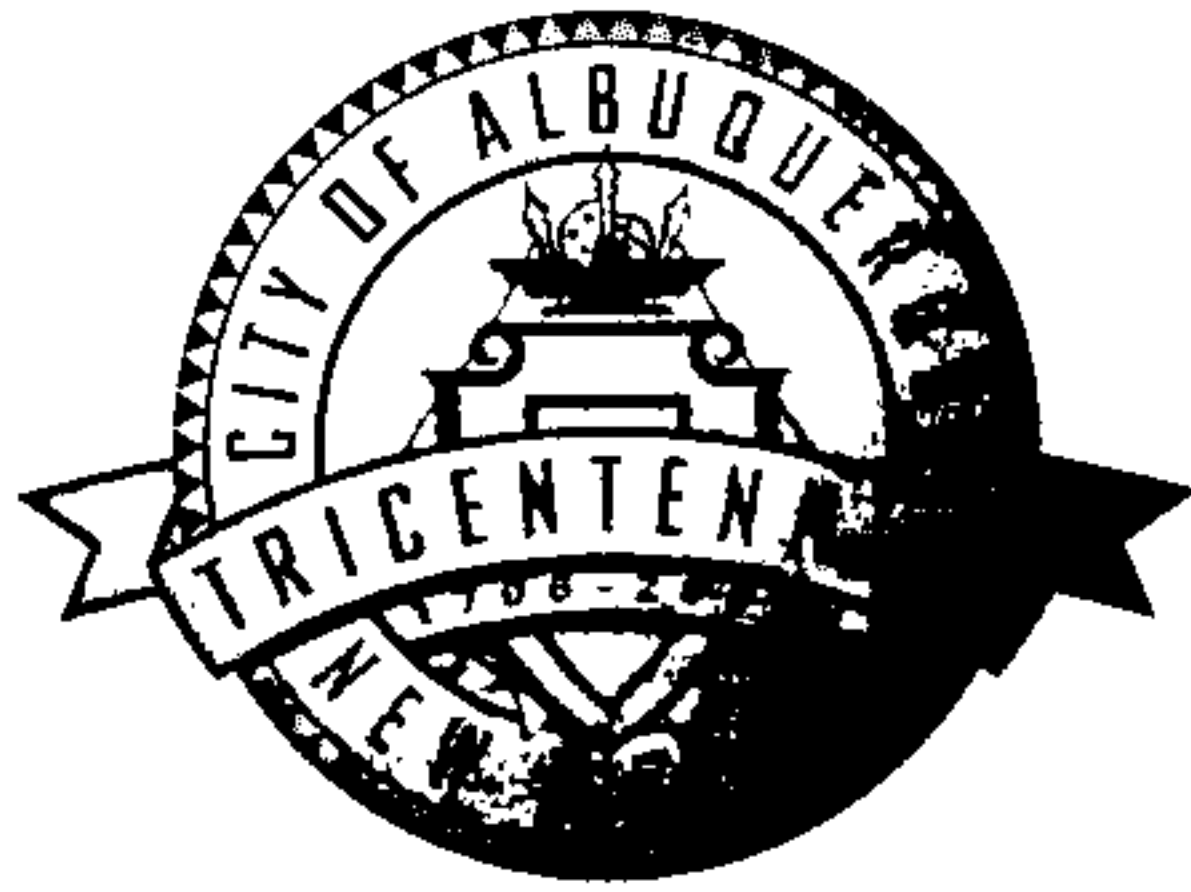
JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND STNW containing approximately 4 acre(s). (H-14)

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.

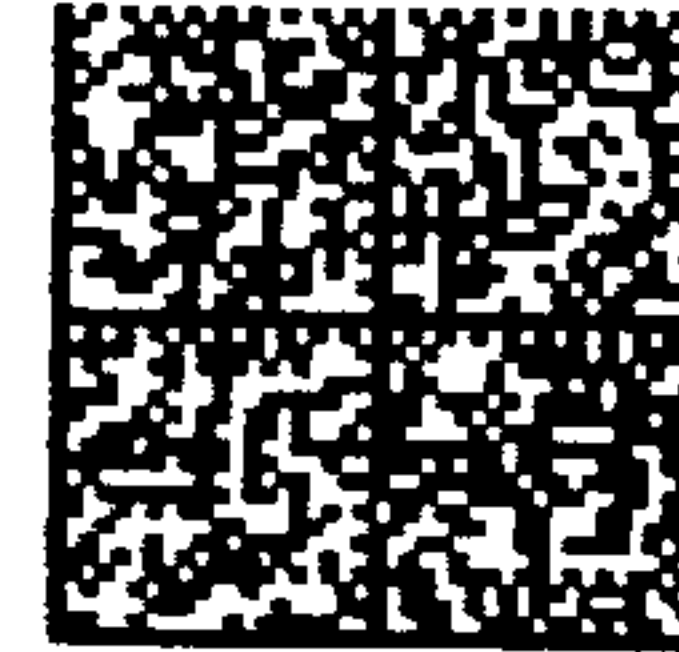

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 15, 2006.

CITY OF ALBUQUERQUE



Planning Department



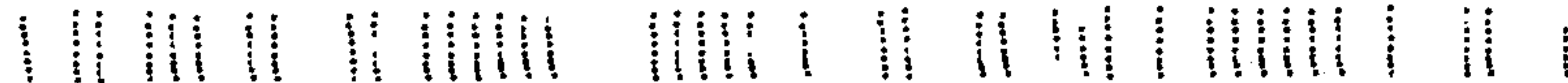
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MAILED FROM ZIP CODE 87102

DRB

101405937036210912

STEINBERG SCOTT & ROBIN
9425 SAN RAFAEL NE
ALBUQUERQUE NM 87109

[Handwritten signature]



87109+6368-23 C024



DRB



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1004776
12DRB-70308 VACATION OF PUBLIC UTILITY EASEMENT

BRASHER AND LORENZ INC agent(s) for ACCELERATED CONSTRUCTION TECHNOLOGIES request(s) the referenced/ above action(s) for all or a portion of Tract(s) 12A, **VOLCANO BUSINESS PARK PHASE I** zoned SU-1 FOR C-1 & IP, located on the west side of TODOS SANTOS ST NW between OURAY RD NW and PAINTED ROCK DR NW containing approximately 3.5910 acre(s). (G-10)

At the October 24, 2012 Development Review Board meeting, the vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. utility companies shall acknowledge via signature on required re-plat.

Findings

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

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

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Franchised Utility Companies shall acknowledge the vacation by their signatures on the required replat.

If you wish to appeal this decision, you must do so by November 8, 2012 in the manner described below.

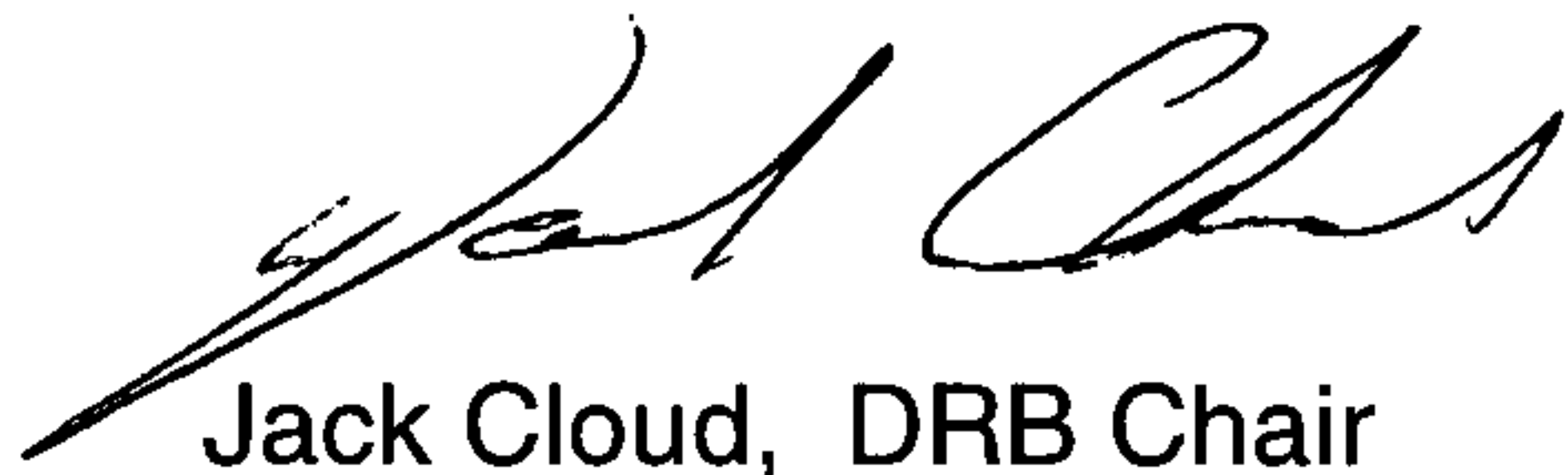
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

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

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

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



Jack Cloud, DRB Chair

Cc: BRASHER AND LORENZ INC
Marilyn Maldonado
File



JEFF MORTENSEN + ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

TRANSMITTAL

TO: Sheran Matson & Kevin Curran DATE: June 13, 2006
 Plaza Del Sol PROJECT: Stronghurst DRB.1004877
 JMA JOB NO: 2005.181.6

VIA: Hand Delivery Pickup US Mail Overnight Delivery

WE ARE SENDING:

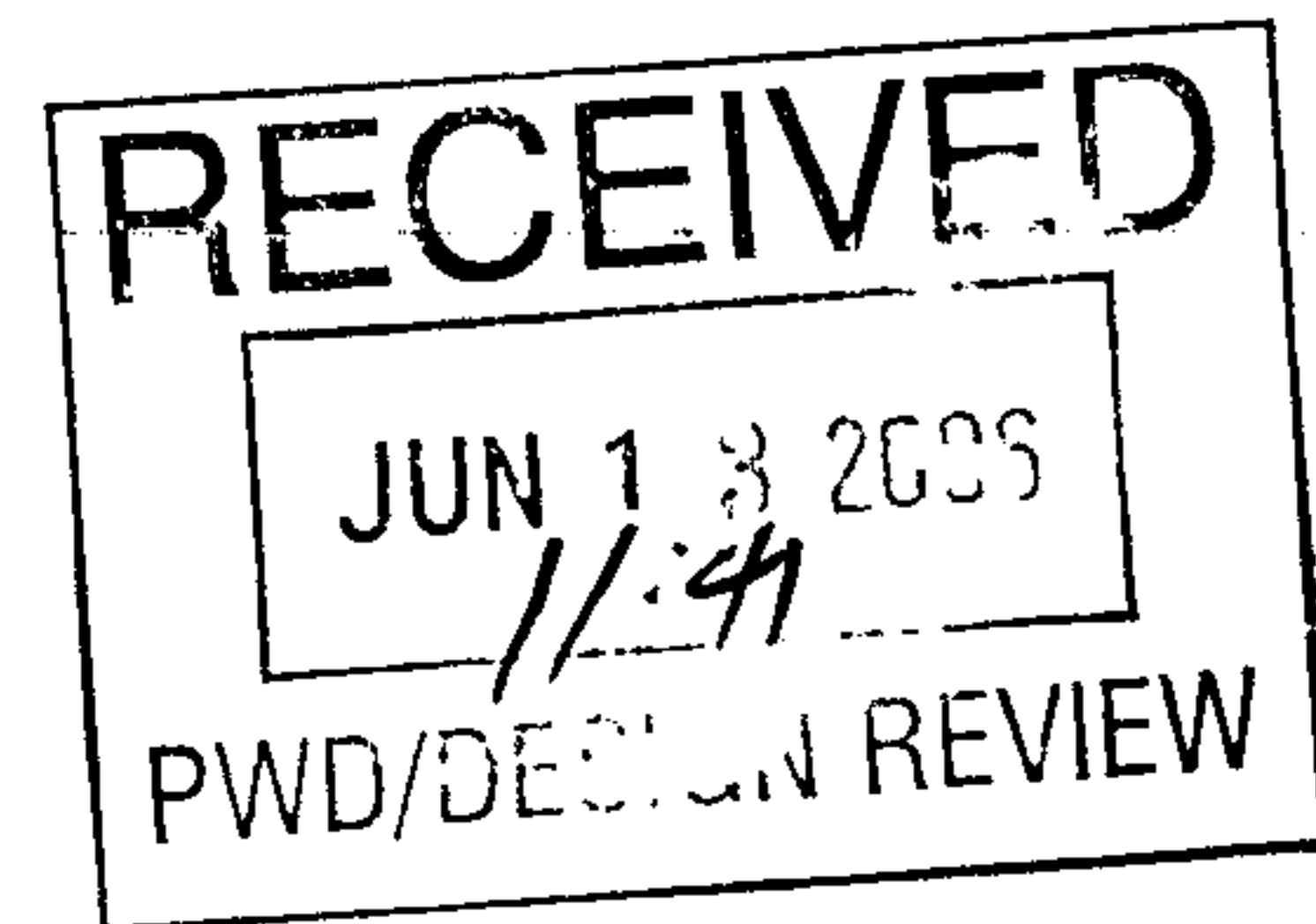
| QTY. | DESCRIPTION | FOR |
|------|---|----------|
| 1 | Warranty Deed Book 224, page 443 recorded June 18, 1945 | Your Use |

REMARKS:

Transmitted herewith is the above listed item for your use as requested. Please do not hesitate to call me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Debie LeBlanc Trujillo

filing
Sharon-Crane



Debie LeBlanc Trujillo

STRAWBERRY

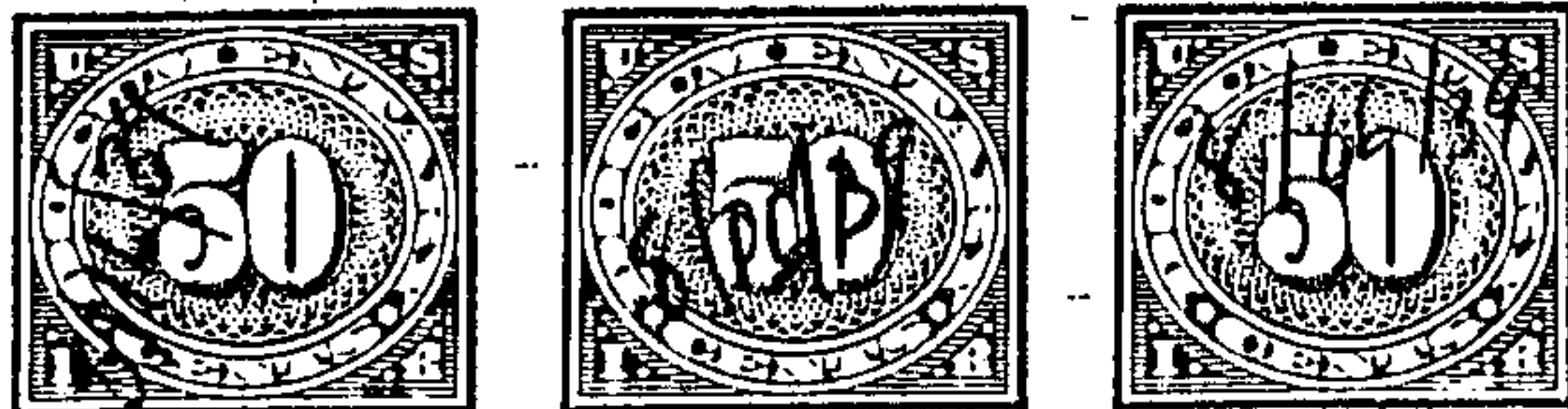


This Indenture, Made this 14th day of May, in the year of our Lord
 One Thousand Nine Hundred and Thirty Eight between
Estevan Sandoval, a widower,
 _____, of the first part and
Bernalillo County Board of Education
 _____, of the second part,

WITNESSETH, That the said party _____ of the first part, for and in consideration of the sum of
One and no/100---(\$1.00) Dollars
 lawful money of the United States, to him in hand paid by the said party ies of the second
 part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold, remised,
 conveyed, released and confirmed, and by these presents do es grant, bargain, sell; remise, convey,
 release and confirm unto the said party _____ of the second part, their heirs and assigns forever
 all the following described lot _____ or parcel _____ of land and real estate, situate, lying and being in the County
 of Bernalillo and State of New Mexico to-wit:

Lot number Five (5) in Block numbered Three (3)
of the Mandell Addition No. 2 to the City of
Albuquerque, New Mexico as the same is shown
and designated on the amended Plat of Said
addition filed in the office of the County
Clerk of Bernalillo County, New Mexico, September,
9th, 1951.

Grantor also conveys Right Title and Interest to that
certain alley running North, and South
to Block three (3) which has been vacated by
County Commissioners.



TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in
 anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
 thereof; and all the estate, right, title, interest, claim and demand whatsoever of the party _____ of the first part,
 either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;
 TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
 the said parties of the second part, their heirs and assigns forever. And the said party _____ of the first
 part, for his heirs, executors and administrators, do es covenant and agree, to and with the said
 party ies of the second part, their heirs and assigns, that at the time of the ensealing and delivery of
 these presents is well seized of the premises above conveyed, of a good, sure, perfect, absolute
 and indefeasible estate of inheritance in law and in fee simple and ha s good right, full power and lawful

authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

witness to make
Glyce Tracy
Antonio Gallegos

Estevan Sardoval [SEAL]
[SEAL]
[SEAL]
[SEAL]

STATE OF NEW MEXICO, }
County of Bernalillo } ss.

On this 18th day of May, 1938, before me personally appeared Estevan Sardoval, a widower,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires May 21, 1941 M. Regis B... Notary Public.

74832
Warranty Deed

Estevan Sardoval, a widower

TO

Bernalillo County Board of

Education

STATE OF NEW MEXICO, }
County of BERNALILLO } ss.

I hereby certify that this instrument was filed for record on the 18 day of June, A. D. 1938, at 11:05 o'clock A.M., and was duly recorded in Book 224 of Records of Deeds and Conveyances, page 443 on this 18th day of June A. D. 1938

Mary Pligonski
Clerk and Ex-Officio Recorder.

By Deputy.

PRINTED AND FOR SALE BY VALLIANT PRINTING CO., ALBUQUERQUE

M. Regis B...

STATE OF NEW MEXICO, }
County of } ss.

On this day of before me personally appeared to me personally known, who being by me duly sworn, did say that he is of a corporation organized under the laws of the State of and that the seal affixed to said instrument is the corporate seal of said corporation. and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal this the day and year first above written.

Notary Public
My commission expires County, New Mexico.



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
June 8, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
600 Second St. NW
Albuquerque, New Mexico 87102

Hand Delivery

Rec'd - M. Z...
6/8/06
[Signature]
[Signature]

Re: Stronghurst Complex Supplemental Data (DRB # 1004877)

Ms. Matson:

Transmitted for distribution to the DRB members and for evaluation are the following supplemental documents that support the subject project:

- April 25, 1935 Board of County Commissioner's Journal "J" action citing the vacation of the 16' Public Alley within Block 3.
- City of Albuquerque Paving District No. 118, Right-of-Way and Roadway Plans prepared by Herkenhoff & Associates, dated 1958, demonstrating the abandonment of First Street NW within the Stronghurst Complex.
- City of Albuquerque Storm Sewer Area No. 89, Right-of-Way and Storm Drain Plans dated 1955, citing the vacation of First Street NW within the Stronghurst Complex.
- City of Albuquerque request to APS for the granting of a Public storm drain easement within former First Street NW right-of-way, and supporting documentation.
- 1971 APS facilities drawing demonstrating the consolidation of the Stronghurst Complex properties.

Please be advised that yesterday we researched the planning archives rooms on the 3rd and 4th floor of Plaza del Sol, as suggested by Director Dineen. Our efforts did not surface additional documentation relating to this matter.

I have also been in contact with Mr. Brad Winter, Executive Director, Facilities and Support Operations, Albuquerque Public Schools. Mr. Winter is aware that planning representatives from the City may be contacting him to discuss zoning and land use issues for this property. However, I did inform Mr. Winter that those issues are unrelated to the request that is before the DRB and that we are moving forward with the request.

| | | | |
|------------------|----------------------------|------------------|------------------------------|
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

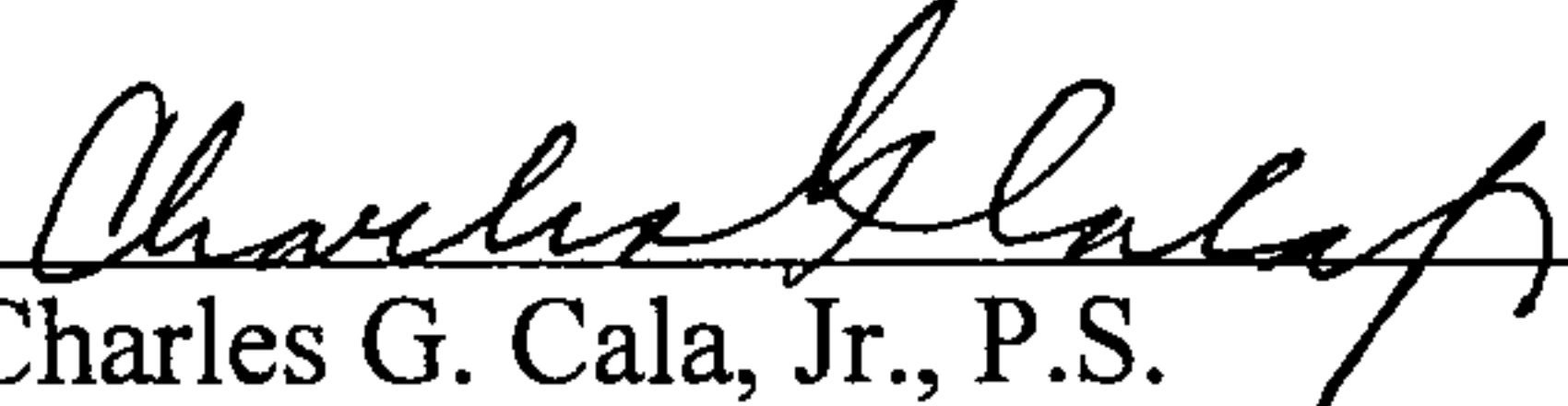
Ms. Matson
June 8, 2006
Page 2

104
104
104

If you have questions regarding this information, or if upon review of this supplemental data, the City determines that the subject vacations have already occurred, and the City is prepared to issue a quitclaim deed to APS for these corridors, please feel free to call me directly.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Charles G. Cala, Jr., P.S.
Vice President

CGC
Enclosures

xc: Charles O. Atwood, APS Real Estate Director, w/enc.
Brad Winter, Executive Director, Facilities and Support Operations, w/enc.
Margie Schell, Modrall Law Firm, w/enc.
Kevin Curran, Assistant City Attorney, w/enc.

NOTE:

Shown for the information of the Examiner:

COMMISSIONERS JOURNAL "J", PAGE 5.

"April 25, 1935
Regular Meeting.

Regular meeting Board of County Commissioners of Bernalillo County, State of New Mexico, held at Bernalillo County Courthouse on April 25, 1935, at the hour of 7:30 o'clock P.M., the following proceedings were had, to-wit:

Present- Commissioners Bezemek, Seis and Bueche;
County Clerk Edna Monahan,
Reporter Belle Cartwright.

CLOSING ALLEY

Commissioner Seis moves that the County Engineer confer with the District Attorney regarding the petition of Margaret Easterday for the closing of an alley in the Mandell Addition. Seconded Bueche-carried.

"May 23, 1935
Regular Meeting.

(Officers present - same as above shown).

CLOSING ALLEY

Commissioner Bueche moves that request of the County Board of Education for the closing of an alley in the Mandell Addition described as follows:

Alley running from North to South and bounded-
on the North by Caroline Avenue,
on the South by Menaul School Road, and
and lying between North First Street and North
Second Street, in Block Number Three of the Mandell
Addition Number Two of the City of Albuquerque, New
Mexico,

be granted and that the alley be vacated and closed.
Seconded Commissioner Seis--carried.

BERNALILLO COUNTY ABSTRACT & TITLE COMPANY

JULY 14, 1954

GORDON HERKENHOFF & ASSOCIATES
123 SEVENTH STREET, NW
ALBUQUERQUE, NEW MEXICO

RE: EASEMENT FOR STORM SEWER
STRONGHURST ELEM. SCHOOL

ATTENTION: FAY GUTHRIE

DEAR MR. GUTHRIE:

AT A SPECIAL MEETING OF THE BOARD HELD JULY 1, 1954, THEY ADOPTED
A RESOLUTION AUTHORIZING A GRANT OF EASEMENT FOR STORM SEWER ACROSS
STRONGHURST ELEMENTARY SCHOOL PROPERTY. WE HAVE PREPARED GRANT OF
EASEMENT, AND WE HAVE HAD SCHOOL OFFICIALS EXECUTE SAME. WE ARE
ENCLOSING THE ORIGINAL AND ONE COPY OF THE EASEMENT AS EXECUTED.

YOURS VERY TRULY,

BOARD OF EDUCATION, CITY OF
ALBUQUERQUE, NEW MEXICO

By _____
BUSINESS MANAGER

JTV:TM

ENCLOSURES

GRANT OF EASEMENT

THIS GRANT OF EASEMENT MADE THIS 1ST DAY OF JULY, 1954, BETWEEN THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, HEREINAFTER CALLED "GRANTOR", AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, HEREINAFTER CALLED "GRANTEE".

WITNESSETH:

GRANTOR HEREBY GRANTS UNTO GRANTEE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM SEWERS AND APPURTENANCES OVER AND ACROSS THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO:

TEN FEET ON EACH SIDE OF THE CENTER LINE DESCRIBED AS FOLLOWS:

FROM THE SE PROPERTY CORNER OF BLOCK 4, MANDELL ADDITION #2, AS FILED ON THE 15TH DAY OF SEPTEMBER 1934, N 81 DEGREES, 10 MINUTES WEST A DISTANCE OF 237.8 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT, WHICH IS A POINT ON THE SOUTH PROPERTY LINE OF THE STRONGHURST SCHOOL SITE.

FROM THE POINT OF BEGINNING NORTH 8 DEGREES, 57 MINUTES EAST A DISTANCE OF 294.5 FEET MORE OR LESS, PARALLELING THE WEST PROPERTY LINE OF THE SCHOOL SITE TO A POINT ON THE NORTH PROPERTY LINE, WHICH POINT BEARS SOUTH 81 DEGREES 33 MINUTES EAST A DISTANCE OF 326 FEET FROM THE NORTH-WEST PROPERTY CORNER OF THE STRONGHURST SCHOOL SITE.

THE FOREGOING EASEMENT CARRIES WITH IT THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN AND REPAIR STORM SEWER LINES AND APPURTENANCES ON AND ACROSS SAID LAND.

IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY AND YEAR FIRST ABOVE WRITTEN.

S. Y. Jackson
PRESIDENT

ATTEST:

Mrs. Mary W. Nicolai
ACTING CLERK

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

ON THIS 1ST DAY OF JULY, 1954, BEFORE ME PERSONALLY APPEARED S. Y. JACKSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED, IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID S. Y. JACKSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Luella L. Knox
NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 4, 1954.

GORDON HERKENHOFF & ASSOCIATES
CONSULTING ENGINEERS

June 23., 1954

RECEIVED

JUN 24 1954

BOARD OF EDUCATION
ALBUQUERQUE, NEW MEXICO

H.H. Herkenhoff
dep. ...
Mr. John Varney, Business Manager,
Albuquerque Public Schools,
Albuquerque, N.M.

Dear Mr. Varney,

Our engineers are now completing the plans for the storm sewer system in North Albuquerque and in order to facilitate their work and keep City costs to a minimum, we will need an easement for storm sewer purposes across your Stronghurst school property.

I am enclosing two copies of a small plat that shows the location of the easement that is needed.

I am also enclosing two copies of a Grant of Easement form that contains the property description etc. I did not include the acknowledgement as I do not know the form used by the public schools.

If you will present this matter to the proper officials and obtain this easement for us, I assure you that it will be greatly appreciated.

Yours very truly,
Gordon Herkenhoff & Associates,

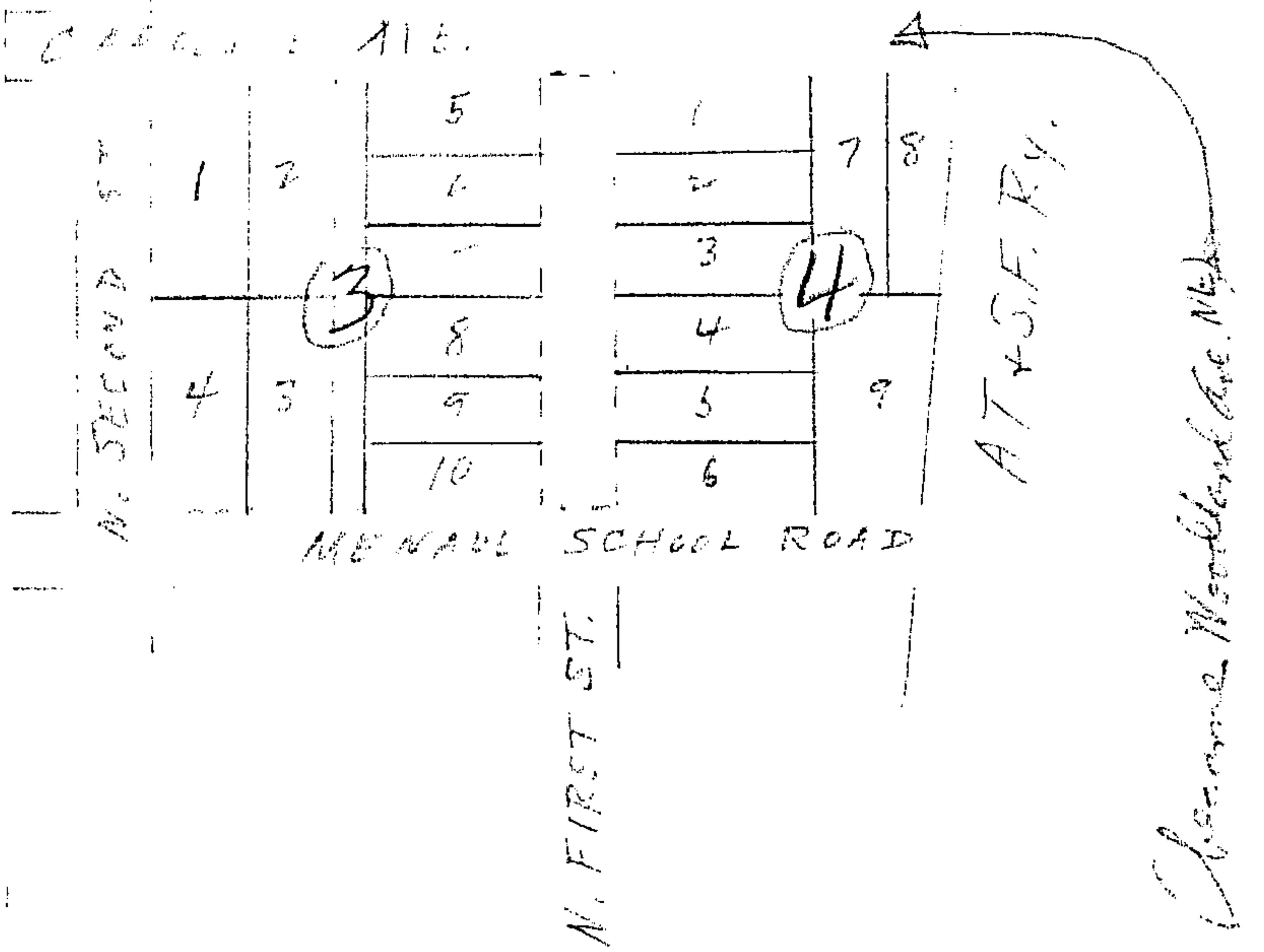
By

Fay Guthrie
Fay Guthrie.

STRONGHURST SCHOOL

(per amended plat of Marshall Acker
2 filed 9-15-54)

CASE NO. 115.



STRONGHURST
SCHOOL

ALL OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), IN BLOCK NUMBERED THREE (3) OF THE AMENDED PLAT OF MANDELL ADDITION #2, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, SEPTEMBER 15TH, 1934.

(RECORDED IN BOOK 137 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 306.)

LOTS NUMBERED ONE (1), TWO (2), AND THREE (3) IN BLOCK NUMBERED FOUR (4) OF THE MANDELL ADDITION NO. 2, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9TH, 1931.

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED FOUR (4) OF THE AMENDED PLAT OF MANDELL ADDITION #2, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, SEPTEMBER 9, 1931.

IT IS ALSO UNDERSTOOD AND AGREED BETWEEN THE PARTIES OF THE FIRST AND SECOND PART, THAT THE PARTY OF THE SECOND PART WILL AT NO TIME GRANT, BARGAIN, SELL, REMISE, CONVEY, RELEASE OR CONFIRM THE ABOVE DESCRIBED REAL ESTATE TO ANY PERSON OR PERSONS OF THE AFRICAN RACE.

(RECORDED IN BOOK 151 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 72.)

LOT NUMBER FIVE (5) IN BLOCK NUMBERED THREE (3) OF THE MANDELL ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9, 1931.

GRANTOR ALSO CONVEYS RIGHT TITLE AND INTEREST TO THAT CERTAIN ALLEY RUNNING NORTH, AND SOUTH TO BLOCK THREE (3) WHICH HAS BEEN VACATED BY COUNTY COMMISSIONERS.

(RECORDED IN BOOK 224 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 443.)

*As per as lot 5 on amended plat filed 9-15-34)
(see plat on Abstract # 25, 664)*

*J. B. ...
6/19/67*

District #13
Recorded 6-18-45

Lot numbered Five (5) in Block numbered Three (3)
of the Mandell Addition No. 2 to the City of
Albuquerque, New Mexico as the same is shown and
designated on the Amended Plat of said Addition
filed in the Office of the County Clerk of Bernalillo
County, New Mexico, September 9th, 1931.
Grantor also conveys Right Title and Interest to
that certain alley running North and South to
Block Three (3) which has been vacated by County
Commissioners.

* * * * *

The foregoing Real Estate is that conveyed
by deed recorded in Book 224 at Page 443 of the
Records of Bernalillo County, New Mexico.

2005-1814

A 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)

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: The Board of Education for the City of Albuquerque (APS Real Estate Office)

ADDRESS: P.O. Box 25704

CITY: Albuquerque

STATE NM

ZIP 87125

Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM

ZIP 87109

PHONE: 505-765-5950 ext 265

FAX: _____

E-MAIL: _____

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@jmainc.org

OS Paul

DESCRIPTION OF REQUEST: Final Plat Approval for TRACT A, A.P.S. STRONGHURST COMPLEX

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

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

Lot or Tract No. Lots 1-10 Block 3 and Lots 1-9 Block 4

Block: _____

Unit: _____

Subdiv. / Addn. Mandell Addition No. 2

Current Zoning: M-1

Proposed zoning: n/a

Zone Atlas page(s): H-14

No. of existing lots: 19

No. of proposed lots: 1

Total area of site (acres): +/-3.8763

Density if applicable: dwelling per gross acre: n/a

dwelling per net acre: n/a

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? No

UPC No. 101405940533110502

MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: 201 Woodland Avenue NW

Between: Menaul Blvd. NW

and Second Street 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.): DRB Project No. 1004877, 06DRB-00634, 06DRB-00635

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: June 8, 2006

SIGNATURE

Debie LeBlanc Trujillo

DATE August 29, 2006
May 5, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

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 - 01255

Action

P.A.F.
C.M.F.

S.F.

5(3)

Fees

\$215.00

\$20.00

\$

\$

\$

Total

\$235.00

Hearing date 09/06/06

Project # 1004877

Sandy Handley
Planner signature / date 08/29/06

2005.181.6

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)
- 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.**

previously submitted

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.

JEFF MORTENSEN & ASSOC., INC.

DEBIE LEBLANC TRUJILLO

Debie LeBlanc Trujillo
Applicant signature / date



Form revised 11/04

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB-01255

Sandy Handley 08/29/06
Planner signature / date

Project # 1004877



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

0 750 1500 Feet

Map amended through: 3/14/2006

Debie Trujillo

From: dmzamora@cabq.gov
Sent: Tuesday, August 29, 2006 9:22 AM
To: Timothy N. Tessendorf
Subject: Project No. 1004877

!The .dxf file for Project No. 1004877 (APS Stronghurst Complex) has been approved.-

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

8/29/2006



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE · NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
August 29, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Final Plat Approval
TRACT A, A.P.S. STRONGHURST COMPLEX
DRB Project No. 1004877

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) copies of the Final Plat
- City of Albuquerque Zone Atlas H - 14 (site highlighted)

On behalf of our clients, The Board of Education of the City of Albuquerque – Albuquerque Public Schools (APS) Real Estate Office, we are requesting Final Plat Approval for Tract A, A.P.S. Stronghurst Complex. The vacations that were approved on June 19, 2006 will be incorporated into this platting action.

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Real Estate Director – Albuquerque Public Schools w/enc.
Ms. Margie Schell – Modrall Sperling Roehl Harris & Sisk PA w/enc.

| | | | |
|------------------|----------------------------|------------------|------------------------------|
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

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

PAID RECEIPT

APPLICANT NAME THE BOARD OF EDUCATION FOR CITY OF ALBU
AGENT JEFF MORTENSEN & ASSOC
ADDRESS 6010-B MIDWAY PARK BLVD NE
PROJECT & APP # 1004877/06DRB 01255
PROJECT NAME STRONG HURST

\$ 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.

City of Albuquerque
Treasury Division

8/29/2006 10:42AM LCC AMM
RECEIPT# 0065580 USM 006 TRANS 000
Account 441032 Fund 0110
Activity 3424000 TRSXC
Trans Amt 120.00
J24 Note

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

PAID RECEIPT

APPLICANT NAME THE BOARD OF EDUCATION FOR CITY OF ALBUQ.
AGENT JEFF MORTENSEN & ASSOC.
ADDRESS 6010-B MIDWAY PARK BLVD NE
PROJECT & APP # 1004877/06 DRB 01255
PROJECT NAME STRONGHURST COMPLEX

\$ _____ 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

\$ 215.00 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

8/29/2006 11:43AM LOC: ANNX
RECEIPT# 00067562 WS# 007 TRANSH 0020
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt \$215.00
J24 Misc

\$215.00

HC \$215.00
CHANGE \$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME _____

AGENT

JEFF MORTENSEN & ASSOC INC

ADDRESS _____

PROJECT & APP #

1004877 / 06 DRB000634

PROJECT NAME

MANDELL ADDITION No 2

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 3.75 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

\$ 3.75 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

5/24/2006 9:38AM LOC: ANNEX
RECEIPT# 00060993 WSH 006 TRANSH 0009
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$3.75
J24 Misc \$3.75

MC \$3.75
CHANGE \$0.00

Thank You

2005.181.6



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)

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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: The Board of Education for the City of Albuq. (APS Real Estate Office)
 ADDRESS: P.O. Box 25704
 CITY: Albuquerque STATE NM ZIP 87125
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-765-5950 ext 265
 FAX: _____
 E-MAIL: _____
 PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To vacate First Street NW and a public alley (between Menaul Blvd. NW and Woodland Avenue, NW). Dedicate Public Street R-O-W and create Tract A from the existing 19 lots including the vacated R-O-W and public alley. SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. Lots 1-10 Block 3 and Lots 1-9 Block 4 Block: _____ Unit: _____
 Subdiv. / Addn. Mandell Addition No. 2
 Current Zoning: M-1 Proposed zoning: n/a
 Zone Atlas page(s): H-14 No. of existing lots: 19 No. of proposed lots: 1
 Total area of site (acres): +/-3.8763i Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101405940533110502 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: 201 Woodland Avenue NW
 Between: Menaul Blvd. NW and Second Street 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.): _____

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

SIGNATURE

Debie LeBlanc Trujillo

DATE May 5, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

| Application case numbers | Action | S.F. | Fees |
|-----------------------------|------------|-------------|------------------------|
| <u>06DRB - 00634</u> | <u>VRW</u> | <u>U</u> | <u>\$ 600.00</u> |
| <u>06DRB - 00635</u> | <u>SK</u> | <u>3(3)</u> | <u>\$ 0</u> |
| _____ | <u>CMF</u> | _____ | <u>\$ 20.00</u> |
| _____ | <u>ADV</u> | _____ | <u>\$ 75.00</u> |
| _____ | _____ | _____ | <u>\$</u> |
| Hearing date <u>5-31-06</u> | | | Total <u>\$ 695.00</u> |

Xi Sis 5/5/06

Planner signature / date

Project # 1004877

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

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

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUJILLO
 Debie LeBlanc Trujillo 05-03-06
 Applicant name (print)
 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
 Old DRB - _____ - 00634
 _____ - _____ - _____
 _____ - _____ - _____

Ki Sis 5/5/06
 Planner signature / date

Project # 1004877

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)
- 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.

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUJILLO
 Debie LeBlanc Trujillo 05-03-06
 Applicant name (print)
 Applicant signature / date

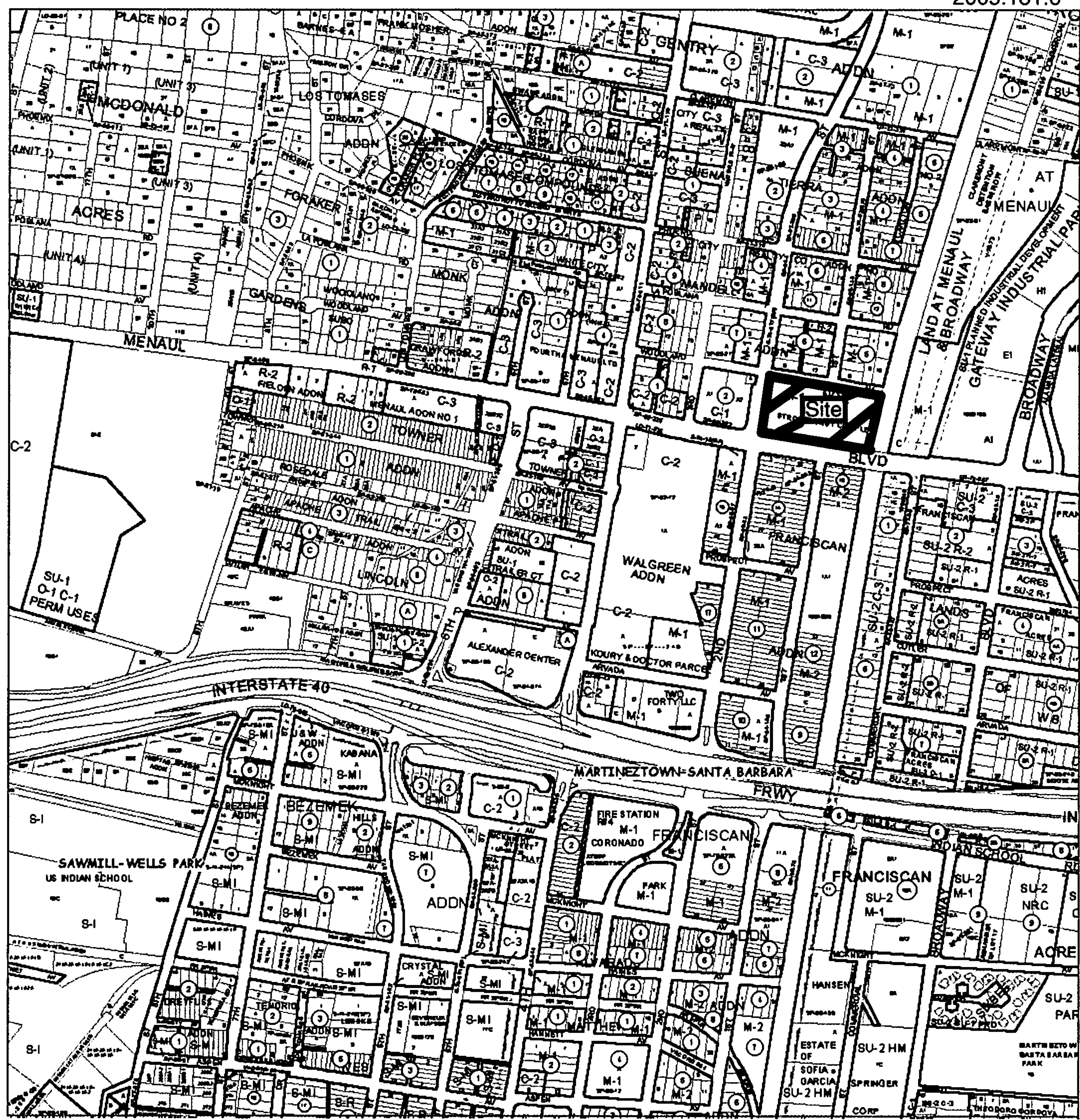


Form revised 11/04

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

Application case numbers
 DRB - 00635

Planner signature / date
 Project # 1004877



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-14-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 3/14/2006



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
May 5, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Vacation Request of Public Right-of-Way of First Street NW and a Public Alley located between Menaul Boulevard NW and Woodland Avenue NW – Dedicate Public Right-of-Way including the creation of one Tract from the existing 19 lots and the incorporation of the said vacated Right-of-Way and Public Alley - Sketch Plat Review and Comment
To be known as TRACT A, A.P.S. STRONGHURST COMPLEX

Dear Sheran:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms V and S(3) along with related fees
- Twenty Four (24) copies of the Vacation Request and Sketch Plat (including Site Sketch)
- Twenty Four (24) copies of the plat which created the Public Right-of-Way and Public Alley
- City of Albuquerque Zone Atlas H - 14 (site highlighted)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, The Board of Education of the City of Albuquerque – Albuquerque Public Schools (APS) Real Estate Office, we are requesting the vacation of First Street, NW and a public alley, both of which are located between Menaul Boulevard, NW and Woodland Avenue, NW.

The Right-of-Way of First Street, NW and the 16' Public Alley between Menaul Boulevard, NW and Woodland Avenue, NW are shown to be vacated based upon City of Albuquerque mapping. The deeds vesting title into APS for adjoining properties reference the vacation of the 16' Public Alley. However, an official record of the alley vacation and the vacation of First Street, NW has not been recovered. APS owns the properties adjoining the former Right-of-Way corridors, and therefore we are requesting vacation at this time to establish an official record of these circumstances.

| | | | |
|-------------------|----------------------------|------------------|------------------------------|
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

Page 2
Sheran Matson
May 5, 2006

Please schedule this matter for the next appropriate DRB Hearing. In the meantime, if I can be of further assistance to you, please do not hesitate to call.

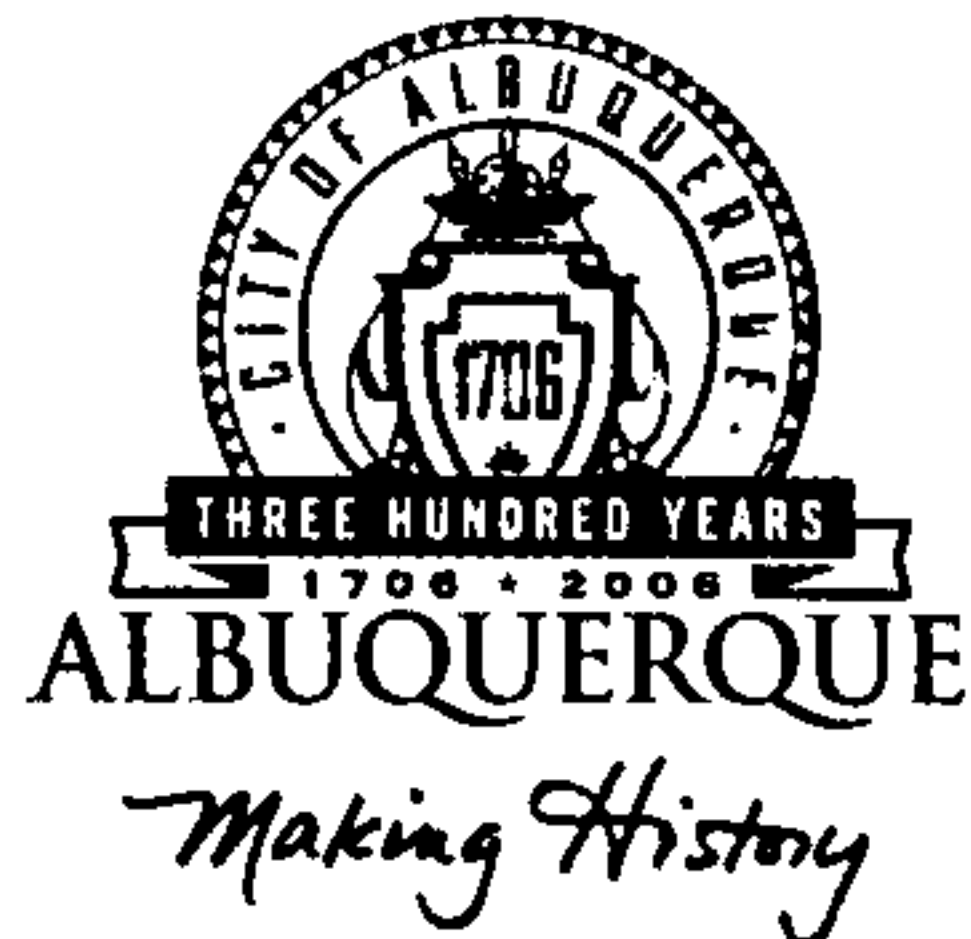
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. Atwood, Real Estate Director – Albuquerque Public Schools w/enc.
Ms. Margie Schell – Modrall Sperling Roehl Harris & Sisk PA w/enc.



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 2, 2006

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of May 2, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-10, BLOCK 3, MANDELL ADDITION, NO. 2 AND LOTS 1-9, BLOCK 4 ANDELL ADDITION, NO. 2 LOCATED AT 201 WOODLAND AVENUE NW – THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE, zone map H-14.**

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

SANTA BARBARA-MARTINEZTOWN ASSOC. (SBM) "R"

***Robert Sanchez**

508 Aspen NE/87102 450-9136 (h)

Christina Chavez-Apodaca

517 Marble NE/87102 459-4521 (h)

NEAR NORTH VALLEY N.A. (NNV) "R"

***Ray Gutierrez**

P.O. Box 6953/87197 264-0306 (h)

George Hutton

1820 Indian School NW #103/87104 220-9863 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

2005.181.6
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.

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 ONC use only)

Date of Inquiry: 05/02/06 Time Entered: 1:39 p.m. ONC Rep. Initials: SW



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
May 5, 2006

Mr. Ray Gutierrez
Near North Valley Neighborhood Association
P.O. Box 6953
Albuquerque, NM 87197

Via Certified Mail – Return Receipt Requested

and
Mr. George Hutton
Near North Valley Neighborhood Association
1820 Indian School Road NE
103
Albuquerque, NM 87104

Via Certified Mail – Return Receipt Requested

Project Title: Tract A, A.P.S. Stronghurst Complex
Type of Request: Vacation Request
Current Legal Description: Lots 1 – 10, Block 3 and Lots 1 – 9, Block 4, Mandell Addition No. 2
Developer: The Board or Education of the City of Albuquerque
(Albuquerque Public Schools)
Agent/Surveyor: Jeff Mortensen & Associates, Inc.
Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board on May 31, 2006. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, The Board of Education for the City of Albuquerque – APS Real Estate Office, we are requesting the vacation of First Street, NE and a public alley both of which are located between Menaul Boulevard, NE and Woodland Avenue, NE.

| | | | |
|------------------|----------------------------|------------------|------------------------------|
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

Near North Valley Neighborhood Association

Page 2

May 5, 2006

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT

Enclosures

xc: Mr. Atwood, Real Estate Director – Albuquerque Public Schools
Ms. Margie Schell – Modrall Sperling Roehl Harris & Sisk PA



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
May 5, 2006

Mr. Ray Gutierrez
Near North Valley Neighborhood Association
P.O. Box 6953
Albuquerque, NM 87197
and

Via Certified Mail – Return Receipt Requested

Mr. George Hutton
Near North Valley Neighborhood Association
1820 Indian School Road NE
103
Albuquerque, NM 87104

Via Certified Mail – Return Receipt Requested

Project Title: Tract A, A.P.S. Stronghurst Complex

Type of Request: Vacation Request

Current Legal Description: Lots 1 – 10, Block 3 and Lots 1 – 9, Block 4, Mandell Addition No. 2

Developer: The Board or Education of the City of Albuquerque
(Albuquerque Public Schools)

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

Dear Gentlemen:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board on May 31, 2006. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, The Board of Education for the City of Albuquerque – APS Real Estate Office, we are requesting the vacation of First Street, NE and a public alley both of which are located between Menaul Boulevard, NE and Woodland Avenue, NE.

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Near North Valley Neighborhood Association

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ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
May 5, 2006

Mr. Robert Sanchez
Santa Barbara-Martineztown Association
508 Aspen Avenue NE
Albuquerque, NM 87102

Via Certified Mail – Return Receipt Requested

and

Mrs. Christine Chavez-Apodaca
Santa Barbara-Martineztown Association
517 Marble Avenue NE
Albuquerque, NM 87102

Via Certified Mail – Return Receipt Requested

Project Title: Tract A, A.P.S. Stronghurst Complex

Type of Request: Vacation Request

Current Legal Description: Lots 1 – 10, Block 3 and Lots 1 – 9, Block 4, Mandell Addition No. 2

Developer: The Board or Education of the City of Albuquerque
(Albuquerque Public Schools)

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Sanchez and Mrs. Apodaca:

Transmitted herewith is a copy of the Vacation Request and Sketch Plat Review and Comment for the above described property. This project is scheduled to be heard at the Development Review Board on May 31, 2006. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

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Santa Barbara-Martineztown Association

Page 2

May 5, 2006

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JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. Atwood, Real Estate Director – Albuquerque Public Schools
Ms. Margie Schell – Modrall Sperling Roehl Harris & Sisk PA



ENGINEERS & SURVEYORS

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(Albuquerque Public Schools)
Agent/Surveyor: Jeff Mortensen & Associates, Inc.
Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

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Santa Barbara-Martineztown Association

Page 2

May 5, 2006

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Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

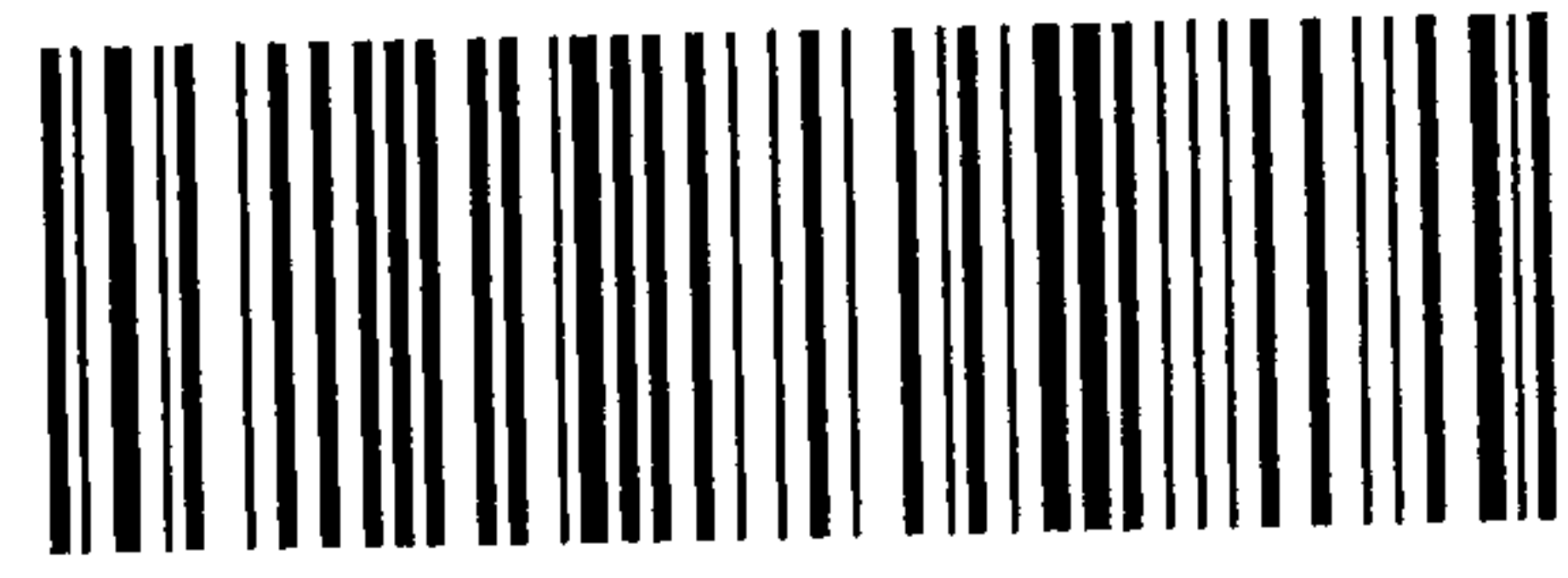
DLT
Enclosures

xc: Mr. Atwood, Real Estate Director – Albuquerque Public Schools
Ms. Margie Schell – Modrall Sperling Roehl Harris & Sisk PA

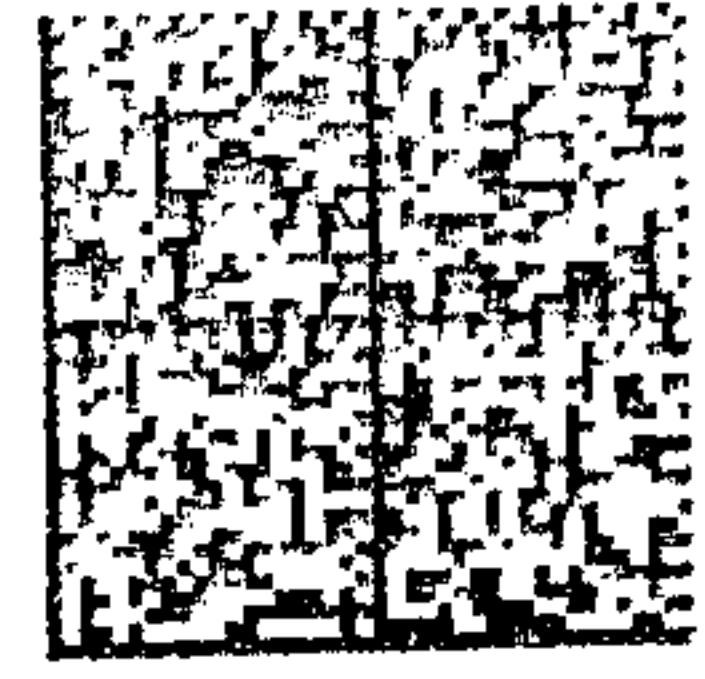
FIRST CLASS

FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 2703



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 005.60
0002527985 MAY 05 2006
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1: Article Addressed to:

Mr. Robert Sanchez
Santa Barbara-Martineztown
Assoc. (SBM) "R"
508 Aspen NE
Albuquerque, NM 87102

COMPLETE THIS SECTION ON DELIVERY

| | | |
|--|--|------------------------------------|
| A. Signature | | <input type="checkbox"/> Agent |
| X | | <input type="checkbox"/> Addressee |
| B. Received by (Printed Name) | C. Date of Delivery | |
| D. Is delivery address different from item 1? <input type="checkbox"/> Yes | | |
| If YES, enter delivery address below: <input type="checkbox"/> No | | |
| 3. Service Type | | |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Express Mail | |
| <input type="checkbox"/> Registered | <input checked="" type="checkbox"/> Return Receipt for Merchandise | |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> C.O.D. | |
| 4. Restricted Delivery? (Extra Fee) | | <input type="checkbox"/> Yes |

2: Article Number
(Transfer from service label)

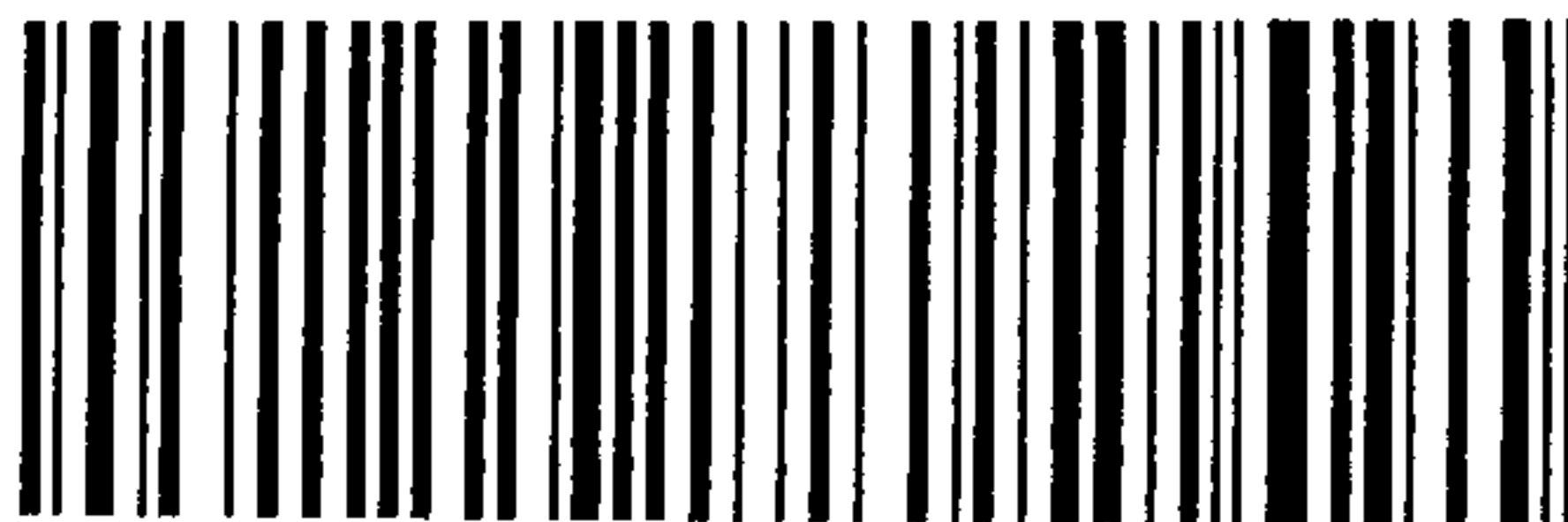
7002 3150 0005 7420 2703

FIRST CLASS

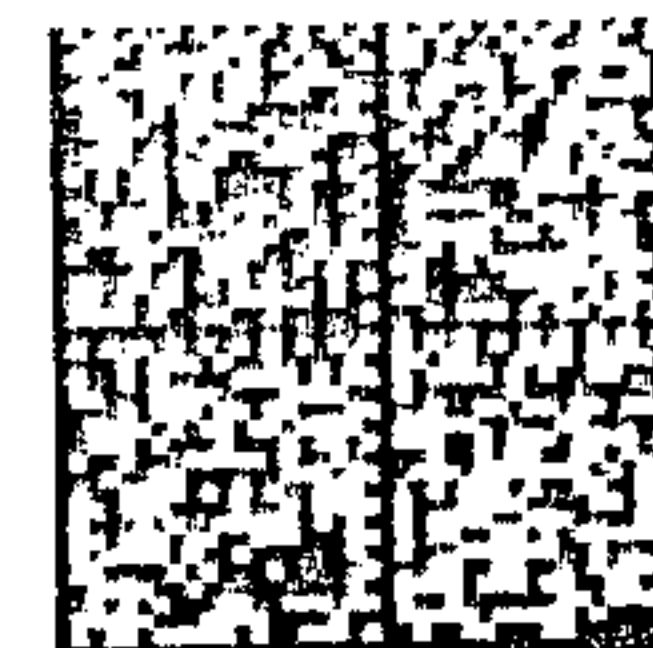
FIRST CLASS

FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 2680



UNITED STATES POSTAGE
FITNEY BOWES
02 1P \$ 005.60
0002527985 MAY 05 2006
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Ray Gutierrez
Near North Valley N.A. (NNV) "R"
POB 6953
Albuquerque, NM 87197

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3: Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2: Article Number
(Transfer from service label)

7002 3150 0005 7420 2680

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

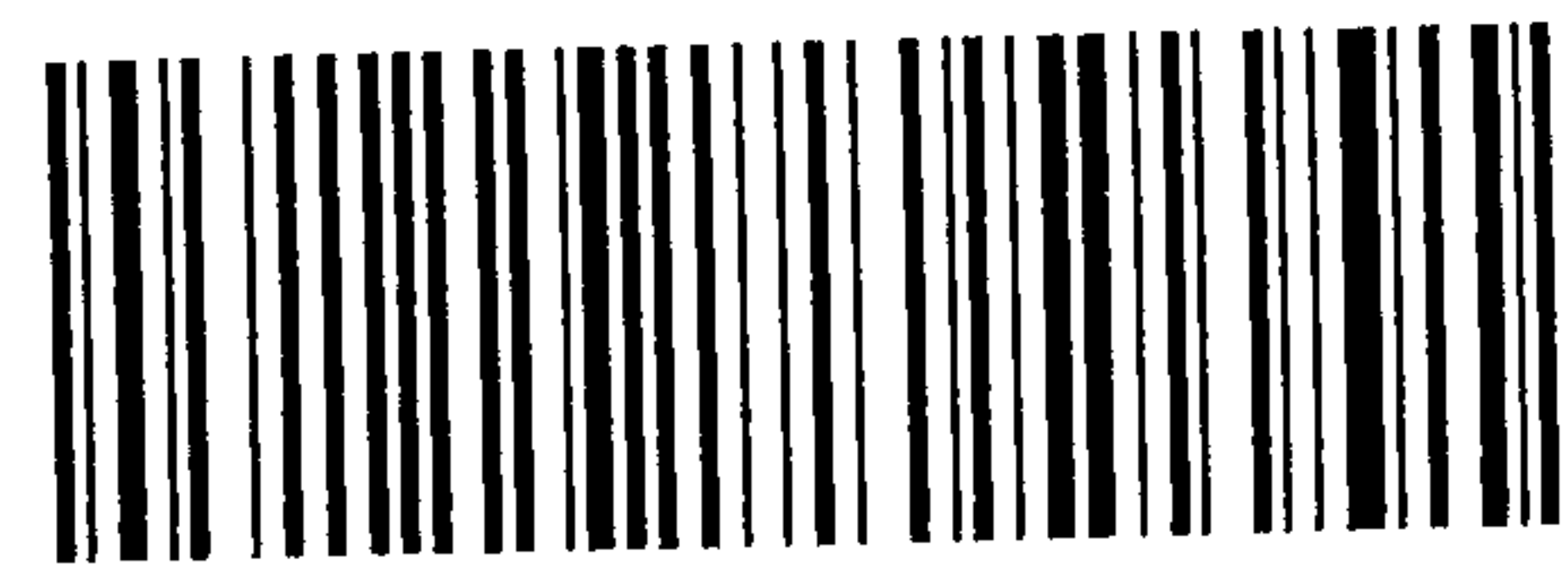


FIRST CLASS

FIRST CLASS

FIRST CLASS

CERTIFIED MAIL



7002 3150 0005 7420 2673



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 005.60
0002527985 MAY 05 2006
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. George Hutton
Near North Valley N.A. (NNV) "R"
1820 Indian School NW, #103
Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

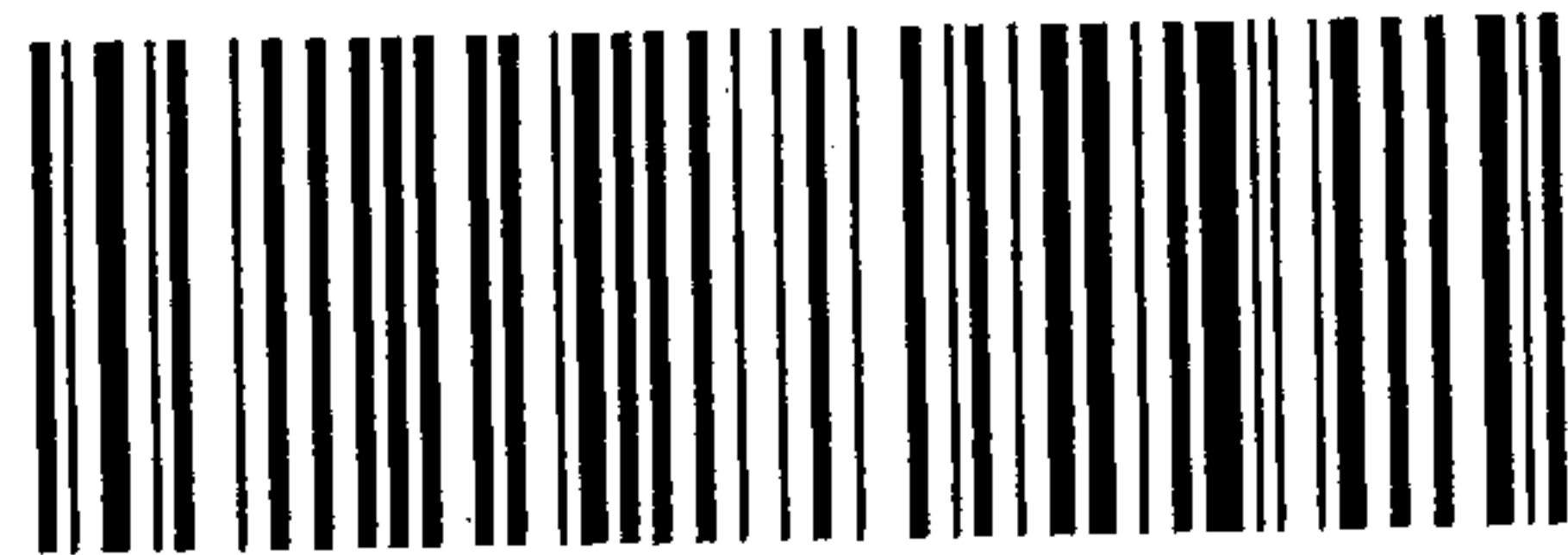
2. Article Number (Transfer from service label) 7002 3150 0005 7420 2673

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 2697



UNITED STATES POSTAGE
FITNEY BOWES
\$ 005.600
02 1P
0002527985 MAY 05 2006
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Christina Chavez-Apodaca
Santa Barbara-Martineztown
Assoc. (SBM) "R"
517 Marble NE
Albuquerque, NM 87102

2. Article Number
(Transfer from service label)

7002 3150 0005 7420 2697

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



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

PAID RECEIPT

APPLICANT NAME ARJ REAL ESTATE OFFICE
AGENT JEFF MORTENSEN
ADDRESS _____
PROJECT & APP # 1004827 / OADR-00634, 00635
PROJECT NAME MANDELL ADDITION #2

\$ 20.50 441032/3424000 Conflict Management Fee
\$ 600.00 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
\$ 695.00 TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109-5830

PAY TO THE ORDER OF CITY OF ALBUQUERQUE DATE 5/5/06 16635
Six hundred ninety five 00/100 \$ 695.00
DOLLARS

BANK OF AMERICA
Manzano Office
1-800-488-2265

FOR DRB submittal 2005-181-6
0016635 1070068131 2720366531

Charles G. [Signature]

DUPLICATE
City Of Albuquerque
Treasury Division

5/5/2006 11:47AM LCC: ANN
RECEIPT# 00062353 WSH 007 TRANS# 0023
Account 441032 Fund 0110
Activity 342400 TRSKAL
Trans Amt \$695.00
J24 Misc \$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

5/5/2006 11:47AM LCC: ANN
RECEIPT# 00062355 WSH 007 TRANS# 0023
Account 441018 Fund 0110
Activity 497400 TRSKAL
Trans Amt \$695.00
J24 Misc \$75.00
CK \$695.00
CHANGE \$0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

5/5/2006 11:47AM LCC: ANN
RECEIPT# 00062354 WSH 007 TRANS# 0023
Account 441006 Fund 0110
Activity 458300 TRSKAL
Trans Amt \$695.00
J24 Misc \$400.00
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 5 MAY 16, 2006 To MAY 31, 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.

Debbie K. [Signature] (Applicant or Agent) 05-05-06 (Date)

I issued 4 signs for this application, 5/5/06 (Date) Ki Sis (Staff Member)

DRB PROJECT NUMBER: 1004877

STROUBHURST

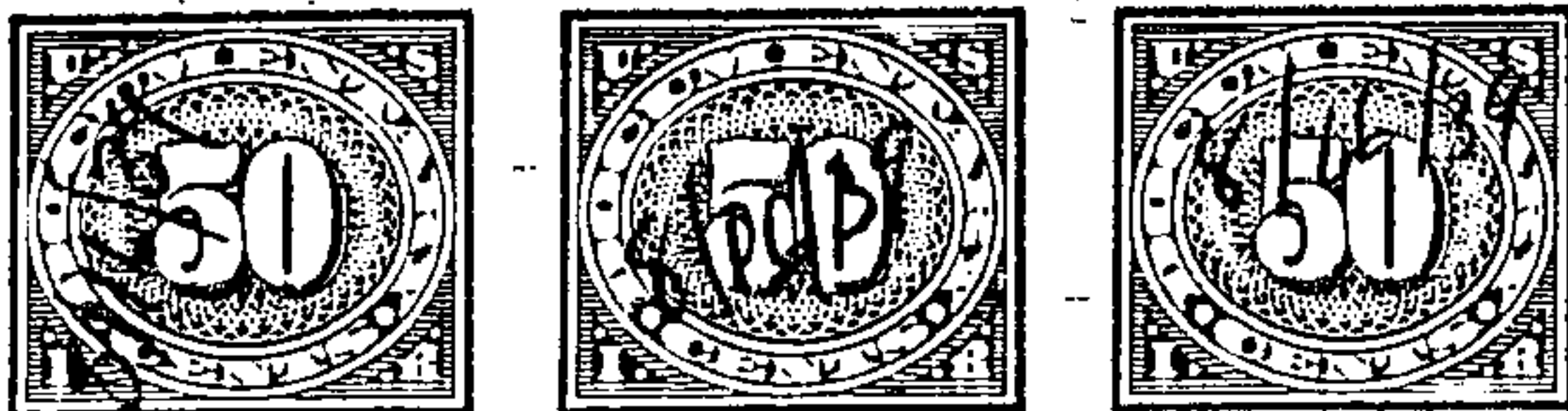
1

This Indenture, Made this 14th, day of May, in the year of our Lord
 One Thousand Nine Hundred and Thirty Eight between
Estevan Sandoval, a widower,
 _____, of the first part and
Bernalillo County Board of Education
 _____, of the second part,

WITNESSETH, That the said party _____ of the first part, for and in consideration of the sum of
One and no/100---(\$1.00) Dollars
 lawful money of the United States, to him in hand paid by the said party _____ of the second
 part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold, remised,
 conveyed, released and confirmed, and by these presents do es grant, bargain, sell, remise, convey,
 release and confirm unto the said party _____ of the second part, their heirs and assigns forever
 all the following described lot _____ or parcel _____ of land and real estate, situate, lying and being in the County
 of Bernalillo and State of New Mexico to-wit:

Lot number Five (5) in Block numbered Three (3)
of the Mandell addition No. 2 to the City of
Albuquerque, New Mexico as the same is shown
and designated on the amended Plat of said
addition filed in the office of the County
Clerk of Bernalillo County, New Mexico, September,
9th, 1931.

Grantor also conveys Right Title and Interest to that
certain alley running North, and South
to Block three (3) which has been vacated by
County Commissioners.



TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereunto belonging or in
 anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
 thereof; and all the estate, right, title, interest, claim and demand whatsoever of the party _____ of the first part,
 either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;
 TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto
 the said parties of the second part, their heirs and assigns forever. And the said party _____ of the first
 part, for his heirs, executors and administrators, do es covenant and agree, to and with the said
 party _____ of the second part, their heirs and assigns, that at the time of the ensembling and delivery of
 these presents is well seized of the premises above conveyed, of a good, sure, perfect, absolute
 and indefeasible estate of inheritance in law and in fee simple and ha s good right, full power and lawful

authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

witness to make

Estevan Sardoval [SEAL]

Signed, Sealed and Delivered in the Presence of [SEAL] [SEAL] [SEAL]

STATE OF NEW MEXICO, County of Bernalillo ss.

On this 18th day of May, 1938, before me personally appeared Estevan Sardoval, a widower,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires May 21, 1941

M. Regis Brown Notary Public.

74832

Warranty Deed

Estevan Sardoval, a widower

TO

Bernalillo County Board of

Education

STATE OF NEW MEXICO, BERNALILLO County of ss.

I hereby certify that this instrument was filed for record on the 18 day of June, A. D. 1938, at 11:05 o'clock A. M., and was duly recorded in Book 224 of Records of Deeds and Conveyances, page 443 on this 18th day of June, A. D. 1938

May Blagburn Clerk and Ex-Officio Recorder.

By Deputy.

PRINTED AND FOR SALE BY VALLIANT PRINTING CO., ALBUQUERQUE

Handwritten signatures and initials

STATE OF NEW MEXICO, County of ss.

On this day of before me personally appeared to me personally known, who being by me duly sworn, did say that he is of

a corporation organized under the laws of the State of, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal this the day and year first above written.

Notary Public County, New Mexico. My commission expires

NOTE: Shown for the information of the Examiner:

COMMISSIONERS JOURNAL "J", PAGE 5.

"April 25, 1935
Regular Meeting.

Regular meeting Board of County Commissioners of Bernalillo County, State of New Mexico, held at Bernalillo County Courthouse on April 25, 1935, at the hour of 7:30 o'clock P.M., the following proceedings were had, to-wit:

Present- Commissioners Bezemek, Seis and Bueche;
County Clerk Edna Monahan,
Reporter Belle Cartwright.

CLOSING ALLEY

Commissioner Seis moves that the County Engineer confer with the District Attorney regarding the petition of Margaret Easterday for the closing of an alley in the Mandell Addition. Seconded Bueche-carried.

"May 23, 1935
Regular Meeting.

(Officers present - same as above shown).

CLOSING ALLEY

Commissioner Bueche moves that request of the County Board of Education for the closing of an alley in the Mandell Addition described as follows:

Alley running from North to South and bounded-
on the North by Caroline Avenue,
on the South by Menaul School Road, and
and lying between North First Street and North
Second Street, in Block Number Three of the Mandell
Addition Number Two of the City of Albuquerque, New
Mexico,

be granted and that the alley be vacated and closed.
Seconded Commissioner Seis--carried.

BERNALILLO COUNTY ABSTRACT & TITLE COMPANY

rec on 6/7/06

JULY 14, 1954

GORDON HERKENHOFF & ASSOCIATES
123 SEVENTH STREET, NW
ALBUQUERQUE, NEW MEXICO

RE: EASEMENT FOR STORM SEWER
STRONGHURST ELEM. SCHOOL

ATTENTION: FAY GUTHRIE

DEAR MR. GUTHRIE:

AT A SPECIAL MEETING OF THE BOARD HELD JULY 1, 1954, THEY ADOPTED A RESOLUTION AUTHORIZING A GRANT OF EASEMENT FOR STORM SEWER ACROSS STRONGHURST ELEMENTARY SCHOOL PROPERTY. WE HAVE PREPARED GRANT OF EASEMENT, AND WE HAVE HAD SCHOOL OFFICIALS EXECUTE SAME. WE ARE ENCLOSING THE ORIGINAL AND ONE COPY OF THE EASEMENT AS EXECUTED.

YOURS VERY TRULY,

BOARD OF EDUCATION, CITY OF
ALBUQUERQUE, NEW MEXICO

By _____
BUSINESS MANAGER

JTV:TM

ENCLOSURES

GRANT OF EASEMENT

THIS GRANT OF EASEMENT MADE THIS 1ST DAY OF JULY, 1954, BETWEEN THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, HEREINAFTER CALLED "GRANTOR", AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, HEREINAFTER CALLED "GRANTEE".

WITNESSETH:

GRANTOR HEREBY GRANTS UNTO GRANTEE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM SEWERS AND APPURTENANCES OVER AND ACROSS THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO:

TEN FEET ON EACH SIDE OF THE CENTER LINE DESCRIBED AS FOLLOWS:

FROM THE SE PROPERTY CORNER OF BLOCK 4, MANDELL ADDITION #2, AS FILED ON THE 15TH DAY OF SEPTEMBER 1934, N 81 DEGREES, 10 MINUTES WEST A DISTANCE OF 237.8 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT, WHICH IS A POINT ON THE SOUTH PROPERTY LINE OF THE STRONGHURST SCHOOL SITE.

FROM THE POINT OF BEGINNING NORTH 8 DEGREES, 57 MINUTES EAST A DISTANCE OF 294.5 FEET MORE OR LESS, PARALLELING THE WEST PROPERTY LINE OF THE SCHOOL SITE TO A POINT ON THE NORTH PROPERTY LINE, WHICH POINT BEARS SOUTH 81 DEGREES 33 MINUTES EAST A DISTANCE OF 326 FEET FROM THE NORTH-WEST PROPERTY CORNER OF THE STRONGHURST SCHOOL SITE.

THE FOREGOING EASEMENT CARRIES WITH IT THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN AND REPAIR STORM SEWER LINES AND APPURTENANCES ON AND ACROSS SAID LAND.

IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY AND YEAR FIRST ABOVE WRITTEN.

S. Y. Jackson
PRESIDENT

ATTEST:

Mrs. Mary W. Nicolai
ACTING CLERK

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

ON THIS 1ST DAY OF JULY, 1954, BEFORE ME PERSONALLY APPEARED S. Y. JACKSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED, IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID S. Y. JACKSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Luise L. Knox
NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 4, 1954.

District #13
Recorded 6-18-45

Lot numbered Five (5) in Block numbered Three (3)
of the Mandell Addition No. 2 to the City of
Albuquerque, New Mexico as the same is shown and
designated on the Amended Plat of said Addition
filed in the Office of the County Clerk of Bernalillo
County, New Mexico, September 9th, 1931.
Grantor also conveys Right Title and Interest to
that certain alley running North and South to
Block Three (3) which has been vacated by County
Commissioners.

* * * * *

The foregoing Real Estate is that conveyed
by deed recorded in Book 224 at Page 443 of the
Records of Bernalillo County, New Mexico.

GORDON HERKENHOFF & ASSOCIATES
CONSULTING ENGINEERS

June 23., 1954

H.H.H.
See memo 6/23/54
AK
11/1
1954

Mr. John Varney, Business Manager,
Albuquerque Public Schools,
Albuquerque, N.M.

RECEIVED

JUN 24 1954

BOARD OF EDUCATION
ALBUQUERQUE, NEW MEXICO

Dear Mr. Varney,

Our engineers are now completing the plans for the storm sewer system in North Albuquerque and in order to facilitate their work and keep City costs to a minimum, we will need an easement for storm sewer purposes across your Stronghurst school property.

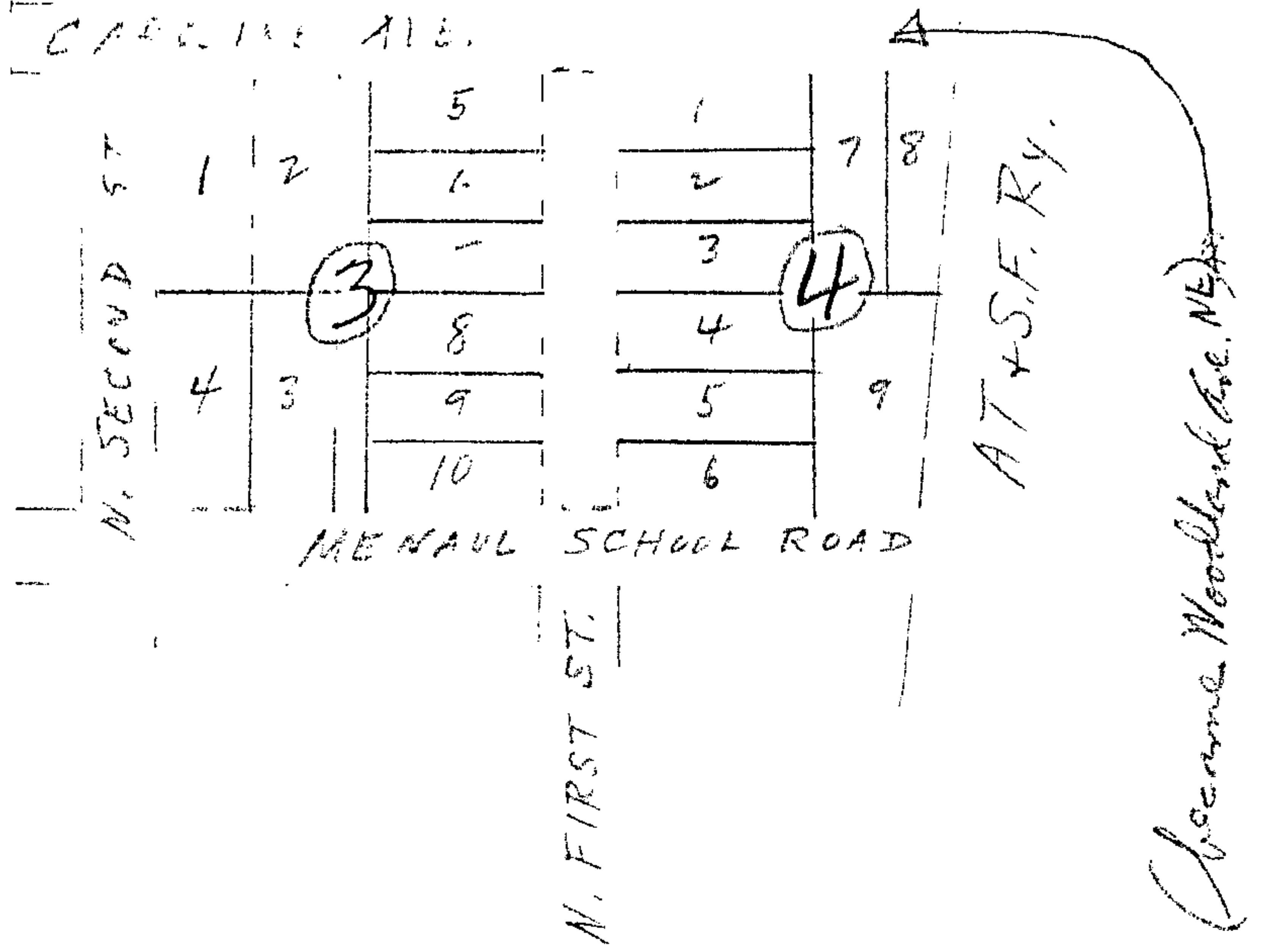
I am enclosing two copies of a small plat that shows the location of the easement that is needed.

I am also enclosing two copies of a Grant of Easement form that contains the property description etc. I did not include the acknowledgement as I do not know the form used by the public schools.

If you will present this matter to the proper officials and obtain this easement for us, I assure you that it will be greatly appreciated.

Yours very truly,
Gordon Herkenhoff & Associates,
By *Fay Guthrie*
Fay Guthrie.

STRONGHURST SCHOOL
(per amended plat of Mandell Apts
#2 filed 9-15-34)



STRONGHURST
SCHOOL

ALL OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), IN BLOCK NUMBERED THREE (3) OF THE AMENDED PLAT OF MANDELL ADDITION #2, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, SEPTEMBER 15TH, 1934. **

(RECORDED IN BOOK 137 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 306.)

LOTS NUMBERED ONE (1), TWO (2), AND THREE (3) IN BLOCK NUMBERED FOUR (4) OF THE MANDELL ADDITION NO. 2, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9TH, 1931.

LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK NUMBERED FOUR (4) OF THE AMENDED PLAT OF MANDELL ADDITION #2, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, SEPTEMBER 9, 1931.

IT IS ALSO UNDERSTOOD AND AGREED BETWEEN THE PARTIES OF THE FIRST AND SECOND PART, THAT THE PARTY OF THE SECOND PART WILL AT NO TIME GRANT, BARGAIN, SELL, REMISE, CONVEY, RELEASE OR CONFIRM THE ABOVE DESCRIBED REAL ESTATE TO ANY PERSON OR PERSONS OF THE AFRICAN RACE.

(RECORDED IN BOOK 151 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 72.)

LOT NUMBER FIVE (5) IN BLOCK NUMBERED THREE (3) OF THE MANDELL ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9, 1931.

GRANTOR ALSO CONVEYS RIGHT TITLE AND INTEREST TO THAT CERTAIN ALLEY RUNNING NORTH, AND SOUTH TO BLOCK THREE (3) WHICH HAS BEEN VACATED BY COUNTY COMMISSIONERS.

(RECORDED IN BOOK 224 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 443.)

*the no lot # 6 on amended plat filed 9-15-34)
(see plat on abstract to 25, 604)*

*J.R. May
6/19/67*



JEFF MORTENSEN + ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 FAX: 505 345-4254 ESTABLISHED 1977

TRANSMITTAL

TO: Kevin Curran

DATE: June 5, 2006

Plaza Del Sol

PROJECT: Stronghurst Complex (DRB 1004877)

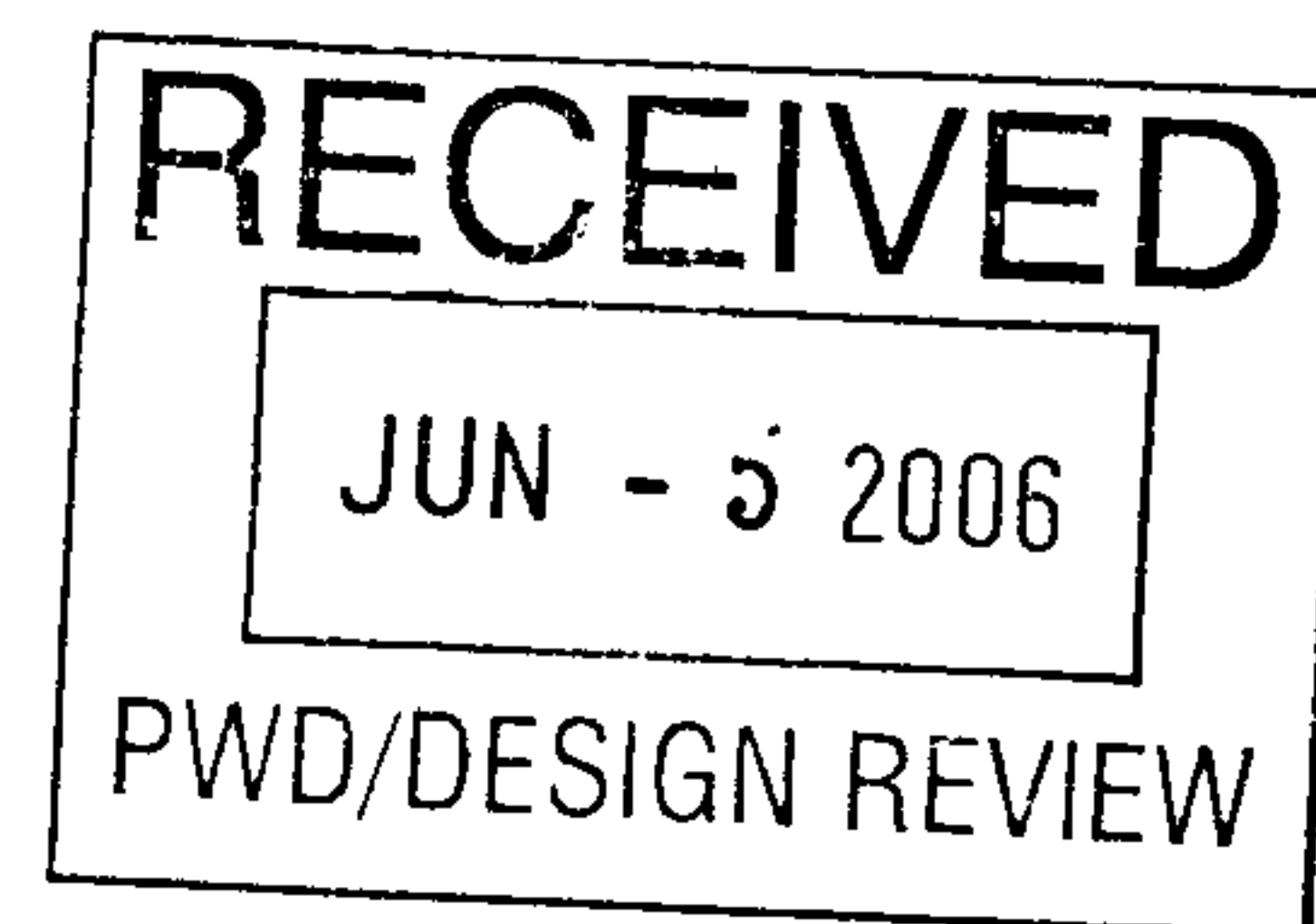
JMA JOB NO: 2005.181.6

VIA: Hand Delivery Pickup US Mail Overnight Delivery

REMARKS:

Transmitted herewith are various supplemental ownership documents supporting DRB Case No. 1004877. Please do not hesitate to call me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Debie LeBlanc Trujillo



Debie LeBlanc Trujillo



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.181.6
May 25, 2006

Sheran Matson, DRB Chair
Wilfred Gallegos, Transportation Development Section Head

City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

**Re: Request for Vacation of Public Right-of-Way @ APS Stronghurst Addition
DRB Project # 1004877**

Dear Ms. Matson and Mr. Gallegos,

We have conducted an analysis of the traffic engineering impacts attributable to a potential re-opening of 1st Street NW between Menaul Blvd NW and Woodland Avenue NW. Based on our analysis, retaining the right-of-way and re-opening it to traffic would create a dangerous intersection having significant sight visibility limitations. It would also have adverse impacts on traffic conditions in close proximity to a congested major intersection and in the surrounding neighborhood.

We conducted a sight-distance field survey to examine the horizontal and vertical sight distance conditions that would result from a new intersection. Attached hereto is an exhibit and supporting calculations that demonstrate inadequate vertical clear sight distance for every possible turning movement associated with the potential intersection. Although the existing horizontal clear sight distance is even more limited than the vertical distances (approximately 65 feet due to existing fences, utility poles, and a railroad crossing arm and signal), it is recognized that these items could potentially be removed or relocated, and the horizontal clear site distance was conservatively ignored for the purpose of this analysis.

In addition to the sight-distance limitations, a potential re-opening of 1st Street would introduce the potential for "cut-through" traffic avoiding the congestion attributable to the nearby signals and railroad crossing. Making 1st Street continuous between I-40 and Claremont to the north would result in a long straight continuous road parallel to second street. This additional traffic would adversely impact the residential areas on 1st Street, Woodland, and other nearby side streets for blocks in all directions.

The potential cross-street spacing between 1st and 2nd Street would be 300 feet. Although this matches the DPM minimum requirement for intersection spacing on Principal Arterial streets, adding a new full access point to a busy arterial street between a major cross-street and railroad tracks would be problematic in terms of traffic flow. Arterial streets primarily utilize signalized intersection control and users may not anticipate the introduction of uncontrolled traffic movements within such close proximity to a signalized major intersection, a problem that will be compounded by the additional "cut-through" traffic.

| | | | |
|------------------|----------------------------|------------------|------------------------------|
| PRINCIPALS | JEFFREY G. MORTENSEN, P.E. | JUAN M. CALA | CHARLES G. CALA, JR., P.S. |
| GRADY E. BARRENS | J. GRAEME MEANS, P.E. | RICHARD C. WHITE | JOSEPH M. SOLOMON, JR., P.S. |

Page 2 of 2
May 25, 2006

In summary, the potential intersection would be problematic and dangerous for several reasons, and retaining the right-of-way for the purpose of re-opening 1st Street can not be supported from a traffic engineering standpoint. Please evaluate this information in association with the upcoming public hearing for the subject project. If you have any questions or comments concerning this information, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



J. Graeme Means, P.E., Principal

GM:*
Enclosure

xc: Charles O. Atwood w/enclosure

JULY 14, 1954

GORDON HERKENHOFF & ASSOCIATES
123 SEVENTH STREET, NW
ALBUQUERQUE, NEW MEXICO

RE: EASEMENT FOR STORM SEWER
STRONGHURST ELEM. SCHOOL

ATTENTION: FAY GUTHRIE

DEAR MR. GUTHRIE:

AT A SPECIAL MEETING OF THE BOARD HELD JULY 1, 1954, THEY ADOPTED
A RESOLUTION AUTHORIZING A GRANT OF EASEMENT FOR STORM SEWER ACROSS
STRONGHURST ELEMENTARY SCHOOL PROPERTY. WE HAVE PREPARED GRANT OF
EASEMENT, AND WE HAVE HAD SCHOOL OFFICIALS EXECUTE SAME. WE ARE
ENCLOSING THE ORIGINAL AND ONE COPY OF THE EASEMENT AS EXECUTED.

YOURS VERY TRULY,

BOARD OF EDUCATION, CITY OF
ALBUQUERQUE, NEW MEXICO

By _____
BUSINESS MANAGER

JTV:TM

ENCLOSURES

GRANT OF EASEMENT

THIS GRANT OF EASEMENT MADE THIS 1ST DAY OF JULY, 1954, BETWEEN THE BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, HEREINAFTER CALLED "GRANTOR", AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, HEREINAFTER CALLED "GRANTEE".

WITNESSETH:

GRANTOR HEREBY GRANTS UNTO GRANTEE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF STORM SEWERS AND APPURTENANCES OVER AND ACROSS THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO:

TEN FEET ON EACH SIDE OF THE CENTER LINE DESCRIBED AS FOLLOWS:

FROM THE SE PROPERTY CORNER OF BLOCK 4, MANDELL ADDITION #2, AS FILED ON THE 15TH DAY OF SEPTEMBER 1934, N 81 DEGREES, 10 MINUTES WEST A DISTANCE OF 237.8 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT, WHICH IS A POINT ON THE SOUTH PROPERTY LINE OF THE STRONGHURST SCHOOL SITE.

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IN WITNESS WHEREOF, THE GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY AND YEAR FIRST ABOVE WRITTEN.

S. Y. Jackson
PRESIDENT

ATTEST:

Mrs. Mary W. Nicolai
ACTING CLERK

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COUNTY OF BERNALILLO) SS.

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Luella L. Knox
NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 4, 1954.

GORDON HERKENHOFF & ASSOCIATES
CONSULTING ENGINEERS

June 23., 1954

RECEIVED

JUN 24 1954

BOARD OF EDUCATION
ALBUQUERQUE, NEW MEXICO

Mr. John Varney, Business Manager,
Albuquerque Public Schools,
Albuquerque, N.M.

Dear Mr. Varney,

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I am enclosing two copies of a small plat that shows the location of the easement that is needed.

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Yours very truly,
Gordon Herkenhoff & Associates,

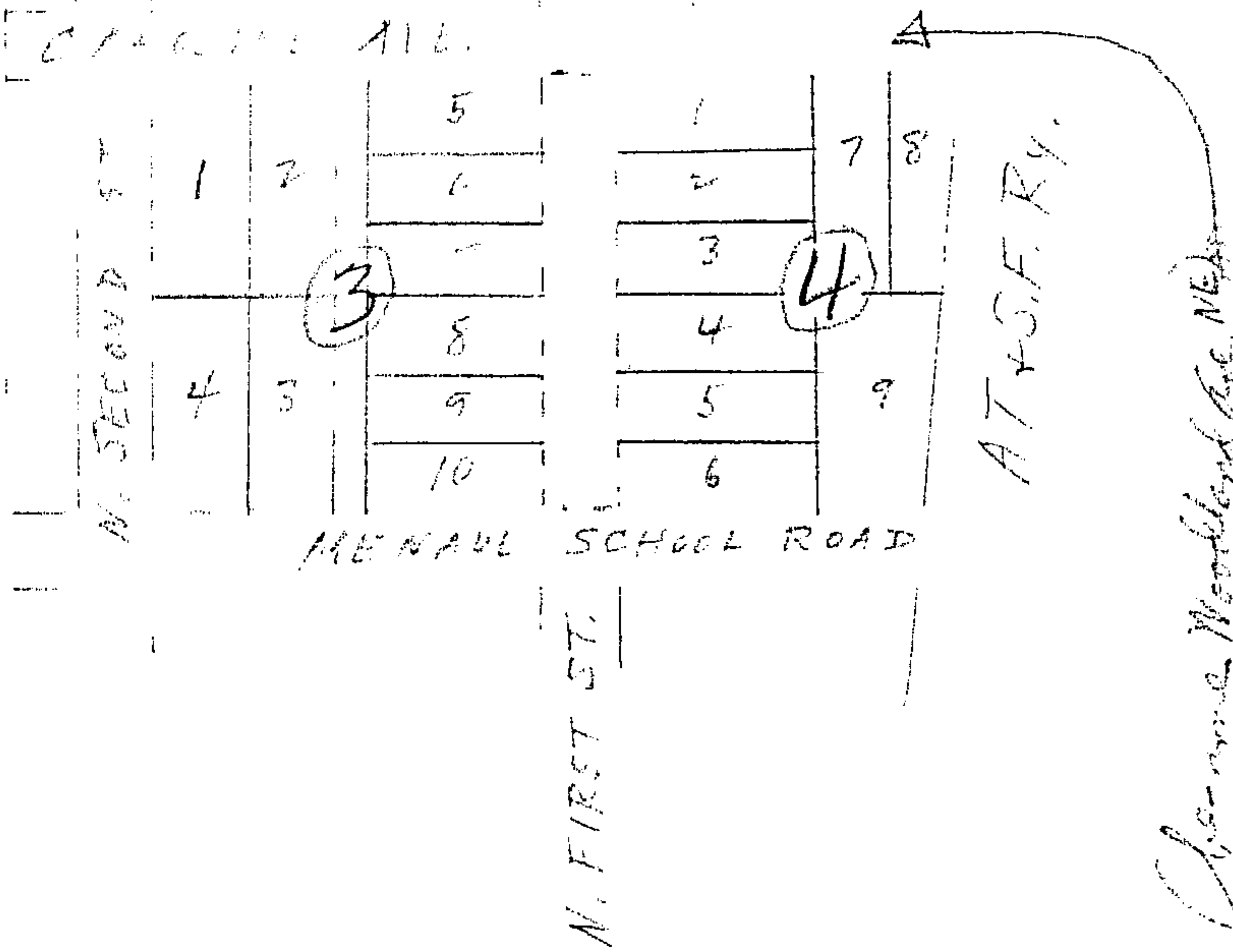
By

Fay Guthrie
Fay Guthrie.

STRONGHURST SCHOOL

(per amended plat of Marshall Alden
2 filed 9-15-34)

CHAS. W. ALLEN



Chas. W. Allen Woodland Ave. NE

STRONGHURST
SCHOOL

ALL OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), IN BLOCK NUMBERED THREE (3) OF THE AMENDED PLAT OF MANDELL ADDITION #2, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, SEPTEMBER 15TH, 1934. **

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(RECORDED IN BOOK 224 OF RECORDS OF DEEDS AND CONVEYANCES, PAGE 443.)

*As per as lot # 6 on amended plat filed 9-15-34)
(see plat in Abstract # 25,604)*

*J.R. Brown
6/19/69*

District #13
Recorded 6-18-45

Lot numbered Five (5) in Block numbered Three (3)
of the Mandell Addition No. 2 to the City of
Albuquerque, New Mexico as the same is shown and
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filed in the Office of the County Clerk of Bernalillo
County, New Mexico, September 9th, 1931.
Grantor also conveys Right Title and Interest to
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* * * * *

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by deed recorded in Book 224 at Page 443 of the
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